

# FOR LEASE

## OFFICE SPACE ON 14<sup>TH</sup> STREET NW

### Hillhurst Building

301 – 14th Street NW, Calgary, Alberta

### Desirable community setting very close to downtown.



#### PROPERTY INFORMATION

##### AVAILABLE FOR LEASE:

|                                       |               |
|---------------------------------------|---------------|
| 734 sq. ft. – Suite 105               |               |
| 1,594 sq. ft. – Suite 200             | contiguous    |
| 3,976 sq. ft. – Suite 205             |               |
| 4,132 sq. ft. – Suite 207             | 9,702 sq. ft. |
| 1,750 sq. ft. – Suite 303             |               |
| 2,456 sq. ft. – Suite 302             | contiguous    |
| 5,480 sq. ft. – Suite 304             |               |
| 614 sq. ft. – Suite 401               | 7,936 sq. ft. |
| 4,226 sq. ft. – Suite 406. Demiseable |               |
| 2,136 sq. ft. – Suite 420             |               |

AVAILABILITY: Immediately

##### OP. COSTS & TAXES:

|            |                         |
|------------|-------------------------|
| Op. Costs: | \$14.77                 |
| Taxes:     | \$4.26                  |
| Total:     | \$19.03 (est. for 2017) |

NET RENT: Market rates

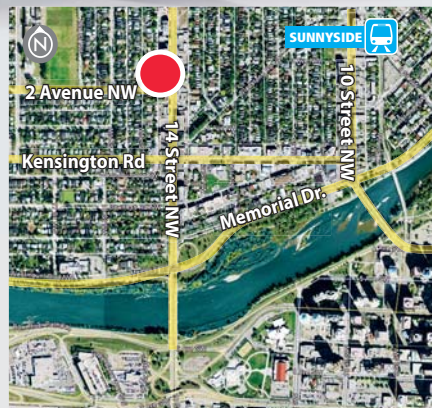
T.I.: Negotiable

##### PARKING:

|                                  |           |
|----------------------------------|-----------|
| 1 reserved stall per 650 sq. ft. |           |
| Rates: Underground:              | \$225/mo. |
| Surface energized:               | \$180/mo. |
| Surface:                         | \$160/mo. |

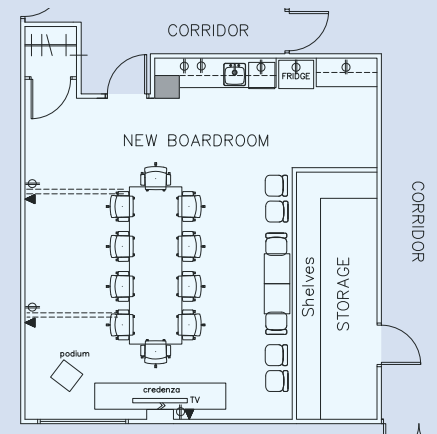
AVAILABLE  
from 614 sf to 9,702 sf

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



**NEW**

**Boardroom /  
Conference Facility  
for Tenant use**



PROPERTY OWNED BY



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Ian Robertson • [irobertson@barclaystreet.com](mailto:irobertson@barclaystreet.com)

p: 403-290-0178

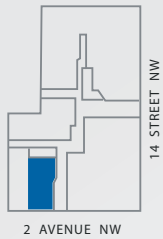
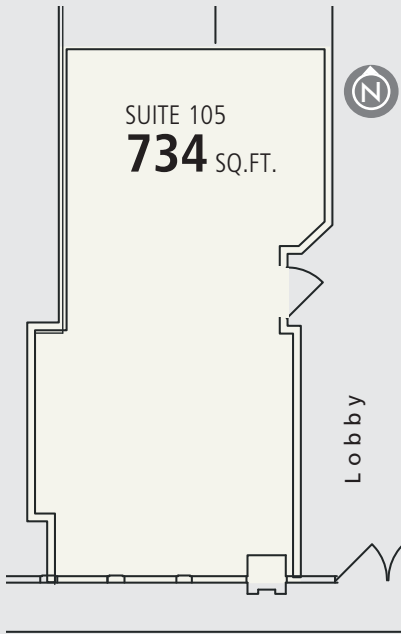
Suite 200, 407 - 8th Avenue SW · Calgary, Alberta T2P 1E5



