



Colliers

2303 4th Street SW | Calgary, AB

# Mission Centre Office Space For Lease

**Matt Lannon**

Vice President | Partner  
+1 403 571 8824  
matt.lannon@colliers.com

**Brittany Block**

Associate Vice President  
+1 403 571 8756  
brittany.block@colliers.com

# Property Overview

**Mission Centre** offers office space in the heart of the Mission District with numerous amenities within the immediate area. The downtown core is in close proximity, a 15-minute walk away. There is a clinic and pharmacy located on the main level.

<b>Available Space</b>	Suite 302: 2,361 SF	Fully Fixtured Dental Space
	Suite 610: 821 SF	<a href="#">3D Virtual Tour</a>
	Suite 1010: 2,970 SF	<a href="#">3D Virtual Tour</a>
<b>Occupancy</b>	Immediately	
<b>Net Rent</b>	Market Rates	
<b>Operating Costs (2023 Estimate)</b>	CAM: \$20.56 PSF/Annum Tax: \$2.92 PSF/Annum Total: \$23.48 PSF/Annum	
<b>Term</b>	5-10 Years	
<b>Parking</b>	1 Stall Per 488 SF \$225/Stall/Month // Reserved Covered \$250/Stall/Month // Reserved Underground	
<b>Building Size</b>	76,410 SF	
<b>Year Built</b>	1974	
<b>Floors</b>	11	
<b>Building Hours</b>	6:30am to 6:30pm // Monday to Friday 6:45am to 5:00pm // Saturday	
<b>Fibre Provider</b>	Rogers and Telus	
<b>Building Systems for Medical Tenants</b>	<ul style="list-style-type: none"> <li>Central Medical Air System (100 PSI Class 0 Compressed Air via Ingersoll Rand W4i Oil-Free Scroll Air Compressor with Ingersoll Rand D42IN Refrigerated Air Dryer)</li> <li>Amalgam Separator System (Installed in 2021)</li> </ul>	

