

FOR LEASE



Mission Centre

2303 - 4TH STREET SW CALGARY | AB



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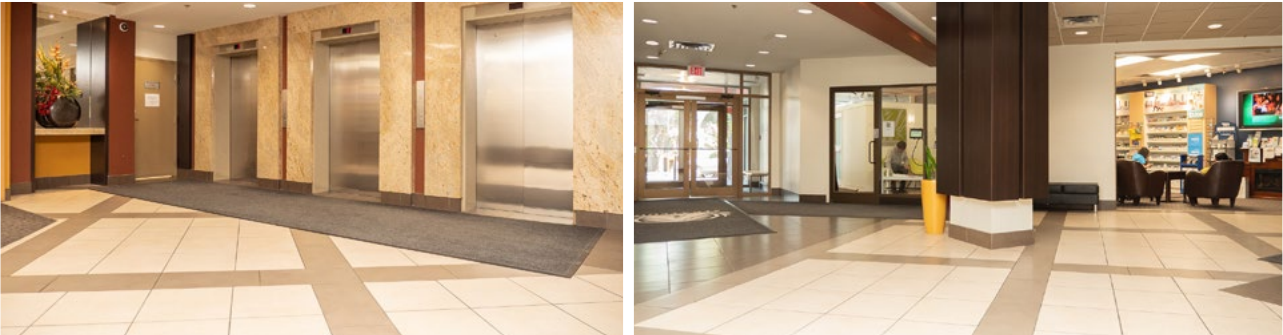