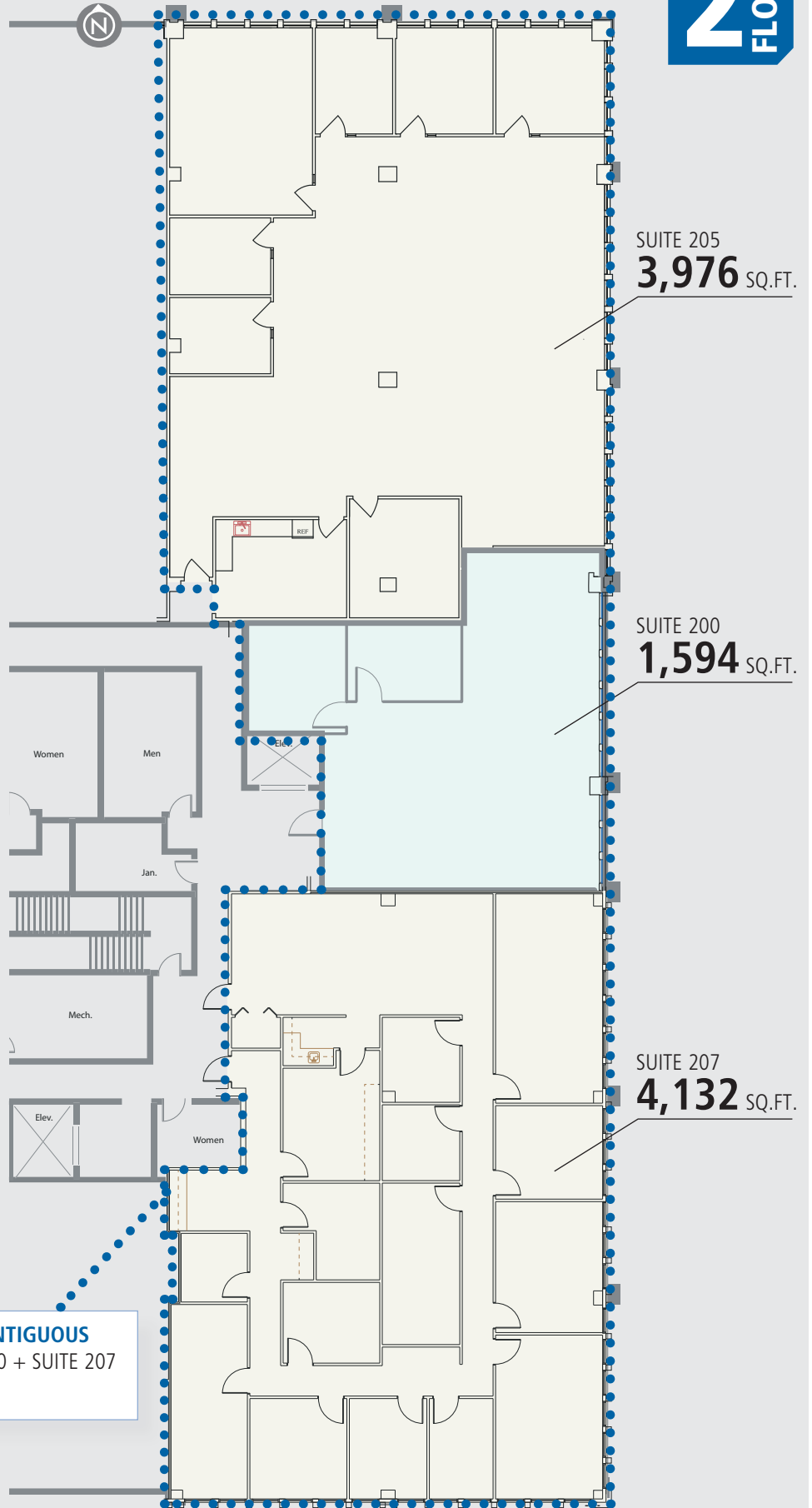
[www.barclaystreet.com](http://www.barclaystreet.com)



