



 **JLL** SEE A BRIGHTER WAY

For lease

Maxwell Bates Block
2207 4th Street SW, Calgary, AB



Property Highlights

- Prime location in the vibrant community of mission and Calgary's 'Restaurant Row'.
- Abundant retailers and services in the surrounding area
- Building retail tenants include: OEB Breakfast Co, Phil & Sebastian, bluboho, Bardöt Beauty Boutique

Property Summary

Available Space	Suite 210 - 6,043 sf Suite 250 - 3,255 sf Suite 400 - 6,511 sf
Rates	Market Rates
Availability	Suite 210 - April 1, 2024 Suite 250 - Immediate Suite 400 - Immediate
Term	10 Years
Op. Costs	\$19.62 (Est 2024)
Parking	\$200 Unreserved (6am - 6pm) \$250 Reserved

Main Floor Tenants

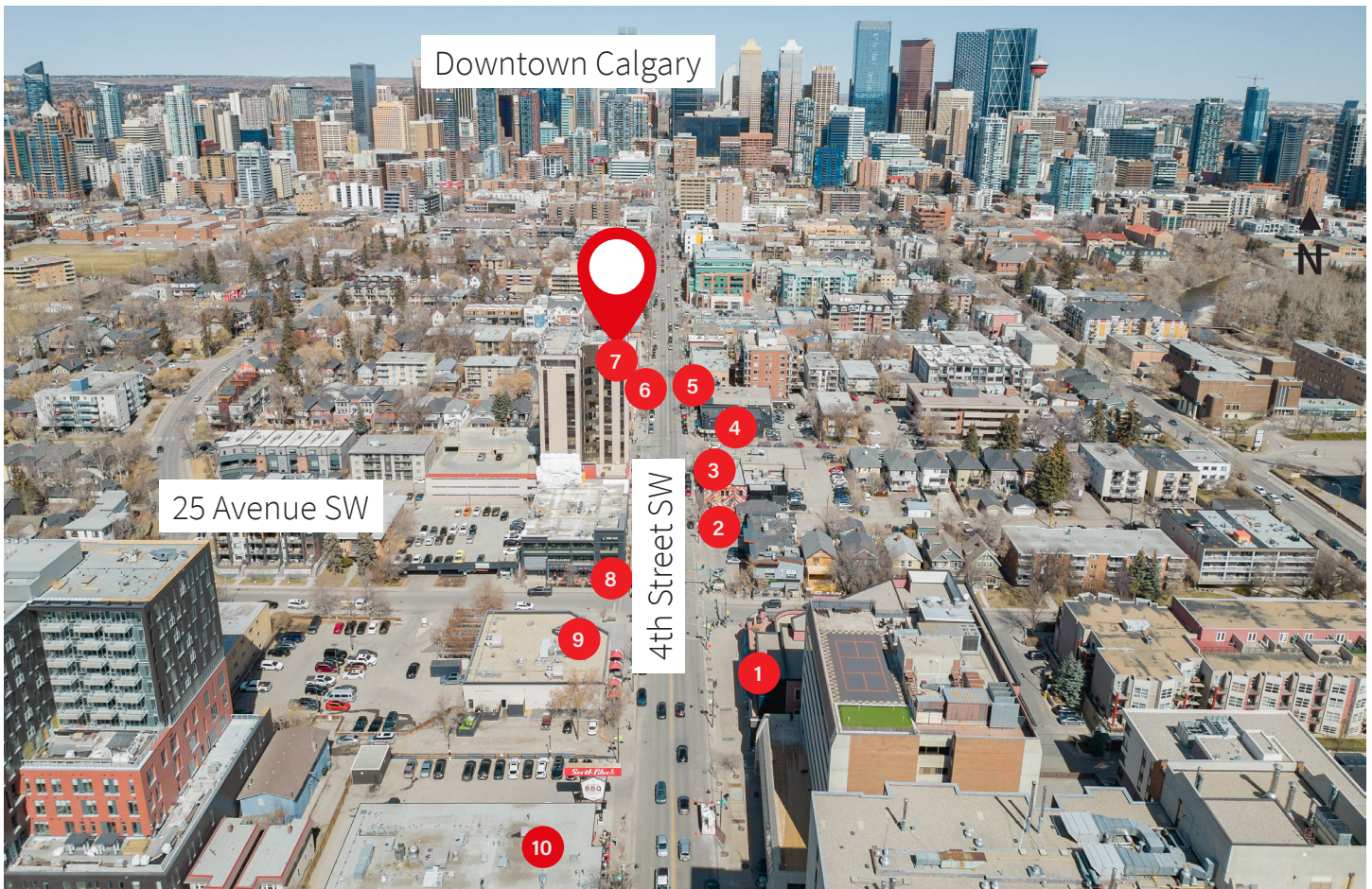
**PHIL &
SEBASTIAN
COFFEE
ROASTERS**



bluboho
REFINED JEWELRY



Area and Amenities

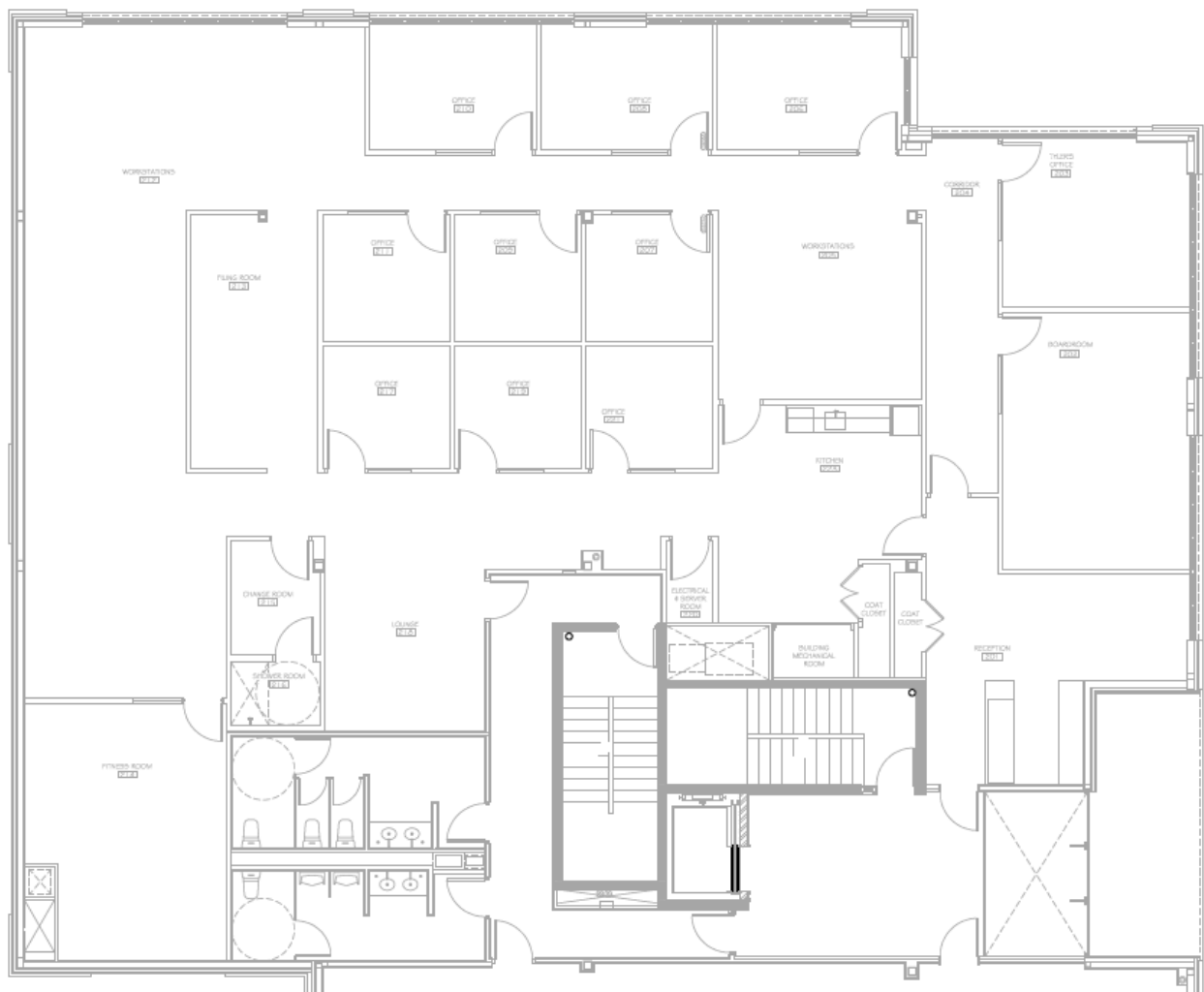


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|---|----------------------|----|-----------------------|
