

Mission Centre

Office Space For Lease



FOR LEASE

2303 4th Street SW | Calgary, AB

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Property Overview

Available Space	Suite 302: 2,491 SF Fully Fitted Dental Space Suite 406: 1,666 SF Available July 1, 2024 Suite 610: 771 SF Suite 1010: 2,841 SF
Virtual Tours	Please See Floor Plan Pages for Virtual Tours
Net Rent	Market Rates
Operating Costs (2024 Estimate)	CAM: \$21.61 PSF/Annum <u>Tax: \$2.39 PSF/Annum</u> Total: \$24.00 PSF/Annum
Term	5-10 Years
Parking	1 Stall Per 488 SF \$225/Stall/Month // Reserved Covered \$250/Stall/Month // Reserved Underground
Building Size	76,410 SF
Year Built	1974
Floors	11
Building Hours	6:30am to 6:30pm // Monday to Friday 6:45am to 5:00pm // Saturday
Fibre Provider	Rogers and Telus
Transit Access	1.2 km from Erilton Stampede LRT Station Served by Bus Routes #3, #17, and #449

Building Systems for Medical Tenants

- 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)
- Amalgam Separator System (Installed in 2021)



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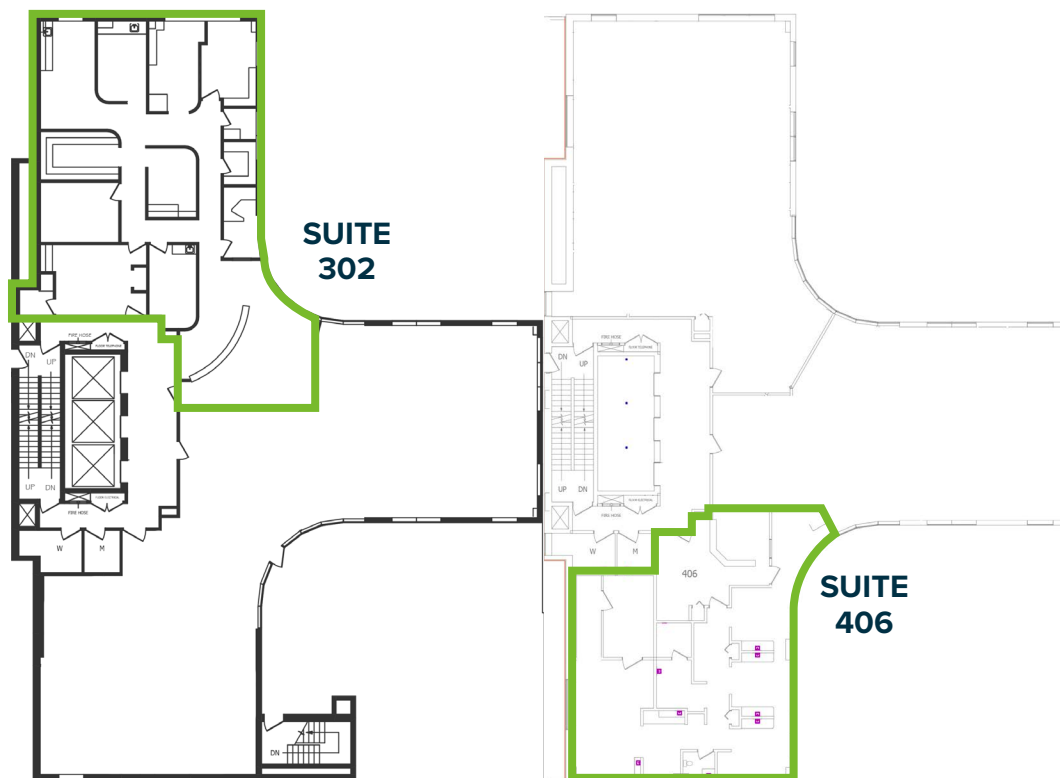


Floor Plans



THIRD FLOOR

FOURTH FLOOR



SUITE 302 | 2,491 SF

- Fully Fixed Dental Space
- 8 Patient Exam Rooms
- Kitchen
- Reception
- Storage

SUITE 406 | 1,666 SF

- Former Dental Office
- Open Area for Patient Exam Stations
- Kitchenette
- Reception
- Storage
- Dedicated Washroom

