

WCI

W.CHAN INVESTMENTS LTD.

FOR LEASE > OFFICE SPACE

ACADEMY BUILDING

1812 FOURTH STREET SW CALGARY AB



PROPERTY DETAILS

The Academy Building is located in the heart of Calgary's trendy Mission District. Only a five-minute walk from Downtown Calgary on the corner of 4th Street and 19th Avenue SW. Surrounded by amenities on 4th Street and 17th Avenue including Anejo, Pure Barre Studio, Blowers & Grafton Gastropub, Earl's Kitchen + Bar, Safeway, Lululemon, and Starbucks. Five-minute walk to Repsol Centre. Some market highlights include:

- Lease rates starting at \$16.00 Per Sq. ft. Net
- Operating Costs \$10.50 Per Sq.ft (Est. 2023)
- Parking Ratio of 1 per 750 Sq.ft.
- Term 5 Years minimum

Karen Lubenow
Real Estate
Toll Free:1-888-343-3388
Phone: (403) 228-3838
klubenow@wcltd.ca

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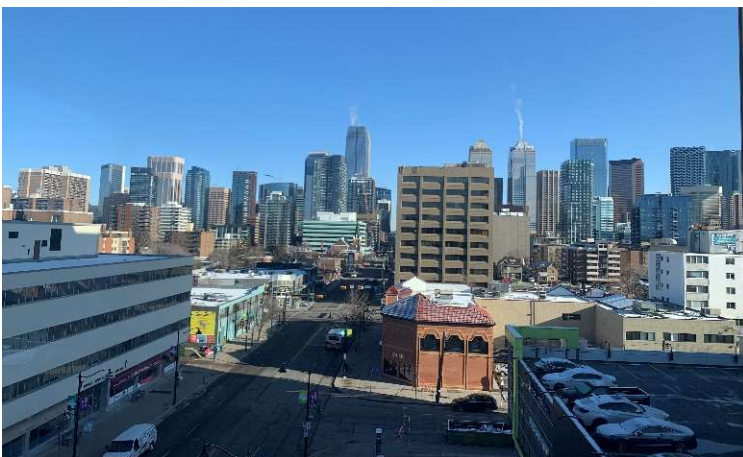
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ACADEMY BUILDING

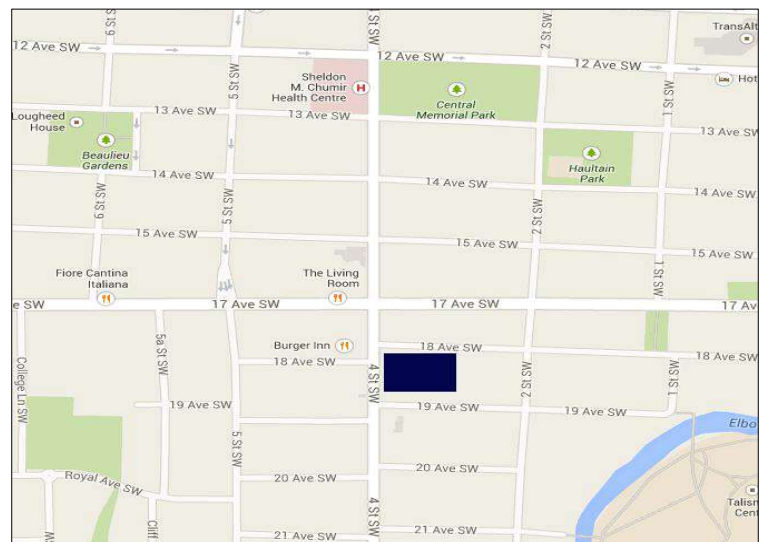
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Available Premises

- Suite 401 – 5,816 SQ. FT – Available Immediately
- Suite 301 – 2,780 SQ. FT – Available Immediately
- Suite 203 – 1,089 SQ. FT – Available Immediately
- Suite 202 – 1,933 SQ. FT – Available Immediately
- Suite 201 – 2,773 SQ. FT – Available Immediately



