



BOMA BEST
SUSTAINABLE • SILVER



2020 4th Street SW | Calgary, AB

20/20

Move-In Ready "A" Class
Office Space For Lease in
Desirable Mission Area

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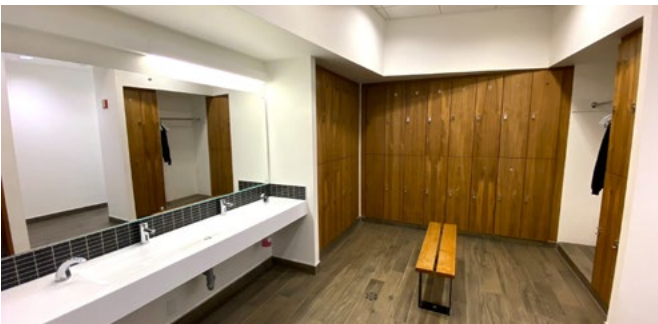
Property Overview

20/20 offers office space in the heart of the Mission District with numerous amenities within the immediate area, including Roy's Korean Kitchen, Shokunin, Seed N Salt, Blaze Pizza, Rajdoot Restaurant, and 4th Street Dental on the main floor of the building. The downtown core is in close proximity, a 5-minute drive or 10-minute walk away.

Available Space	Suite 230: 6,528 SF Click Here for Virtual Tour Suite 300: 20,775 SF Available June 1, 2024 // Click Here for Virtual Tour
Net Rent	Market Rates
Operating Costs (2024 Estimate)	CAM: \$12.57 PSF/Annum Tax: \$6.42 PSF/Annum Total: \$18.99 PSF
Parking	1 Stall Per 455 SF Promotional Parking Ratio for Suite 300: 3 Stalls per 1,000 SF \$250/Stall/Month // Underground Unreserved \$350/Stall/Month // Underground Reserved
Building Size	130,059 SF
Year Built	2014
Floors	6
Fibre Provider	Telus

Amenities

- High End Tenant Gym and Showers
- Car Wash Located in Underground Parkade
- Secure Bike Storage in Underground Parkade



