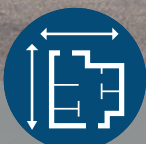
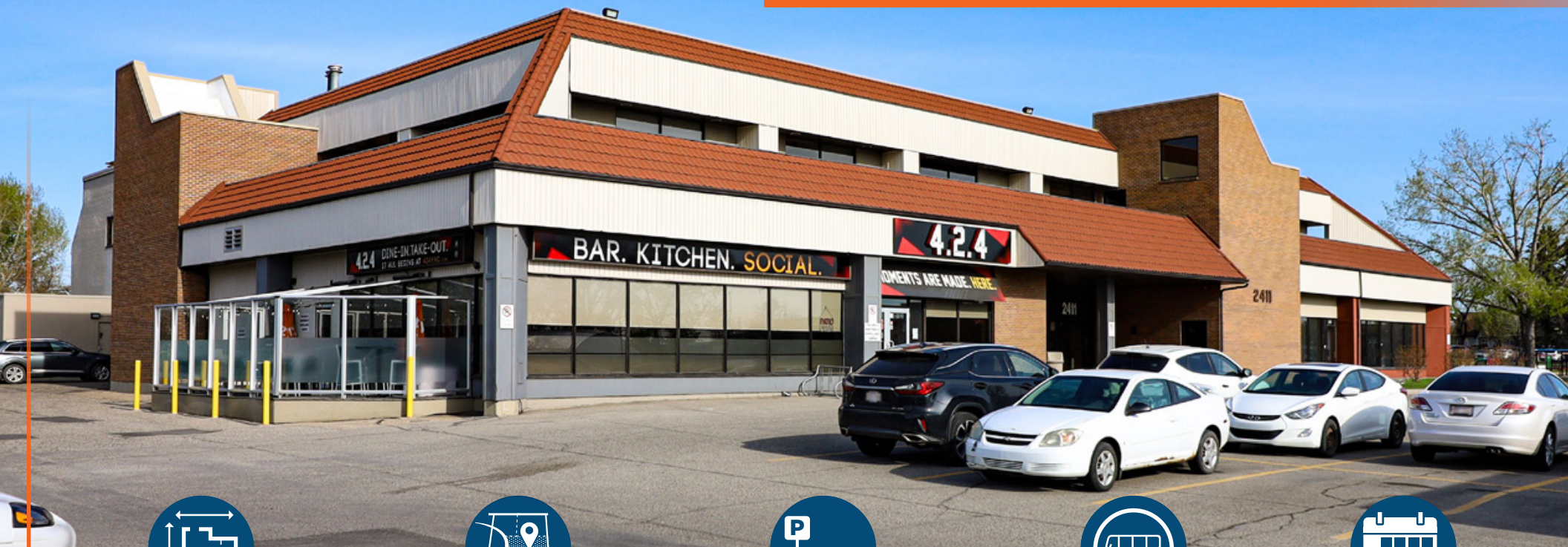


FOR LEASE HILL PARK BUILDING

2411 - 4TH STREET NW
CALGARY, AB

CDNGLOBAL[®]