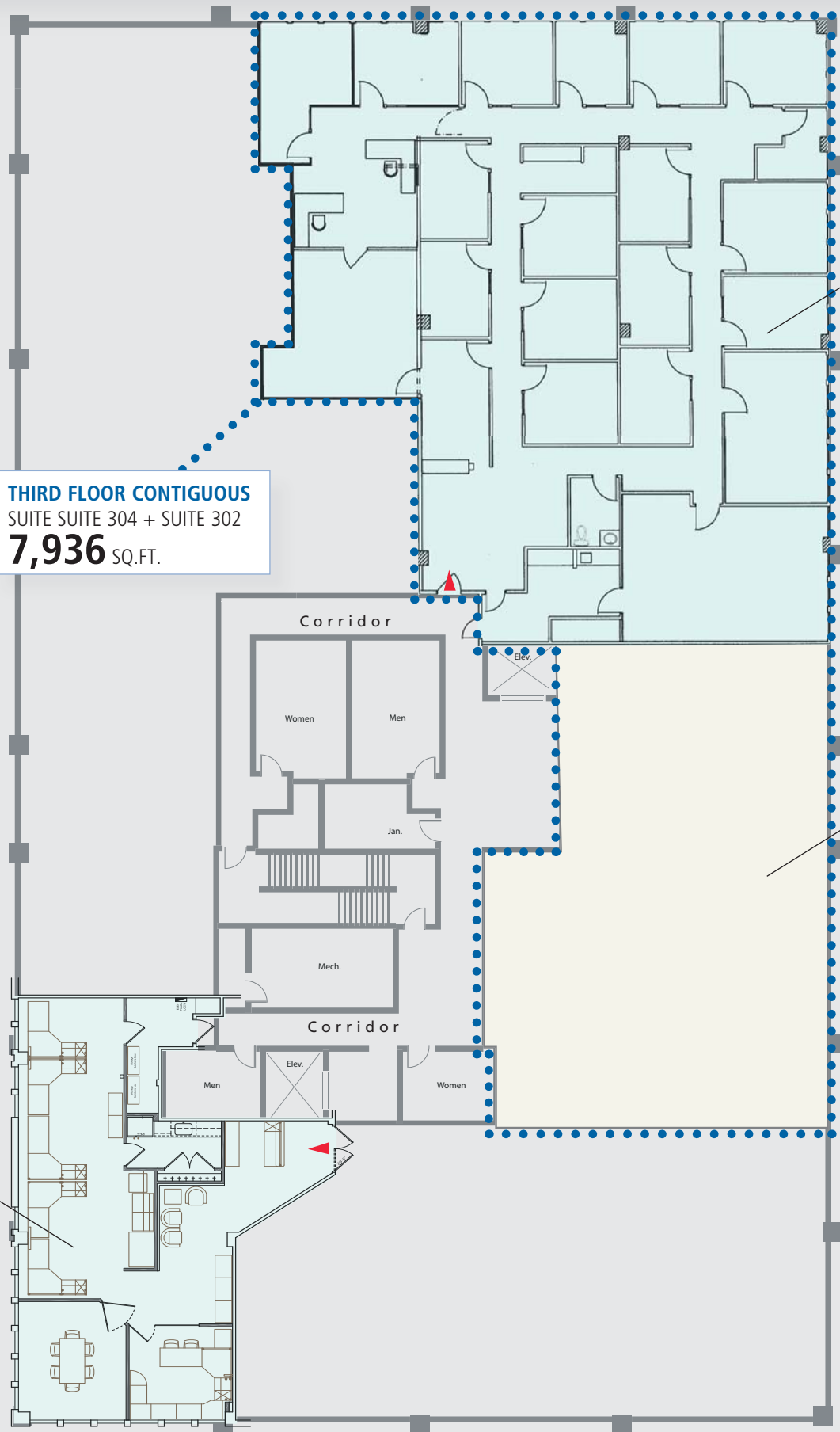
# 1 FLOOR



# 2 FLOOR



**SECOND FLOOR CONTIGUOUS**  
SUITE 205 + SUITE 200 + SUITE 207  
**9,702** SQ.FT.



SUITE 304  
**5,480** SQ.FT.

