

**AVISON
YOUNG**



Office Space For Lease

4004 - 19th Street NW, Calgary, AB

Get more information

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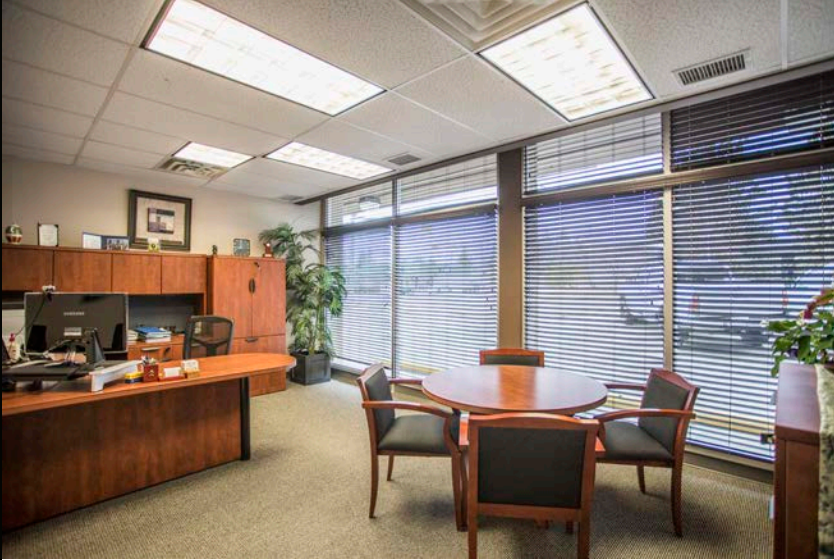
Tinyan Leung, Associate Vice President
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Diego Terrazas, Associate
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4004 - 19th Street NW Calgary, AB

Property Highlights

Unit	Option 1 Option 2
Area	2,647 sf (Option 1) 1,402 sf (Option 2) 4,049 sf (Total)
Available	15 - 30 Days
Term	5 - 10 Years
Rental Rate	\$25.00 Gross
Parking	Ample Surface Parking Free of Charge

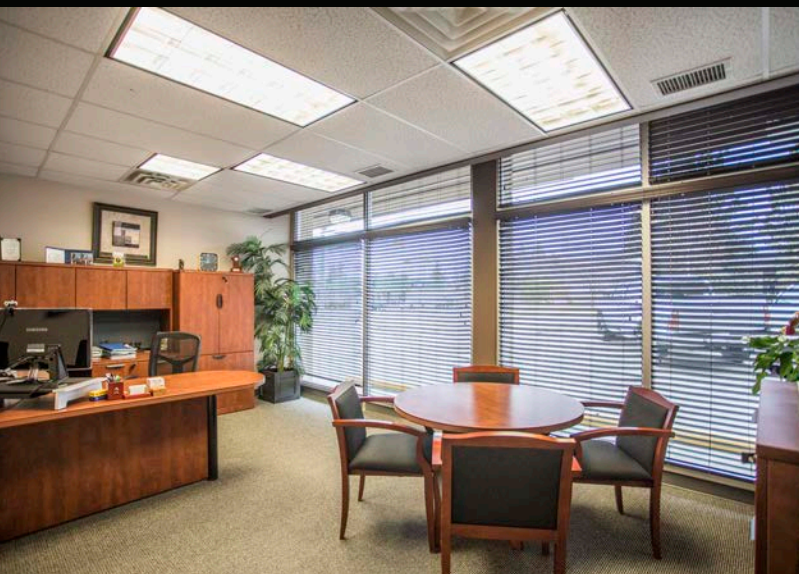


LOCATION

Desirable Northwest location close to Nose Hill Park trail system, Calgary Winter Club and multiple restaurant and service amenities. Serviced by bus routes 20, 38, 72, 73, 105 . Minutes from Brentwood Village Shopping Centre, University of Calgary, and the University CRT Station.

FEATURES

- Private entrance
- Office intensive layout
- Private washrooms
- Pylon and fascia signage available along Northmount Drive NW