Downtown View



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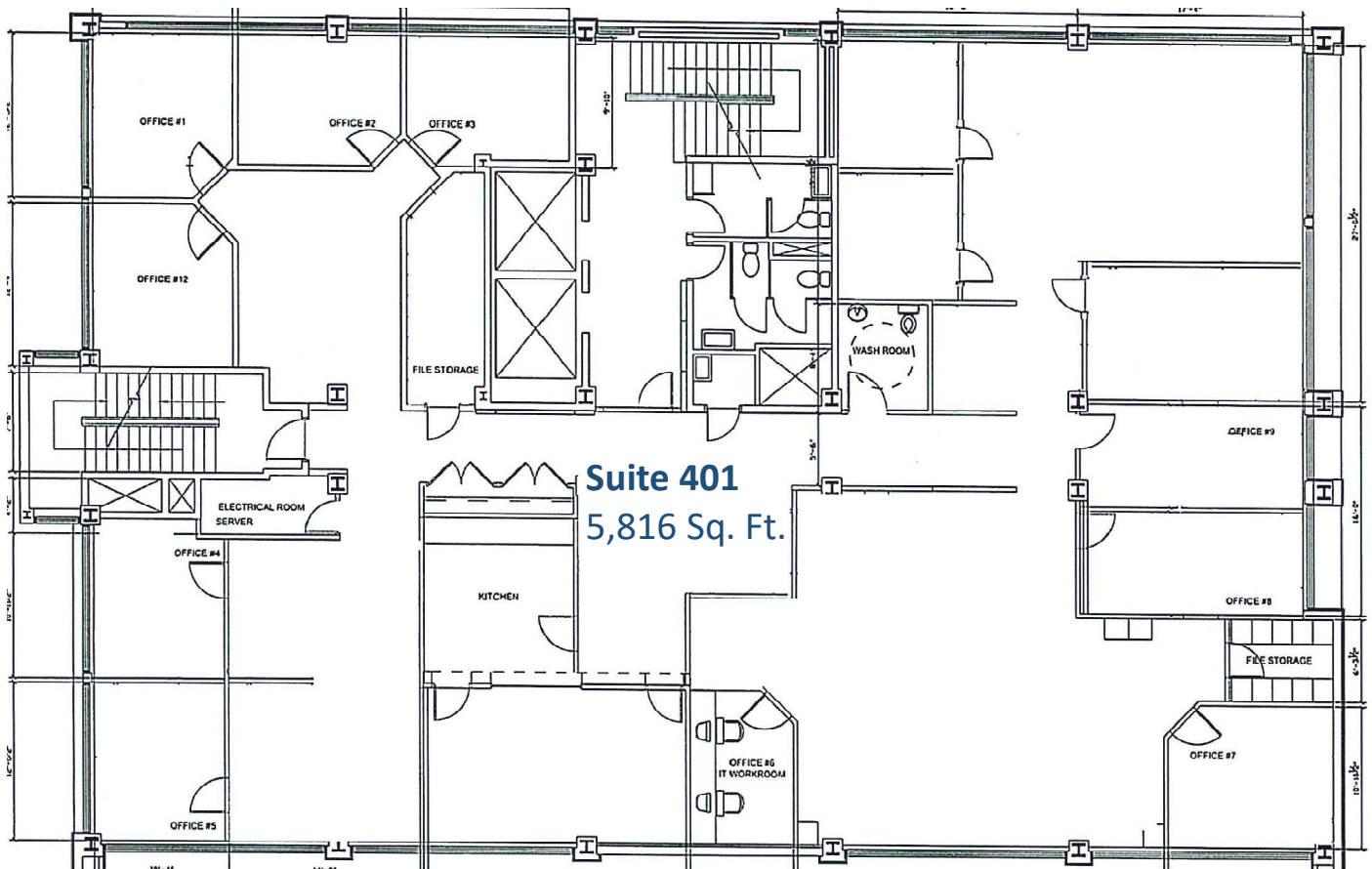
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FOURTH FLOOR

