

Office space on 14th Street NW

FOR LEASE Hillhurst Building
301 14th Street NW, Calgary

2 SHOW SUITES
AVAILABLE FOR IMMEDIATE OCCUPANCY



PROPERTY INFORMATION

ADDRESS: 301 14 Street NW, Calgary

AVAILABLE FOR LEASE:

- 2,150 sq. ft. – Suite 204
 - 3,976 sq. ft. – Suite 205
 - 1,456 sq. ft. – Suite 302
 - 5,480 sq. ft. – Suite 304
 - 1,442 sq. ft. – Suite 308
 - 4,226 sq. ft. – Suite 406 **SHOW SUITE**
Demiseable
 - 2,136 sq. ft. – Suite 420 **SHOW SUITE**
 - 718 sq. ft. – Suite 480
- contiguous **6,936 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

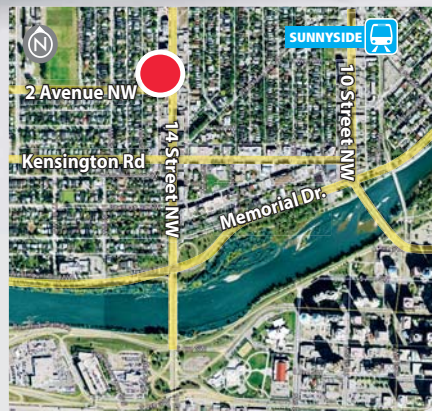
OP. COSTS & TAXES:

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

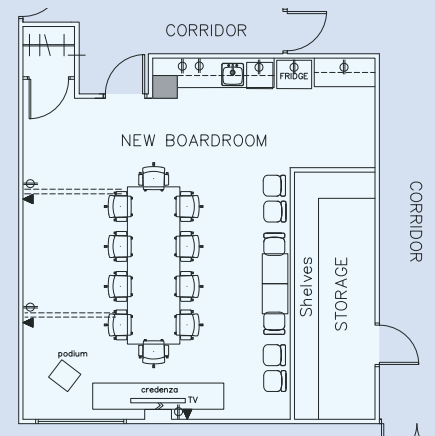
NET RENT: Market rates

Desirable community setting very close to downtown.

- 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.



New boardroom/conference facility for tenant use



PROPERTY OWNED BY



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Ian Robertson • irobertson@barclaystreet.com

