

FOR LEASE

# MOUNTAINVIEW BUSINESS CAMPUS

BUILDING 300, 4000 4 STREET SE



## PROPERTY HIGHLIGHTS



1.2km to the North Bound 39th Ave  
CTrain Station



Recently renovated tenant fitness centre



Surface and underground parking



"A" Class Office Complex



Building signage available facing  
Blackfoot Trail



Access to conference centre/event/flex  
space in Building 200

### STUART WATSON

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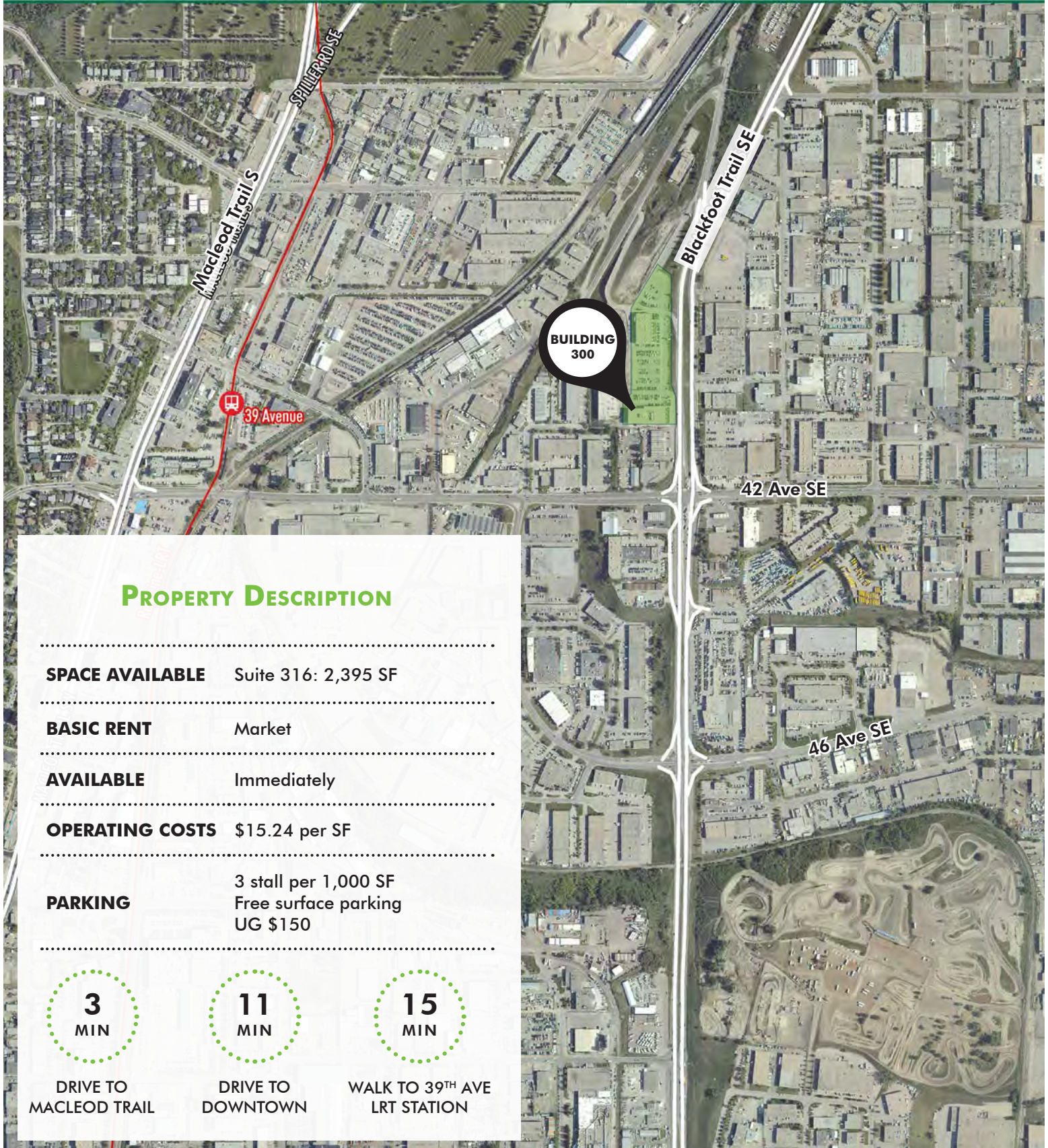
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**CBRE**



