

FOR LEASE

MOUNTAINVIEW BUSINESS CAMPUS

BUILDING 300, 4000 4 STREET SE



PROPERTY HIGHLIGHTS



1.2km to the North Bound 39th Ave
CTrain Station



Recently renovated tenant fitness centre



Surface and underground parking



"A" Class Office Complex



Building signage available facing
Blackfoot Trail



Access to conference centre/event/flex
space in Building 200

STUART WATSON

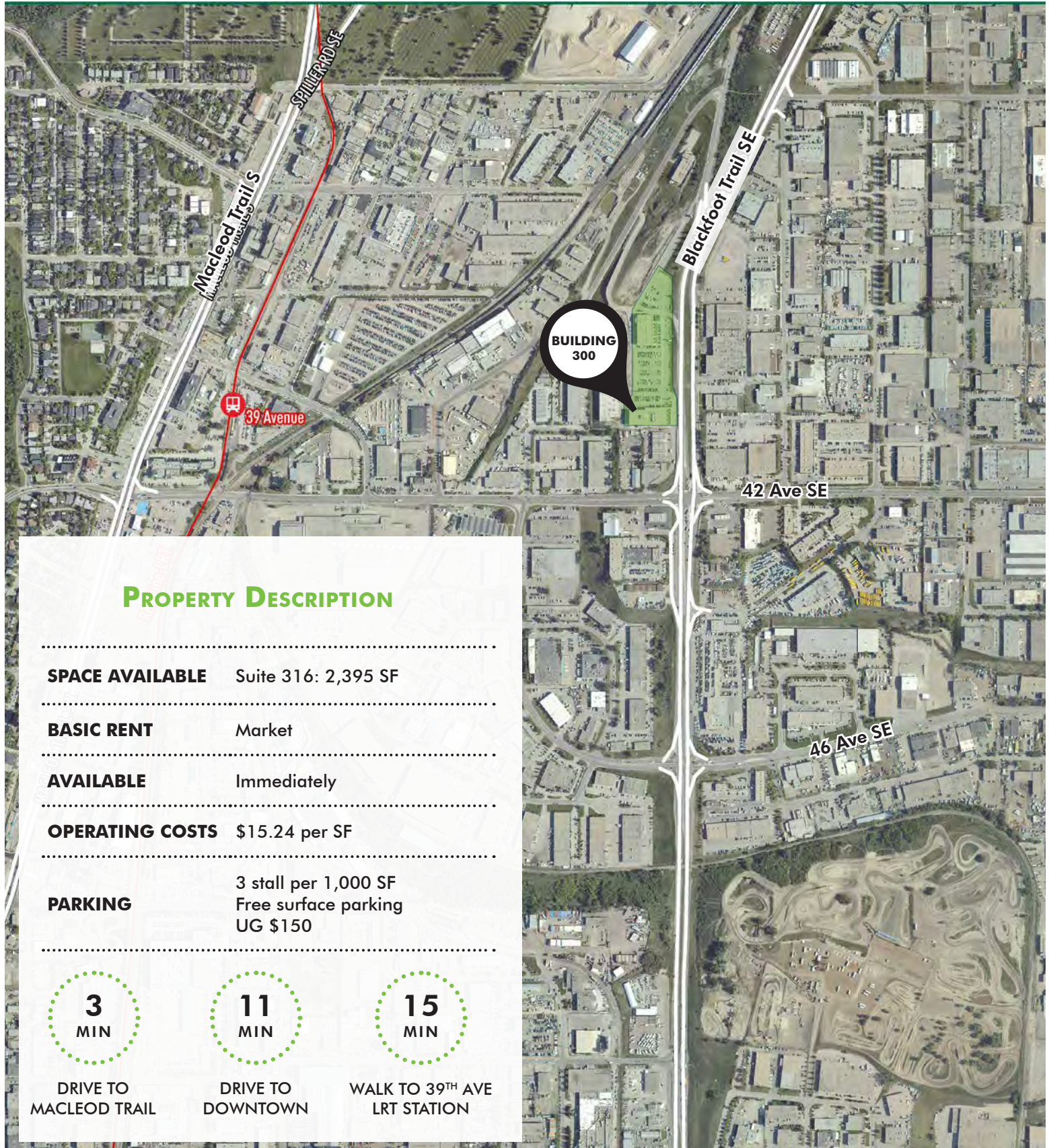
Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

KATIE SAPIEHA

Vice President
+1 403 750 0529
katie.sapieha@cbre.com

CBRE

MOUNTAINVIEW BUSINESS CAMPUS OVERVIEW



PROPERTY DESCRIPTION

SPACE AVAILABLE Suite 316: 2,395 SF

BASIC RENT Market

AVAILABLE Immediately

OPERATING COSTS \$15.24 per SF

PARKING 3 stall per 1,000 SF
Free surface parking
UG \$150

3

MIN

DRIVE TO
MACLEOD TRAIL

11

MIN

DRIVE TO
DOWNTOWN

15

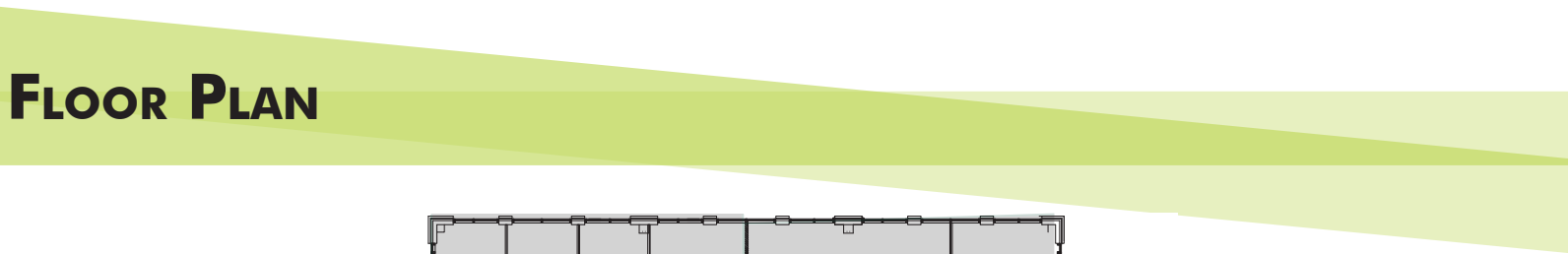
MIN

WALK TO 39TH AVE
LRT STATION

THE PROPERTY



FLOOR PLAN



PROPERTY OVERVIEW



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

STUART WATSON
Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

KATIE SAPIEHA
Vice President
+1 403 750 0529
katie.sapieha@cbre.com

