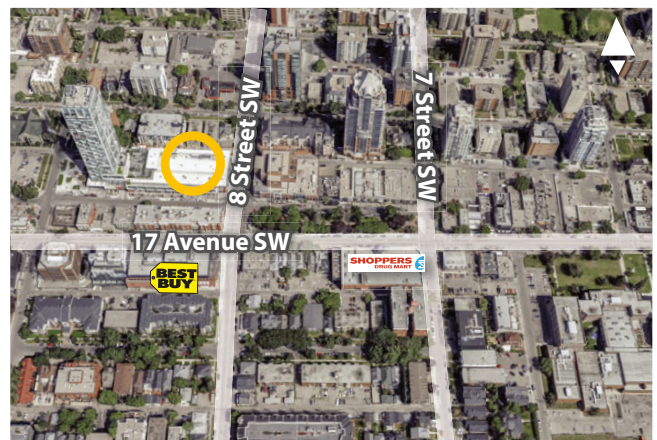


1,568<sub>sf</sub> – 6,045<sub>sf</sub>



## BELTLINE OFFICE SPACE FOR LEASE

**Mount Royal West**  
906 16th Avenue SW, Calgary



**Allan Jones**, EXECUTIVE VICE PRESIDENT

d: 403-294-7188

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**Murray Ion**, ASSOCIATE

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LOCAL EXPERTISE MATTERS



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: 906 16th Avenue SW, Calgary

AVAILABLE FOR LEASE:  
 1,568 – 6,045 sq. ft. – Suite 300

- Base building condition.
- Balcony.

AVAILABILITY: Immediate

T.I.A: Negotiable

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

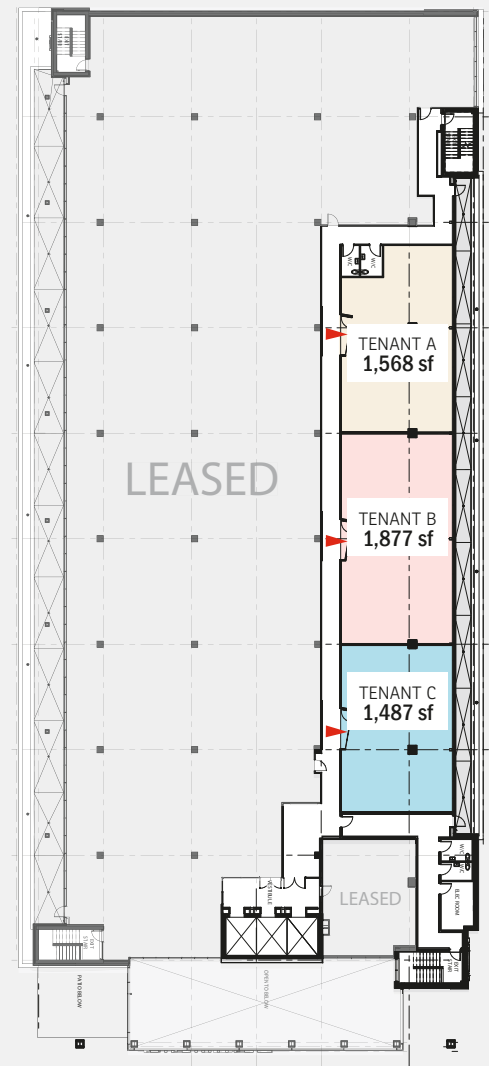
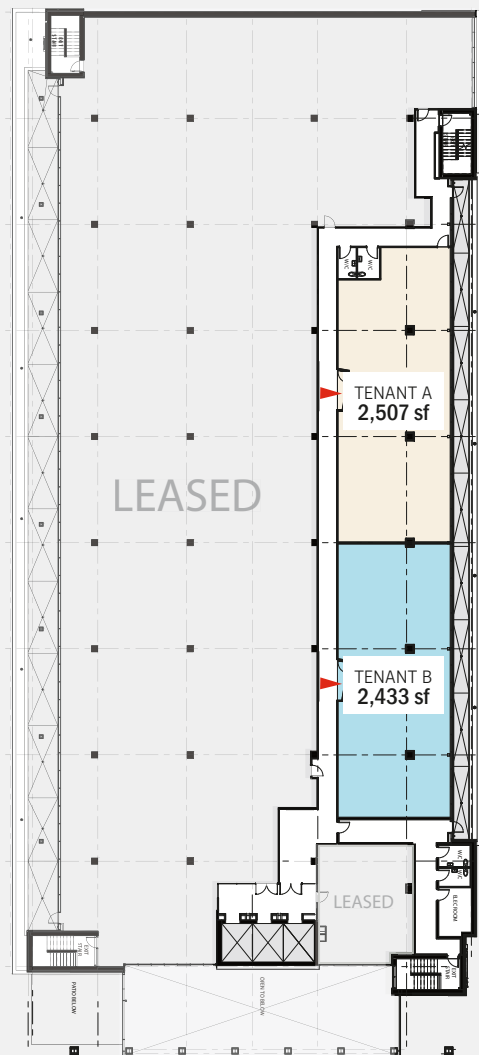
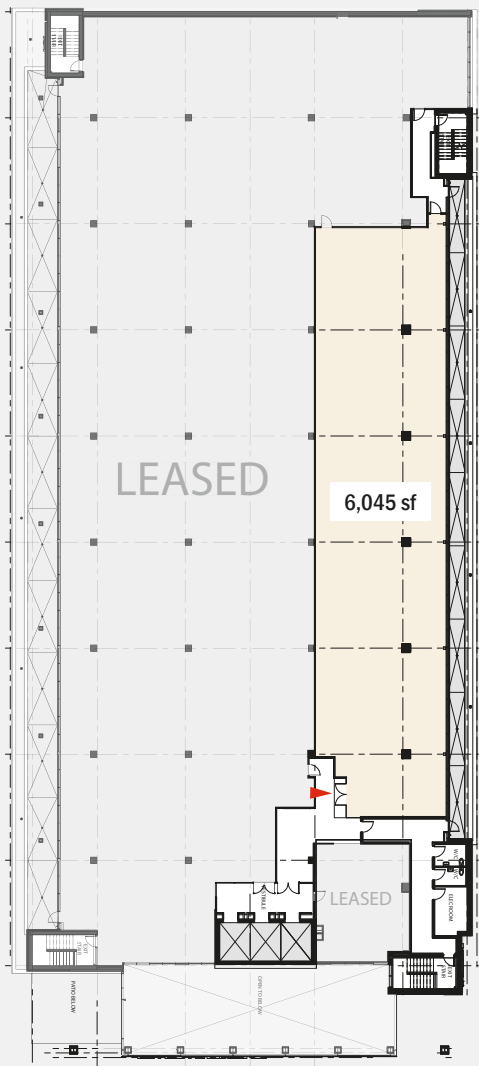
OP. COSTS AND TAXES:  
 \$18.31 per sq. ft. (est.) plus utilities.

LEASE RATE: Market





DEMISING OPTIONS **1,568 - 6,045** SQ.FT. ▶





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