Floor Plan

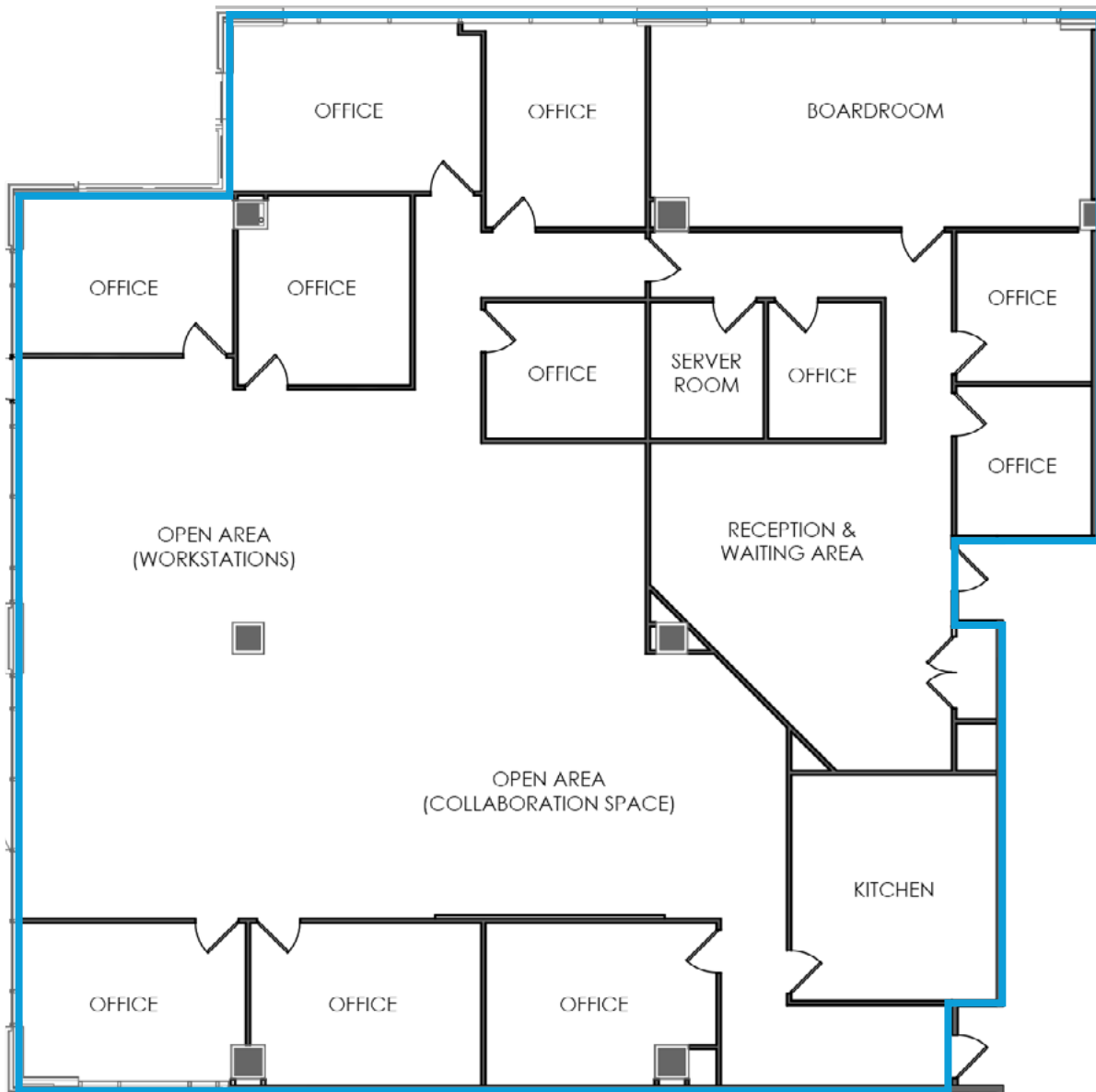


Suite 230 | 6,528 SF

[Click Here or Scan QR Code for Virtual Tour](#)

