



NORTHWEST CENTRE II

4520 16 AVE NW | CALGARY, AB

4520

OFFICE SPACE
AVAILABLE FOR LEASE



Highlights:

- Office building in an “A” class location
- Institutional Ownership and professionally managed by Starlight Investments & True North Commercial REIT
- Direct exposure on 16th Ave., NW (Hwy #1)
- Easy access via Sarcee Trail, Stoney Trail & Crowchild Trail
- Walking distance to Edworthy Park
- Excellent access to the Bow River pathway
- Recent lobby upgrades
- On-site storage capacity available
- On-site fitness center with changeroom and shower
- Dedicated loading area



ABOUT THE BUILDING

Northwest Centre II is located in a highly sought after location, with direct access to Hwy 1 and close proximity to downtown Calgary.



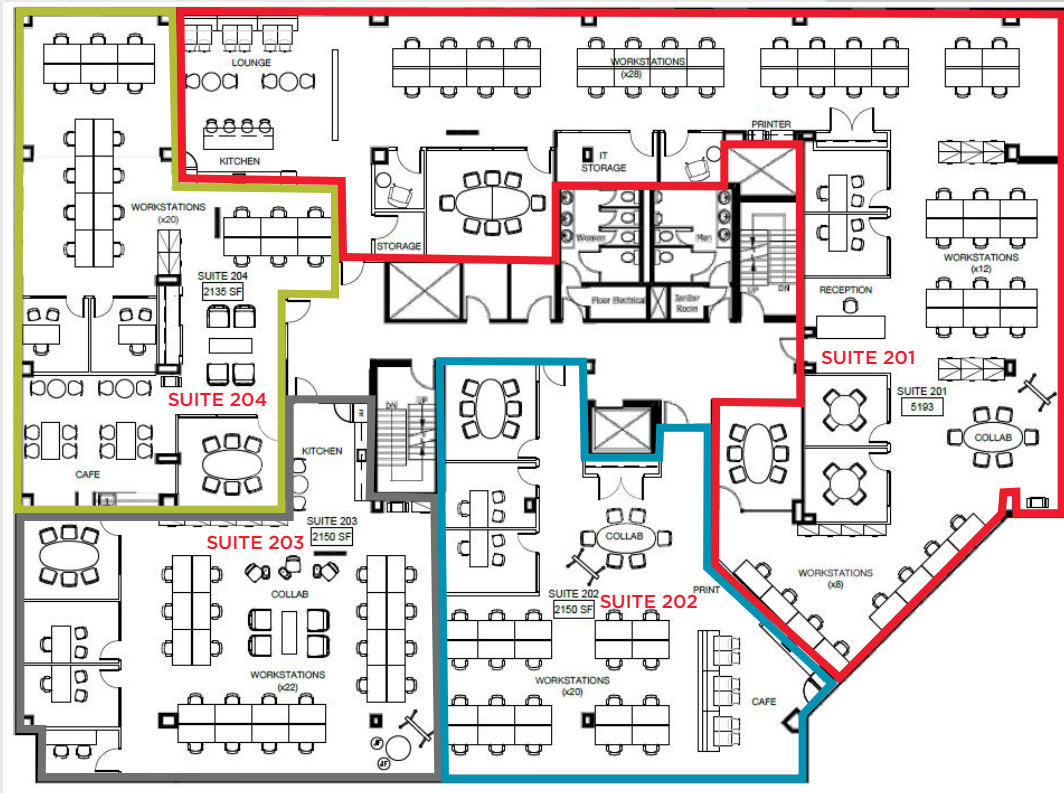
Availabilities:

Year Built:	1981
Suite 150:	1,986 sf LEASED
Suite 200:	12,499 sf (demising options available)
Suite 300:	11,727 sf
Lease Rates:	Market Lease Rates
Operating Costs:	\$17.57 psf (est 2024)
Parking:	1:500 psf
Parking Rates	\$175.00/per stall/per month for reserved underground
	Free one-hour visitor parking
Signage Opportunity:	Building signage for a full floor tenant



