



5 PARKING STALLS FREE OF CHARGE

Office space on 4th Street SW

FOR LEASE 1702 4th Street SW
Calgary



Second floor office

Prominent location on the intersection of 4th Street SW and 17th Avenue SW

- Modern office with high-quality finishes throughout.
- Great Beltline parking ratio free of charge.
- Abundance of natural light.
- Numerous amenities offer a diverse dining and shopping experience.



PROPERTY INFORMATION

YEAR BUILT: 1988
AVAILABLE FOR LEASE: 3,363 sq. ft. – Suite 210
AVAILABILITY: Immediately
PARKING: 5 stalls - free of charge
OP. COSTS AND TAXES: \$17.40 per sq. ft. (est.)
NET RENT: Market

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

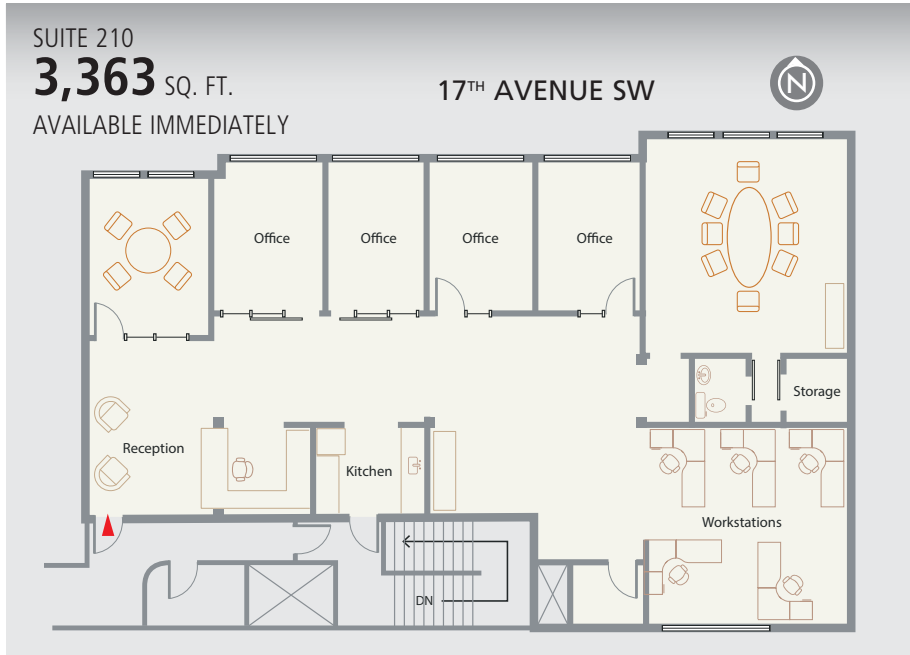
<p>Dan Harmsen VICE PRESIDENT, ASSOCIATE BROKER dharmsen@barclaystreet.com d: 403-294-7165 c: 403-852-0403 p: 403-290-0178</p>	<p>Cassandra Hansen ASSOCIATE cassandra.hansen@barclaystreet.com d: 403-294-7179 p: 403-290-0178</p>	<p>BARCLAY STREET REAL ESTATE TCNOM WORLDWIDE REAL ESTATE SERVICES www.barclaystreet.com • 403-290-0178 200, 407 - 8th Avenue SW · Calgary, AB T2P 1E5</p>	<p>LOCAL EXPERTISE MATTERS CONSUMER CHOICE AWARD 2017 SOUTHERN ALBERTA 4 YEAR WINNER</p>
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Reception



Boardroom



Meeting Room



Office



Open Area



Kitchen

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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