## Vehicle Access



**Downtown**  
10 minutes



**Macleod Trail**  
7 minutes



**Glenmore Trail**  
11 minutes



**Deerfoot Trail**  
14 minutes

## Public Transit Access

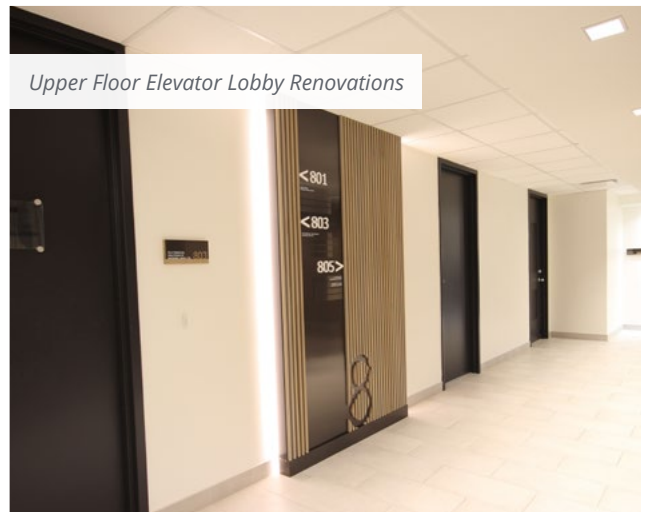
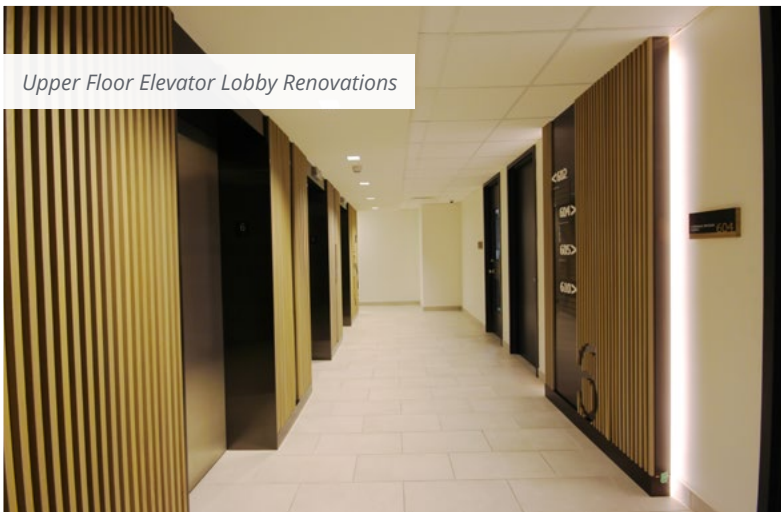
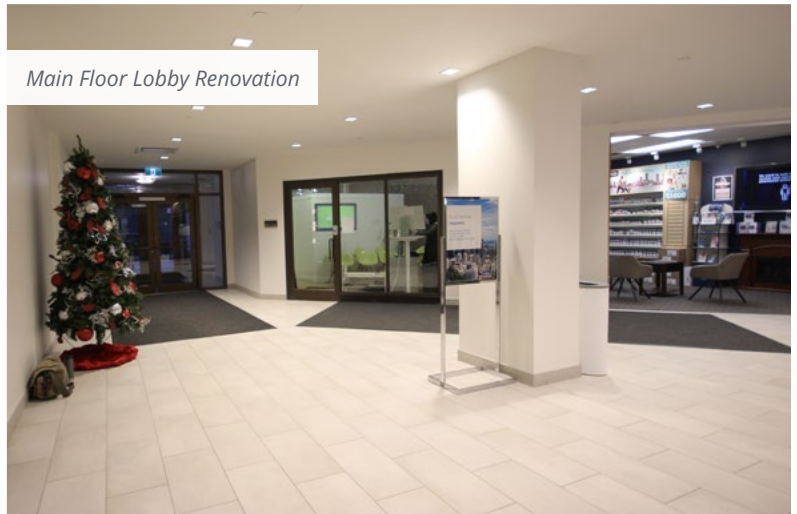
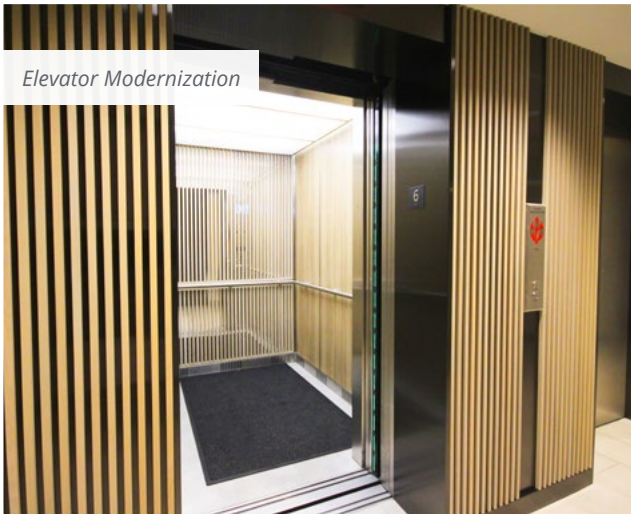