4,375 SF TO 20,835 SF
SECOND FLOOR OFFICE SPACE



4,375 SF to 20,835 SF

VARIOUS SIZE OPTIONS



C-COR 2

ZONING



AMPLE PARKING

SCRAMBLE SURFACE STALLS



#2 & #404

BUS ROUTES



IMMEDIATE

AVAILABILITY

LEAD BROKER



Manny Verdugo, SIOR

Vice President / Associate

403.383.7142

mverdugo@cdnglobal.com



Erik Dobrovolsky

Senior Associate

403.613.7161

edobrovolsky@cdnglobal.com



Jose Verdugo

Associate

587.968.1547

jverdugo@cdnglobal.com

HILL PARK BUILDING

2411 - 4th Street NW



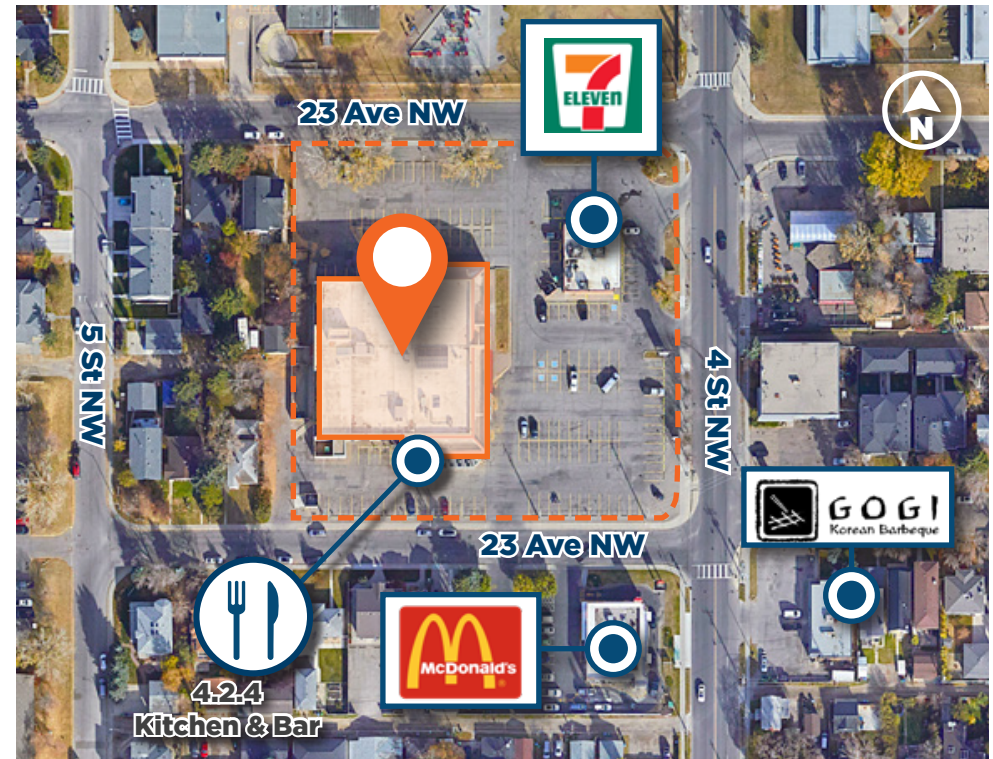
PROPERTY HIGHLIGHTS

- Second floor office space in centrally located northwest neighborhood
- Multiple configurations available from 4,375 SF to 20,835 SF
- Balcony access available for the front suites
- Ample free surface parking
- Prominent signage exposure to 4th Street NW
- Elevator and stair access to the second floor
- Commercial restaurant & bar on main floor
- Child educational facility on main floor
- Walking distance to cafe/restaurants, sport complexes, and parks
- Bus transportation on 4th Street NW, including bus routes #2 and #404
- Close proximity to 16th Avenue NE and Centre Street
- 5 Minutes to Downtown Calgary and 5 minutes to Deerfoot Trail NE via 16th Avenue NE

PROPERTY OVERVIEW

- **ZONING:** C-COR 2 (Commercial Corridor 2)
- **DISTRICT:** Mount Pleasant, Northwest Calgary
- **AVAILABLE:**

| | |
|---------------------|-----------|
| Suite A: | 4,375 SF |
| Suite B: | 4,792 SF |
| Suite C: | 4,584 SF |
| Suite D: | 7,084 SF |
| Total Second Floor: | 20,835 SF |
- **PARKING:** Ample free surface parking
- **TENANT IMPROVEMENT:** Market
- **LEASE RATE:** Market
- **OPERATING COSTS (EST. 2023):** \$15.35 PSF
- **AVAILABILITY:** Immediate



