

# Southeast Main Floor Office For Sublease



## MOUNTAIN VIEW BUSINESS PARK - BUILDING 300

4000 - 4th Street SE, Calgary | AB

Mountain View Business Park is a conveniently situated development located directly on Blackfoot Trail. Easy access and egress with public transportation located within a 5 minute walk of the development. There are numerous food amenities in the surrounding area with a short drive to additional amenities. The development boasts ample surface parking and a heated underground parkade for tenants.

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Specifications

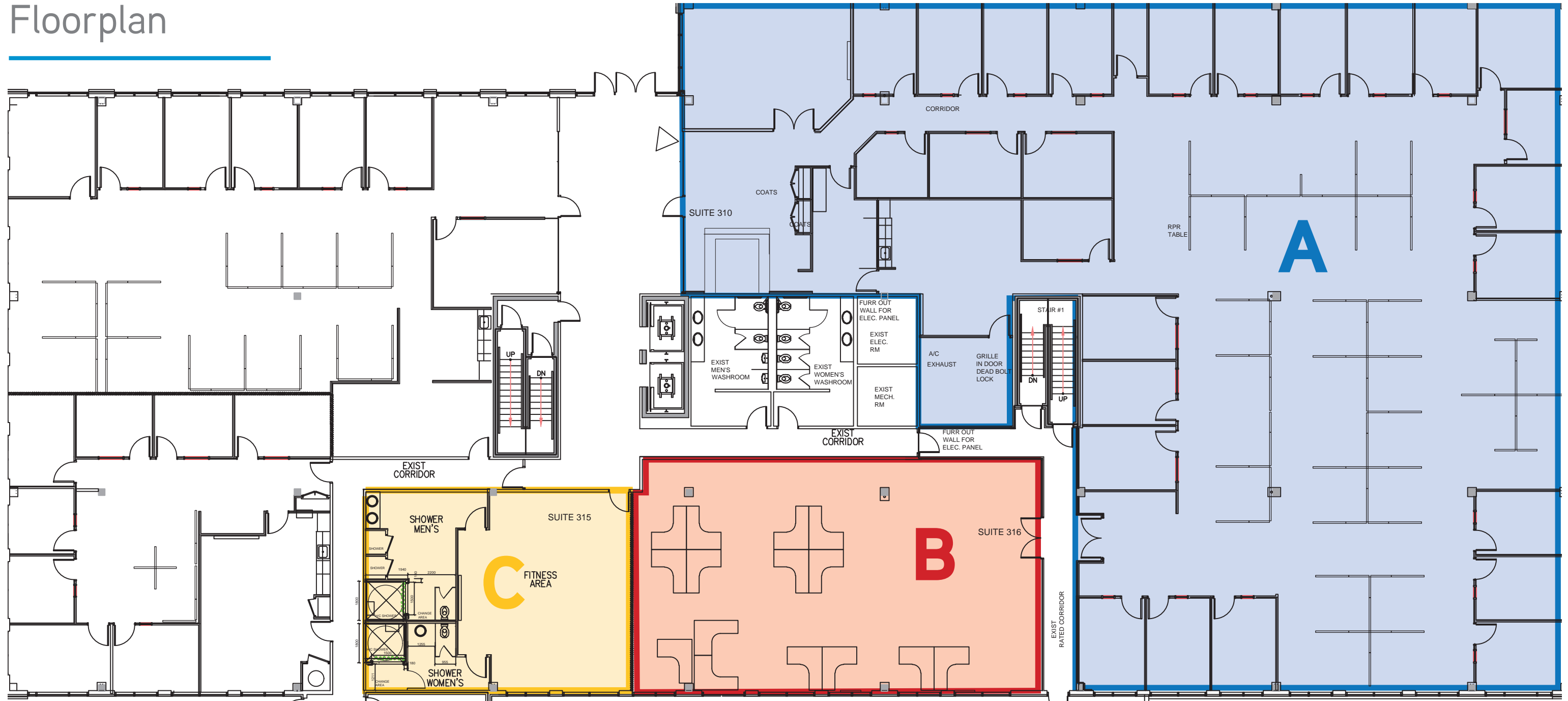
Municipal Address	Suite 312, 4000 - 4th Street SE
Year Built	2008
Building Class	A
Available Space	Main Floor: Up to 16,741 SF
Term Expiry	September 30th, 2021
Sublandlord	Global Raymac Surveys Inc.
Net Rent	Market Sublease Rates
Op Costs (2019 est.)	\$14.26 PSF
Availability	60-90 Days
Parking	> 1 stall per 500 SF
	> 20 reserved underground stalls, \$150/stall/month
	> 30 surface stalls, free of charge
	> Visitor parking, free of charge
Signage	> Podium signage with direct exposure to Blackfoot Trail
	> \$250 per double-sided panel per month
Security	Security card access

