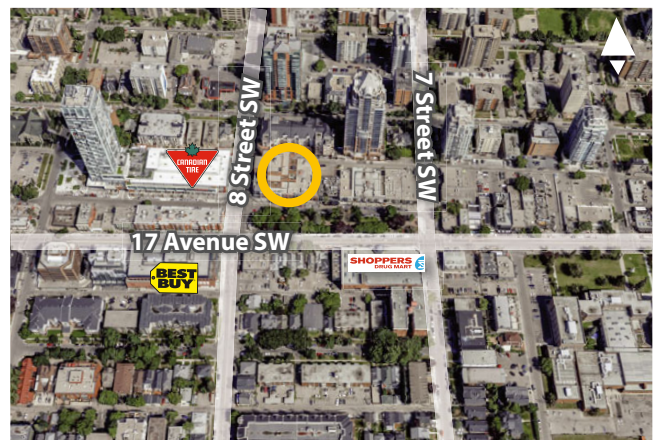


1,651 sf – 6,069 sf



## BELTLINE OFFICE SPACE FOR LEASE

**Mount Royal Village**  
880 16th Avenue SW, Calgary



**Allan Jones**, EXECUTIVE VICE PRESIDENT  
d: 403-294-7188  
c: 403-850-7621  
ajones@barclaystreet.com

**Murray Ion**, ASSOCIATE  
d: 403-294-7179  
c: 403-797-3103  
mion@barclaystreet.com

**BARCLAY STREET**  
REAL ESTATE  
LOCAL EXPERTISE MATTERS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING  
**50** YEARS  
1973-2023



Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers.

The community has access to a range of services to cater to their lifestyle needs, such as Goodlife Fitness, Urban Fare, Canadian Tire and Shoppers Drug Mart.

## LEASE INFORMATION

ADDRESS: 880 16th Avenue SW, Calgary

AVAILABLE FOR LEASE:

1,651 sq. ft. – Suite 200  
 2,197 sq. ft. – Suite 300  
 3,872 sq. ft. – Suite 303  
 3,181 sq. ft. – Suite 400

6,069 sq. ft.

AVAILABILITY: Immediate

T.I.A: Negotiable

PARKING:

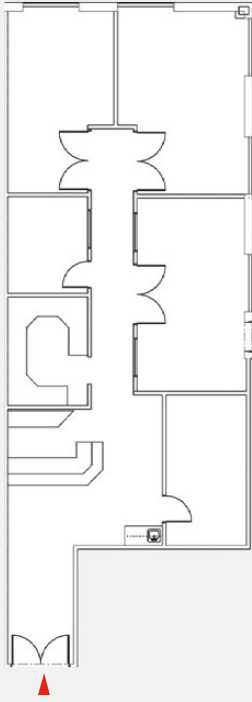
Ample parking is available in the underground parkade at market rate.

OP. COSTS AND TAXES: \$21.97 per sq. ft. (est.)

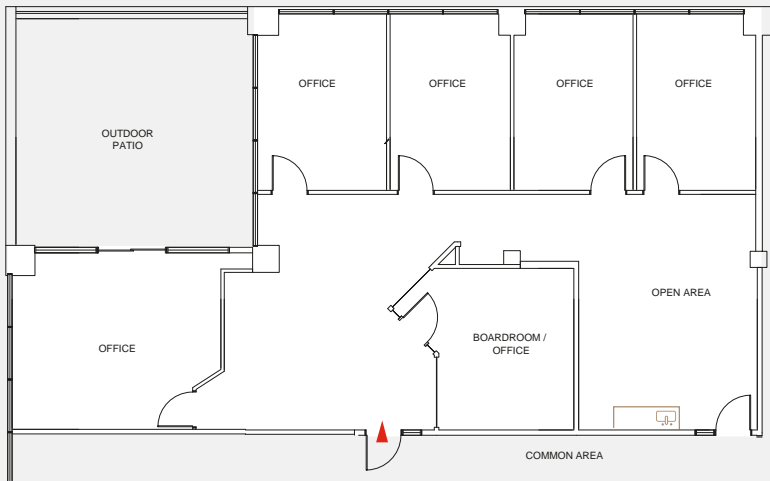
LEASE RATE: Market



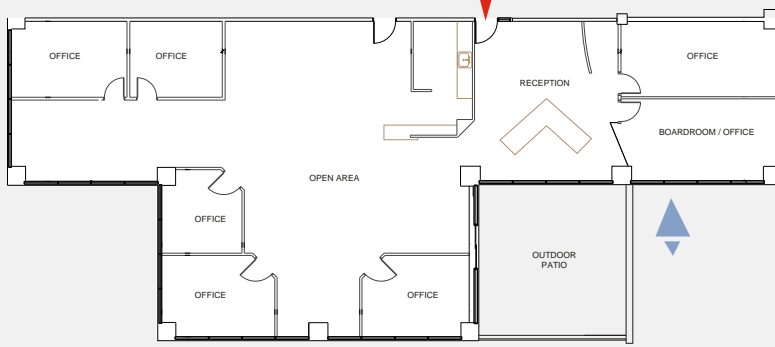
SUITE 200  
**1,651** SQ.FT.



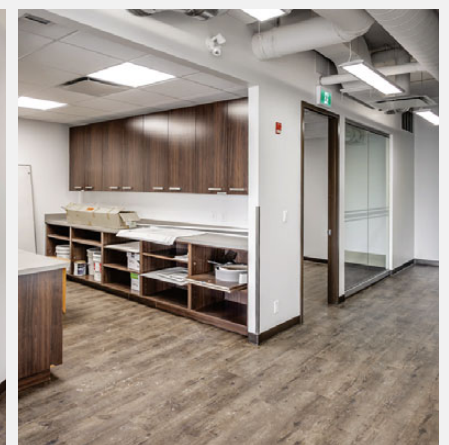
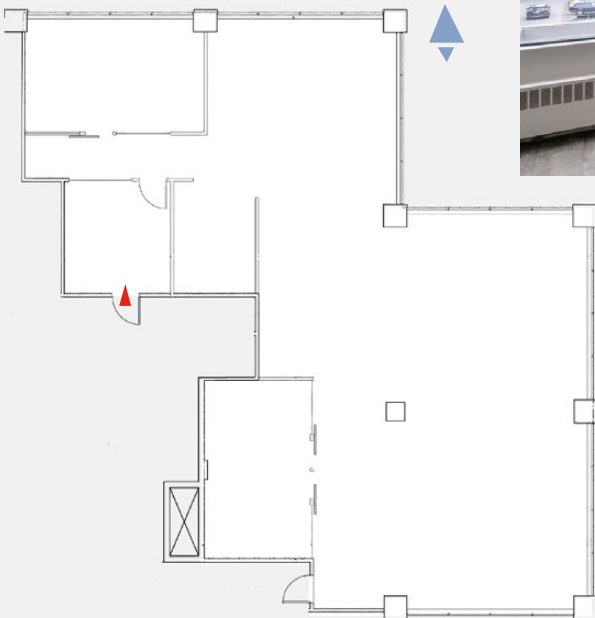
SUITE 300  
**2,197** SQ.FT.



SUITE 303  
**3,872** SQ.FT.



SUITE 400  
**3,181** 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.

Copyright © 2024 Barclay Street Real Estate Ltd. All rights reserved.