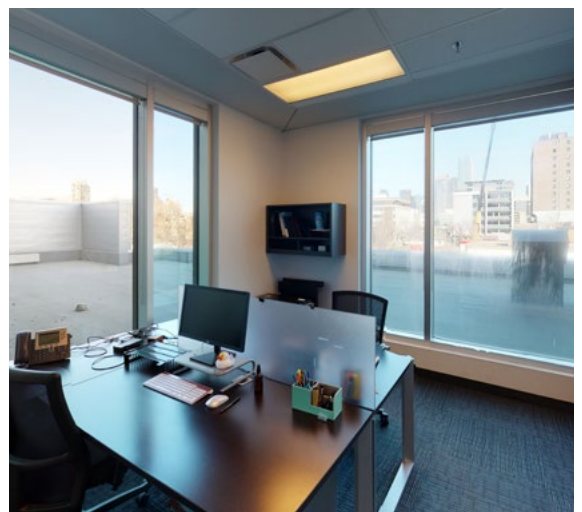
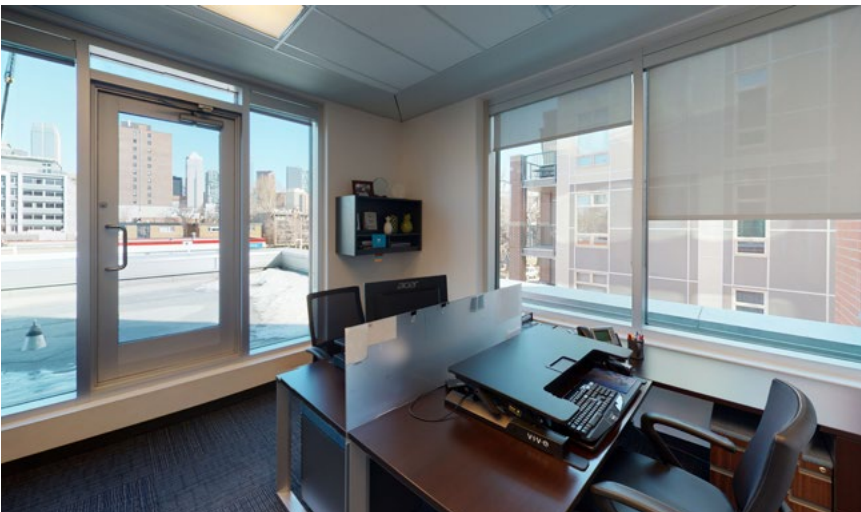
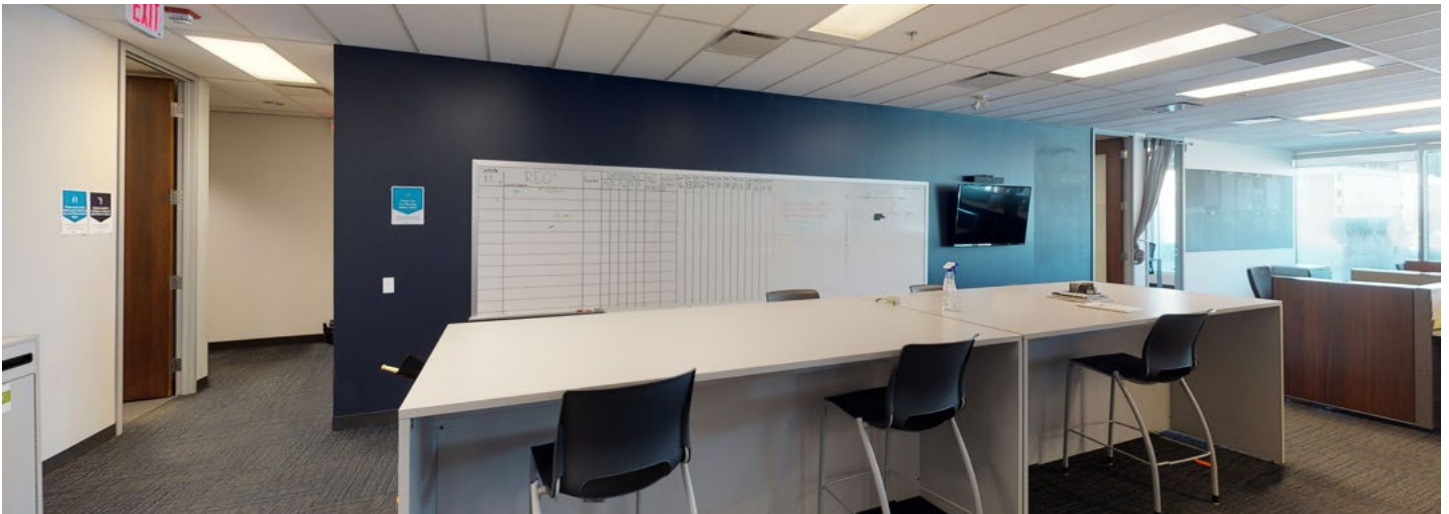


- 11 Offices
- Open Area for 26+ Workstations
- Boardroom
- Kitchen
- Server Room
- Reception + Waiting Area



Photos

Suite 230 | [Click Here for Virtual Tour](#)



