



Colliers

2303 4th Street SW | Calgary, AB

# Mission Centre Office Space For Lease

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# Property Overview

**Mission Centre** offers office space in the heart of the Mission District with numerous amenities within the immediate area. The downtown core is in close proximity, a 15-minute walk away. There is a clinic and pharmacy located on the main level.

<b>Available Space</b>	Suite 302: 2,361 SF	Fully Fixtured Dental Space
	Suite 610: 821 SF	<a href="#">3D Virtual Tour</a>
	Suite 1010: 2,970 SF	<a href="#">3D Virtual Tour</a>
<b>Occupancy</b>	Immediately	
<b>Net Rent</b>	Market Rates	
<b>Operating Costs (2023 Estimate)</b>	CAM: \$20.56 PSF/Annum Tax: \$2.92 PSF/Annum Total: \$23.48 PSF/Annum	
<b>Term</b>	5-10 Years	
<b>Parking</b>	1 Stall Per 488 SF \$225/Stall/Month // Reserved Covered \$250/Stall/Month // Reserved Underground	
<b>Building Size</b>	76,410 SF	
<b>Year Built</b>	1974	
<b>Floors</b>	11	
<b>Building Hours</b>	6:30am to 6:30pm // Monday to Friday 6:45am to 5:00pm // Saturday	
<b>Fibre Provider</b>	Rogers and Telus	
<b>Building Systems for Medical Tenants</b>	<ul style="list-style-type: none"> <li>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)</li> <li>Amalgam Separator System (Installed in 2021)</li> </ul>	

## Vehicle Access



**Downtown**  
10 minutes



**Macleod Trail**  
7 minutes



**Glenmore Trail**  
11 minutes



**Deerfoot Trail**  
14 minutes

## Public Transit Access

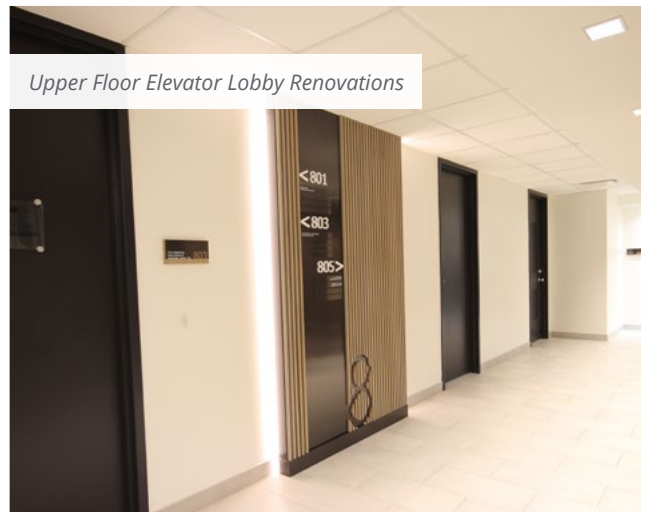
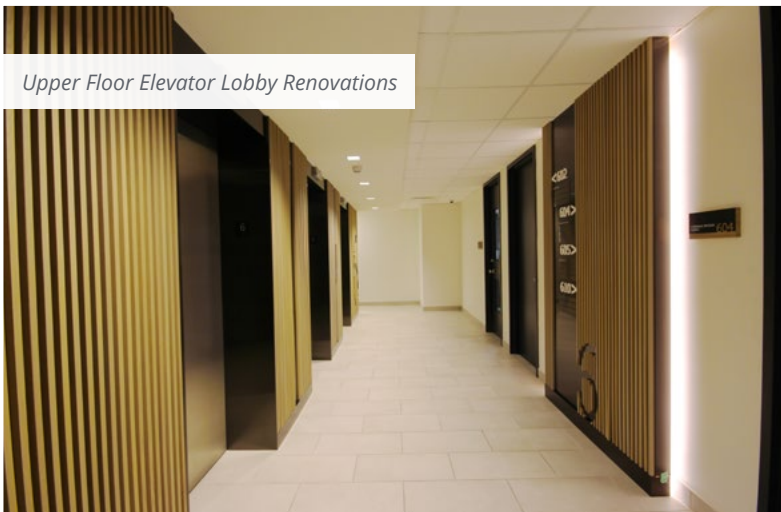
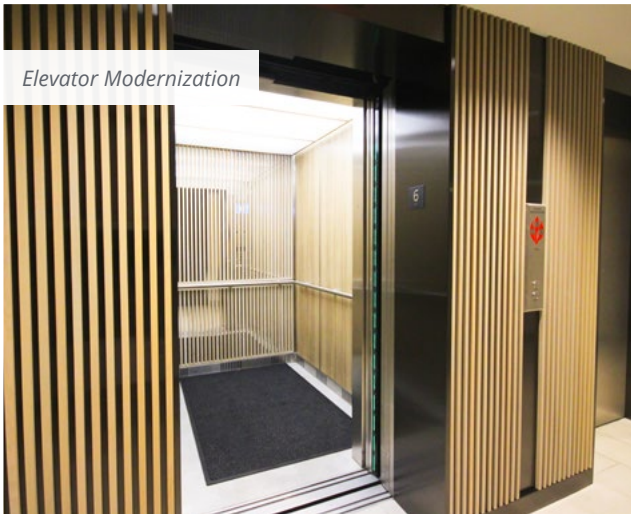


