

**OFFICE SPACE ON 14<sup>TH</sup> STREET NW  
FOR LEASE**

# Campana Place

609 14th Street NW, Calgary

- Quick easy access to downtown core.
- Renovated main lobby, floor lobbies and washrooms on floors 2 and 3.
- Dedicated visitors parking.
- Close to amenities and restaurants
- Good parking ratio.

From **1,037** sf  
to **8,318** sf

**3 SHOW SUITES**  
AVAILABLE FOR IMMEDIATE OCCUPANCY



PROPERTY OWNED BY



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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**BARCLAY STREET**  
REAL ESTATE



LOCAL EXPERTISE MATTERS

## LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
609 14th Street NW, Calgary

### AVAILABLE FOR LEASE:

- 3,944 sq. ft. Suite 205 **SHOW SUITE**
- 2,458 sq. ft. Suite 201
- 1,188 sq. ft. Suite 206
- 1,300 sq. ft. Suite 303
- 1,802 sq. ft. Suite 304
- 1,429 sq. ft. Suite 306 **SHOW SUITE**
- 1,037 sq. ft. Suite 301 **SHOW SUITE**
- 4,050 sq. ft. Suite 302

**TENANT IMPROVEMENTS:**  
Negotiable

### PARKING:

1 reserved stall per 570 sq. ft.  
at \$225 per month rate

### OP. COSTS & TAXES:

Op. Costs: \$13.49

Taxes: \$3.38

Total: \$16.87 (est. for 2021)

**NET RENT:** Market rates



Renovated floor lobbies on floors 2 and 3



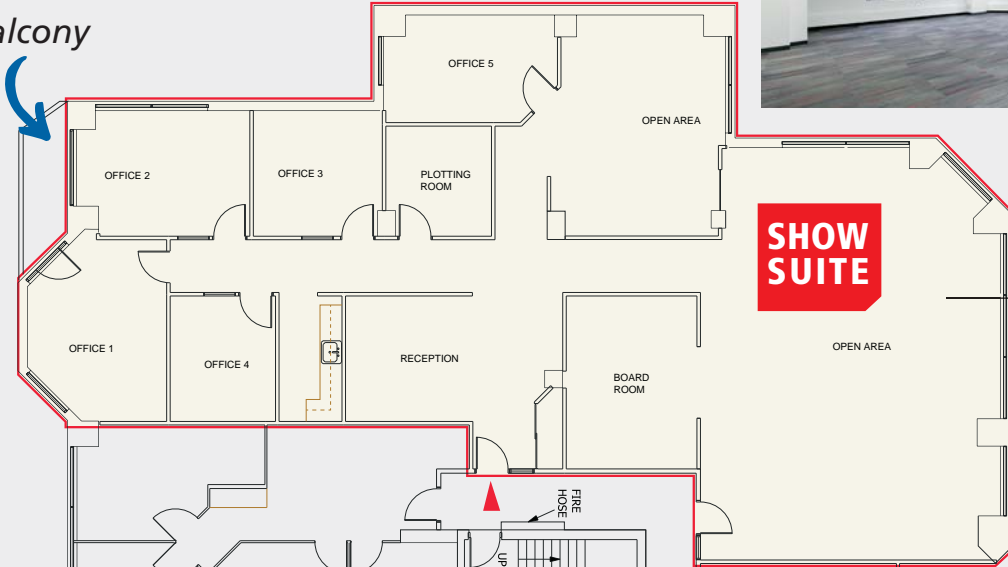
Renovated main lobby.

