

Office space on 14th Street NW

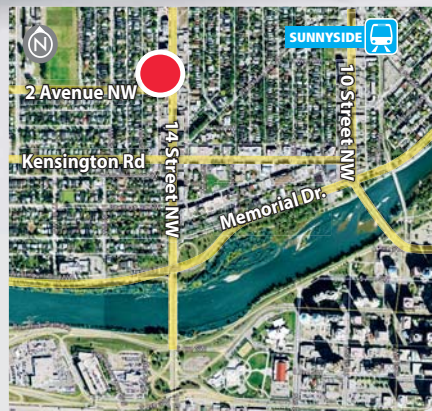
FOR LEASE Hillhurst Building 301 14th Street NW, Calgary



Desirable community setting very close to downtown.

NEW • Op. costs and taxes reduced for 2018

- Turnkey premises.
- Attractive rates.
- Newly renovated suites available
- Renovated floor lobbies and elevator cabs.
- New HVAC in 2016
- Ample metered street parking for visitors.



PROPERTY INFORMATION

MUNICIPAL ADDRESS:

301 14th Street NW, Calgary

AVAILABLE FOR LEASE:

- 3,976 sq. ft. – Suite 205
 - 4,132 sq. ft. – Suite 207
 - 2,456 sq. ft. – Suite 302
 - 5,480 sq. ft. – Suite 304
 - 4,226 sq. ft. – Suite 406. Demiseable
 - 2,136 sq. ft. – Suite 420
- contiguous **7,936 sq. ft.**

AVAILABILITY: Immediately

PARKING:

1 reserved stall per 650 sq. ft.

Rates: Underground:	\$225/mo.
Surface energized:	\$180/mo.
Surface:	\$160/mo.

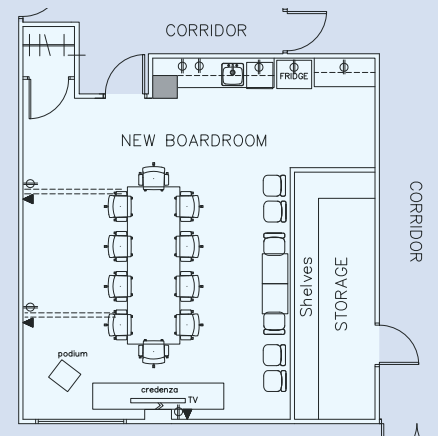
T.I.: Negotiable

OP. COSTS & TAXES:

Op. Costs:	\$13.81
Taxes:	\$3.71
Total:	\$17.52 (est. for 2018)

NET RENT: Market rates

New boardroom/conference facility for tenant use



PROPERTY OWNED BY



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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www.barclaystreet.com