SUITE 200 - 12,499 SF

Available November 1, 2024



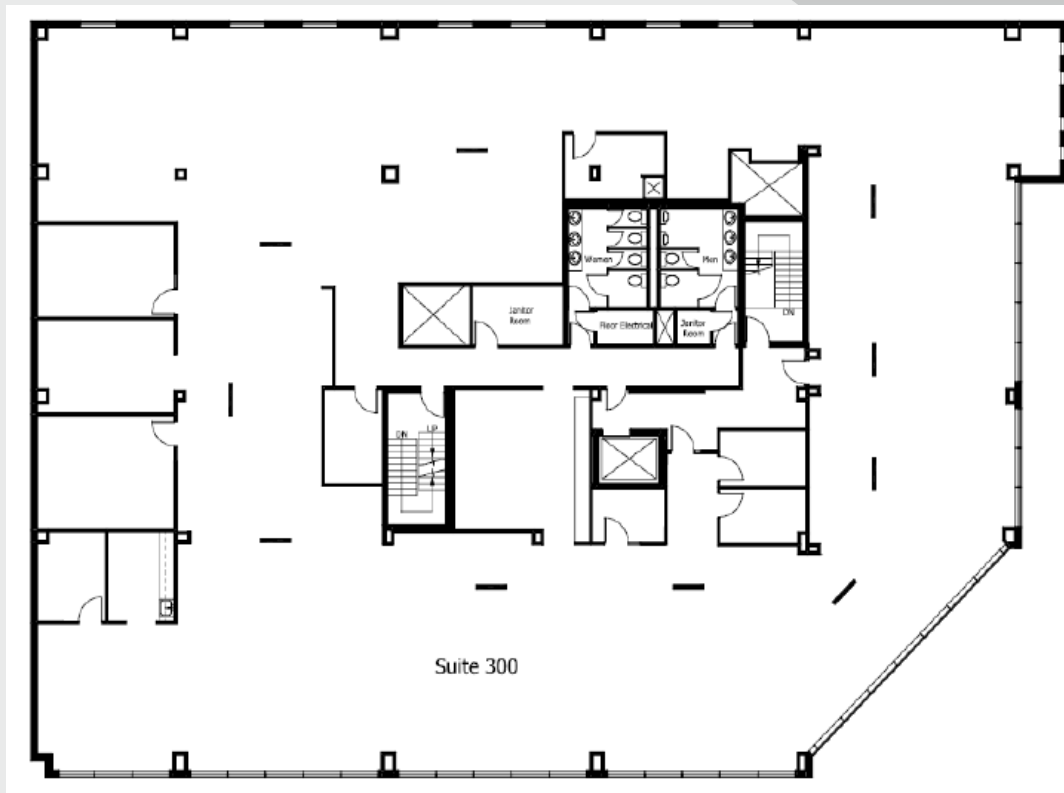
PROPERTY PHOTOS

SUITE 200

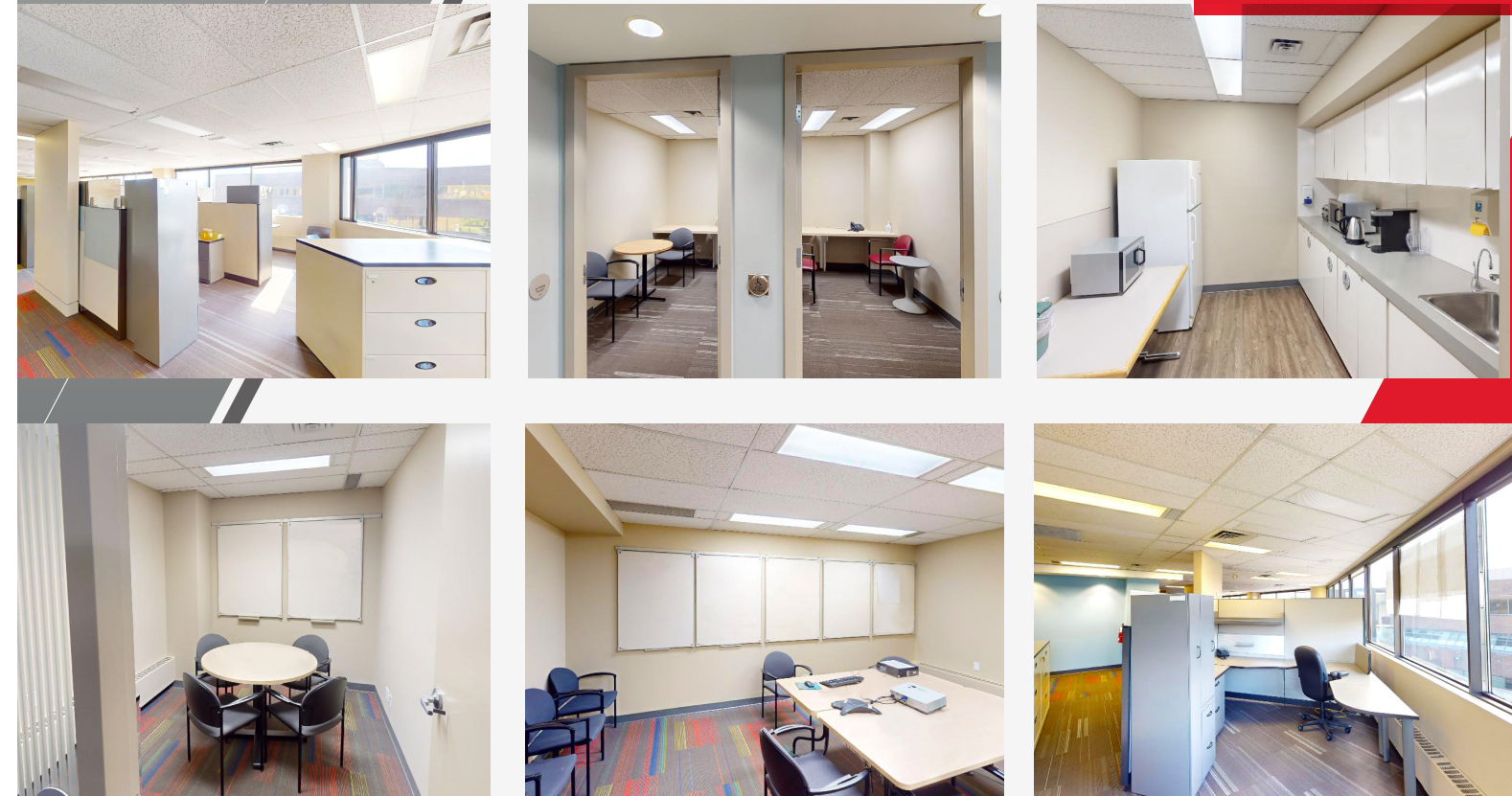


SUITE 300 - 11,727 SF

Available November 1, 2024



SUITE 300



AREA AMENITIES



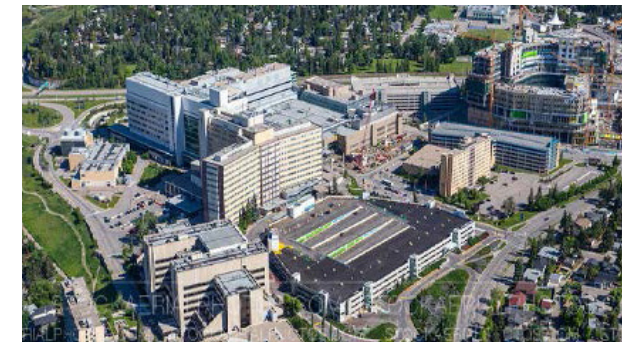
Bus Routes Servicing this area:
 #1 - Bowness / Forest Lawn
 #40 - Crowfoot / North Hill
 #305 - BRT Bowness Rd NW

20
 RESTAURANTS,
 COFFEE SHOPS
within 3 km

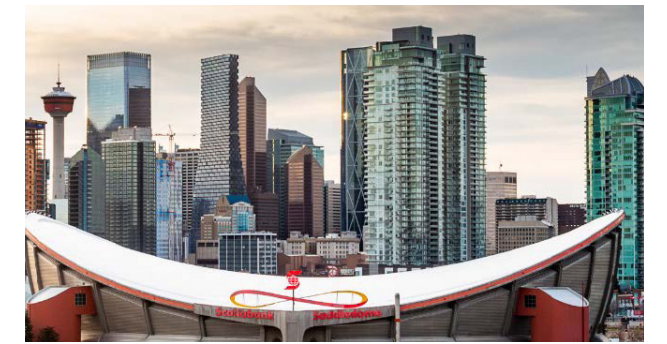
4
 HOTEL SUITES
 & INNS
within 3 km

46
 RETAILS SHOPS,
 PHARMACIES
within 3 km

DRIVE TIMES



5 MINS Foothills Medical Centre



18 MINS Scotiabank Saddledome

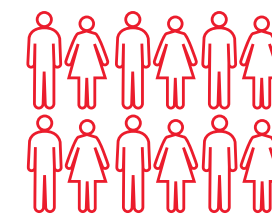


14 MINS Downtown Calgary



35 MINS YYC Airport

AREA DEMOGRAPHICS



54,190
 Total Population
within 3 km



94%
 Bachelor's Degree
within 3 km



\$139,382
 Avg. Household Income
within 3 km



CONTACT INFORMATION

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