



Northwest Centre II | 4520 16th Avenue NW, Calgary, AB

Office Space For Lease

Enhanced Parking (1 Stall Per 395 SF)

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Property Overview

Northwest Centre II, located in Calgary's highly desirable northwest quadrant, offers prime office space with exceptional visibility along 16th Avenue NW (Highway 1) and excellent connectivity via Sarcee Trail, Stoney Trail, and Crowchild Trail. The property features a newly upgraded lobby, enhanced parking availability, on-site storage, and ongoing renovations to available office spaces. Steps from Edworthy Park and the Bow River pathway system, tenants also enjoy access to a fitness centre with changerooms and showers. Institutionally owned by True North Commercial REIT and professional managed by Starlight Investments, Northwest Centre II provides a rare opportunity in an "A" class location.

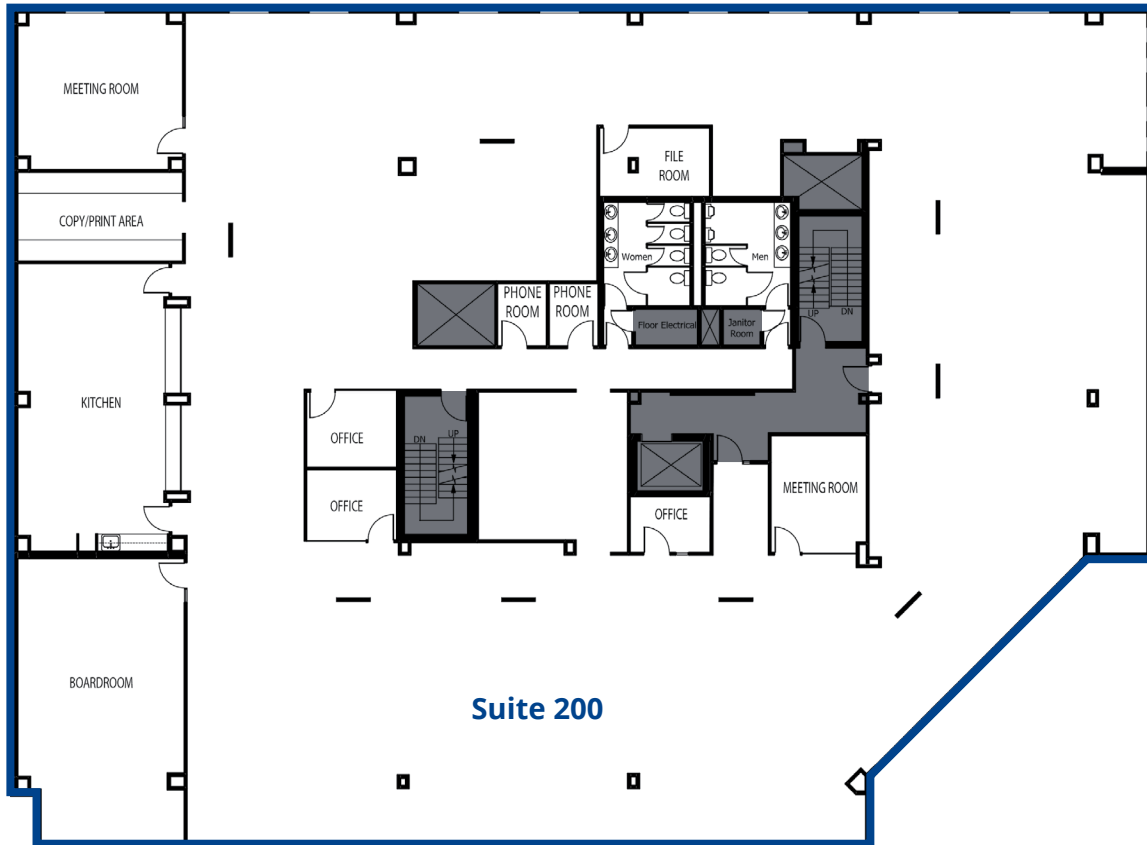
Available Space	Suite 200: 12,499 SF // Demising Options Available Suite 300: 11,727 SF // Furnished Test Fits Available
Net Rent	Market Rates
Operating Costs (2025 Estimate)	CAM: \$16.42 PSF/Annum Tax: \$3.16 PSF/Annum Total: \$19.58 PSF/Annum
Occupancy	Immediately
Building Size	31,175 SF
Zoning	C-COR2
Year Built	1981
Floors	3
Building Hours	7:00 a.m. to 5:30 p.m. // Monday to Friday
HVAC Hours	7:00 a.m. to 9:00 p.m. // Monday to Friday
Fibre Provider	Shaw & Telus
Parking	1 Stall Per 395 SF Underground // Market Rates 2-Hour Visitor Parking // Free of Charge
Transit	Bus Stops Serviced by Routes 40 & 180 Located Within 5-Minute-Walk from Building
Signage	Building Signage Available for Full Floor Tenants
Amenities	Fitness Centre with Changerooms and Showers Secure Bike Parking Shared Dock Loading Area On-Site Storage Available



