

20/20 - 4TH STREET

2020 - 4TH STREET SW, CALGARY, ALBERTA

Colliers
INTERNATIONAL

900, 335 - 8th Avenue SW
Calgary, AB T2P 1C9
403 266 5544
www.collierscanada.com



Property Information			
AVAILABLE AREAS:	Suite 320: 1,508 SF* Suite 330: 2,248 SF* *Contiguous for 3,756 SF	ASKING RATE:	Market Rates
TERM:	7 - 10+ Years	PARKING:	1:455 sq. ft. \$250.00 / Stall / Month Underground
OPERATING COSTS:	\$24.88 (2019)	COMMENTS:	"AA" class mixed-use development located on 4th Street and 20th Avenue SW, in trendy Mission
TENANT IMPROVEMENT ALLOWANCE:	Negotiable Improvement Packages Available		

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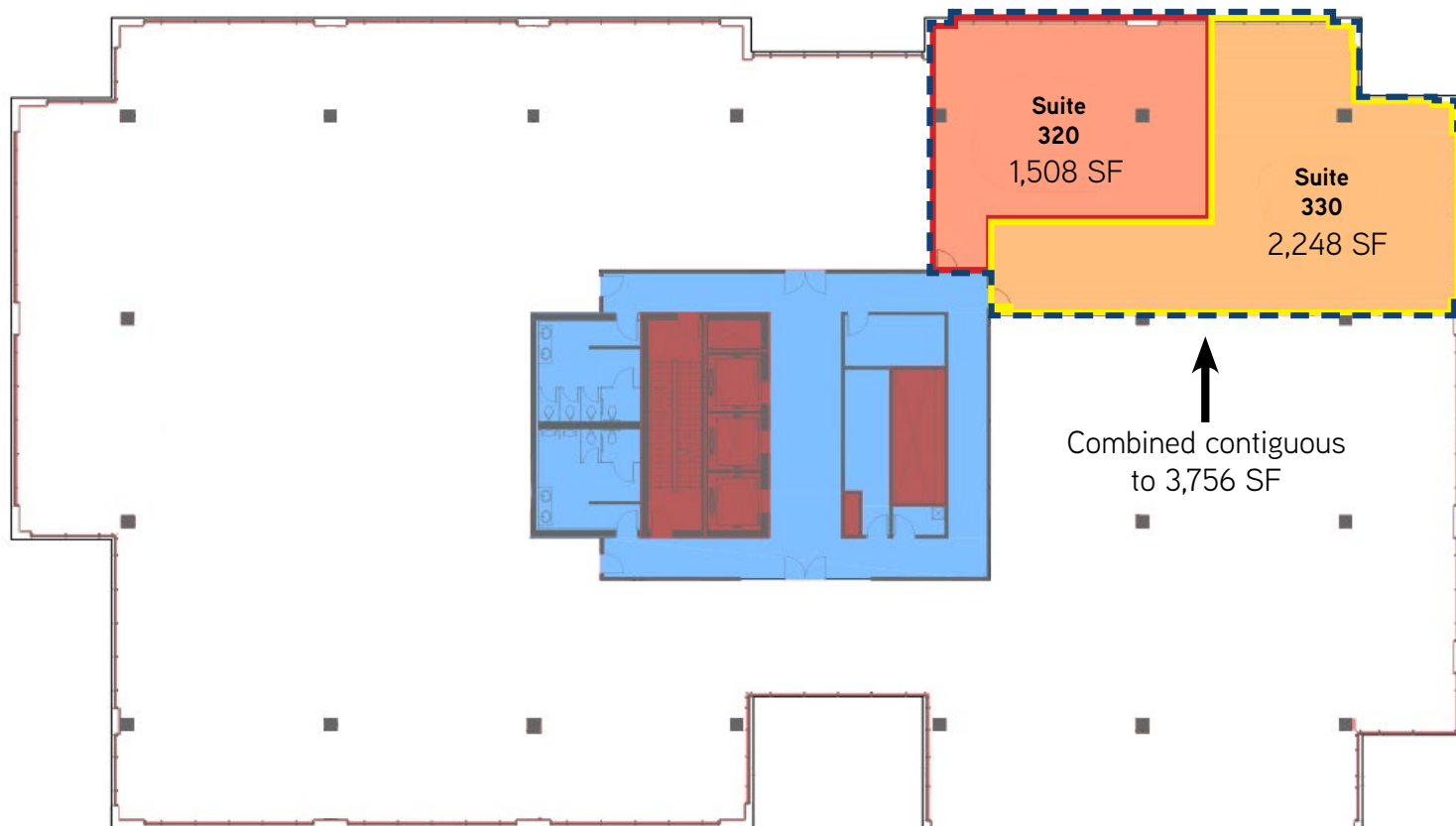
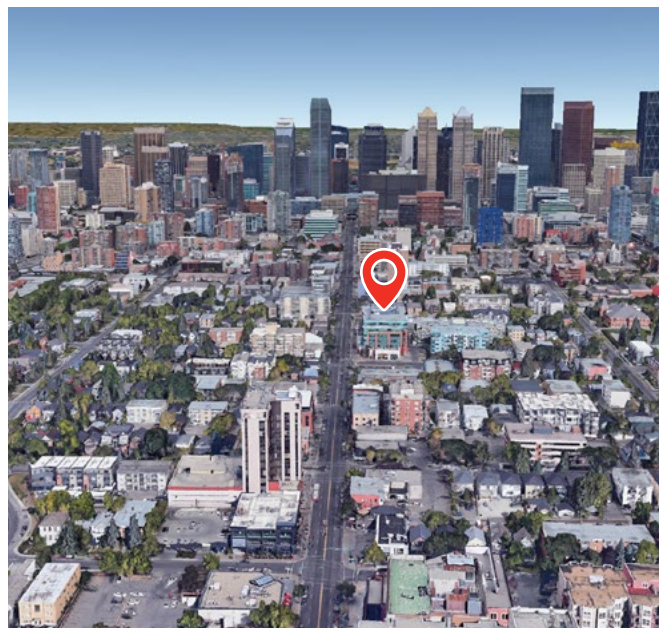
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PROPERTY HIGHLIGHTS

- 1.4 kms driving distance to the downtown core; 1.3 kms to the Victoria Park Stampede LRT Station
- 15 minute walk to the downtown core (+15 connection) and the LRT line
- 6 minute walk to the Talisman Centre
- Main floor retail:
 - Pomo Kitchen
 - Blaze Fire Pizza
 - Five Guys
 - OP to go
 - Today's Dentistry
 - Uptown Boutique
- The building features on-site amenities such as a fitness facility, including showers and locker rooms, golf simulator, as well as bike storage



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