➤ Suite 401 – 5,816 SQ. FT – Available Immediately



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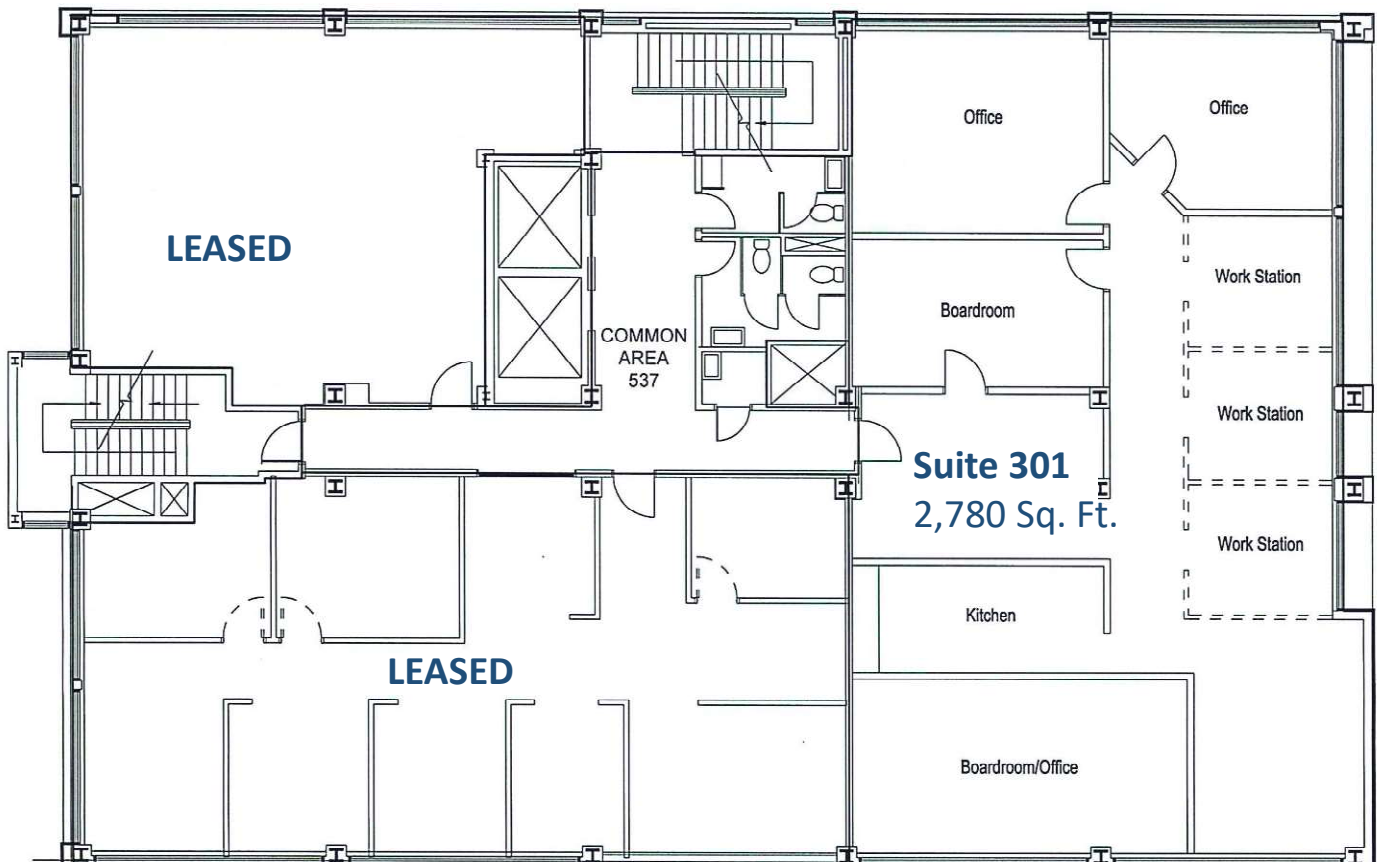
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THIRD FLOOR