* Picture of adjacent space

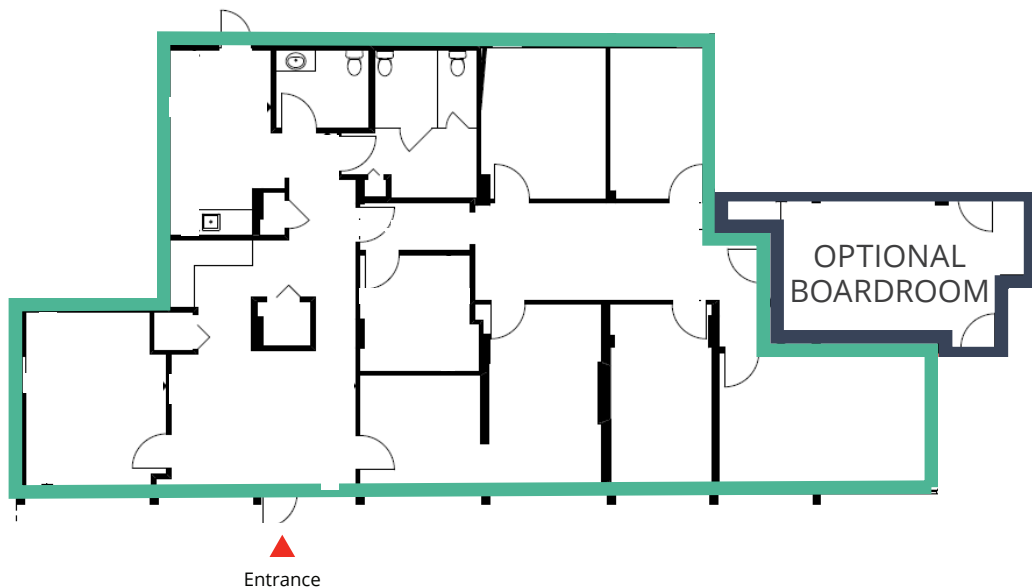


* Picture of adjacent space

FLOOR PLAN

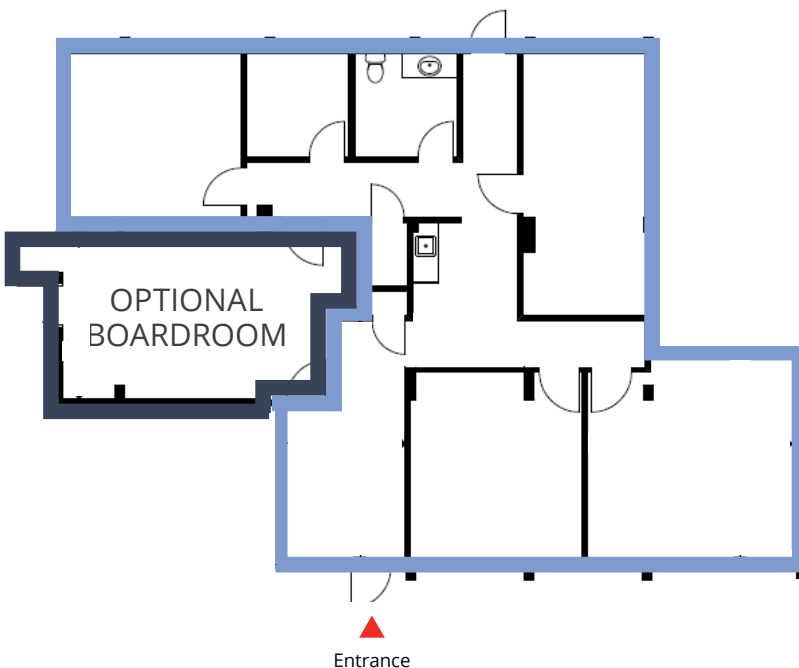
Option 1 - 2,647

- 5 Offices
- Boardroom
- Reception Area
- Kitchen
- 2 In-suite Washrooms
- Server Room



Option 2 - 1,402 sf

- 3 Offices
- Lounge Room
- Kitchenette
- 2 In-suite Washrooms
- Shared Boardroom

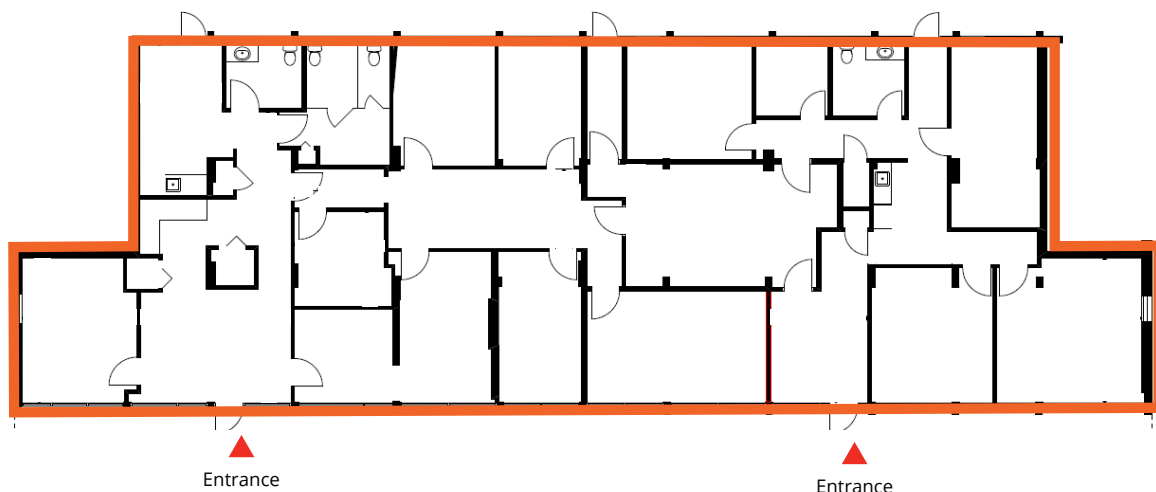




FLOOR PLAN

Option 3 - 4,049 sf

- 8 Offices
- 2 Boardrooms
- Lounge Room
- Reception Area
- Kitchen
- Kitchenette
- 4 In-suite Washrooms
- Server Room