Floor Plan



2nd Floor | As-Built



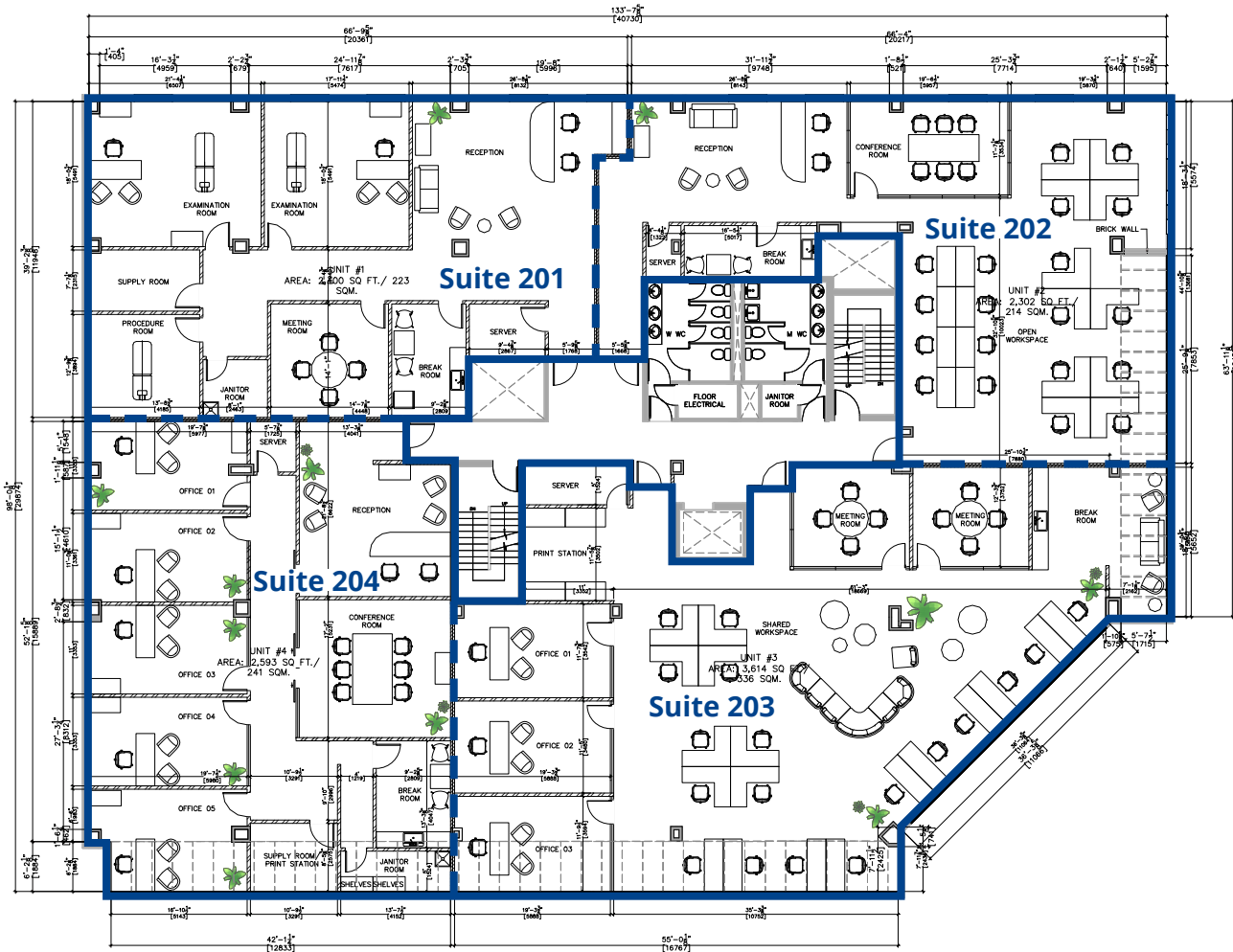
Suite 200 | 12,499 SF

- 3 Offices
- Boardroom
- 2 Meeting Rooms
- 2 Phone Rooms
- Open Area for Workstations
- Kitchen
- Copy/Print Area

Demising Options



2nd Floor | Demising Options



Suite 201 | ±2,400 SF

Medical User Test Fit

- 2 Exam Rooms
- Procedure Room
- Meeting Room
- Kitchen
- Reception Area
- Storage