**Bus Routes**  
#3, #17, #449



**Erlton Stampede LRT**  
1.2 km

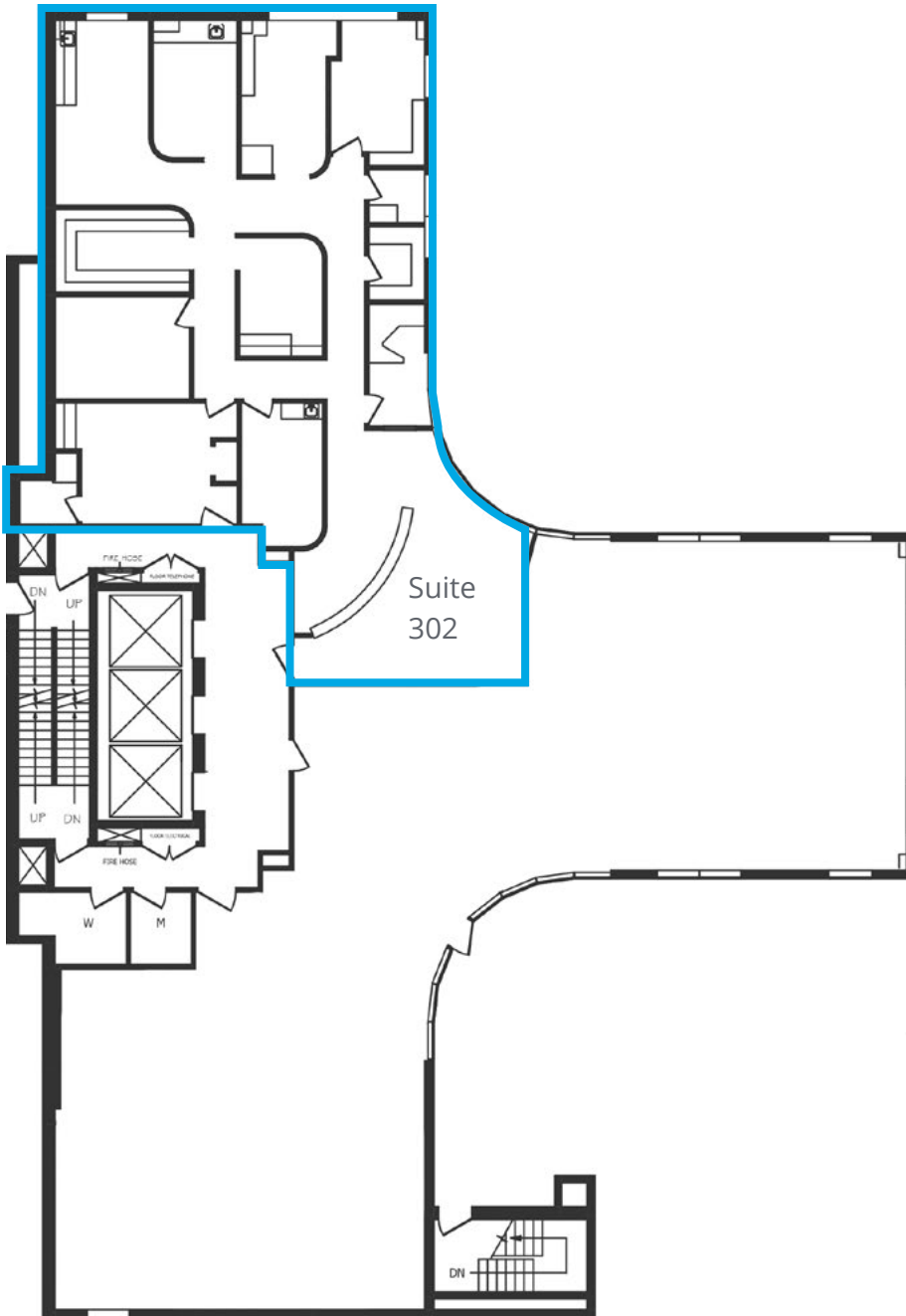
# Recent Improvements





# Floor Plans

## Third Floor



Suite 302 | 2,361 SF