**Bus Routes**  
#3, #17, #449



**Erlton Stampede LRT**  
1.2 km

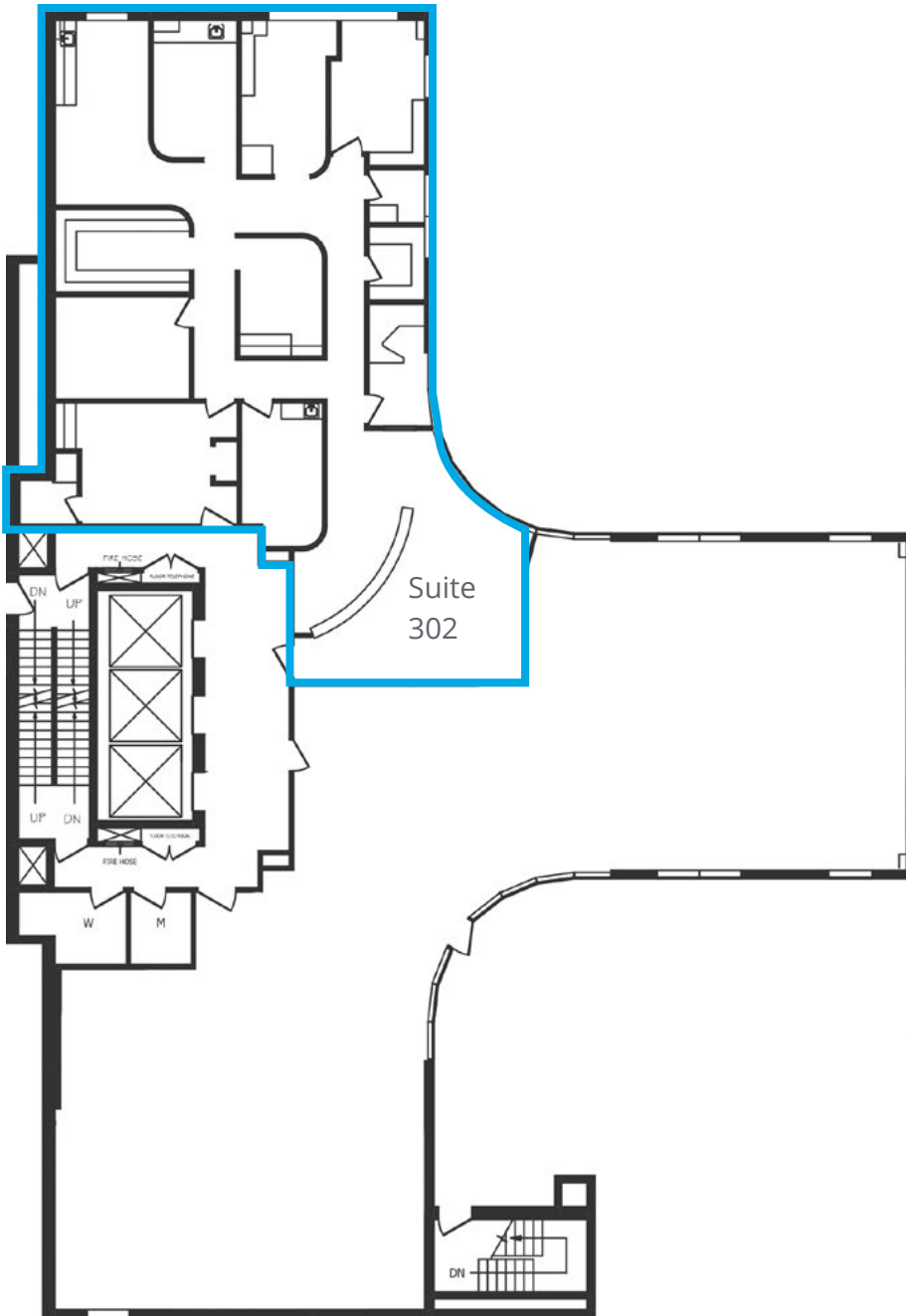
# Recent Improvements





# Floor Plans

## Third Floor



Suite 302 | 2,361 SF

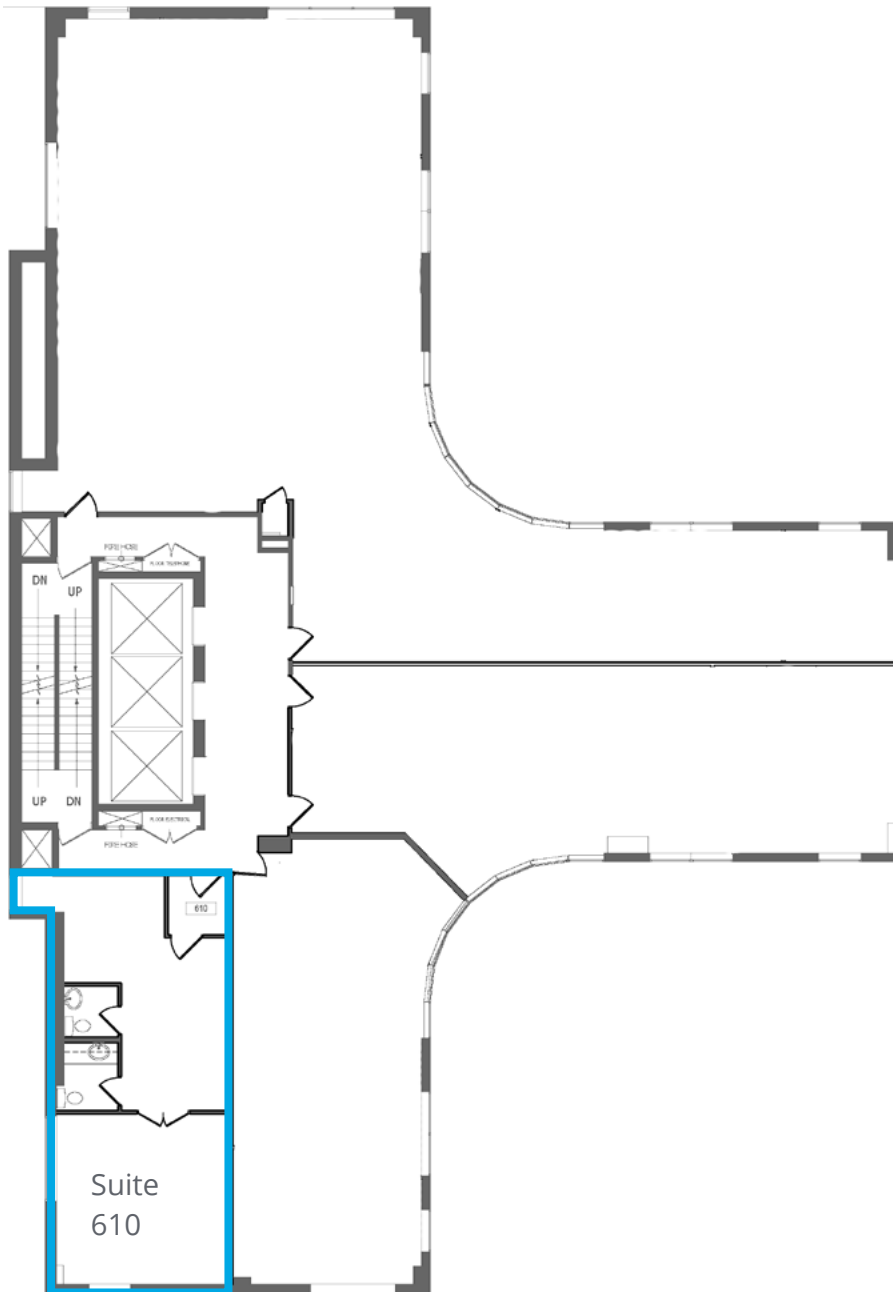
