

**FOR LEASE**

# MOUNTAINVIEW BUSINESS CAMPUS

**BUILDING 200, 4000 4 STREET SE**



## PROPERTY HIGHLIGHTS



1.2 km to the North Bound 39th Ave CTrain Station



Existing furniture is available



Upgraded lobby and common area washrooms



"A" Class Office Complex



Surface parking is available at 3 stalls per 1000 SF at no charge



Building is equipped with a conference/event/flex space on main floor



Building signage available facing Blackfoot Trail



Access to tenant fitness centre in Building 300

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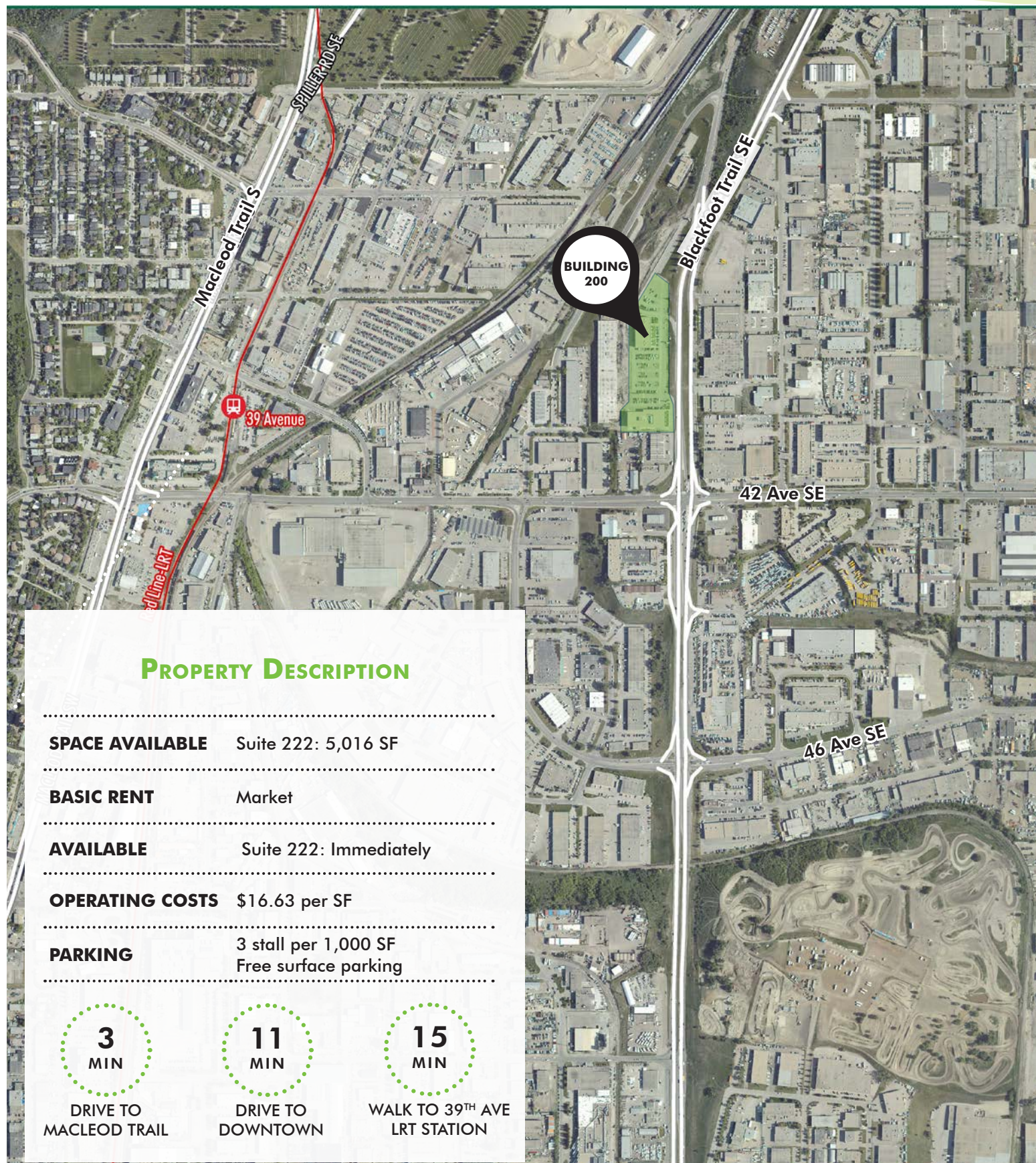
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**CBRE**



