

For Lease



# PROFESSIONAL OFFICE SPACE

1601 WESTMOUNT ROAD NW  
CALGARY, ALBERTA



## HIGHLIGHTS

- Highly visible location along 14 Street NW with pylon signage
- Easily accessible at one point of ingress/egress with private underground parking
- Large exterior deck on 1st floor, balconies on 2nd and 3rd floors
- Recently upgraded roof, security system, and HVAC
- Newly resurfaced underground parkade

## BUILDING DETAILS



**Year Built**  
1980



**Zoning**  
C-O  
Commercial Office



**Traffic Count**  
37,000 vpd on 14th Street  
6,000 vpd on Kensington Rd.

## PROPERTY DESCRIPTION

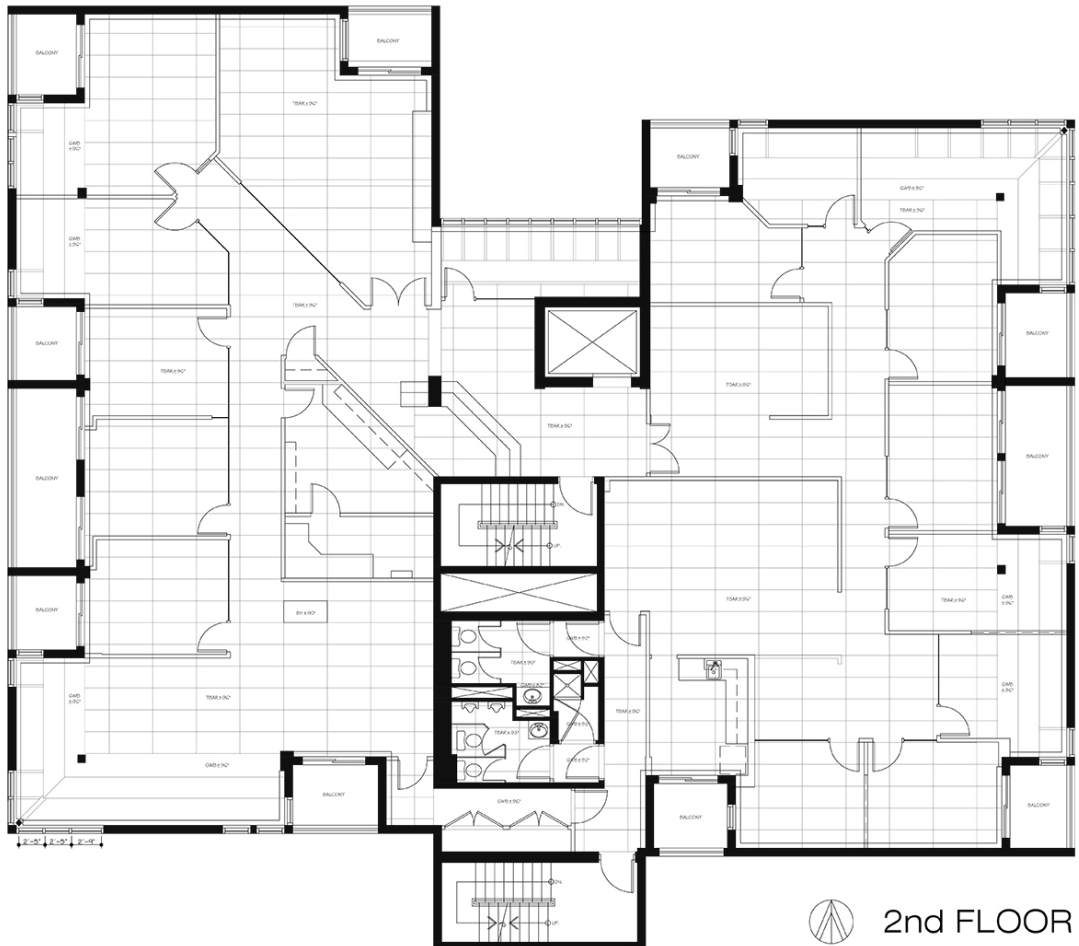
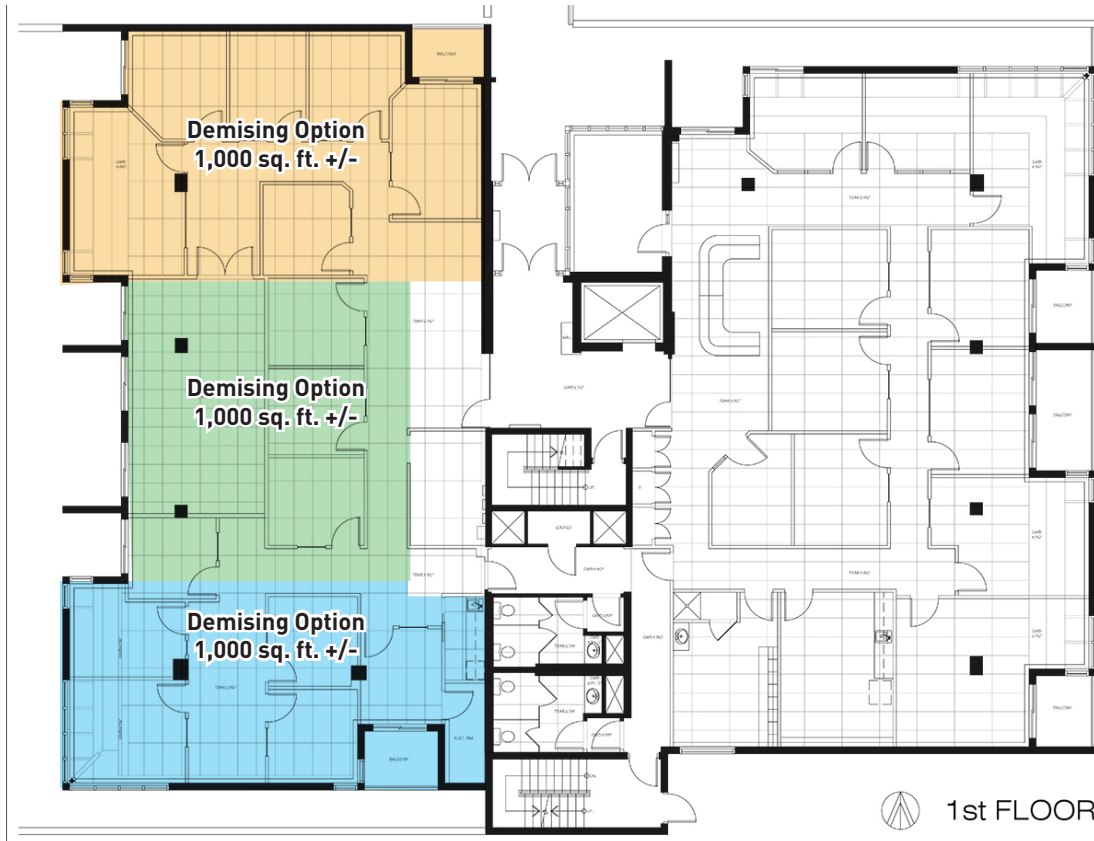
<b>Rate:</b>	Market
<b>Available Area:</b>	Main: 6,401 sq. ft. 2nd Floor: 5,742 sq. ft.
<b>Op. Costs:</b>	\$14.00 psf utilities inclusive
<b>Occupancy:</b>	Immediate
<b>Parking:</b>	Parkade