FLOOR PLAN



SUITE A
4,375 SF



SUITE B
4,792 SF



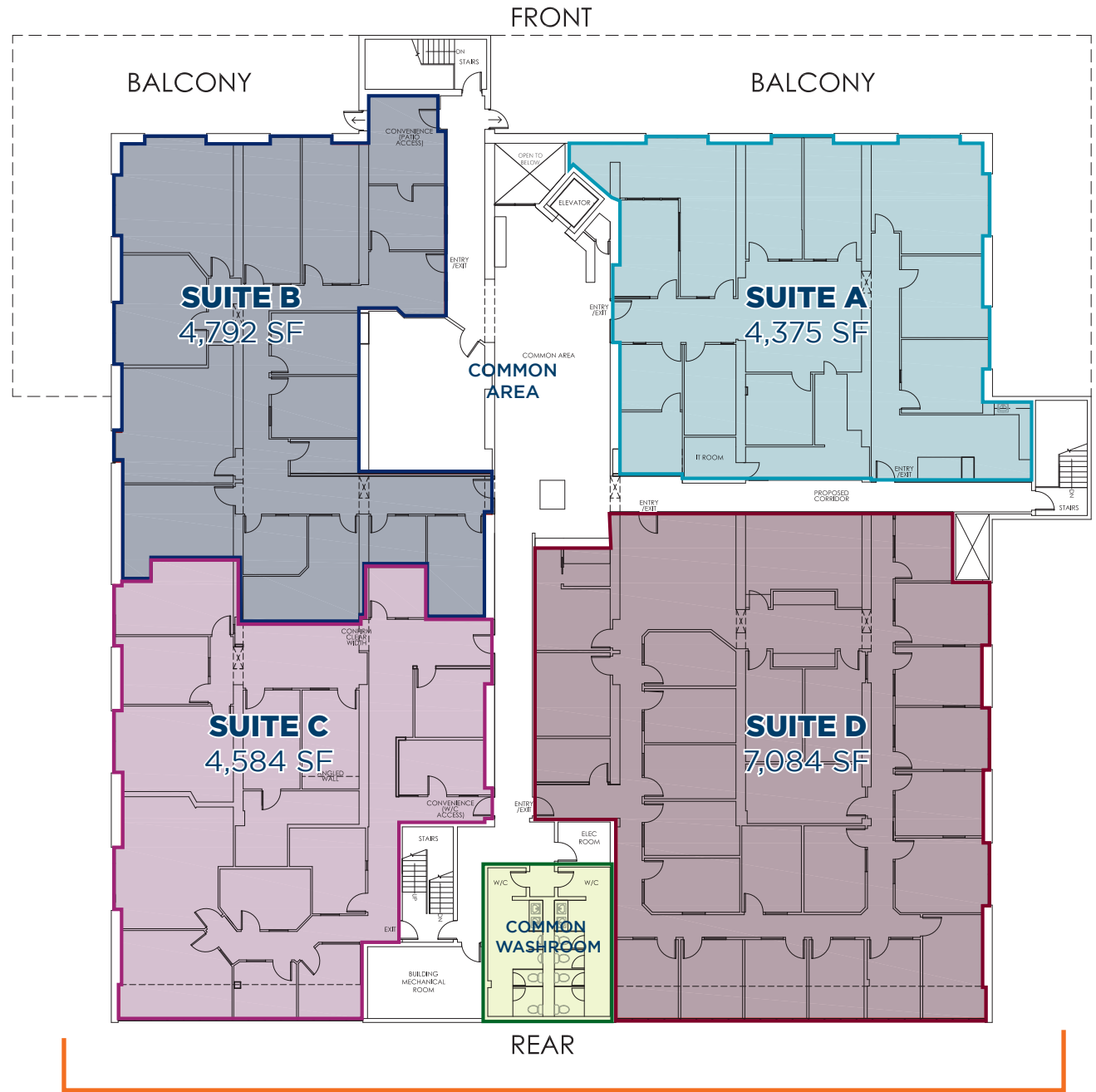
SUITE C
4,584 SF



SUITE D
7,084 SF



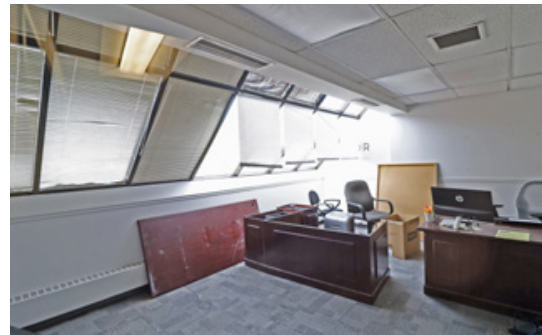
**TOTAL
2ND FLOOR**