Suite 202 | ±2,302 SF

Office User Test Fit

- Boardroom
- Open Area for 19 Workstations
- Kitchenette
- Reception Area

Suite 203 | ±3,614 SF

Office User Test Fit

- 3 Offices
- 2 Meeting Rooms
- Open Area for 18 Workstations
- Kitchen
- Reception Area
- Copy/Print Area

Suite 204 | ±2,593 SF

Office User Test Fit

- 5 Offices
- Boardroom
- Kitchen
- Reception Area
- Copy/Print Area

Floor Plan



3rd Floor | As-Built



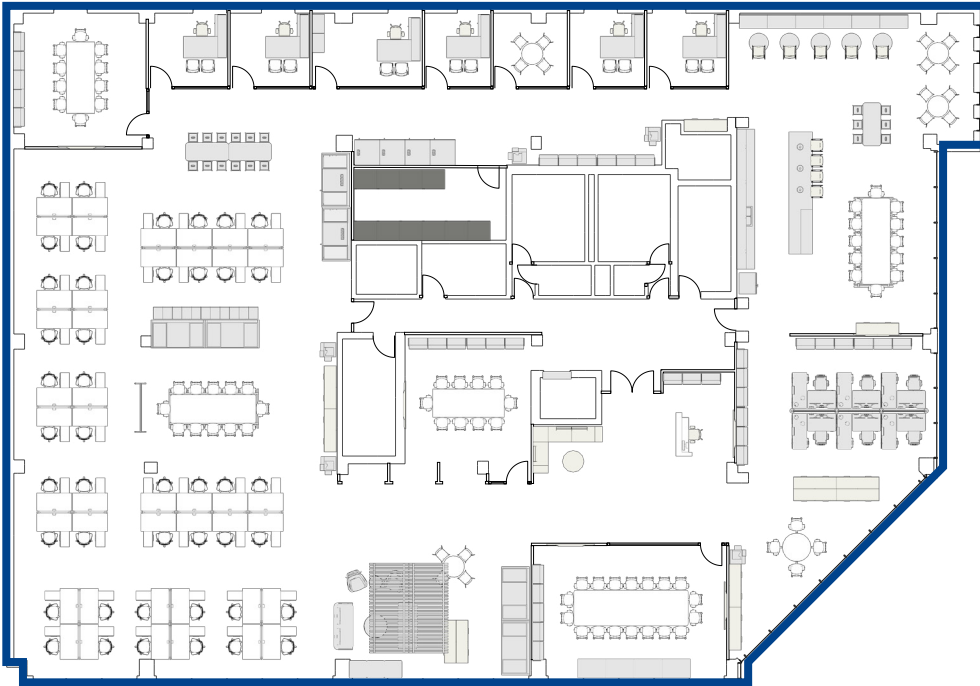
Suite 300 | 11,727 SF

- 5 Offices
- 2 Meeting Rooms
- Open Area for Workstations
- Kitchen
- Copy/Print Area
- Storage

Furnished Test Fits

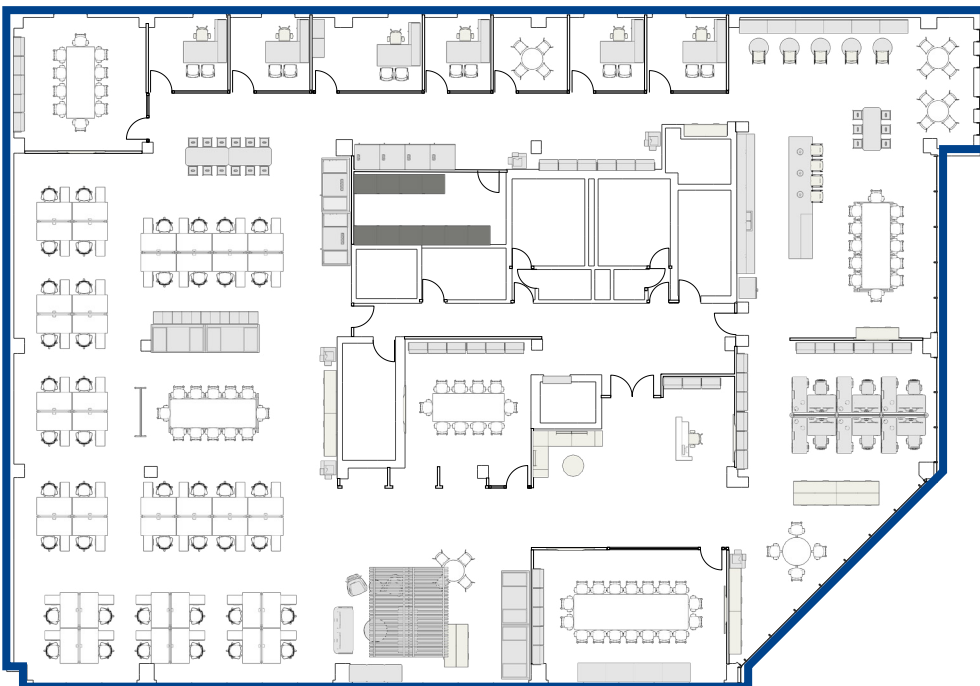


3rd Floor | Furnished Test Fit Layouts



Suite 300 | 11,727 SF Proposed Layout A

- 6 Offices
- 50+ Workstations
- 3 Boardrooms
- Meeting Room
- Kitchen/Staff Cafe
- Collaboration Area
- Reception