**2ND FLOOR**



Suite 205

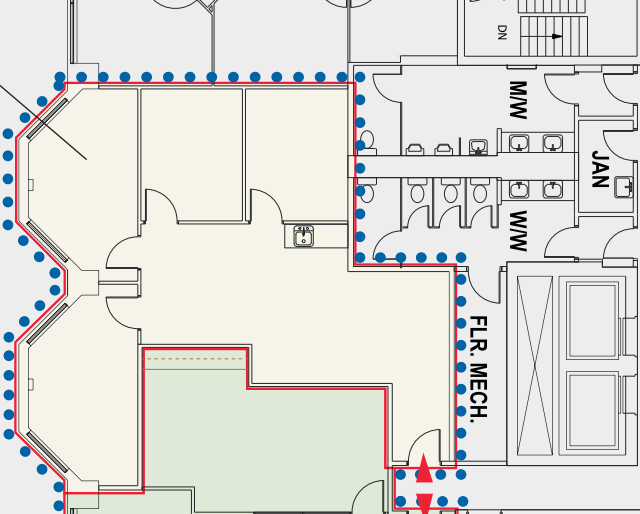
Balcony



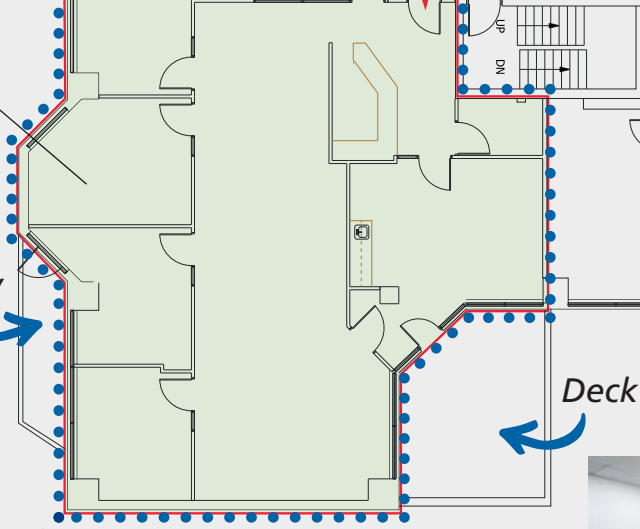
**SHOW SUITE**

SUITE 205  
**3,944** SQ.FT.  
AVAILABLE IMMEDIATELY

SUITE 206  
**1,188** SQ.FT.  
AVAILABLE IMMEDIATELY



SUITE 201  
**2,458** SQ.FT.  
AVAILABLE IMMEDIATELY



Balcony

Deck

**SECOND FLOOR CONTIGUOUS**  
SUITE 201 + SUITE 206  
**3,646** SQ.FT.



Suite 201



Deck

# 3<sup>RD</sup> FLOOR

THIRD FLOOR CONTIGUOUS  
SUITE 301 + SUITE 302 + SUITE 304 + SUITE 304  
UP TO **8,318** SQ.FT.

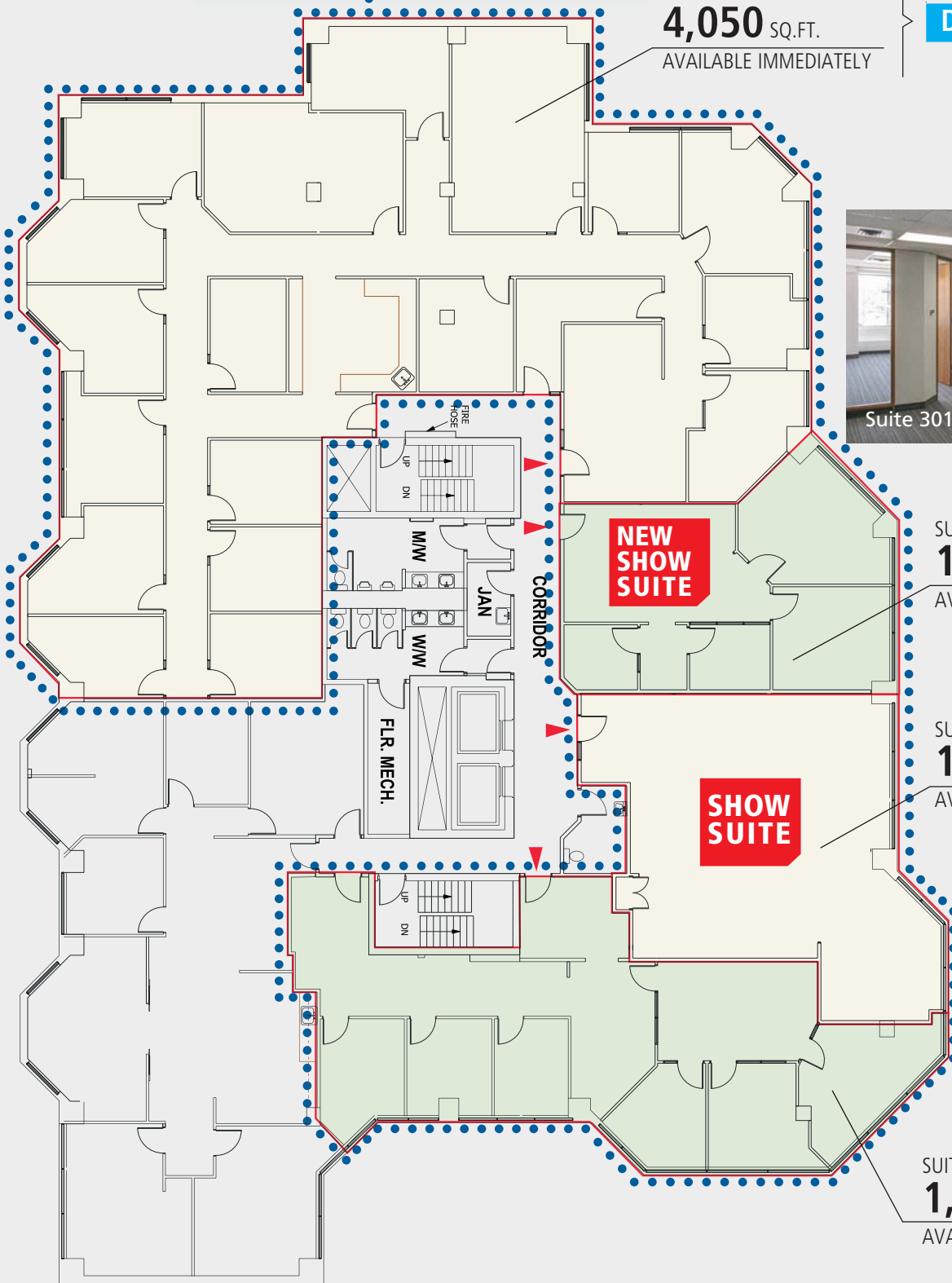


SUITE 302  
**4,050** SQ.FT.  
AVAILABLE IMMEDIATELY

**Demisable**



Suite 301



SUITE 301  
**1,037** SQ.FT.  
AVAILABLE IMMEDIATELY

SUITE 306  
**1,429** SQ.FT.  
AVAILABLE IMMEDIATELY

SUITE 304  
**1,802** SQ.FT.  
AVAILABLE IMMEDIATELY

PROPERTY OWNED BY



**ARTIS**  
REIT

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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