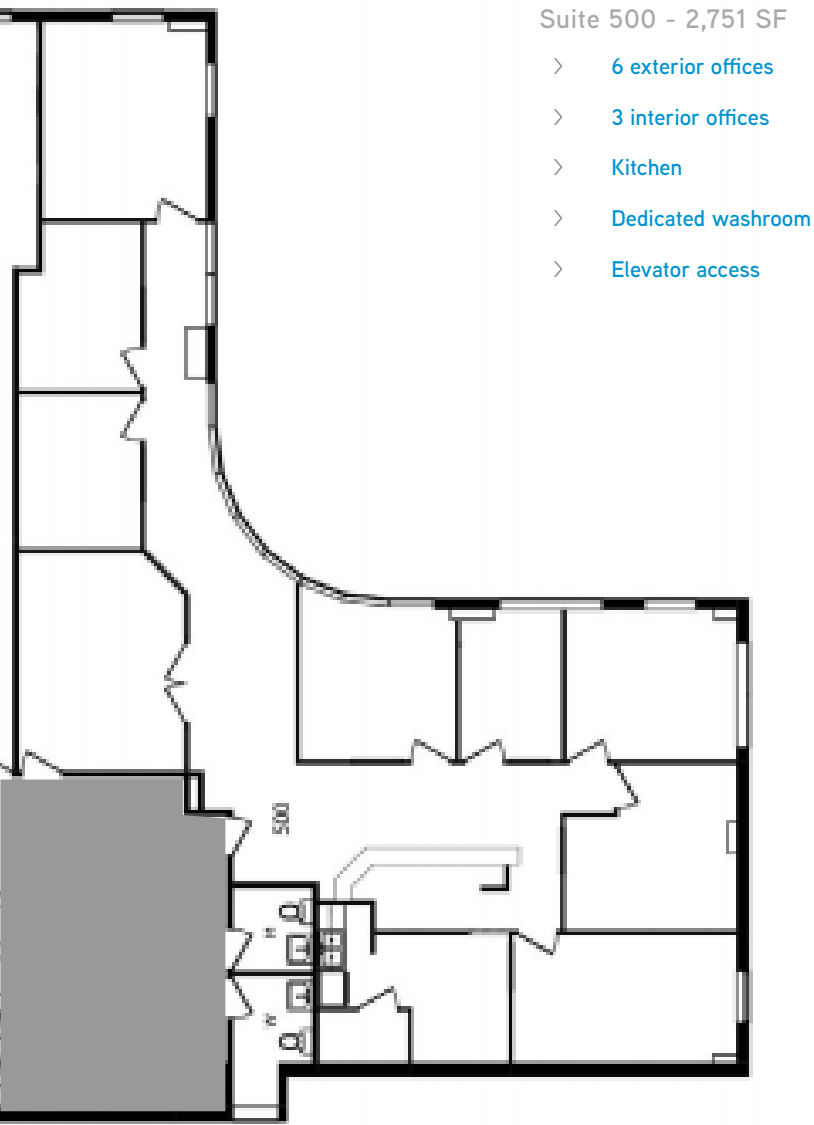
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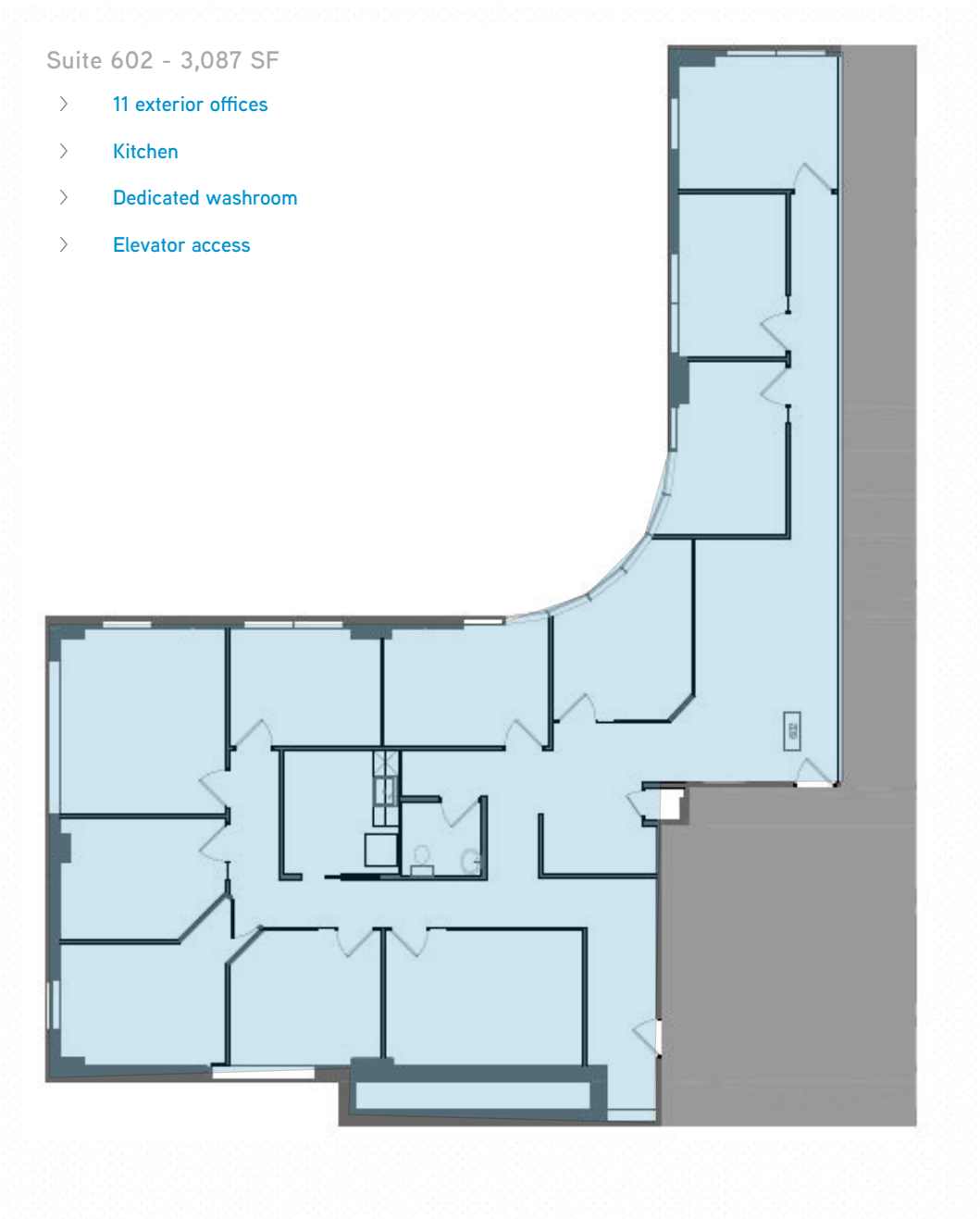
BUILDING DETAILS