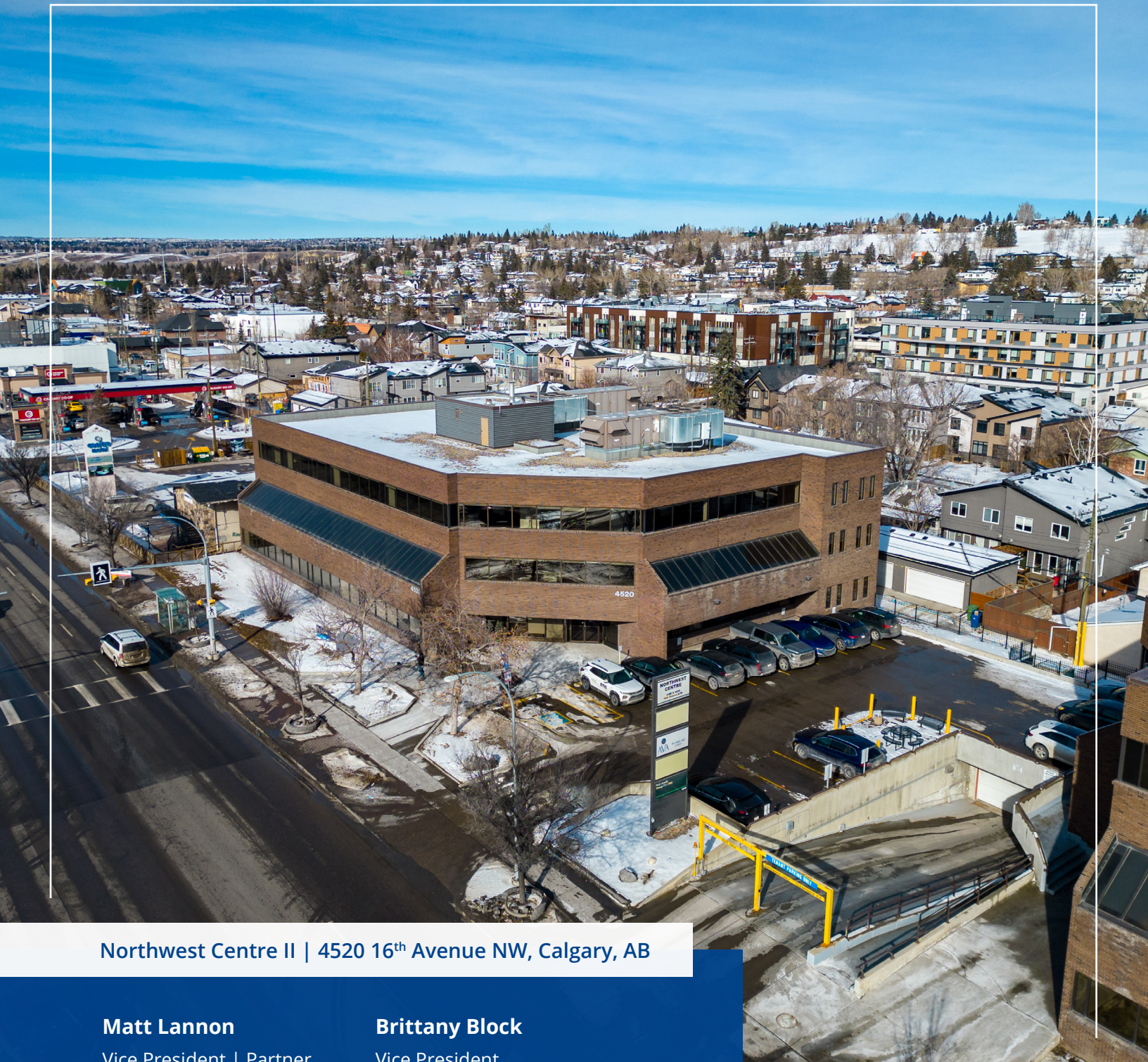


Suite 300 | 11,727 SF Proposed Layout B

- 11 Offices
- 52+ Workstations
- 4 Boardrooms
- Meeting Room
- Kitchen/Staff Cafe
- Collaboration Area
- Reception

Nearby Amenities





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