# MOUNTAINVIEW BUSINESS CAMPUS OVERVIEW



## PROPERTY DESCRIPTION

**SPACE AVAILABLE** Suite 222: 5,016 SF

**BASIC RENT** Market

**AVAILABLE** Suite 222: Immediately

**OPERATING COSTS** \$16.63 per SF

**PARKING** 3 stall per 1,000 SF  
Free surface parking

**3**

MIN

DRIVE TO  
MACLEOD TRAIL

**11**

MIN

DRIVE TO  
DOWNTOWN

**15**

MIN

WALK TO 39<sup>TH</sup> AVE  
LRT STATION

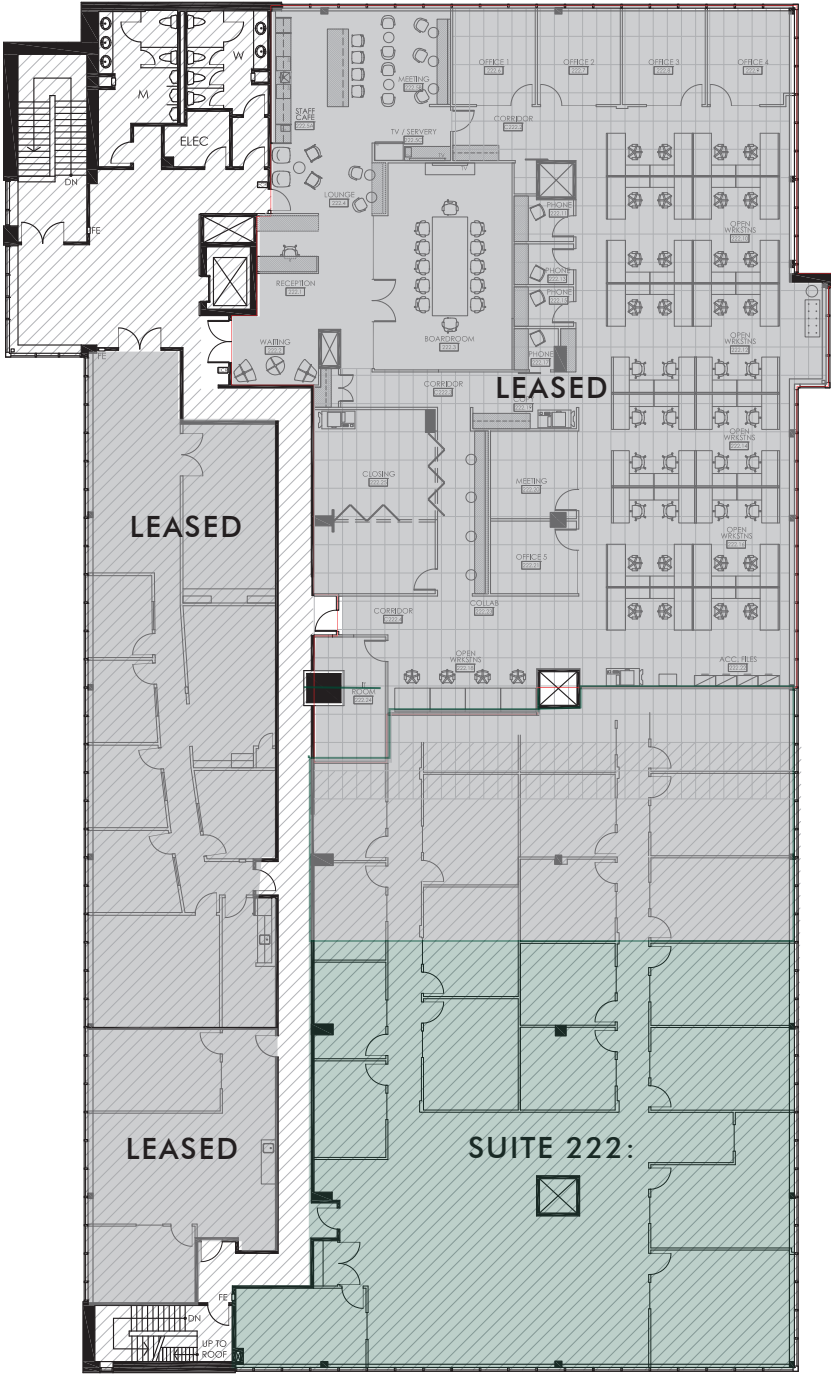


# THE PROPERTY



# FLOOR PLANS

 **SUITE 222:**  
5,016 SF

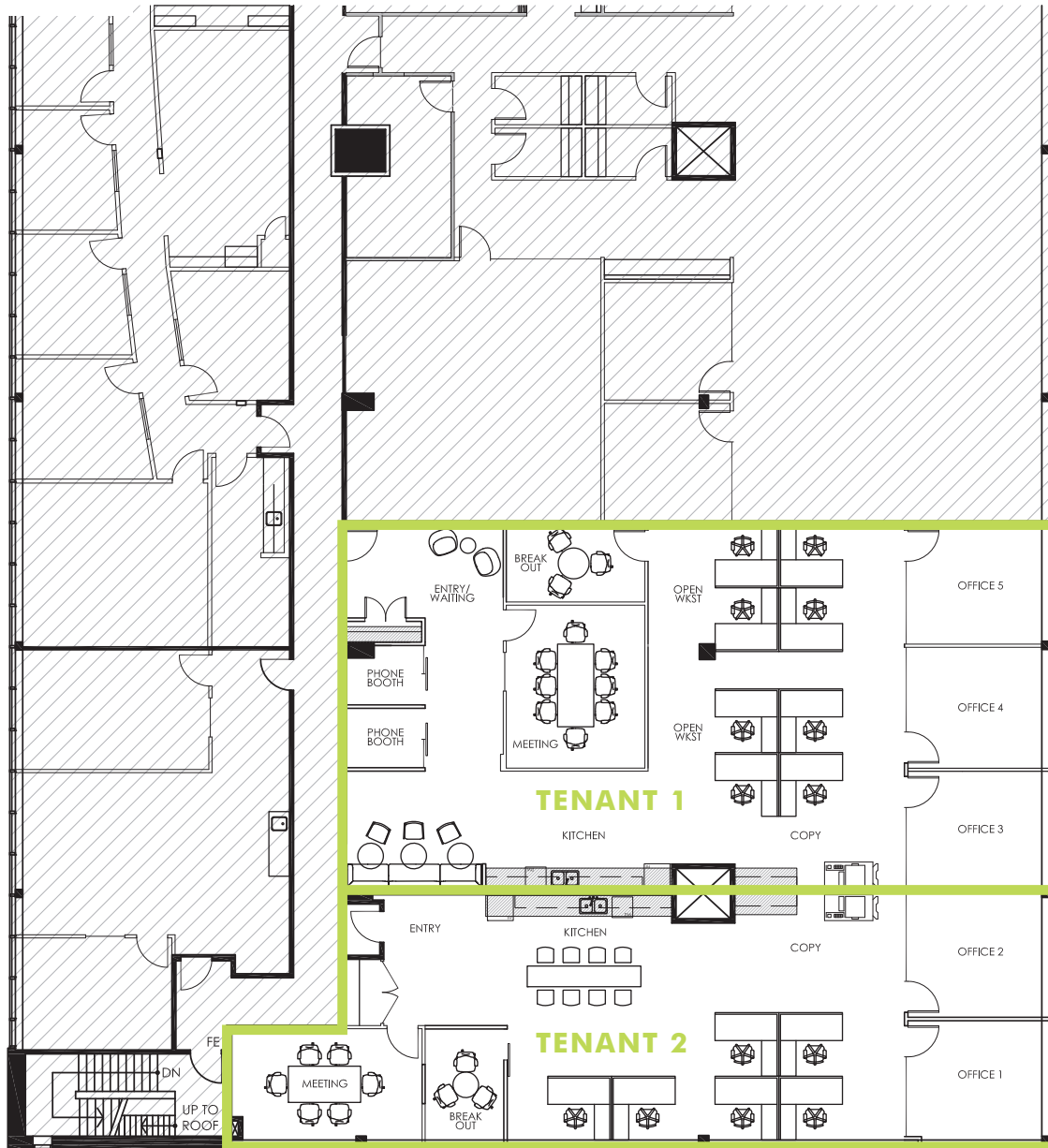


# FLOOR PLANS

## 2 TENANT OPTION PLAN: SUITE 222

**TENANT 1:**  
2,882 SF