20,835 SF



TOTAL SECOND FLOOR
20,835 SF

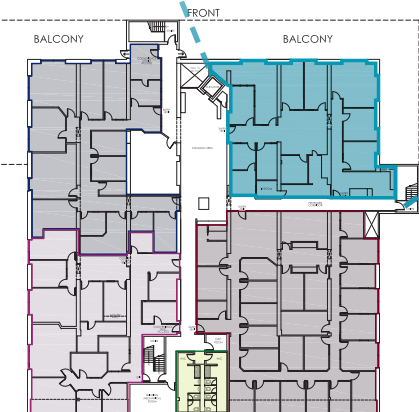
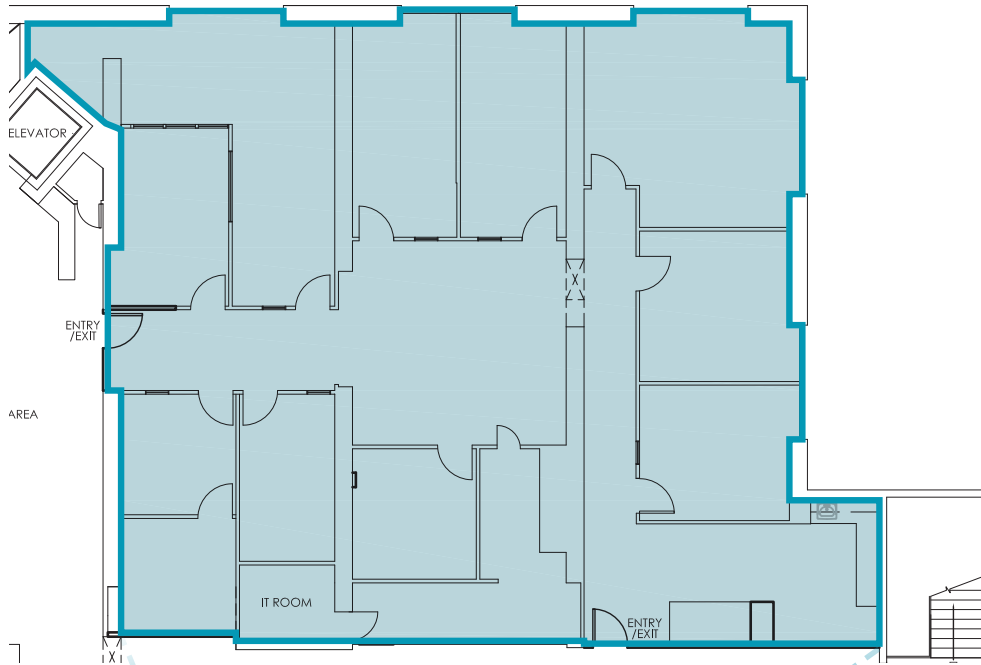
Note: Floor plan not exactly as shown; for illustration purposes only

