

**OFFICE SPACE ON 14<sup>TH</sup> STREET NW  
FOR LEASE**

# Campana Place

609 14th Street NW, Calgary

**3 SHOW SUITES**  
AVAILABLE FOR IMMEDIATE OCCUPANCY

- Quick easy access to downtown core.
- Renovated main lobby, floor lobbies and washrooms on floors 2 and 3.
- Dedicated visitors parking.
- Close to amenities and restaurants
- Good parking ratio.

From **1,037** sf  
to **5,087** sf



PROPERTY OWNED BY



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Ian Robertson**, ASSOCIATE, OFFICE LEASING  
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**BARCLAY STREET**  
REAL ESTATE



LOCAL EXPERTISE MATTERS



# LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
609 14th Street NW, Calgary

## AVAILABLE FOR LEASE:

- 3,944 sq. ft. Suite 205 [SHOW SUITE](#)
  - 1,188 sq. ft. Suite 206
  - 1,300 sq. ft. Suite 303
  - 1,802 sq. ft. Suite 304
  - 1,429 sq. ft. Suite 306 [SHOW SUITE](#)
  - 1,037 sq. ft. Suite 301 [SHOW SUITE](#)
  - 4,050 sq. ft. Suite 302 [SHOW SUITE](#)  
contiguous  
**5,087 sq. ft.**
- Demisable**

**TENANT IMPROVEMENTS:** Negotiable

## PARKING:

1 reserved stall per 570 sq. ft.  
at \$225 per month rate

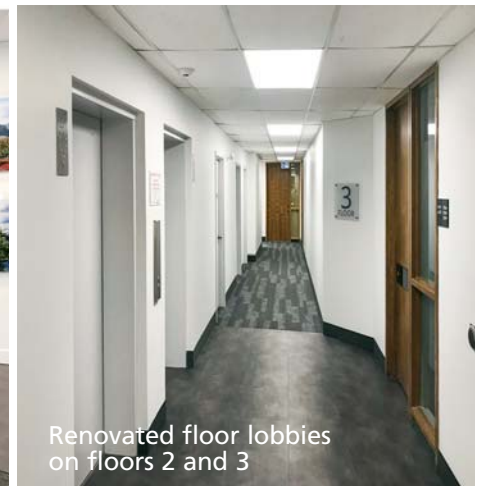
## OP. COSTS & TAXES:

Op. Costs: \$13.49  
Taxes: \$3.38  
Total: \$16.87 (est. for 2021 )

**NET RENT:** Market rates

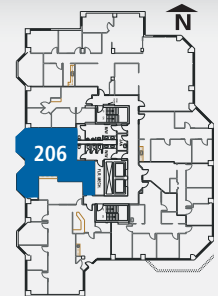
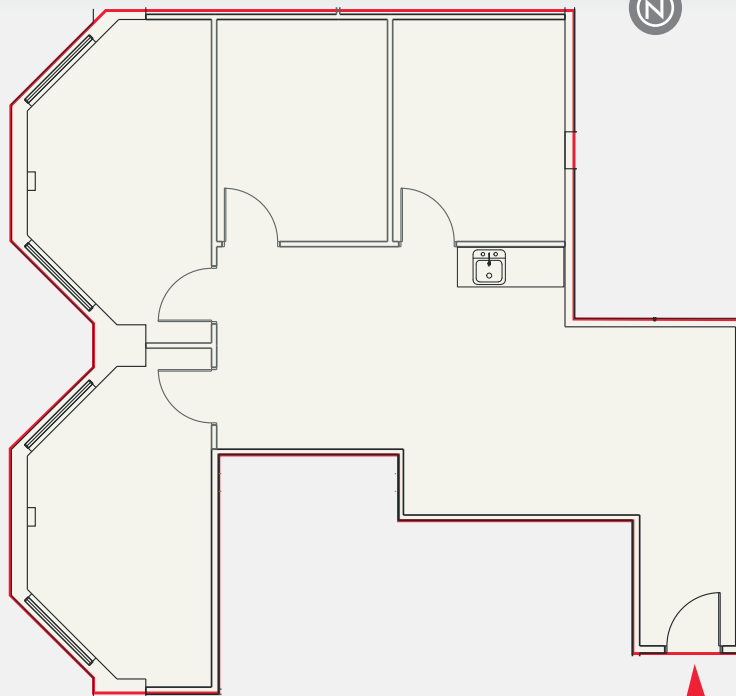


Renovated main lobby.