**HEAD OFFICE**  
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# FLOOR PLAN/DEMISING OPTIONS

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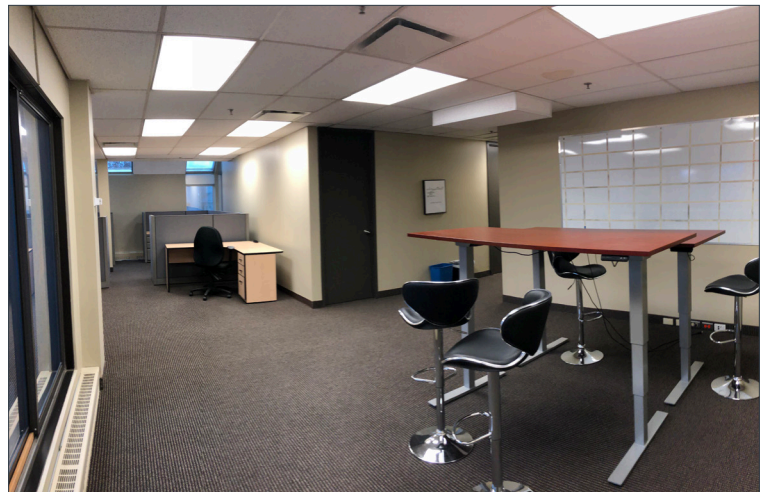
# PHOTOS

1601 Westmount Road NW, Calgary, Alberta



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# LOCATION

1601 Westmount Road NW, Calgary, Alberta



## CHOOSE YOUR AVENUE

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