**TENANT 2:**  
2,134 SF



# FLOOR PLANS



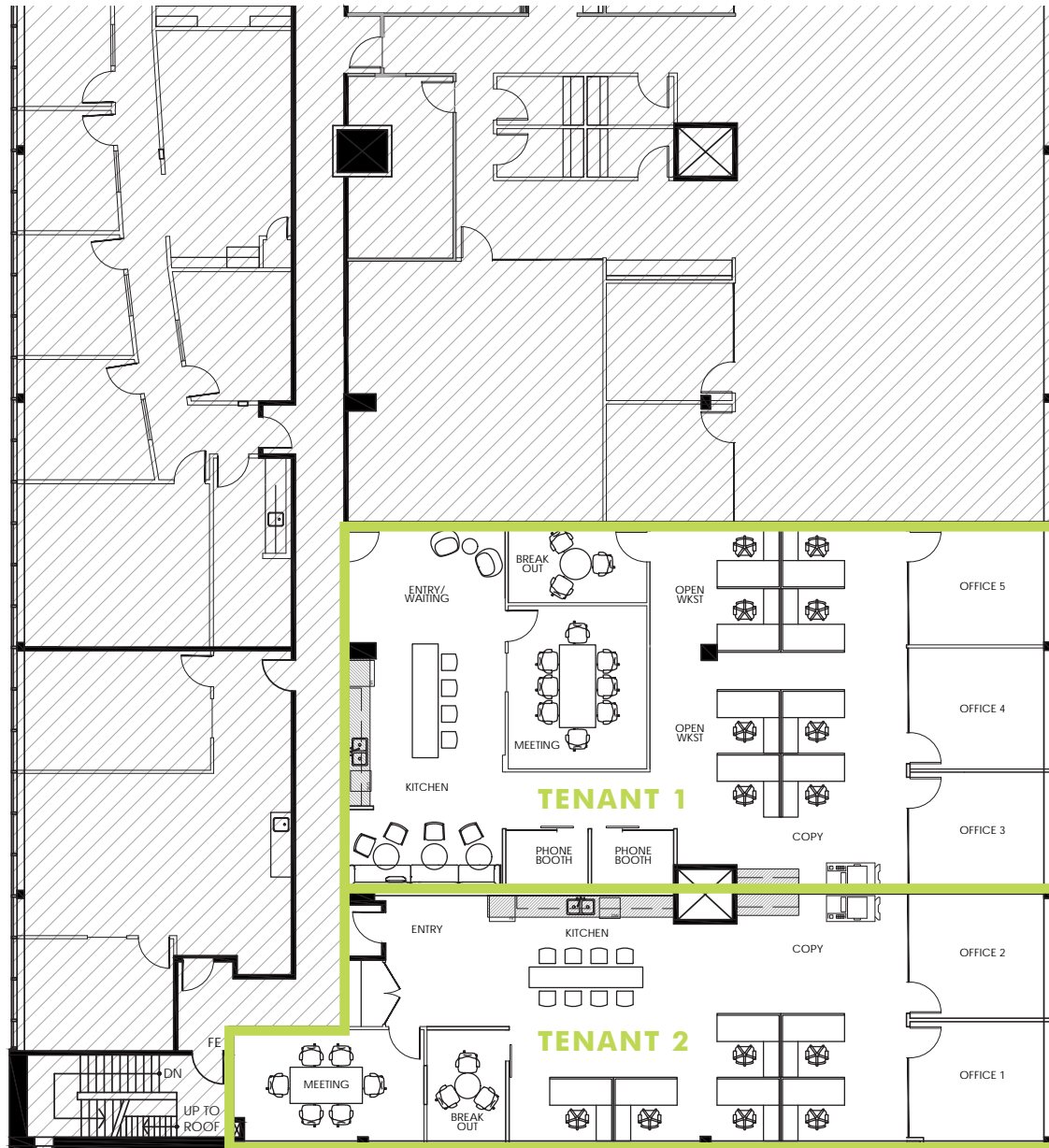
## 2 TENANT OPTION PLAN: SUITE 222

### TENANT 1:

2,882 SF

### TENANT 2:

2,134 SF





# SUITE 222





# PROPERTY OVERVIEW



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