Renovated floor lobbies  
on floors 2 and 3

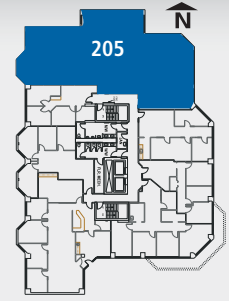
SUITE 206 **1,188** SQ.FT.  
AVAILABLE IMMEDIATELY



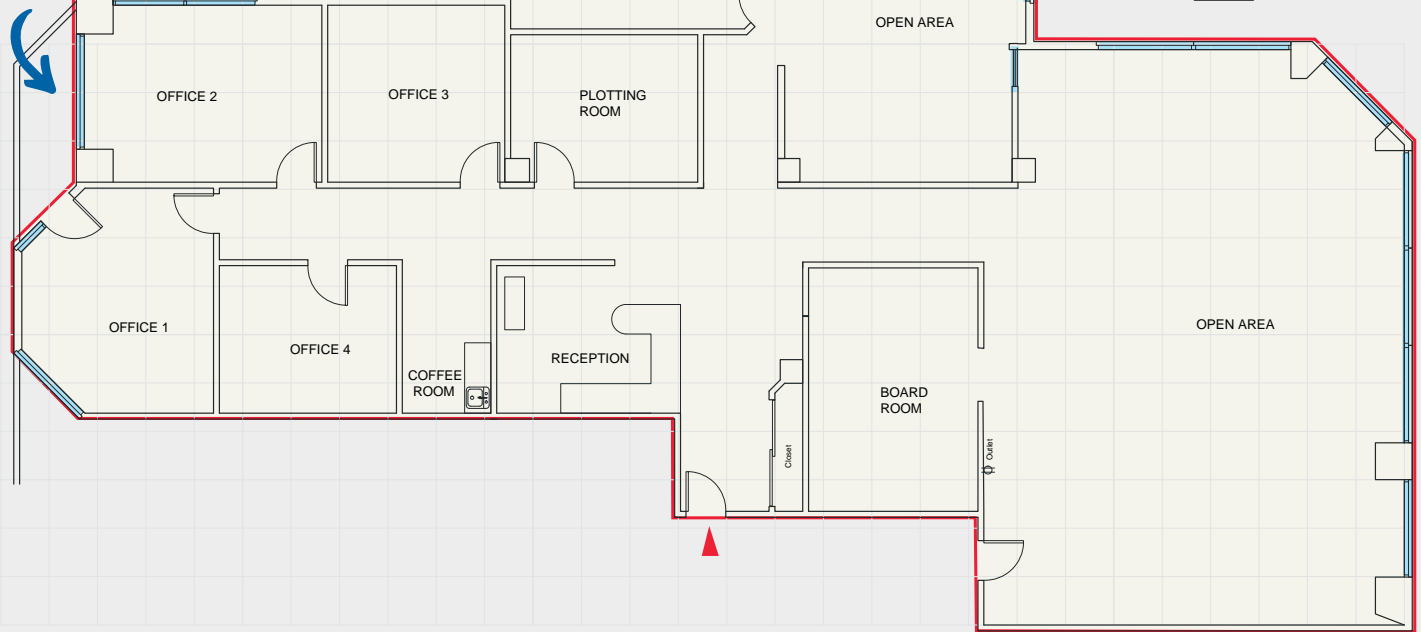
CORRIDOR

**SHOW SUITE**

SUITE 205  
**3,944** SQ.FT.  
AVAILABLE IMMEDIATELY



Deck



**3<sup>RD</sup>  
FLOOR**

**THIRD FLOOR CONTIGUOUS**  
SUITE 301 + SUITE 302  
**5,087** SQ.FT.

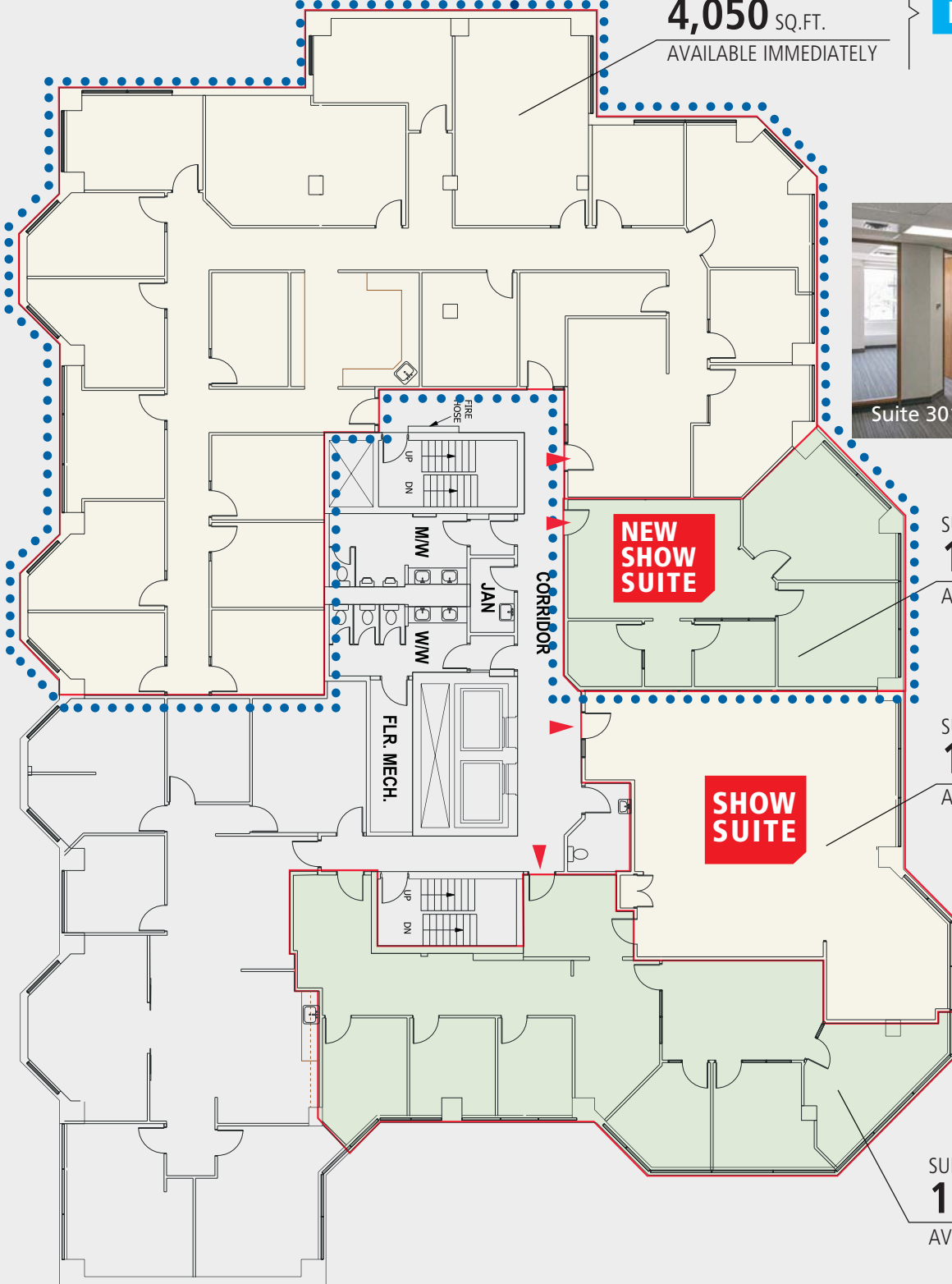


SUITE 302  
**4,050** SQ.FT.  
AVAILABLE IMMEDIATELY

**Demisable**



Suite 301



SUITE 301  
**1,037** SQ.FT.  
AVAILABLE IMMEDIATELY

SUITE 306  
**1,429** SQ.FT.  
AVAILABLE IMMEDIATELY

SUITE 304  
**1,802** SQ.FT.  
AVAILABLE IMMEDIATELY

PROPERTY OWNED BY



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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