| 1 | Shopper's Drug Mart | 6 | Starbucks |
| 2 | Lululemon | 7 | RBC |
| 3 | BMO Bank of Montreal | 8 | Joyce on 4th |
| 4 | Mercato Mission | 9 | Earls Kitchen and Bar |
| 5 | Purple Perk | 10 | South Block Barbecue |

Suite 210

6,043 sf

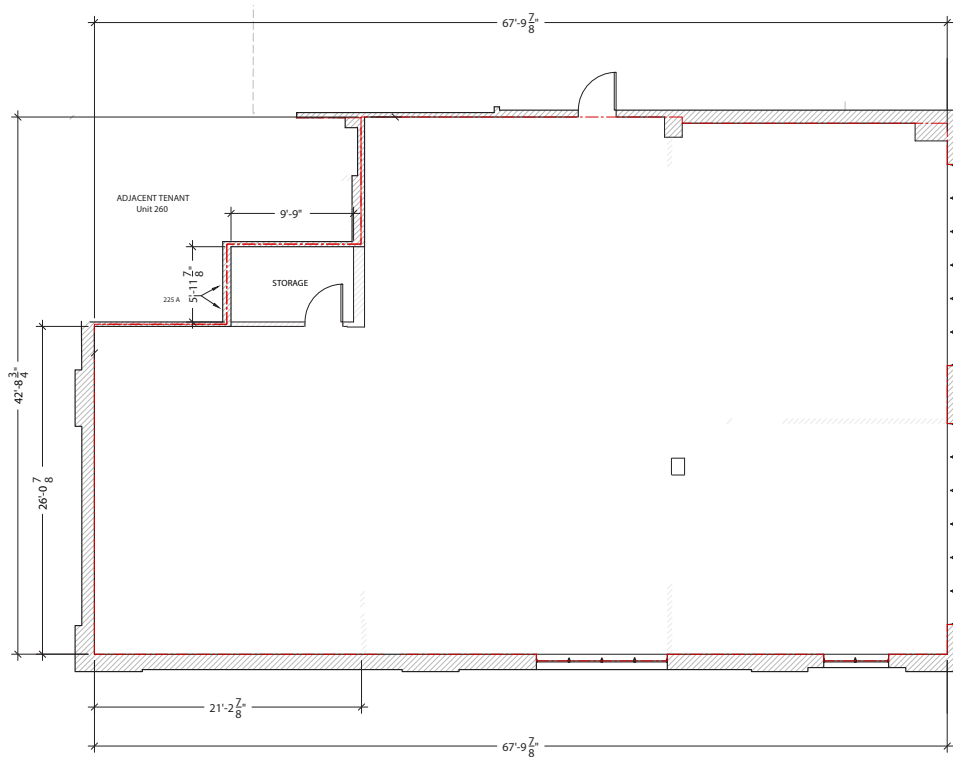
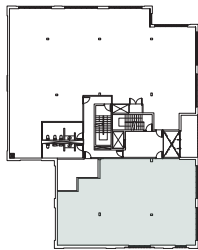
- 10 Offices
- 2 Open workstation areas
- Boardroom
- Meeting room
- Kitchen
- Staff Lounge
- Change room with a shower
- Server room