p: 403-290-0178

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



www.barclaystreet.com

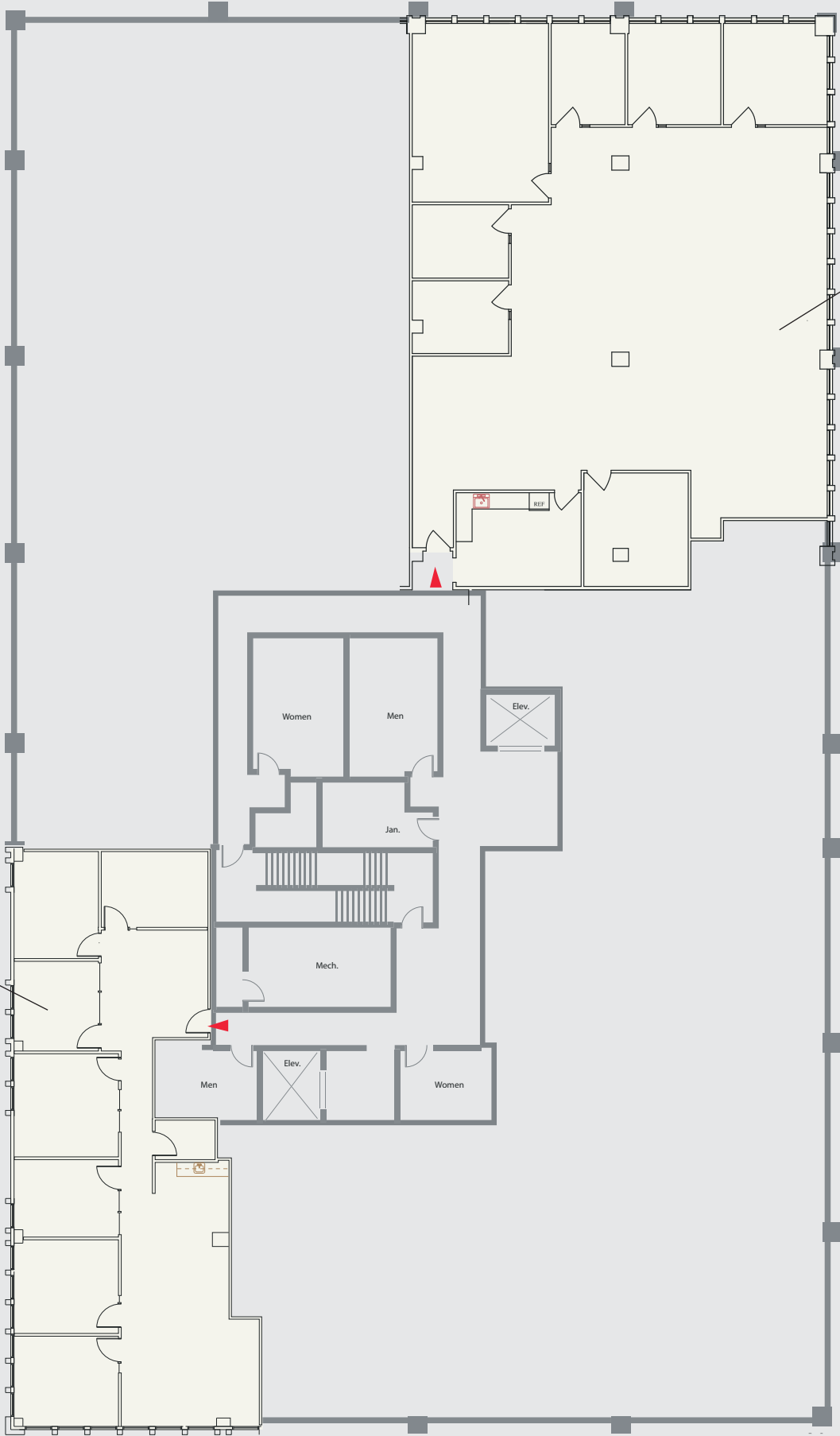


2
FLOOR



SUITE 205
3,976 SQ.FT.

SUITE 204
2,150 SQ.FT.