Floor Plan

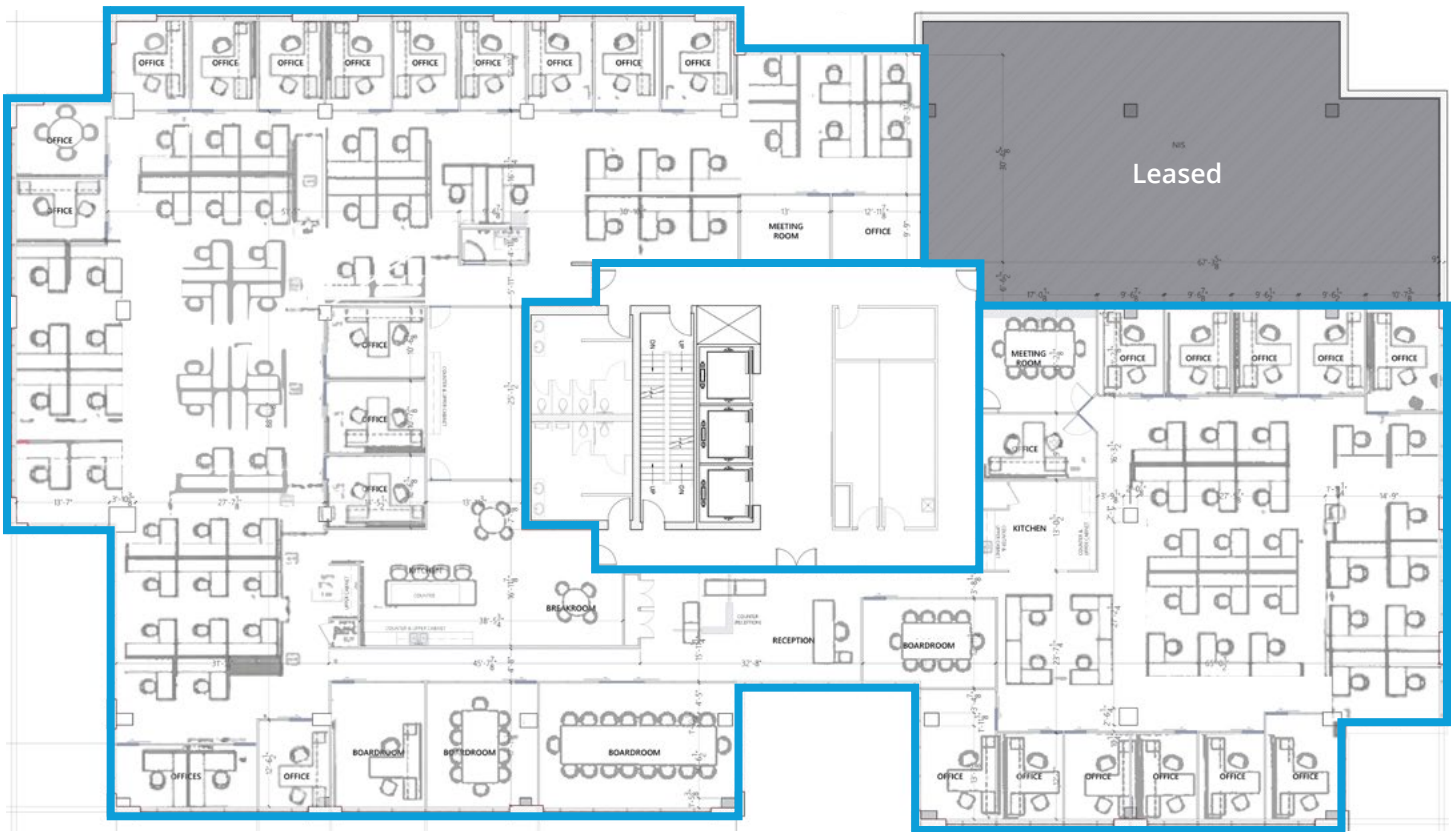


Suite 300 | 20,775 SF
Available June 1, 2024

[Click Here or Scan QR Code for Virtual Tour](#)



- 30 Offices
- Open Area for 84 Workstations
- 2 Boardrooms
- 4 Meeting Rooms
- 2 Kitchens
- Server Room
- Reception + Waiting Area
- Additional Storage Area Available