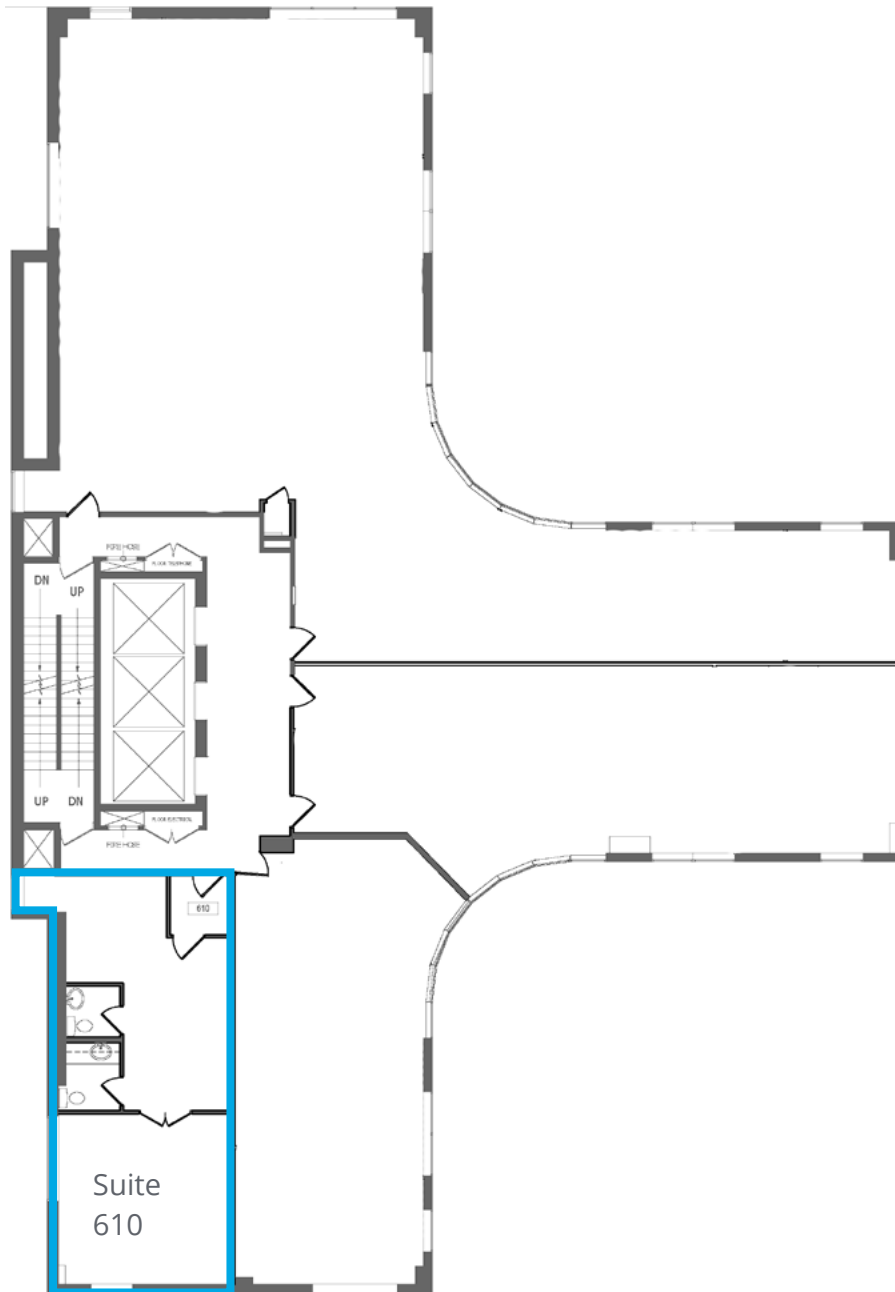
### Fully Fixtured Dental Space

- 8 Patient Exam Rooms
- Kitchen
- Reception
- Storage

# Floor Plans



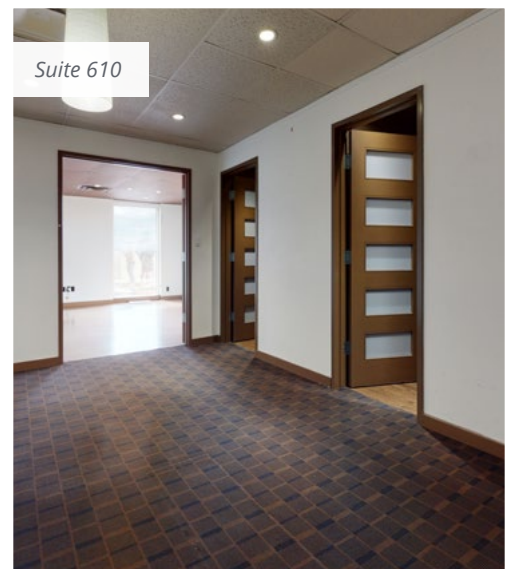