Comments

- > Fully equipped fitness facility available with men's & women's change rooms and showers
- > Perimeter offices with primarily open-plan layout
- > South-facing patio and barbecue area
- > Furniture potentially available
- > Demising options available
- > Loading area available



# Floorplan



A 12,717 SF

B 2,579 SF

C 1,445 SF

Total 16,741 SF

- > 26 Offices
- > 1 Large Boardroom
- > In-Suite Washrooms & Showers
- > Kitchen
- > Lounge Area
- > Storage Room
- > Outdoor Patio & Barbecue Area
- > Multiple Open Workstation Areas
- > 1 Meeting Room
- > Reception
- > Fitness Facility
- > Locker Rooms & Showers
- > Server Room

# Amenities



15-minute walk to 39th Avenue LRT Station



Close proximity to bus routes 30, 147, 449

## FOOD & GROCERY

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 1 Fratello Coffee               | 11 The Dog & Duck Public House      |
| 2 Coco Brooks Pizza             | 12 The One Sushi                    |
| 3 Mary Brown's Chicken          | 13 Taj Mahal Restaurant             |
| 4 Tim Hortons                   | 14 Salt & Pepper Mexican Restaurant |
| 5 Holy Smoke BBQ                | 15 Seoul Korean BBQ                 |
| 6 Wendy's                       | 16 A&W                              |
| 7 Cozy Kitchen Restaurant Deli  | 17 South Forty2 Restaurant          |
| 8 Oriental Phoenix Vietnamese   | 18 Taco Time                        |
| 9 O'Sullivan's Restaurant & Bar | 19 McDonald's                       |
| 10 Blue Ocean Vietnamese        | 20 Paddy's Barbecue & Brewery       |

## HEALTH & WELLNESS

- |                            |                                |
|----------------------------|--------------------------------|
| 1 Emergency Dental YYC     | 6 Anytime Fitness              |
| 2 Optimum Wellness Centres | 7 Champions Creed Martial Arts |
| 3 CrossFit Above All       | 8 Bolder Climbing Community    |
| 4 Xlr8 Fitness Corp        | 9 30 Minute Hit                |
| 5 Kings Fitness            |                                |