# MOUNTAINVIEW BUSINESS CAMPUS OVERVIEW



## PROPERTY DESCRIPTION

**SPACE AVAILABLE** Suite 316: 2,395 SF

**BASIC RENT** Market

**AVAILABLE** Immediately

**OPERATING COSTS** \$15.24 per SF

**PARKING** 3 stall per 1,000 SF  
Free surface parking  
UG \$150

**3**  
MIN

DRIVE TO  
MACLEOD TRAIL

**11**  
MIN

DRIVE TO  
DOWNTOWN

**15**  
MIN

WALK TO 39<sup>TH</sup> AVE  
LRT STATION

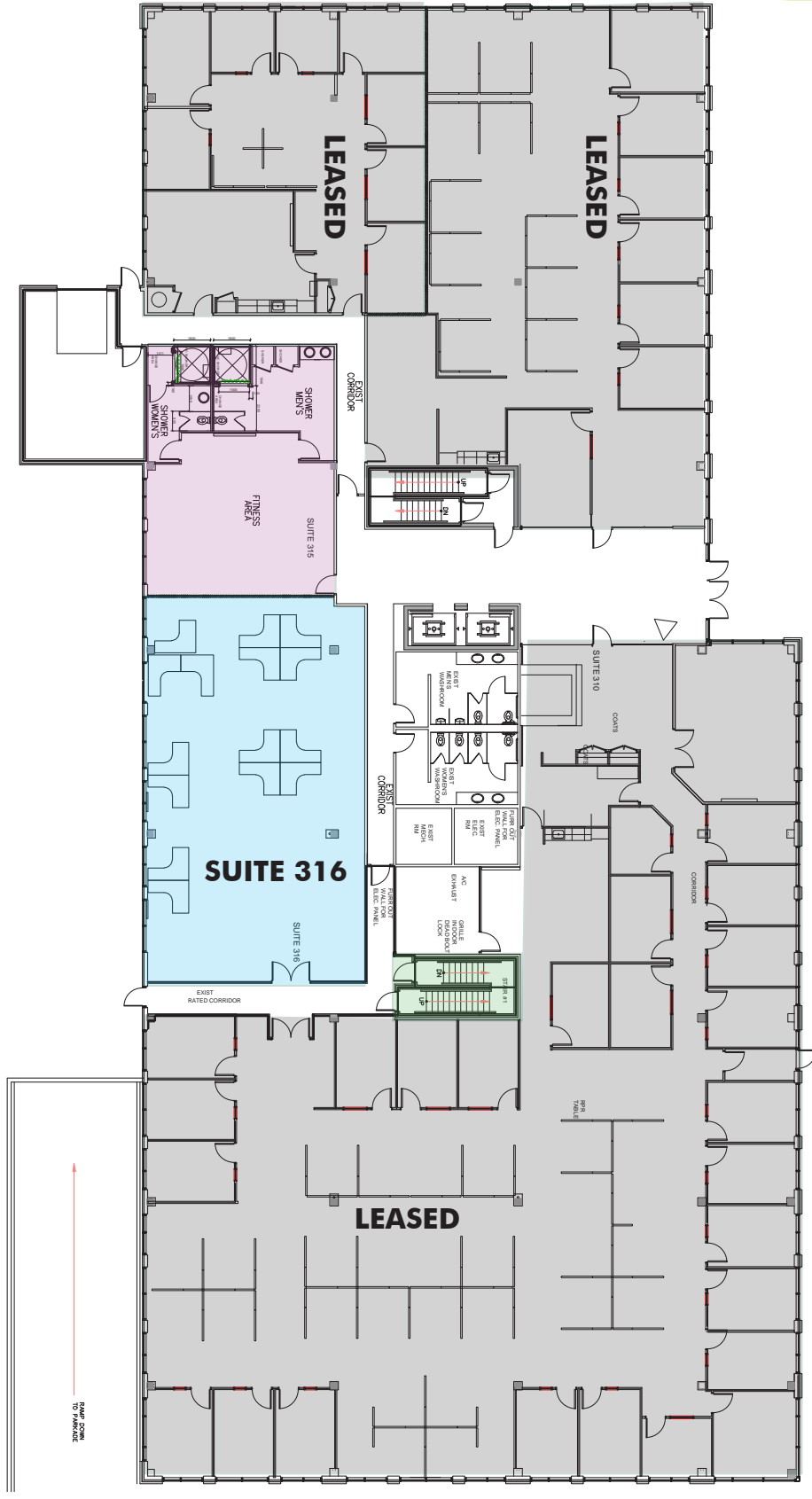


# THE PROPERTY



# FLOOR PLAN

- FITNESS CENTRE**
- SUITE 316  
2,395 SF**





# PROPERTY OVERVIEW



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