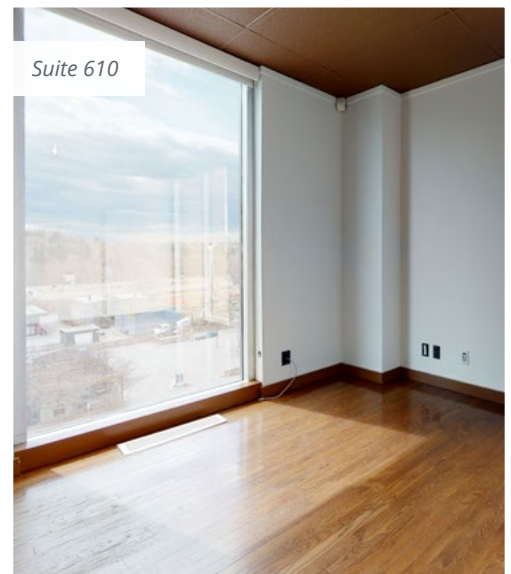
## Sixth Floor



### Suite 610 | 821 SF

[Click Here for Virtual Tour](#)

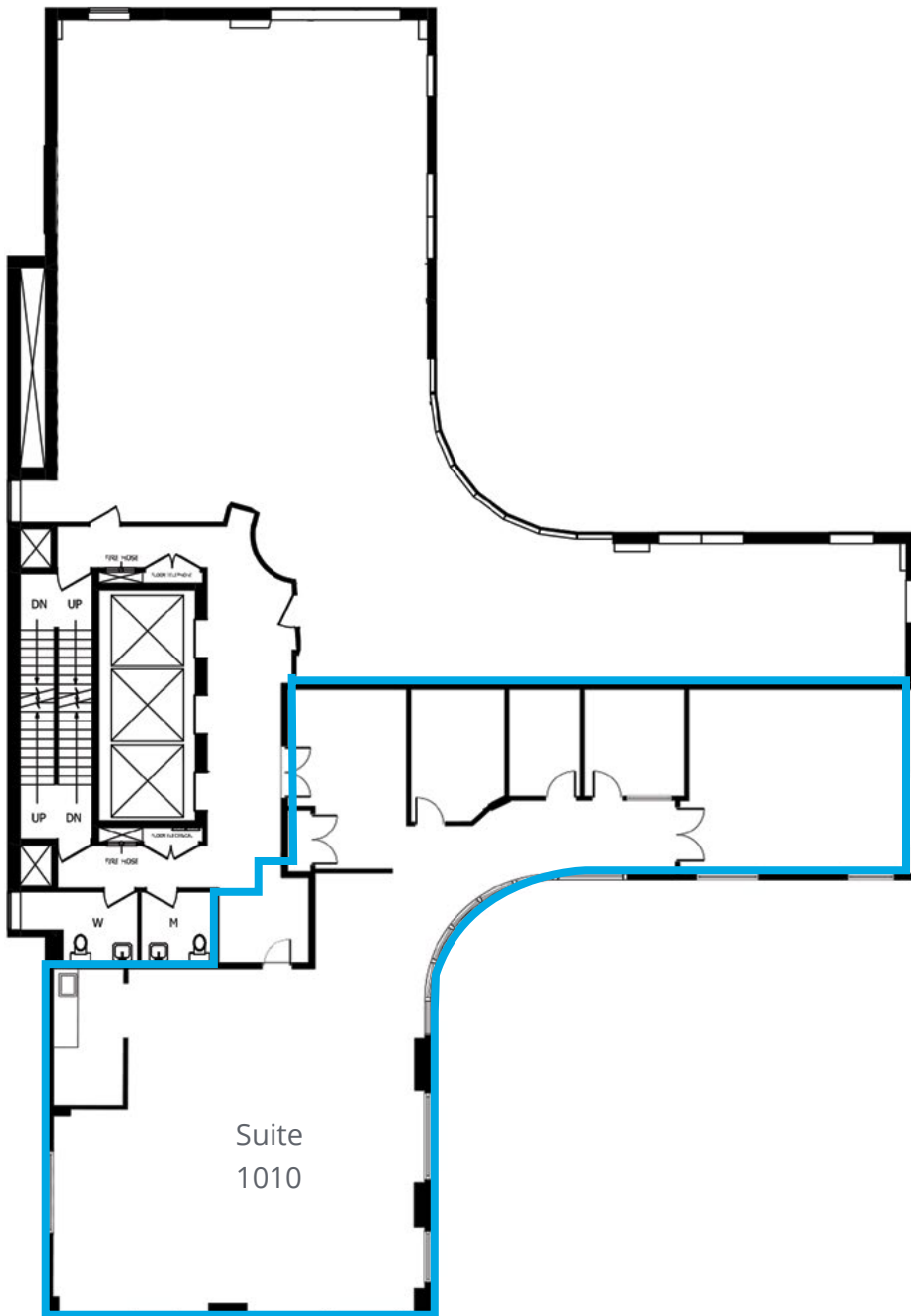
- Meeting Room
- Open Area
- Dedicated Washroom



