

Long Term Sublease



NORTHWEST CENTRE II

4520 16 AVENUE NW
CALGARY, ALBERTA



HIGHLIGHTS

- Main floor space with lots of exterior glass & natural sunlight
- Nicely build out office space with 2 offices, showroom, full kitchen and storage room.
- Underground parking on site available (additional cost)
- Direct exposure on 16th Ave NW (Hwy #1)
- Easy access via Sarcee Trail, Stoney Trail & Crowchild Trail
- Walking distance to Edworthy Park and nearby parks & pathways
- Renewal options available per the headlease
- On-site storage capacity available
- On-site fitness centre

HIGHLIGHTS



Population
(3km)
54,190



Avg. Household
Income
\$139,382



Parking
\$175.00/
Month/Stall



Zoning
C-COR2

PROPERTY DESCRIPTION

Vacant Area: Suite 110: 1,985 sq. ft.

Lease Rate: Market

Sublease Term: 6 years remaining (expiry July 31, 2029)

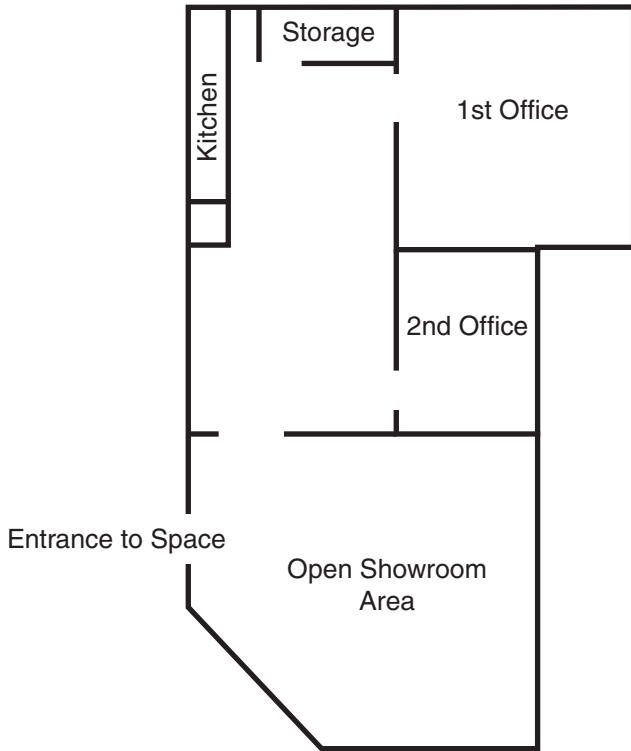
Op Costs: \$18.28 psf (est TBV)

Available: Immediate

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
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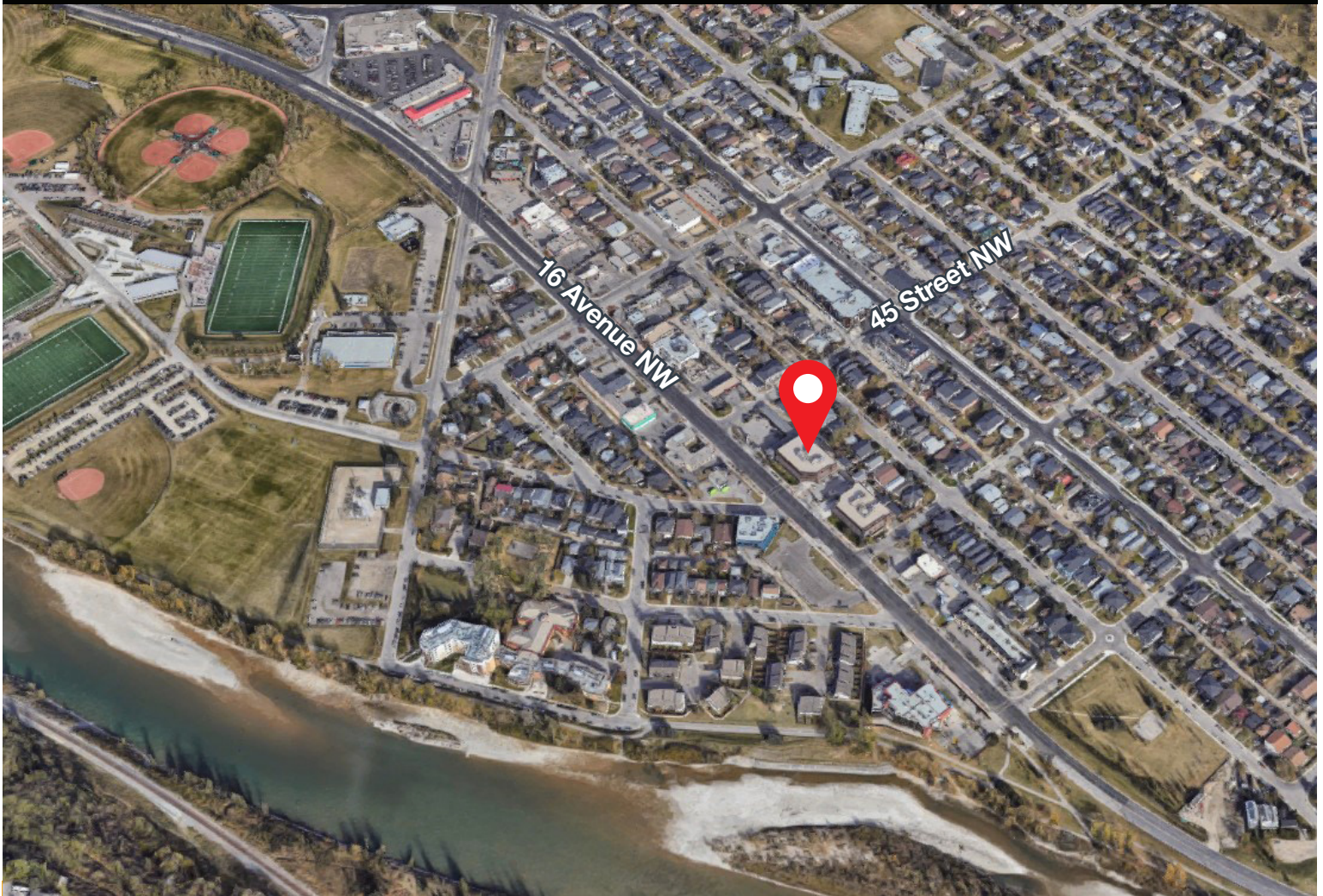
Suite 110: 1,985 sq. ft.





LOCATION

4520 16 Avenue NW, Calgary Alberta



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