

1,568<sub>sf</sub> – 6,045<sub>sf</sub>



## BELTLINE OFFICE SPACE FOR LEASE

**Mount Royal West**  
906 16th Avenue SW, Calgary



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Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers.

The community has access to a range of services to cater to their lifestyle needs, such as Goodlife Fitness, Urban Fare, Canadian Tire and Shoppers Drug Mart.

## LEASE INFORMATION

**ADDRESS:** 906 16th Avenue SW, Calgary

**AVAILABLE FOR LEASE:**  
1,568 – 6,045 sq. ft. – Suite 300

- Base building condition.
- Balcony.

**AVAILABILITY:** Immediate

**T.I.A.:** Negotiable

**PARKING:**  
Ample parking is available in the underground parkade at market rate.

**OP. COSTS AND TAXES:**  
\$19.40 per sq. ft. (est.) plus utilities.

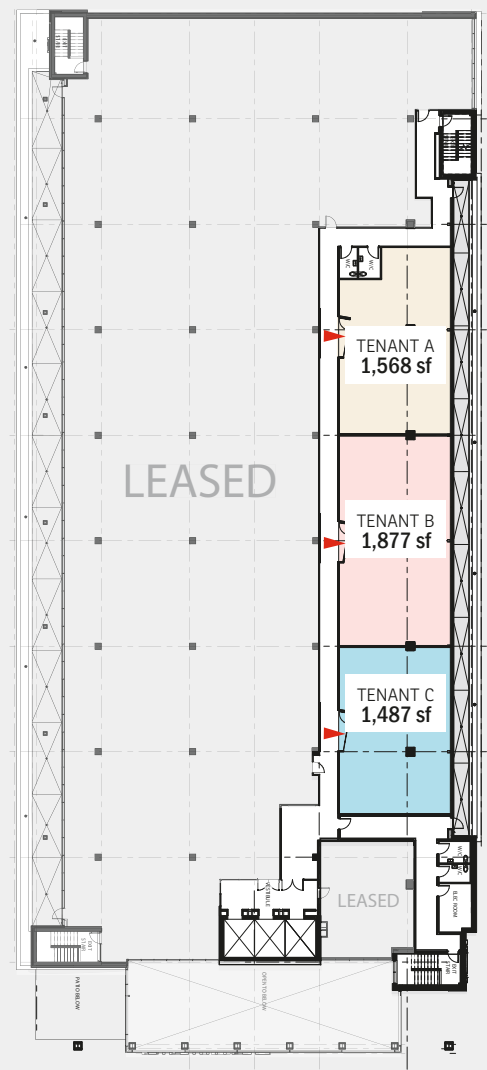
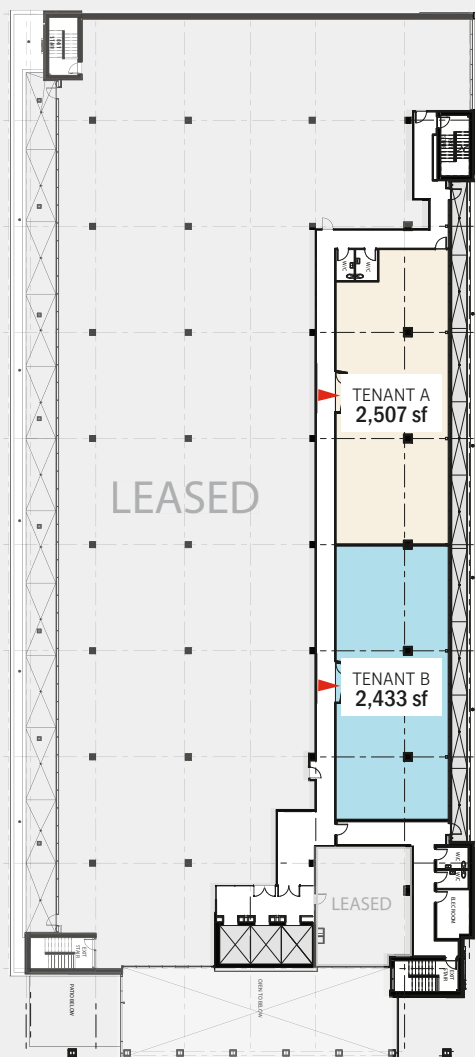
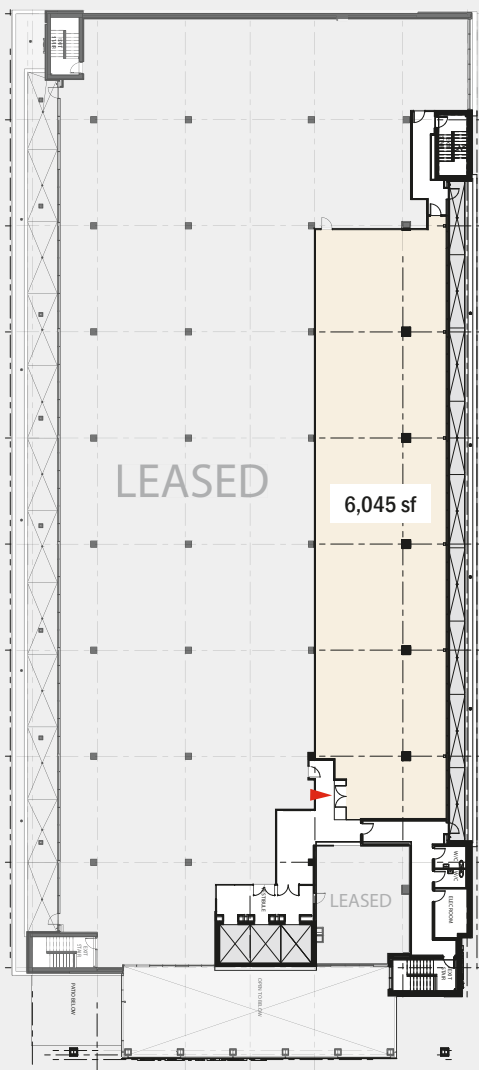
**LEASE RATE:** Market







DEMISING OPTIONS **1,568 – 6,045** SQ.FT.







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