3
FLOOR

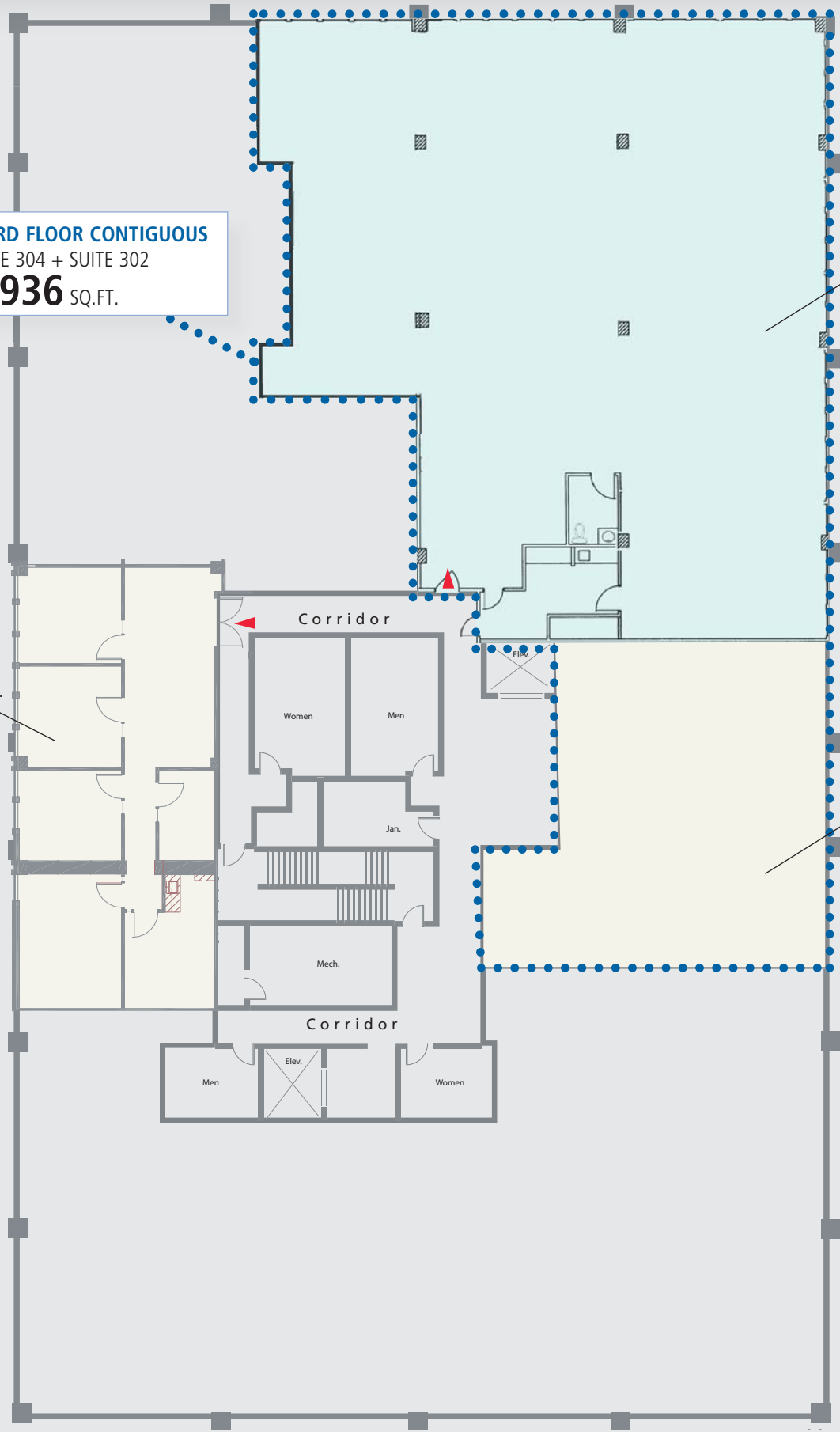


THIRD FLOOR CONTIGUOUS
SUITE 304 + SUITE 302
6,936 SQ.FT.

SUITE 304
5,480 SQ.FT.

SUITE 308
1,442 SQ.FT.

SUITE 302
1,456 SQ.FT.



4 FLOOR

SUITE 480
718 SQ.FT.



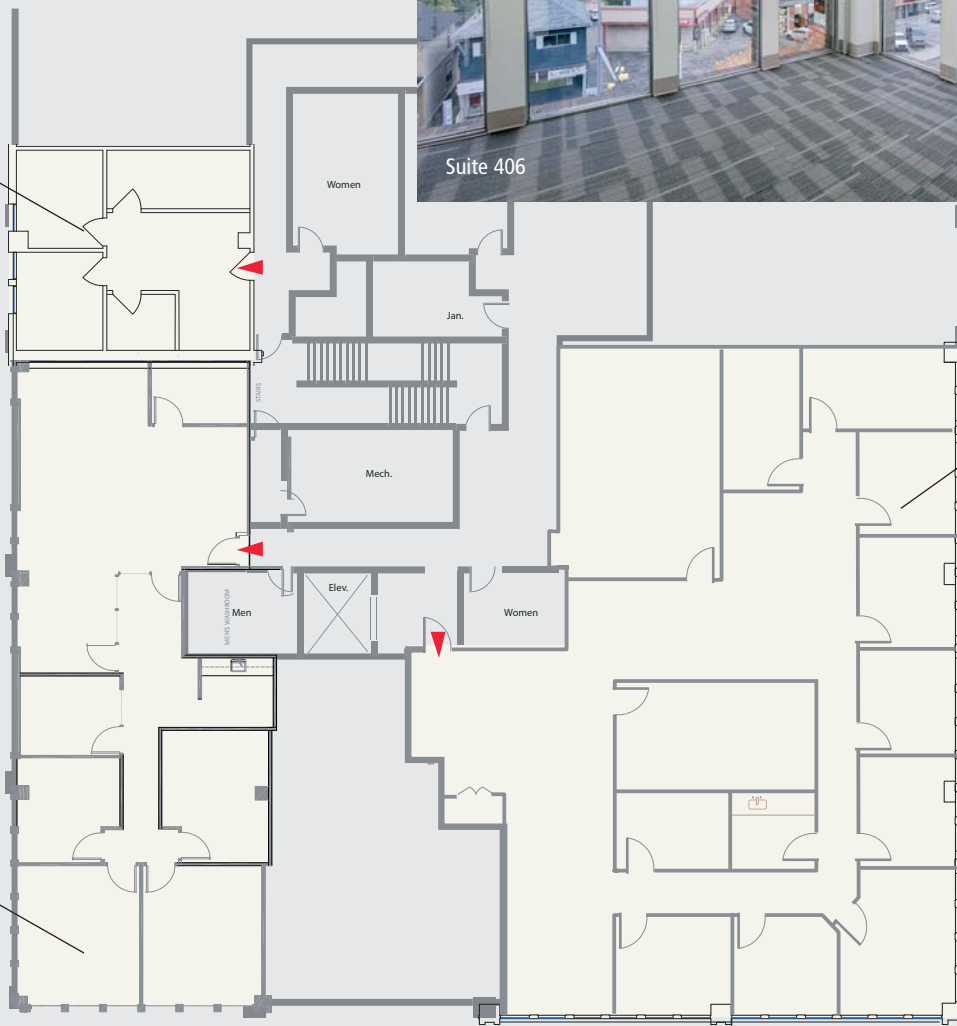
SHOW SUITE

SUITE 406
4,226 SQ.FT.

Demiseable

SHOW SUITE

SUITE 420
2,136 SQ.FT.



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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