# Floor Plans



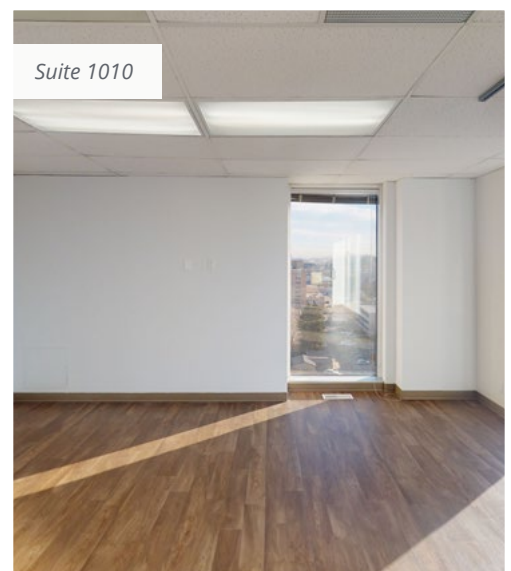
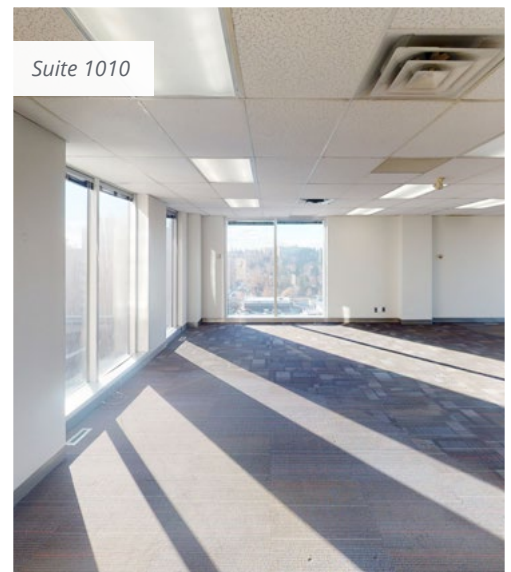
## Tenth Floor



Suite 1010 | 2,970 SF

[Click Here for Virtual Tour](#)

- 2 Offices
- Boardroom
- Kitchen
- Reception
- Server Room





# Nearby Amenities





2303 4th Street SW | Calgary, AB

**Matt Lannon**

Vice President | Partner  
+1 403 571 8824  
matt.lannon@colliers.com

**Brittany Block**

Associate Vice President  
+1 403 571 8756  
brittany.block@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023 CMN Calgary Inc.

900 Royal Bank Building  
335 - 8th Avenue SW  
Calgary, AB T2P 1C9