OVERALL PROPERTY PHOTOS

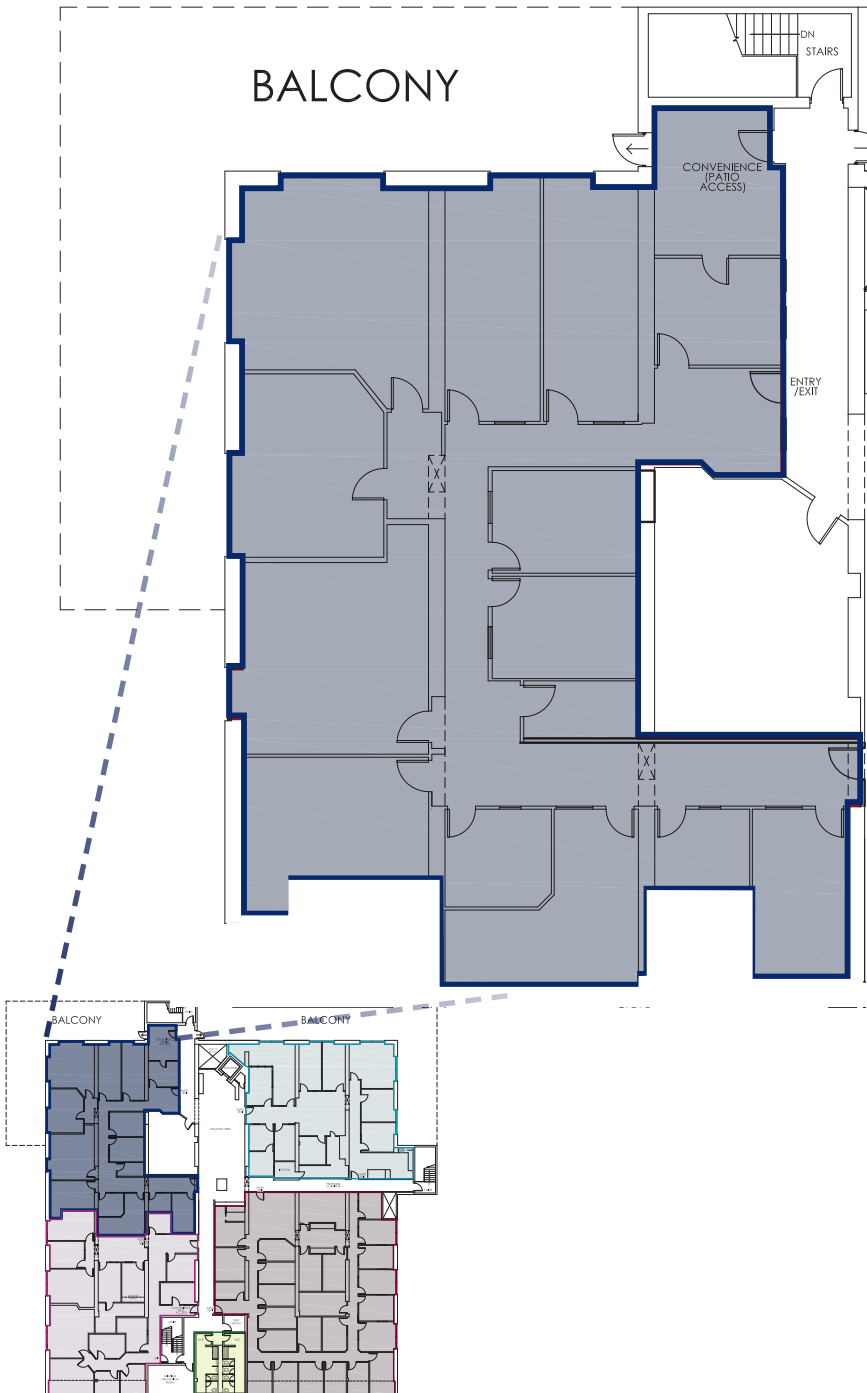


SUITE A | 4,375 SF