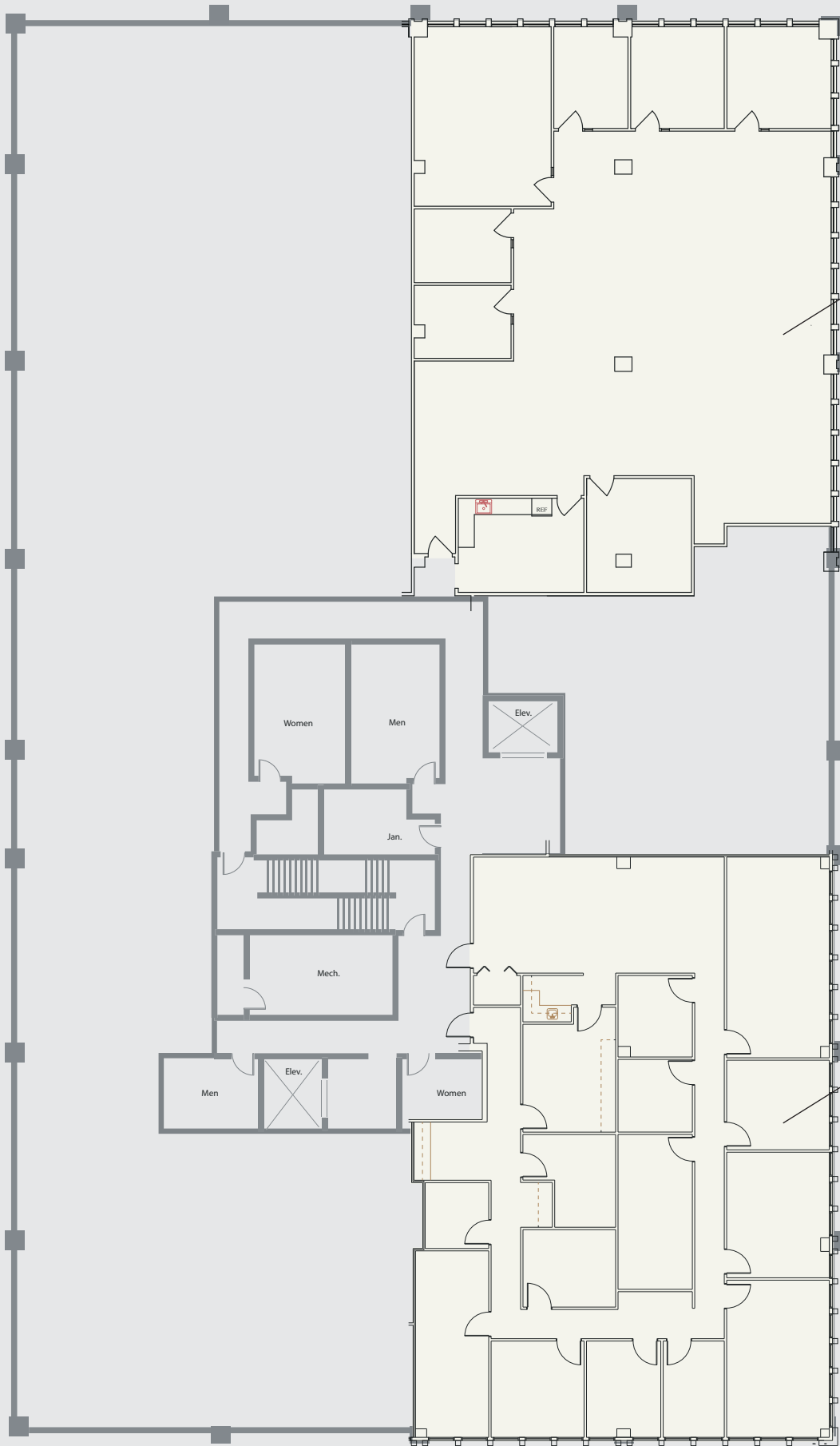


2
FLOOR

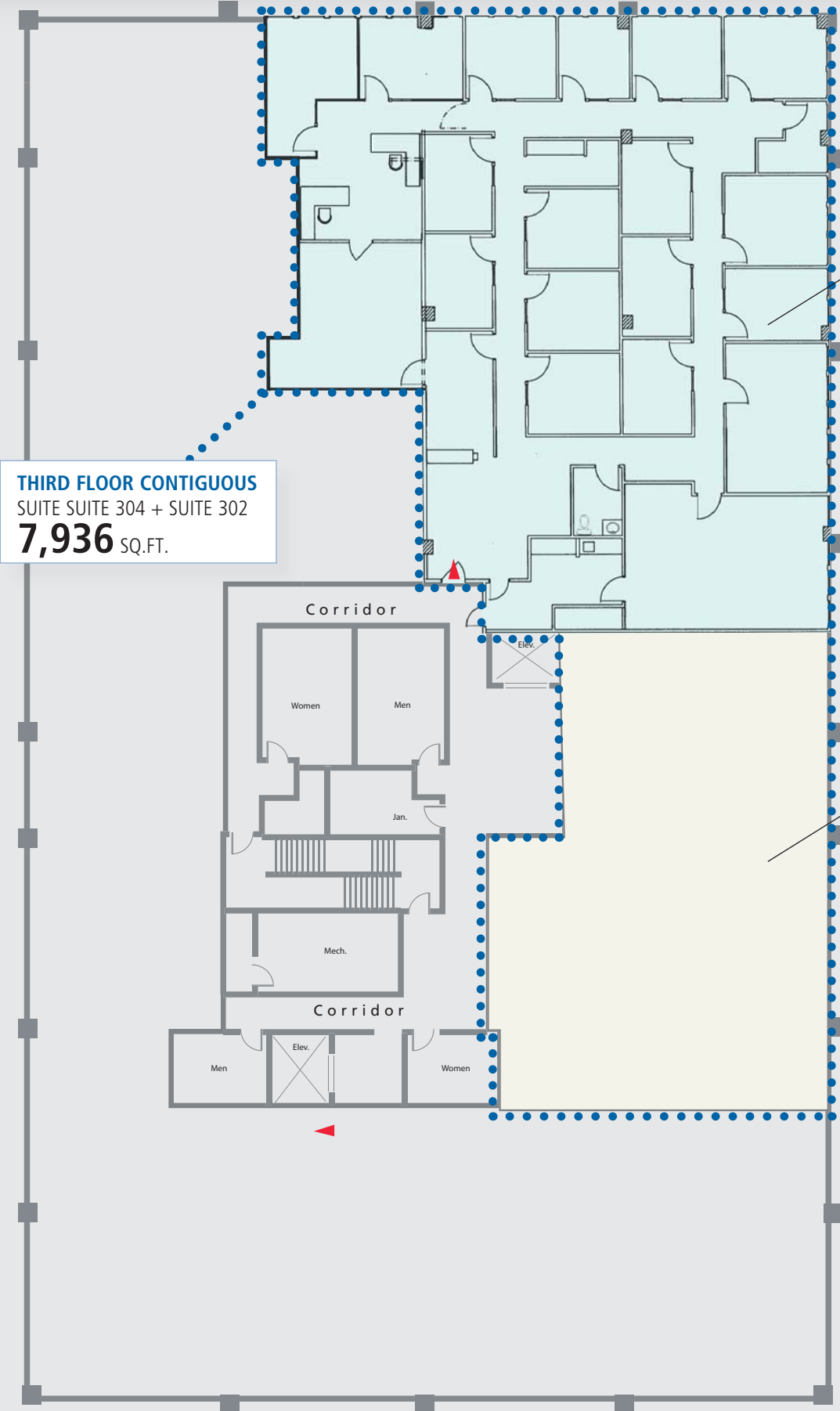


SUITE 205
3,976 SQ.FT.

