

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

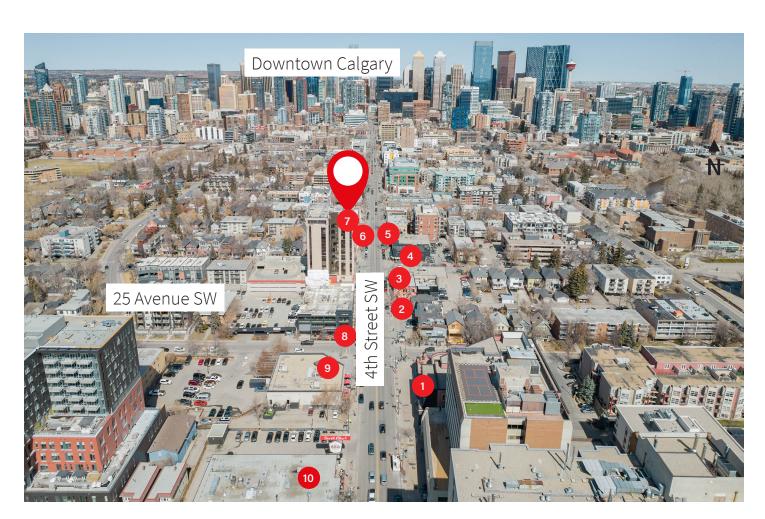








Area and Amenities

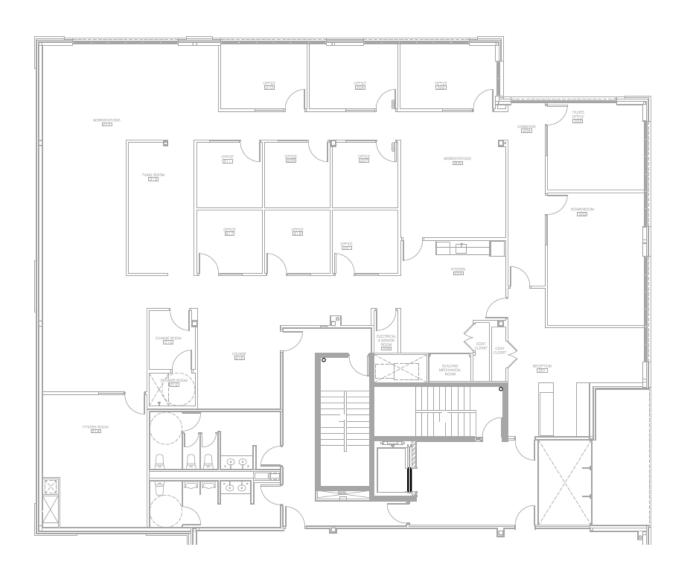


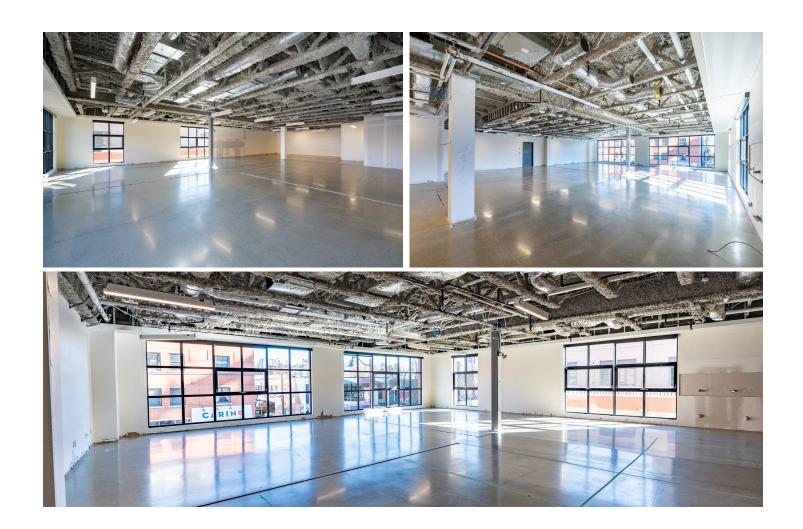
- 1 Shopper's Drug Mart
- 2 Lululemon
- 3 BMO Bank of Montreal
- 4 Mercato Mission
- 5 Purple Perk

- 6 Starbucks
- 7 RBC
- 8 Joyce on 4th
- 9 Earls Kitchen and Bar
- 10 South Block Barbecue

Suite 210 6,043 sf

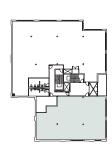
- 10 Offices
- 2 Open workstation areas
- Boardroom
- Meeting room
- Kitchen
- Staff Lounge
- Change room with a shower
- Server room

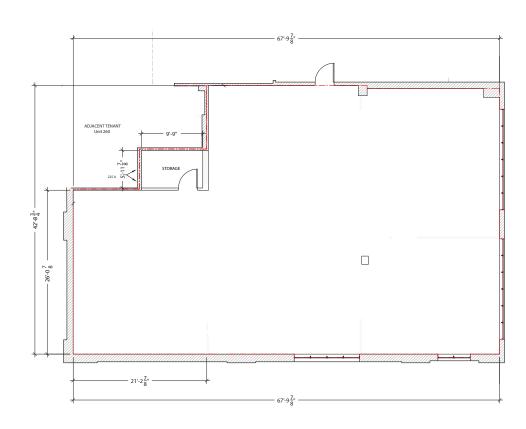




Suite 250 3,255 sf

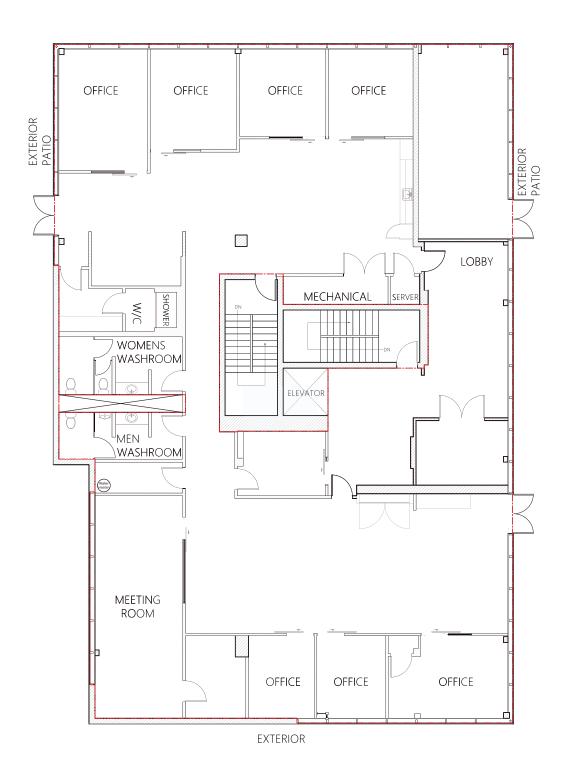
- Base building condition
- Existing storage room





Suite 400 6,511 sf

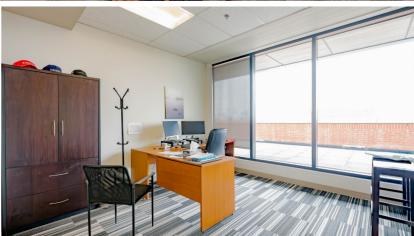
- 1 Large Boardroom
- Small meeting room
- 8 offices
- 2 open area
- Kitchenette
- Reception area
- Wrap-around patio



Suite 400 6,511 sf



















For more information, please contact:

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