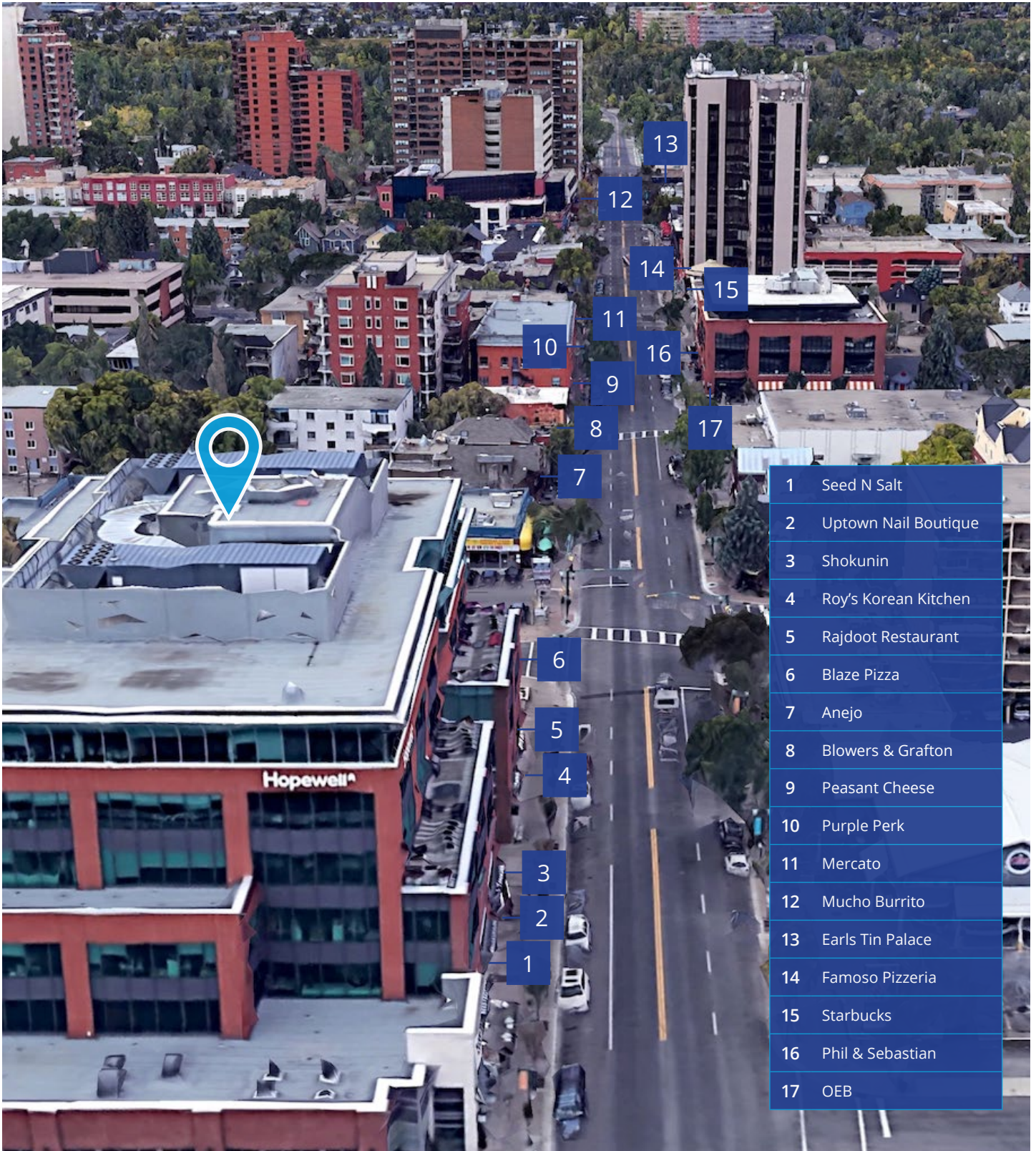


Photos

Suite 300 | [Click Here for Virtual Tour](#)



Nearby Amenities



- 1 Seed N Salt
- 2 Uptown Nail Boutique
- 3 Shokunin
- 4 Roy's Korean Kitchen
- 5 Rajdoot Restaurant
- 6 Blaze Pizza
- 7 Anejo
- 8 Blowers & Grafton
- 9 Peasant Cheese
- 10 Purple Perk
- 11 Mercato
- 12 Mucho Burrito
- 13 Earls Tin Palace
- 14 Famoso Pizzeria
- 15 Starbucks
- 16 Phil & Sebastian
- 17 OEB



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