## SERVICES

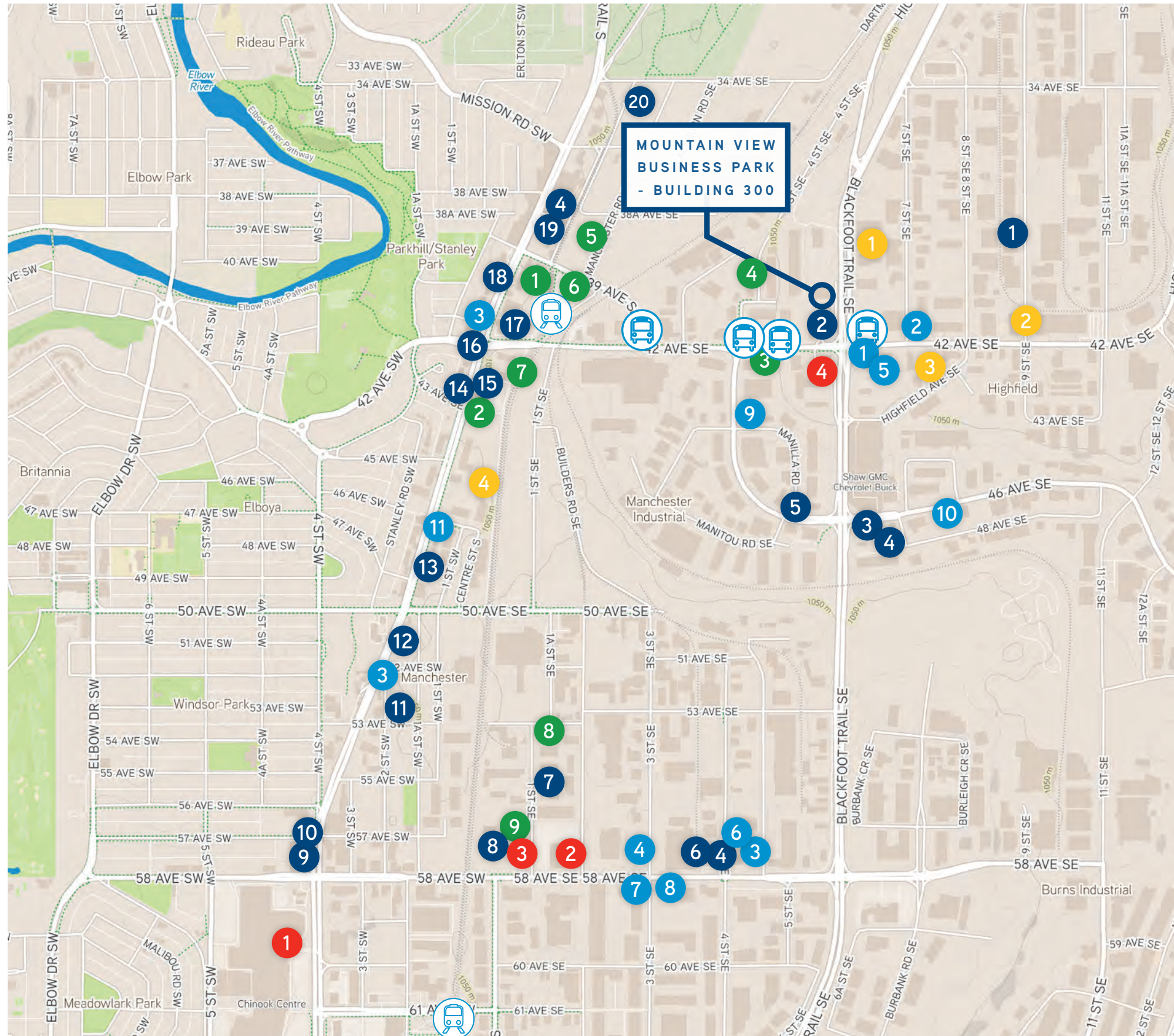
- |                    |                  |
|--------------------|------------------|
| 1 Shell            | 7 HSBC Bank      |
| 2 Mac's            | 8 RBC Royal Bank |
| 3 Husky            | 9 Auto-Mann      |
| 4 Petro-Canada     | 10 Fountain Tire |
| 5 BMO ATM          | 11 Kal Tire      |
| 6 TD Canada Trurst |                  |

## ENTERTAINMENT

- |                          |                       |
|--------------------------|-----------------------|
| 1 Cash Casino            | 3 Stage West          |
| 2 Century Casino Calgary | 4 Marquee Beer Market |

## SHOPPING

- |                  |                      |
|------------------|----------------------|
| 1 Chinook Centre | 3 Value Village      |
| 2 Memory Express | 4 The Costume Shoppe |





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