Available Space	Suite 500: 2,751 SF Suite 602: 3,087 SF Suite 610: 821 SF Suite 801: 2,021 SF
Occupancy Date:	Immediately
Net Rent	Market Rates
Op. Costs	\$21.90 per SF (2019 est.)
Term	5-10 Years
Available	Immediately
Parking:	1:448 SF Covered: \$215.00/stall/month Underground: \$250.00/stall/month *BEST PARKING RATIO IN MISSION*
Estimated Op. Costs and Taxes:	\$21.90 per SF (2019 est.)
No. of Floors:	11
Rentable Area:	76,410 SF
Avg. Floor Plate:	7,546 SF
Constructed:	1974
Comments	Located in the heart of the Mission District 20-minute walk to the Downtown core Numerous amenities within the immediate area Main-level clinic and pharmacy

FLOORPLANS



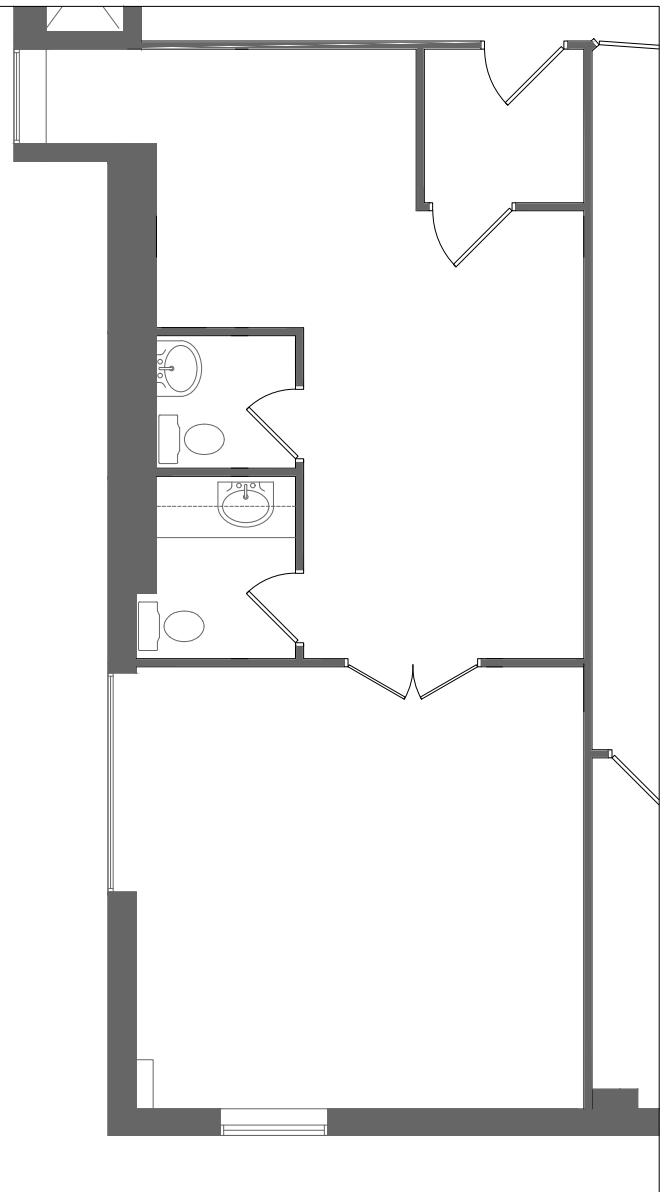
FLOORPLANS



FLOORPLANS

Suite 610 - 821 SF

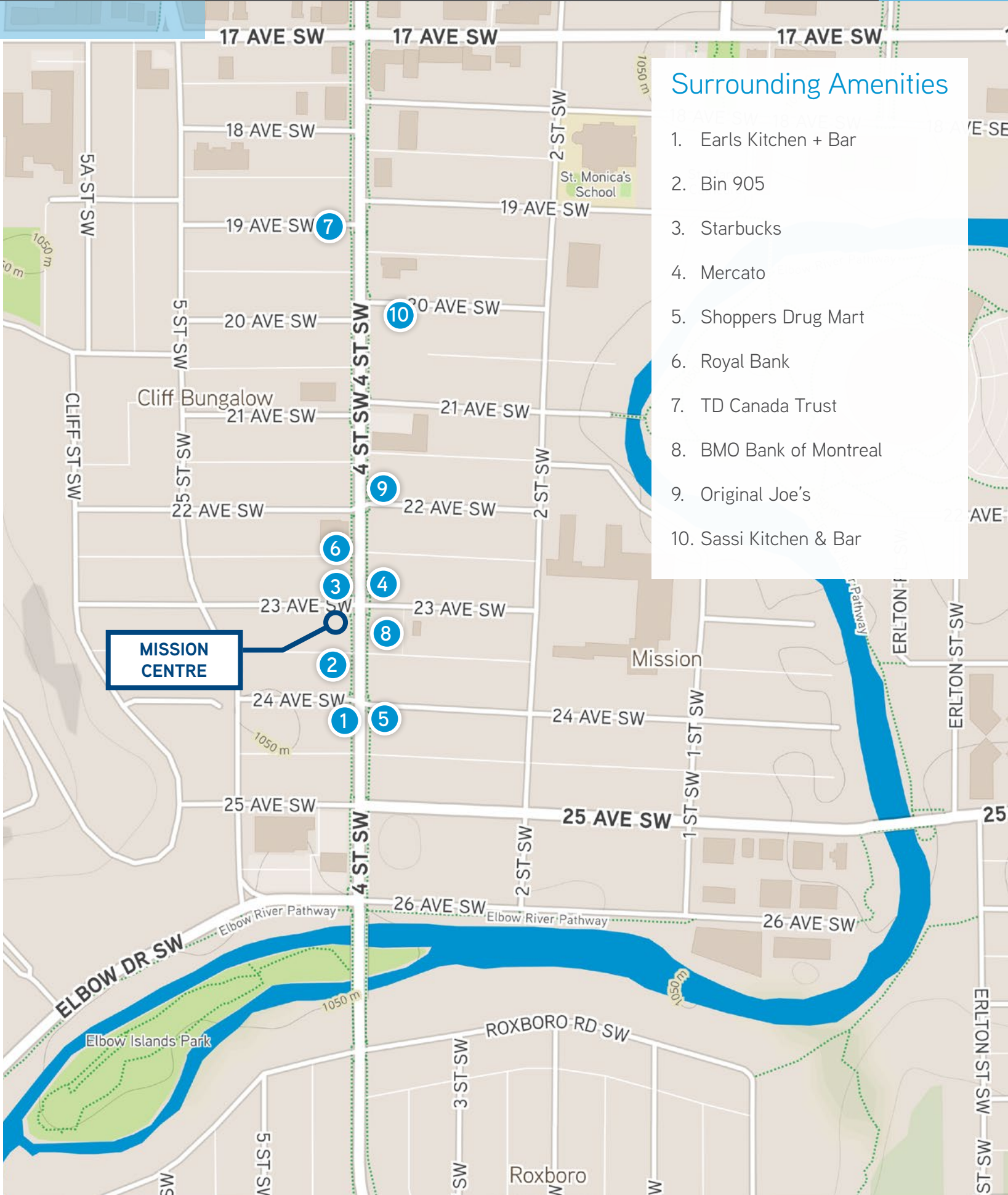
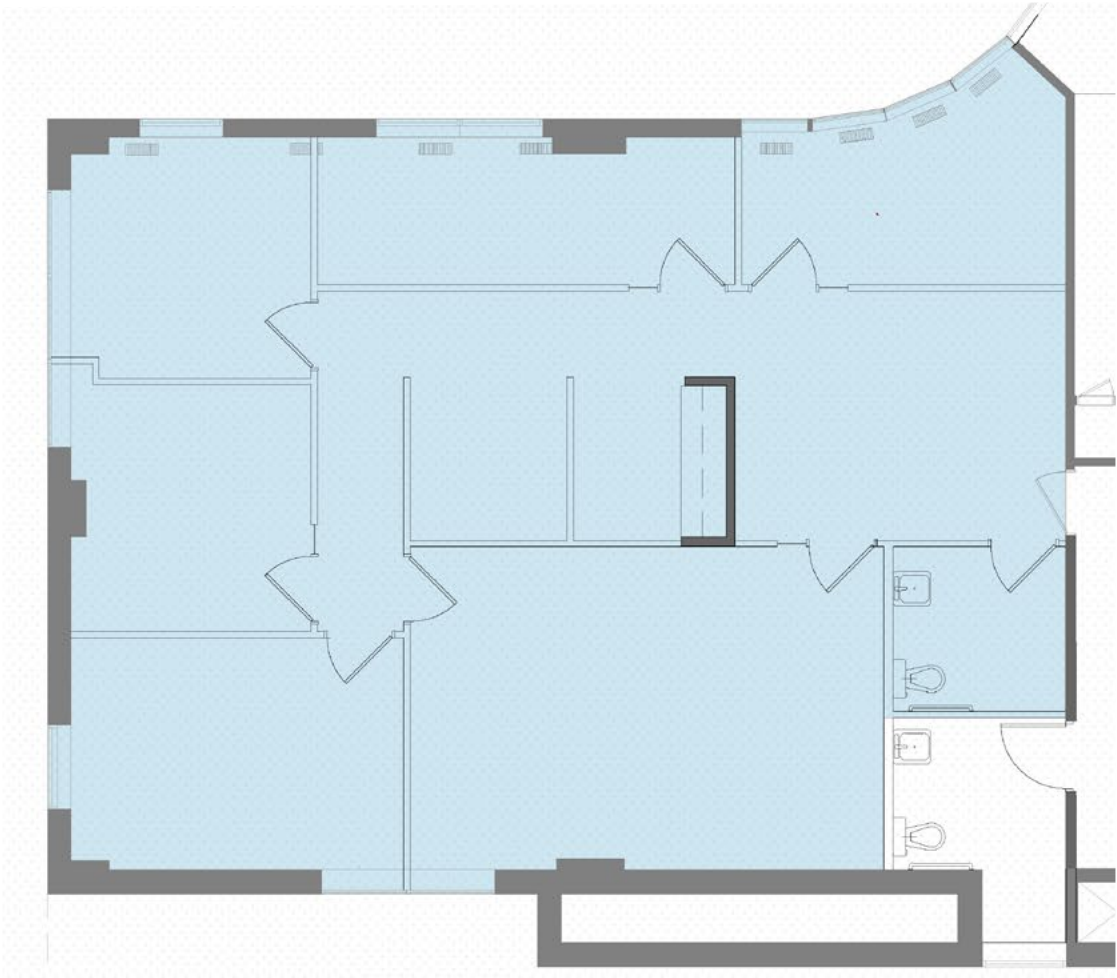
- > In suite washroom
- > Meeting room
- > Open area



FLOORPLANS

Suite 801 - 2,021 SF

- > 5 Offices
- > Kitchen Area
- > Dedicated washroom
- > Meeting Room
- > Elevator access



Surrounding Amenities

1. Earls Kitchen + Bar
2. Bin 905
3. Starbucks
4. Mercato
5. Shoppers Drug Mart
6. Royal Bank
7. TD Canada Trust
8. BMO Bank of Montreal
9. Original Joe's
10. Sassi Kitchen & Bar



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