

Located across
North Hill
Shopping
Centre

OFFICE SPACE FOR LEASE

Real Equity Centre

1716 16 Avenue NW,
Calgary



Excellent location on 16 Ave NW

- ▶ Convenient access to Crowchild Tr. and 14th Avenue arteries.
- ▶ Five minute drive from the downtown core.
- ▶ North Hill Shopping Centre and 'Lions Park' LRT station easily accessible via pedestrian pathway.



Offsite Parking available next to North Hill shopping centre at \$135/mo rate. Contact for more info.



Signage Available!

Significant exposure along 16th Avenue NW to 46,000 cars passing by daily.

LEASE INFORMATION

MUNICIPAL ADDRESS: 1716 16th Avenue NW

AVAILABLE FOR LEASE:

693 sq. ft. – Suite 430
~~1,157 sq. ft. – Suite 400 – LEASED~~
~~4,711 sq. ft. – Suite 200 – LEASED~~

PARKING: 1: 1,000 sq. ft. plus additional offsite parking available.

T.I.A.: Negotiable

OP. COSTS AND TAXES:

\$16.50 per sq. ft. (est.)

NET RENT: \$8–\$10 per sq. ft.



BUILDING INFORMATION

Recently upgraded roof-top air conditioning units, boilers and air compressors. Improved lobby and elevator.

LANDLORD: Real Equity Centre Inc.

HOURS OF OPERATION:

Building: Mon.–Fri., 6:30 am–5:30 pm

HVAC: Mon.–Sun., 5:00 am–10:00 pm

Cassandra Hansen

ASSOCIATE

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Dan Harmsen

SENIOR VICE PRESIDENT, ASSOCIATE BROKER

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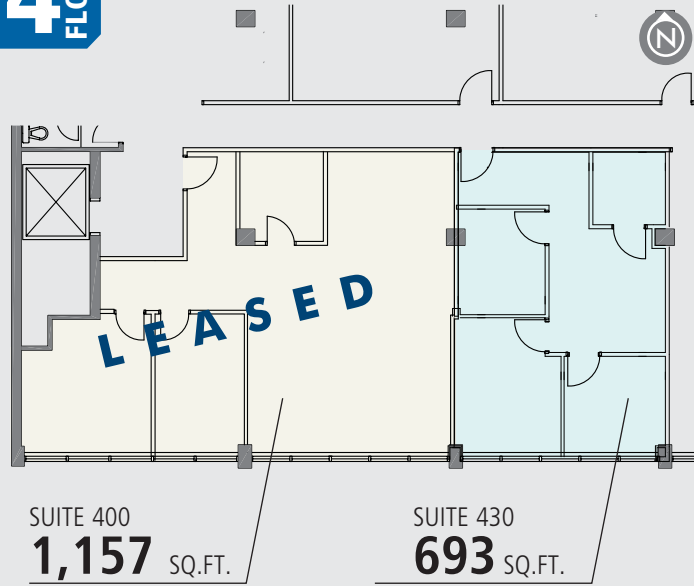
BARCLAY
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TCN
WORLDWIDE
REAL ESTATE SERVICES



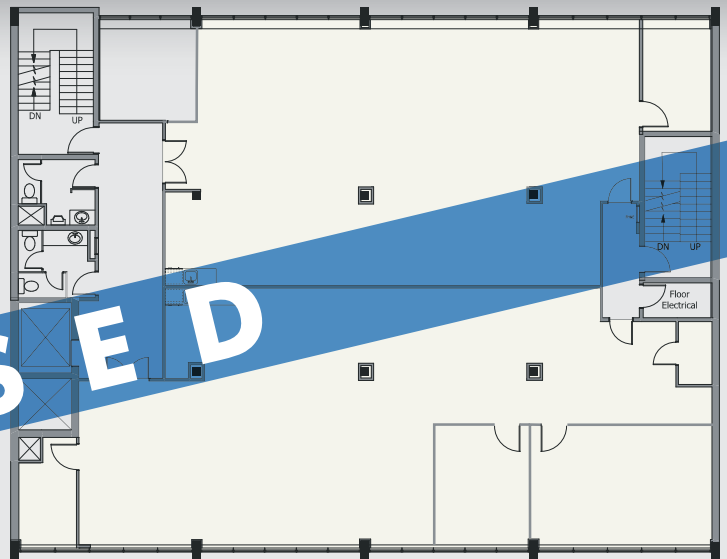
LOCAL EXPERTISE MATTERS

4
FLOOR



2
FLOOR

SUITE 200
4,711 SQ.FT.
• FURNITURE AVAILABLE
• DEMISABLE



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LOCAL EXPERTISE MATTERS