Suite 250 3,255 sf

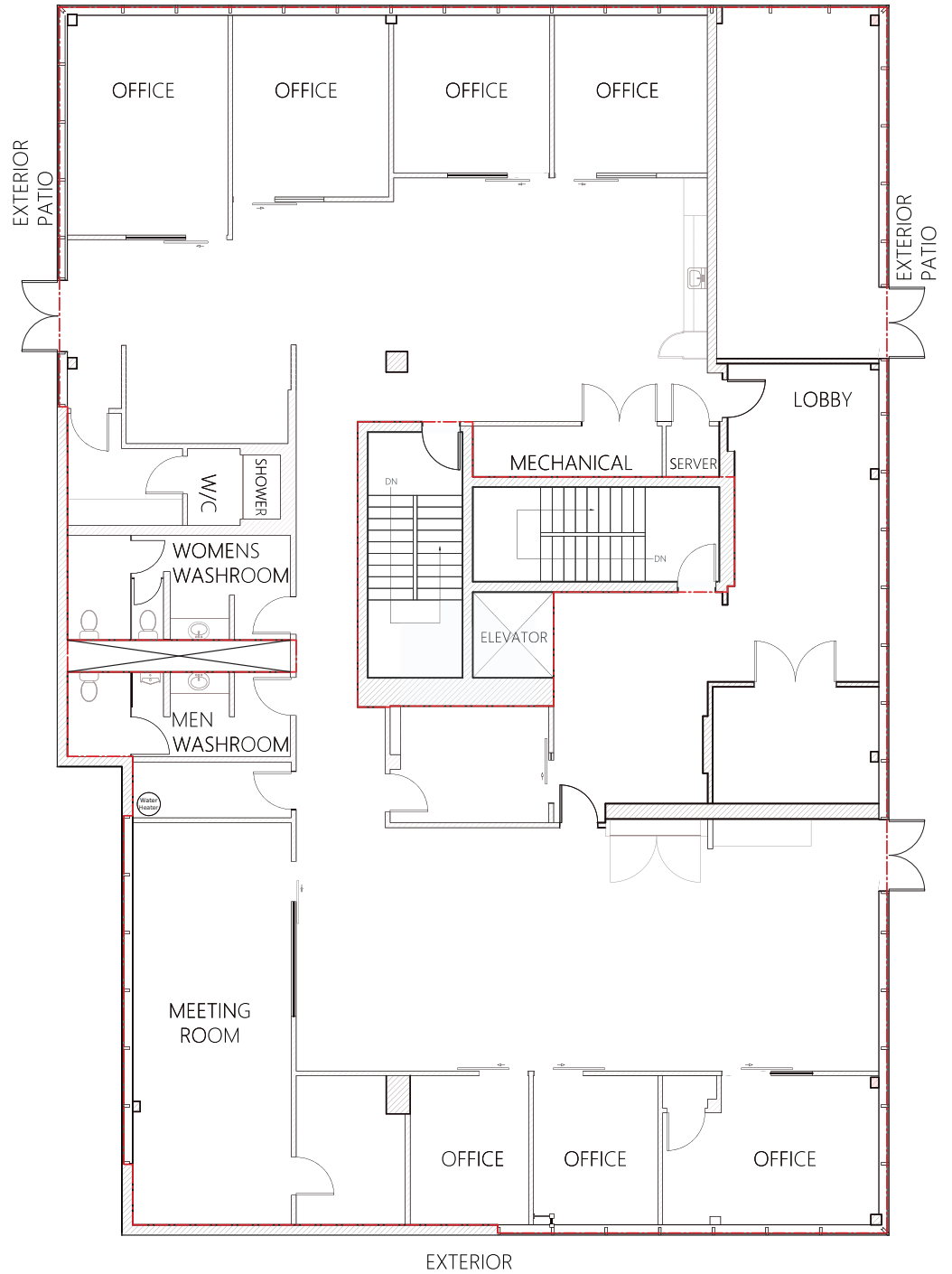
- Base building condition
- Existing storage room



Suite 400

6,511 sf

- 1 Large Boardroom
- Small meeting room
- 8 offices
- 2 open area
- Kitchenette
- Reception area
- Wrap-around patio



Suite 400
6,511 sf



For more information, please contact:

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