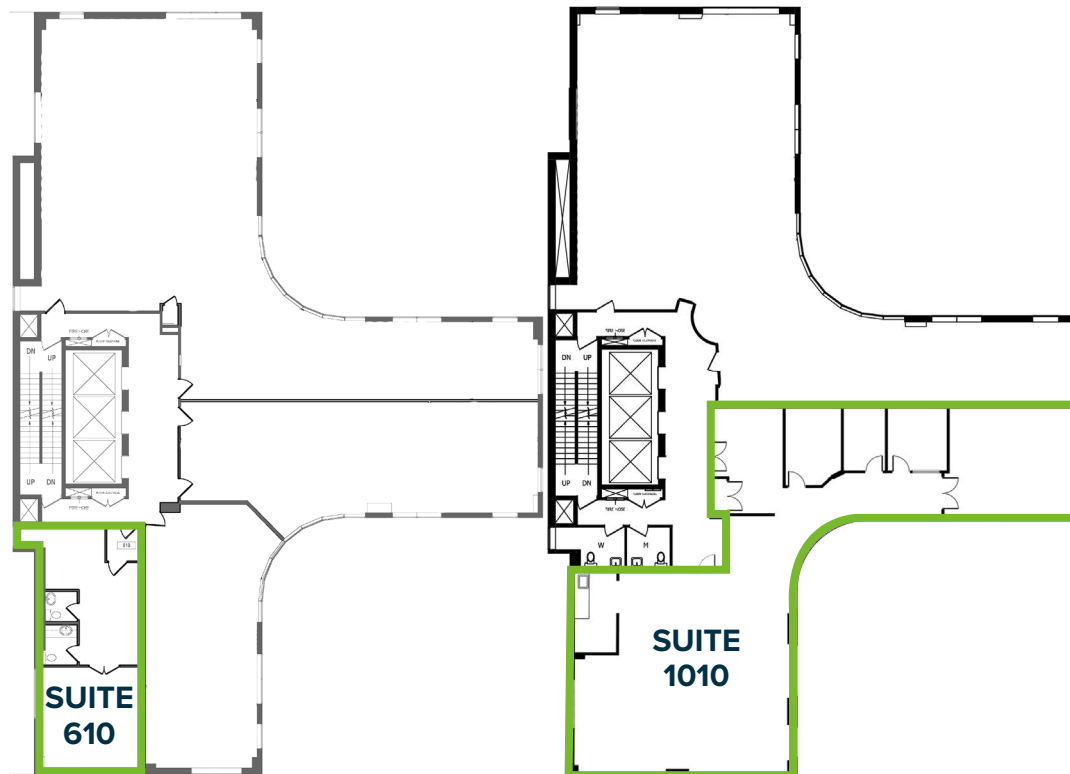


Floor Plans



SIXTH FLOOR

TENTH FLOOR



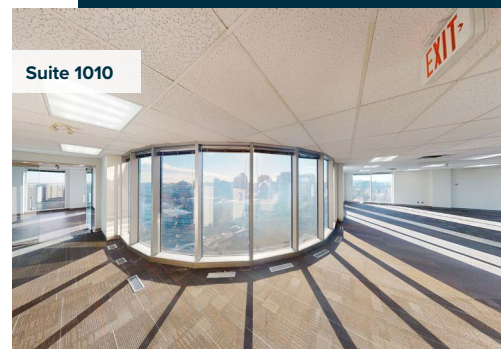
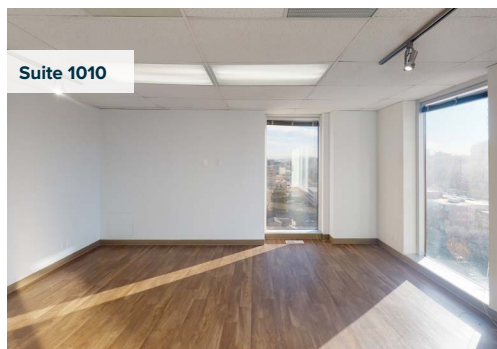
SUITE 610 | 771 SF

- 1 Office
- Meeting Room
- Open Area
- Dedicated Washroom



SUITE 1010 | 2,841 SF

- 2 Offices
- Boardroom
- Kitchenette
- Reception
- Server Room



Nearby Amenities

- 1 EARLS TIN PALACE
- 2 JOYCE ON 4TH
- 3 SUBWAY // VIN ROOM
- 4 FAMOSO PIZZERIA
- 5 STARBUCKS
- 6 PHIL & SEBASTIAN // OEB
- 7 HOTSHOP SPIN
- 8 THE UNICORN ON 4TH
- 9 SEED N SALT // SHOKUNIN // ROY'S
- 10 BLAZE PIZZA
- 11 ANEJO // BLOWERS & GRAFTON
- 12 PURPLE PERK
- 13 MERCATO
- 14 BARRY'S // LULULEMON
- 15 MUCHO BURRITO
- 16 SHOPPERS DRUG MART



FOR LEASE



Meet Your Building Management Team



Epic Investment Services is a fully integrated Canadian real estate platform with deep experience in every aspect of commercial real estate. For over two decades, we have been a trusted partner in property operation and management proven by our approach in creating value for our customers:

- Proactively Responding to Customers' Needs
- Optimizing for Operational Excellence
- Create a Welcoming and Healthy Environment for all Tenants and Guests

Tenant Service Requests: 310-Epic (3742)

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