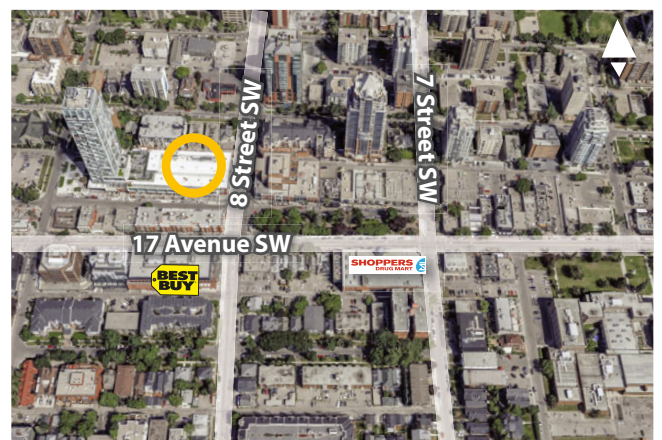


1,568<sub>sf</sub> – 6,045<sub>sf</sub>



## BELTLINE OFFICE SPACE FOR LEASE

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



**Allan Jones**, EXECUTIVE VICE PRESIDENT

c: 403-850-7621 • d: 403-294-7188 • [ajones@barclaystreet.com](mailto:ajones@barclaystreet.com)

**Murray Ion**, VICE PRESIDENT, PARTNER

c: 403-797-3103 • d: 403-294-7179 • [mion@barclaystreet.com](mailto:mion@barclaystreet.com)

**Anders O'Connor**, ASSISTANT (UNLICENSED)

c: 516-279-0198 • d: 587-393-9331 • [aoconnor@barclaystreet.com](mailto:aoconnor@barclaystreet.com)



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



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.

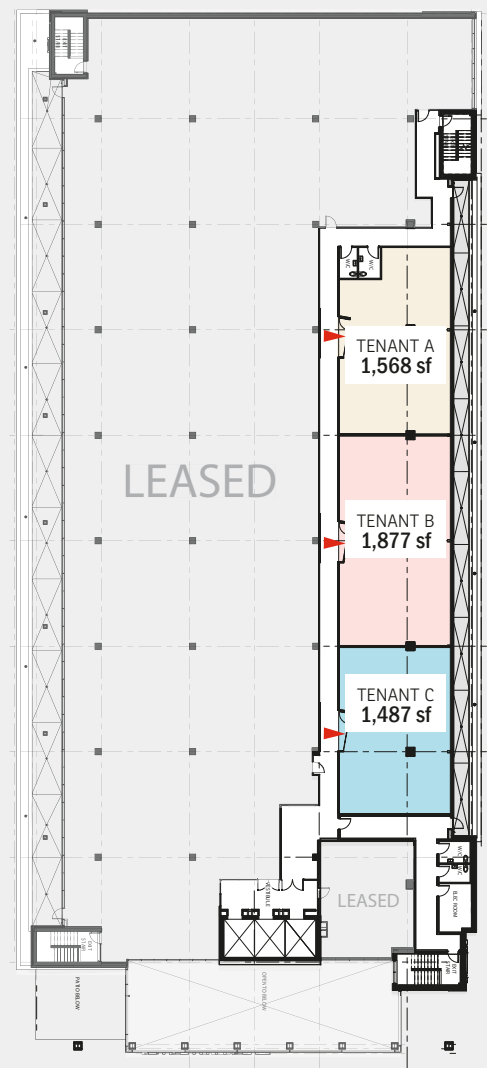
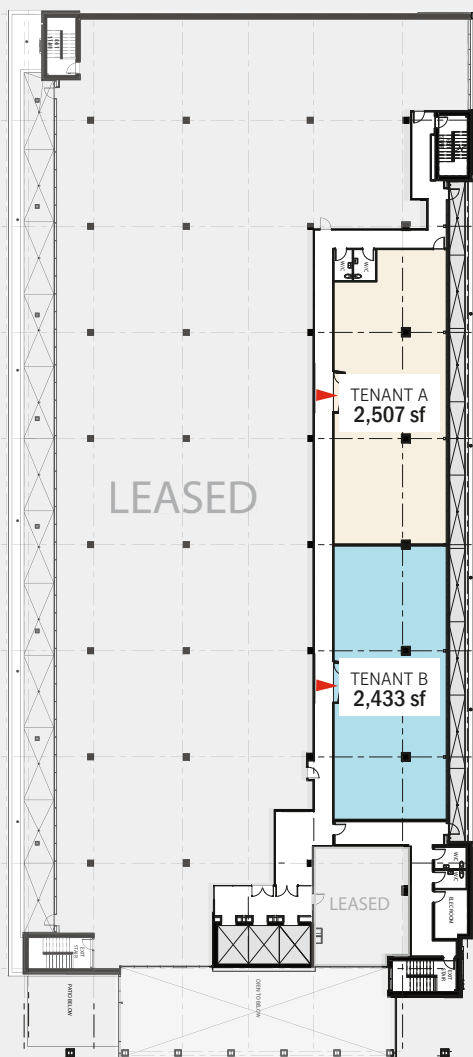
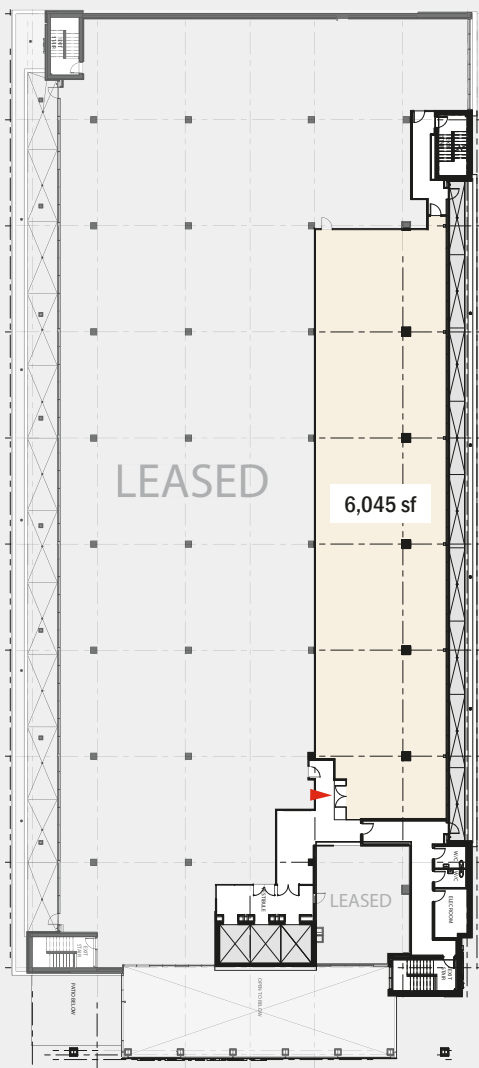
OP. COSTS AND TAXES:  
\$19.40 per sq. ft. (est.) plus utilities.

LEASE RATE: Market





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





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