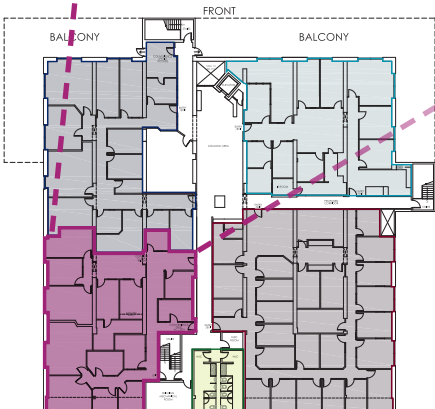
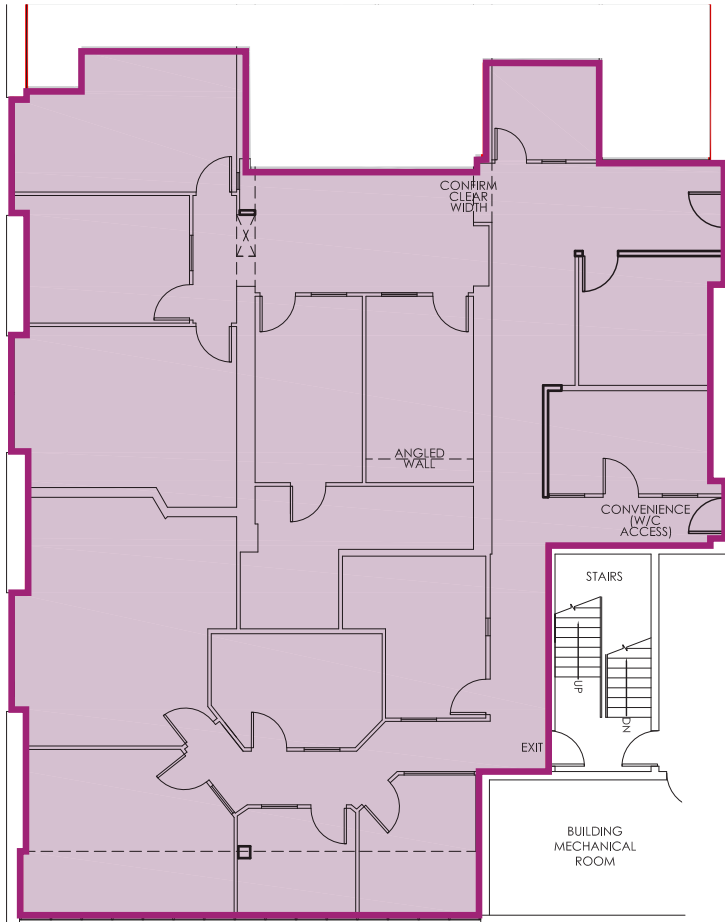
BALCONY