### Fully Fixtured Dental Space

- 8 Patient Exam Rooms
- Kitchen
- Reception
- Storage

# Floor Plans



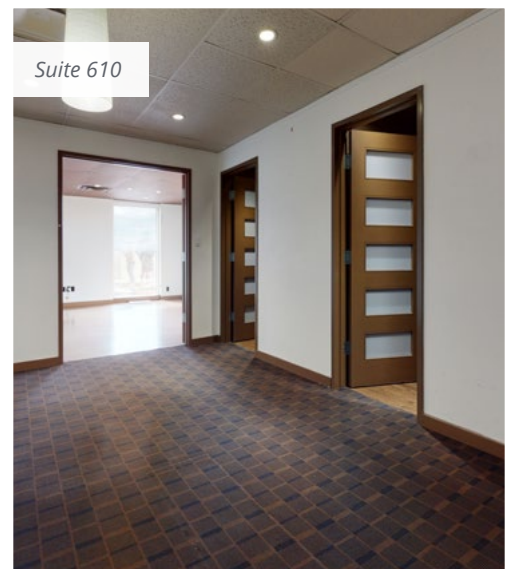
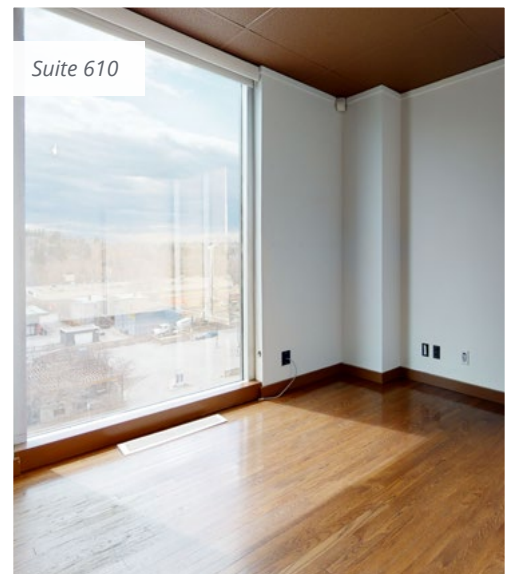
## Sixth Floor



### Suite 610 | 821 SF

[Click Here for Virtual Tour](#)