SUITE 207
4,132 SQ.FT.



3
FLOOR



SUITE 304
5,480 SQ.FT.

THIRD FLOOR CONTIGUOUS
SUITE SUITE 304 + SUITE 302
7,936 SQ.FT.

SUITE 302
2,456 SQ.FT.

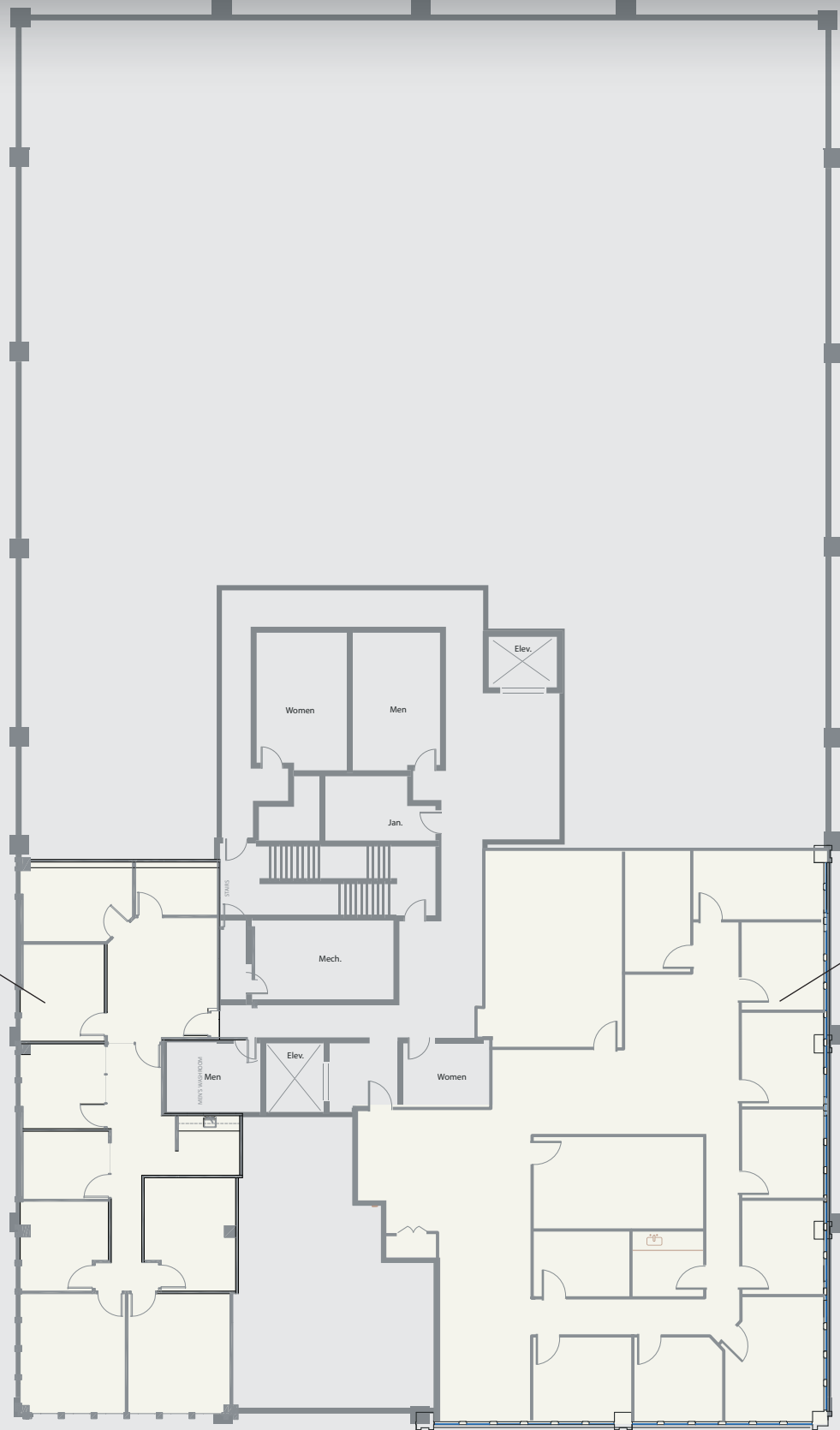
4
FLOOR



SUITE 420
2,136 SQ.FT.

SUITE 406
4,226 SQ.FT.

Demiseable



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 This offering may be altered or withdrawn at any time without notice.

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