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

SUITE 302  
**2,456** SQ.FT.

SUITE 303  
**1,750** SQ.FT.

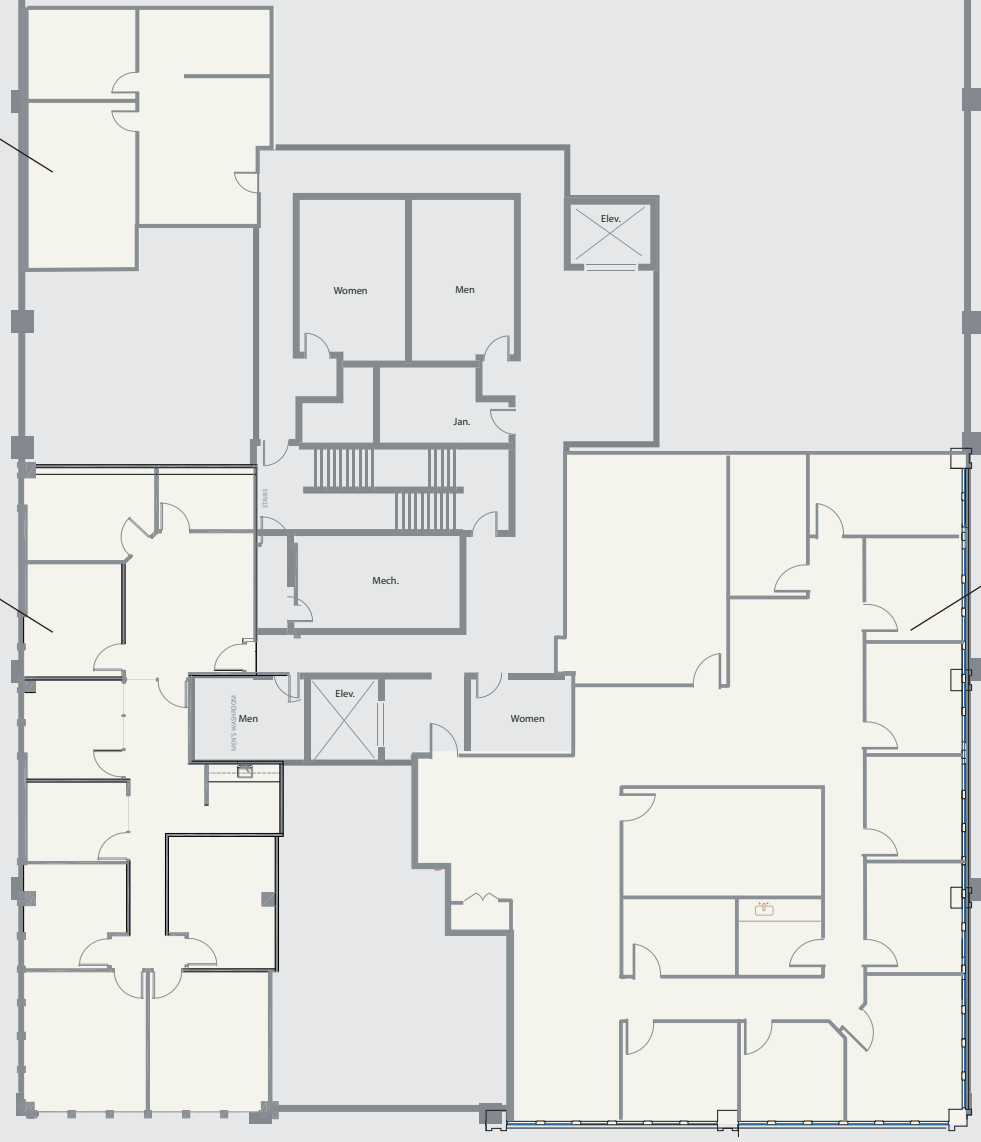
# 4 FLOOR



SUITE 401  
**614** SQ.FT.

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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