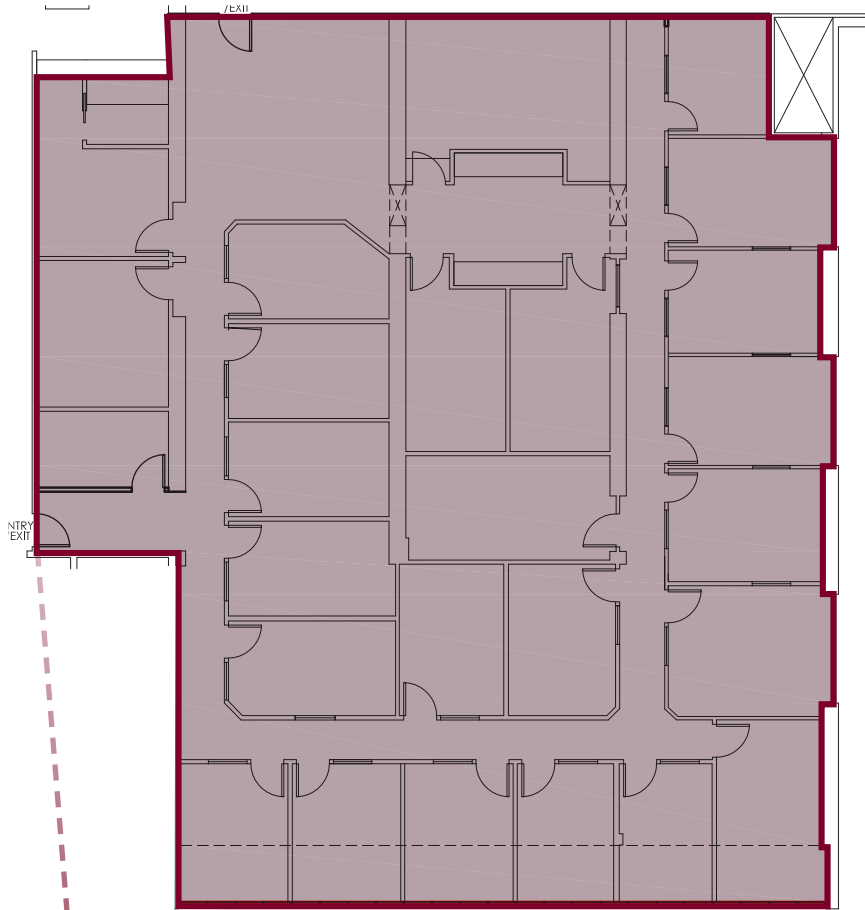
SUITE B | 4,792 SF



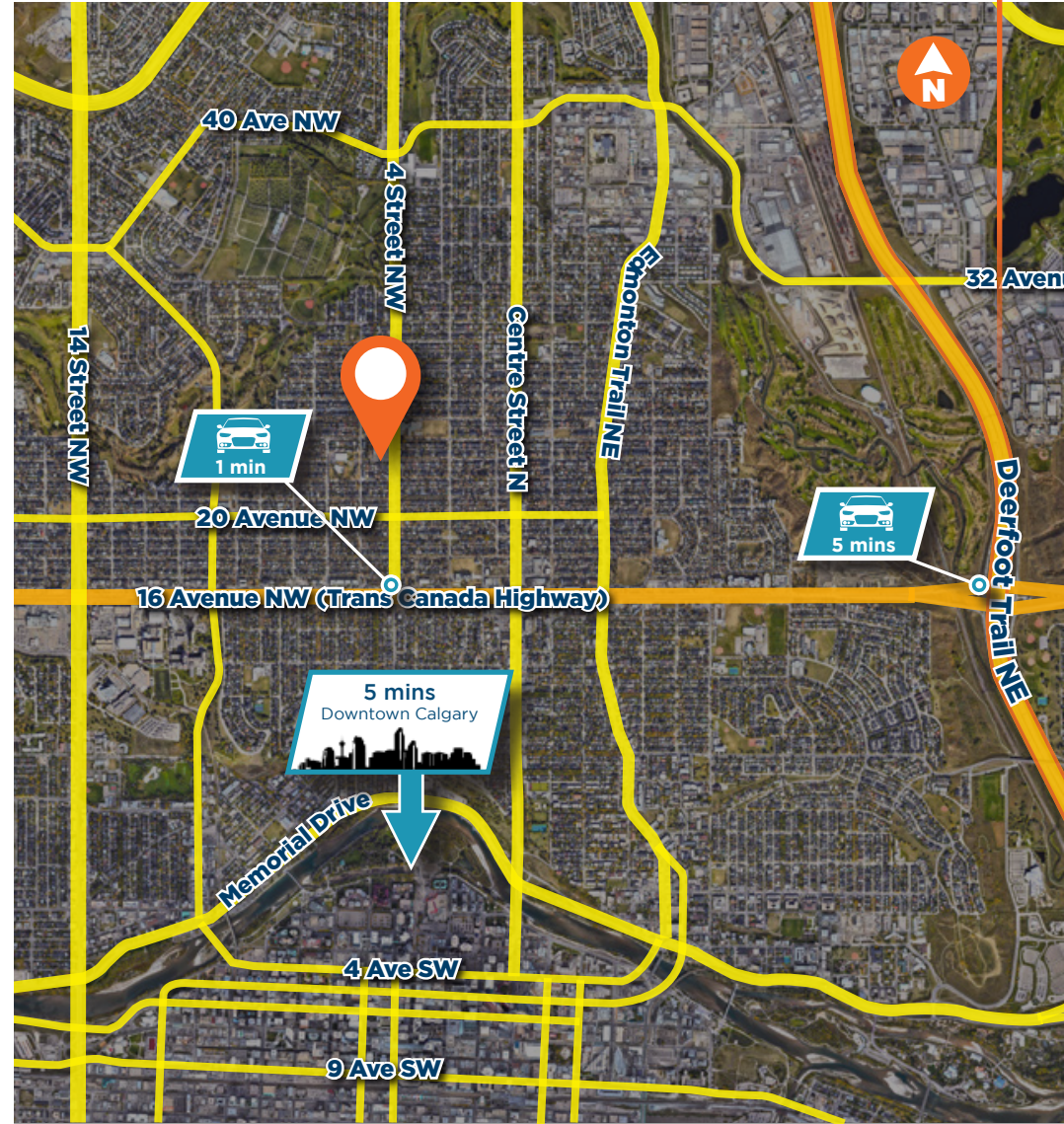
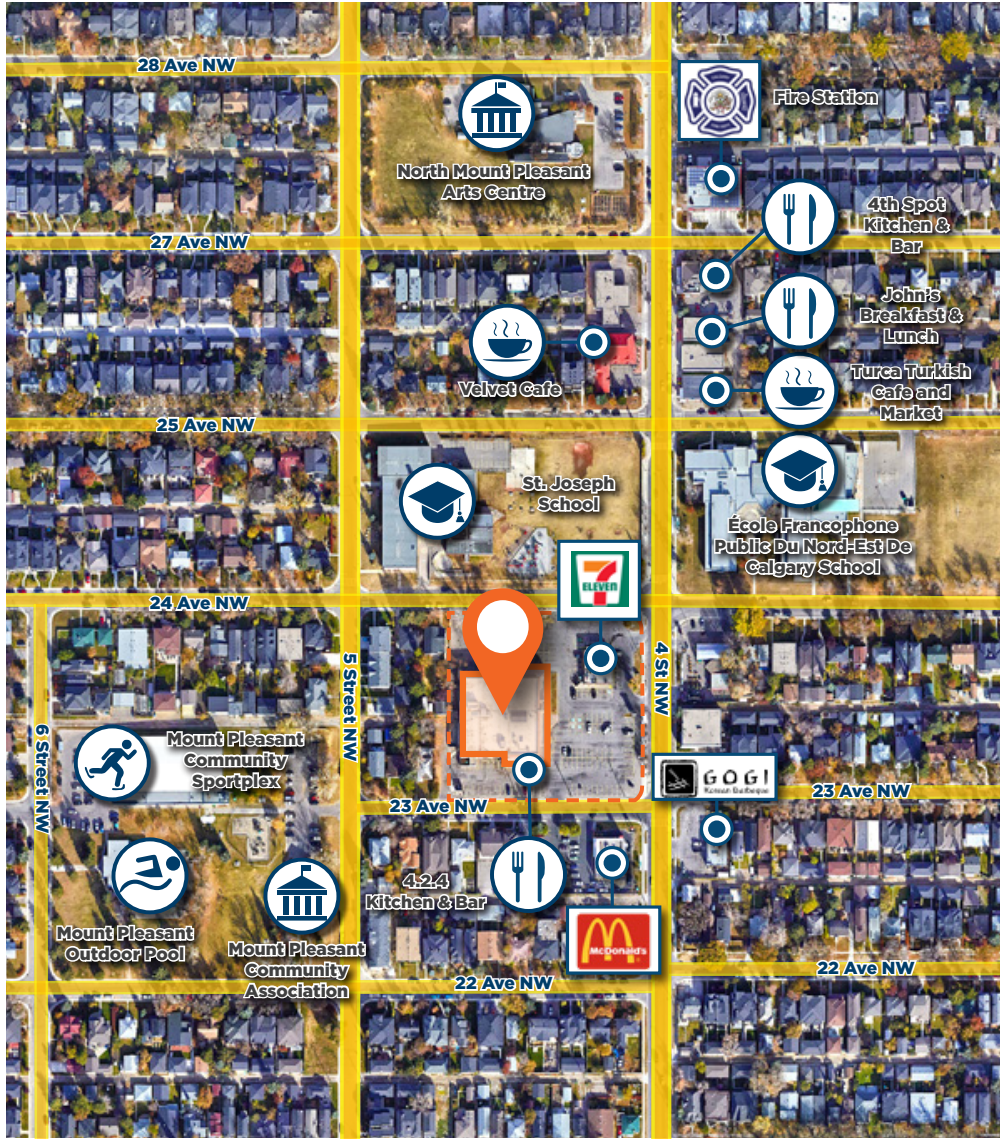
SUITE C | 4,584 SF



SUITE D | 7,084 SF



LOCATION



CDNGLOBAL

LEAD BROKER



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CDNGLOBAL.COM
CDN GLOBAL ADVISORS LTD.
736 - 6 Avenue SW, Suite 1010
Calgary, AB T2P 3T7

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