➤ Suite 301 – 2,780 SQ. FT – Available Immediately



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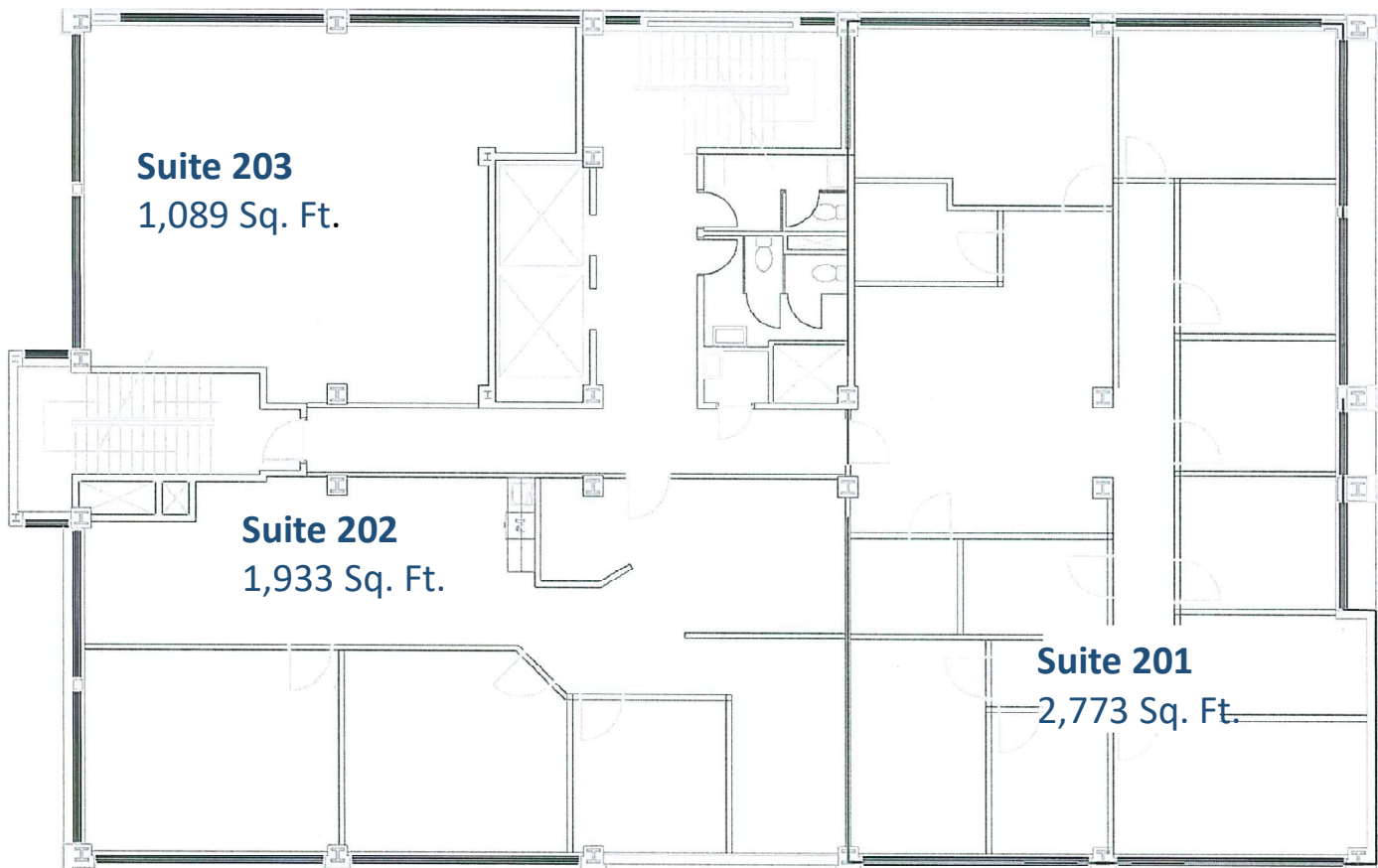
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ACADEMY BUILDING

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SECOND FLOOR

- Suite 203 – 1,089 SQ. FT – Available Immediately
- Suite 202 – 1,933 SQ. FT – Available Immediately
- Suite 201 – 2,773 SQ. FT – Available Immediately



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