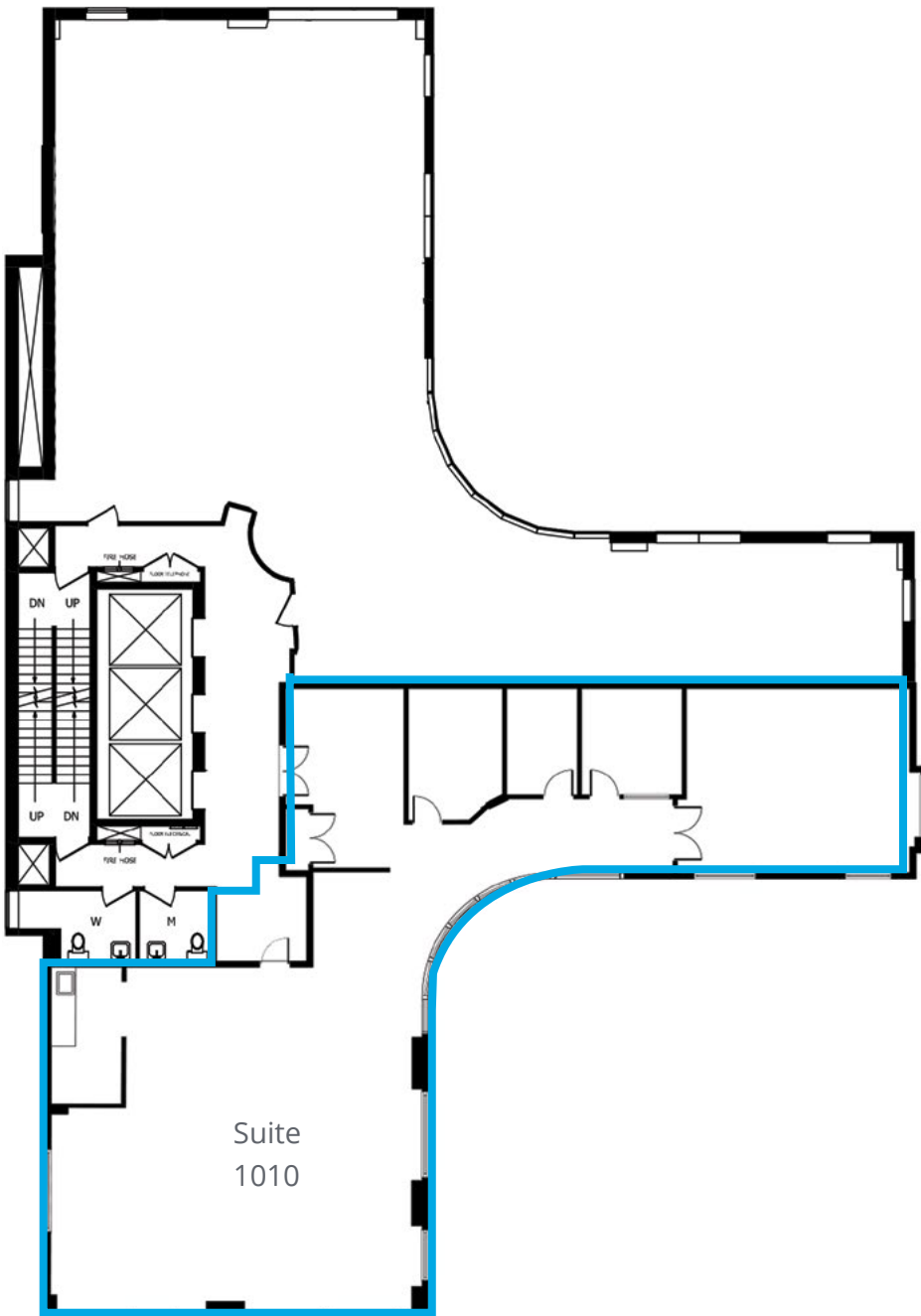
- Meeting Room
- Open Area
- Dedicated Washroom



# Floor Plans



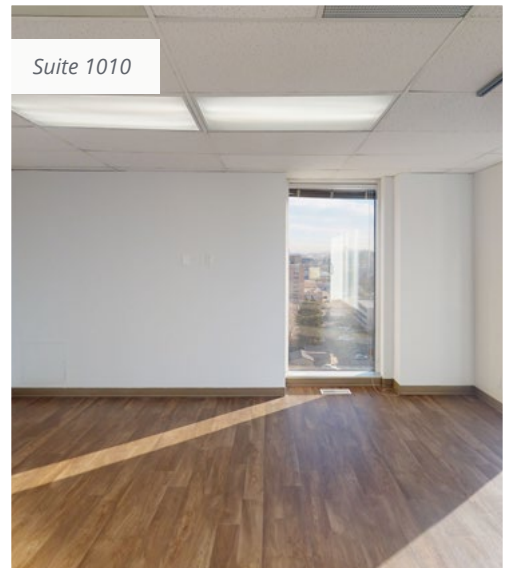
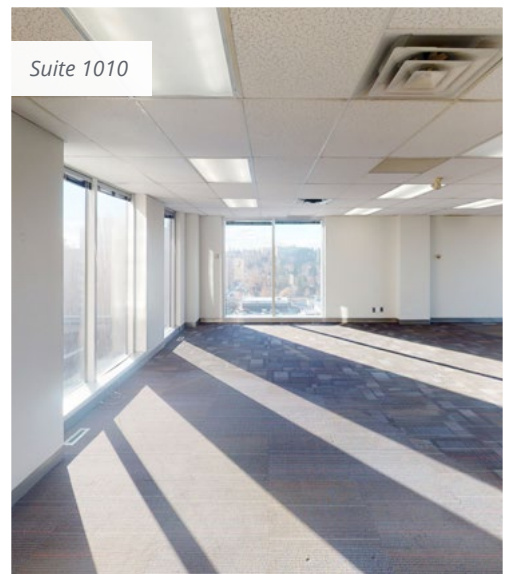
## Tenth Floor



Suite 1010 | 2,970 SF

[Click Here for Virtual Tour](#)

- 2 Offices
- Boardroom
- Kitchen
- Reception
- Server Room





# Nearby Amenities





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