Easy accessibility
from Main
Thoroughfares



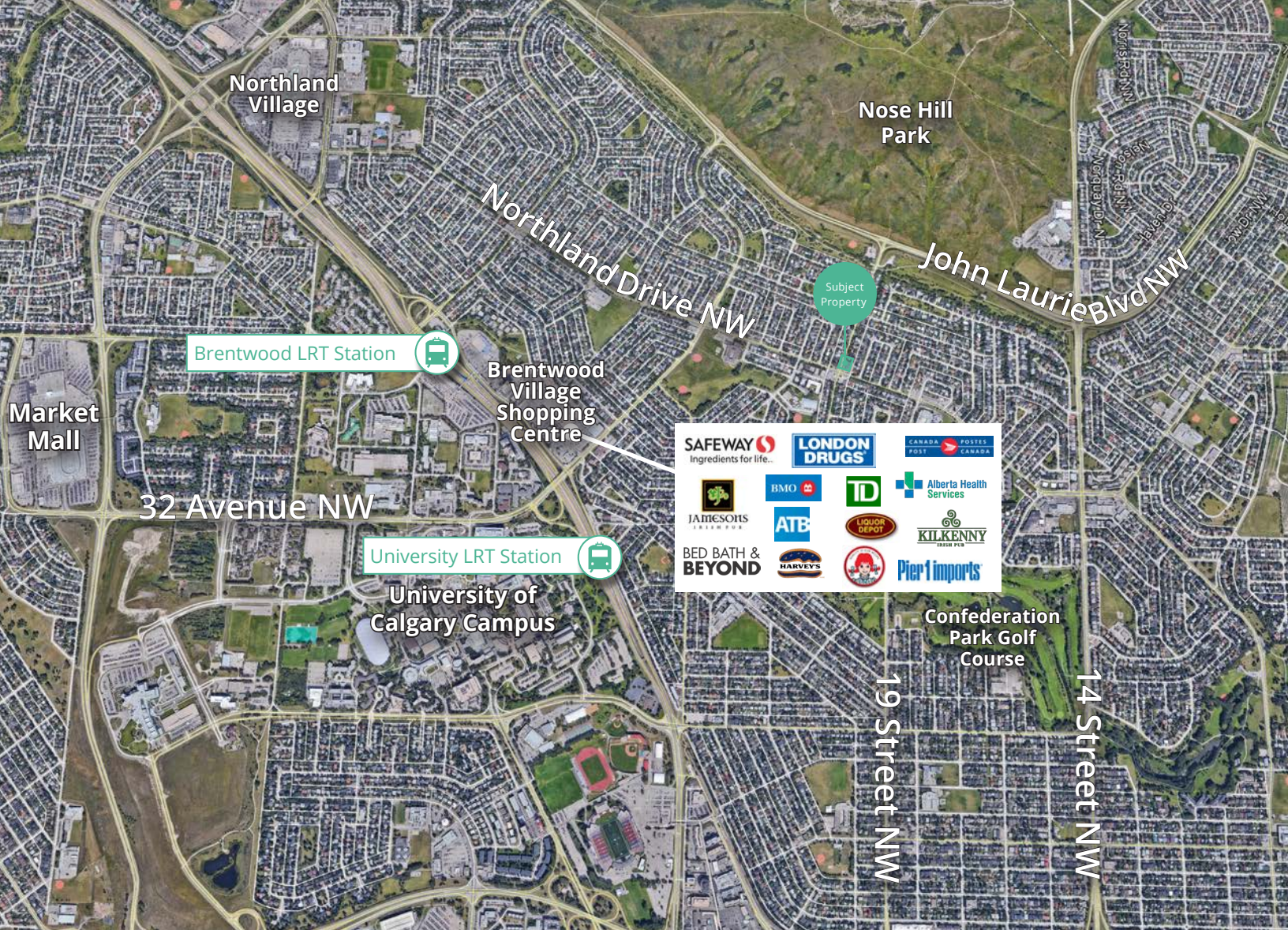
Excellent LRT
& Transit Options



Close to Pathway
System



Retail & Restaurant
Hubs



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Drive Times

Airport



15 Min.

Downtown



10 Min.

Brentwood LRT



5 Min.

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