

**OFFICE/PROFESSIONAL SPACE
ON 14TH STREET NW FOR LEASE**

Hillhurst Building

301 14th Street NW, Calgary

**SHOW
SUITE**
AVAILABLE FOR
IMMEDIATE OCCUPANCY

- Desirable community setting very close to downtown.
- Turnkey premises. Attractive rates. Newly renovated suites available
- Renovated floor lobbies and elevator cabs. New HVAC in 2016
- Ample metered street parking for visitors.

From **610 sf**
to **9,702 sf**



PROPERTY OWNED BY



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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STREET**
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LOCAL EXPERTISE MATTERS

LEASE INFORMATION

AVAILABLE FOR LEASE:

- 2,467 sq. ft. – Suite 100
- 610 sq. ft. – Suite 202
- 3,976 sq. ft. – Suite 205
- 5,726 sq. ft. – Suite 207
- 1,026 sq. ft. – Suite 302A
- 5,480 sq. ft. – Suite 304
- 1,750 sq. ft. – Suite 303
- 2,603 sq. ft. – **SHOW SUITE** (406)
- 3,540 sq. ft. – Suite 414

Building Signage Potential

contiguous
9,702 sq. ft.

contiguous
6,506 sq. ft.

PARKING:

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

T.I.: Negotiable

OP. COSTS & TAXES

- Op. Costs: \$12.40
- Taxes: \$2.83
- Total: \$15.23 (est. for 2021)

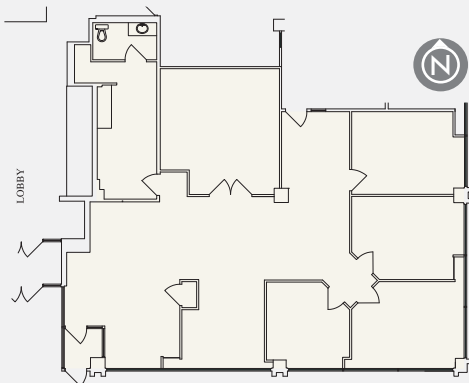
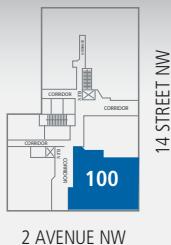
NET RENT: Market rates



New boardroom/conference facility for tenant use

1 FLOOR

SUITE 100
2,467 SQ.FT.



▲ Private Entrance from 2nd Avenue NW

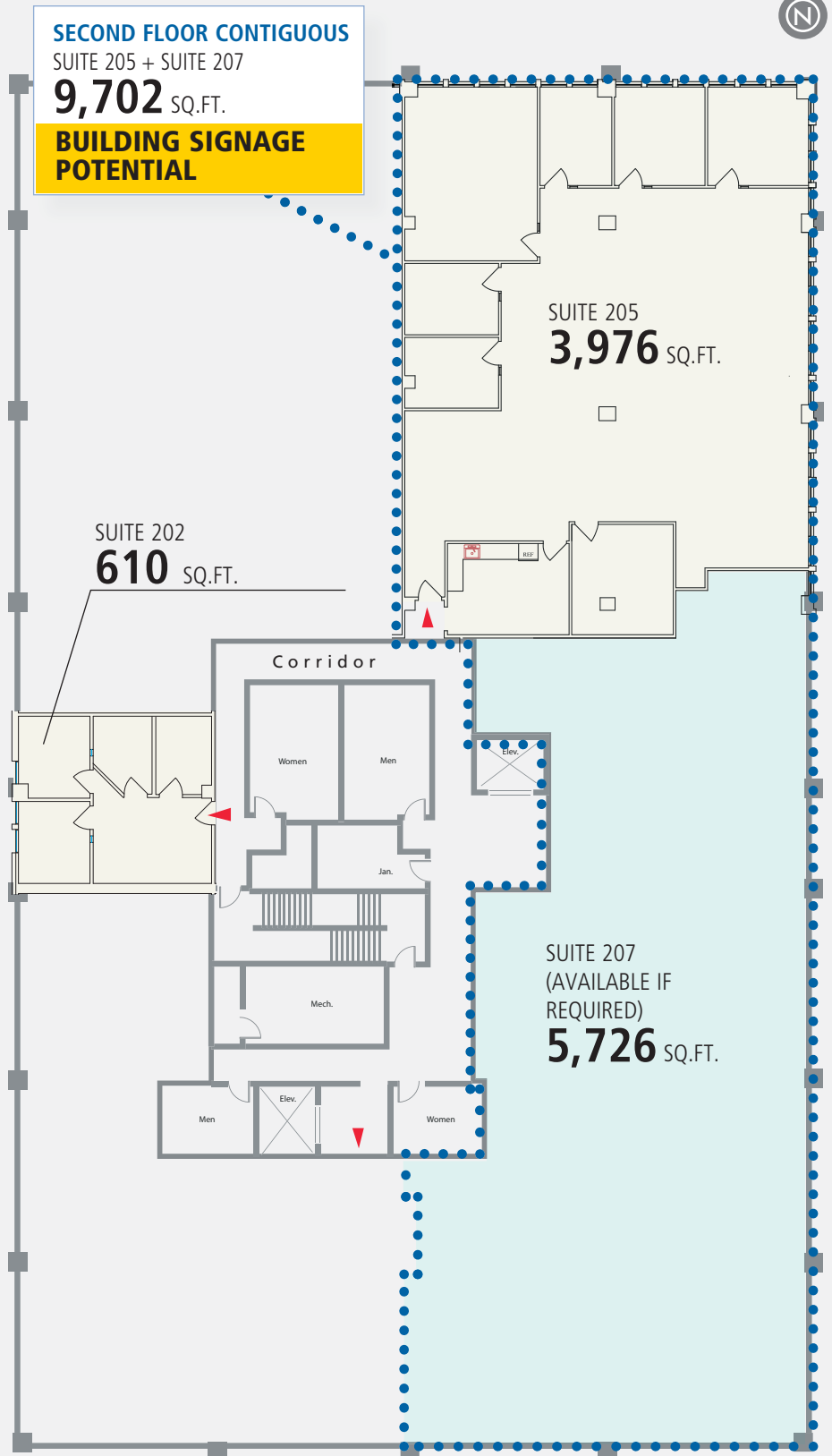
2 FLOOR

SECOND FLOOR CONTIGUOUS

SUITE 205 + SUITE 207

9,702 SQ.FT.

BUILDING SIGNAGE POTENTIAL



3
FLOOR

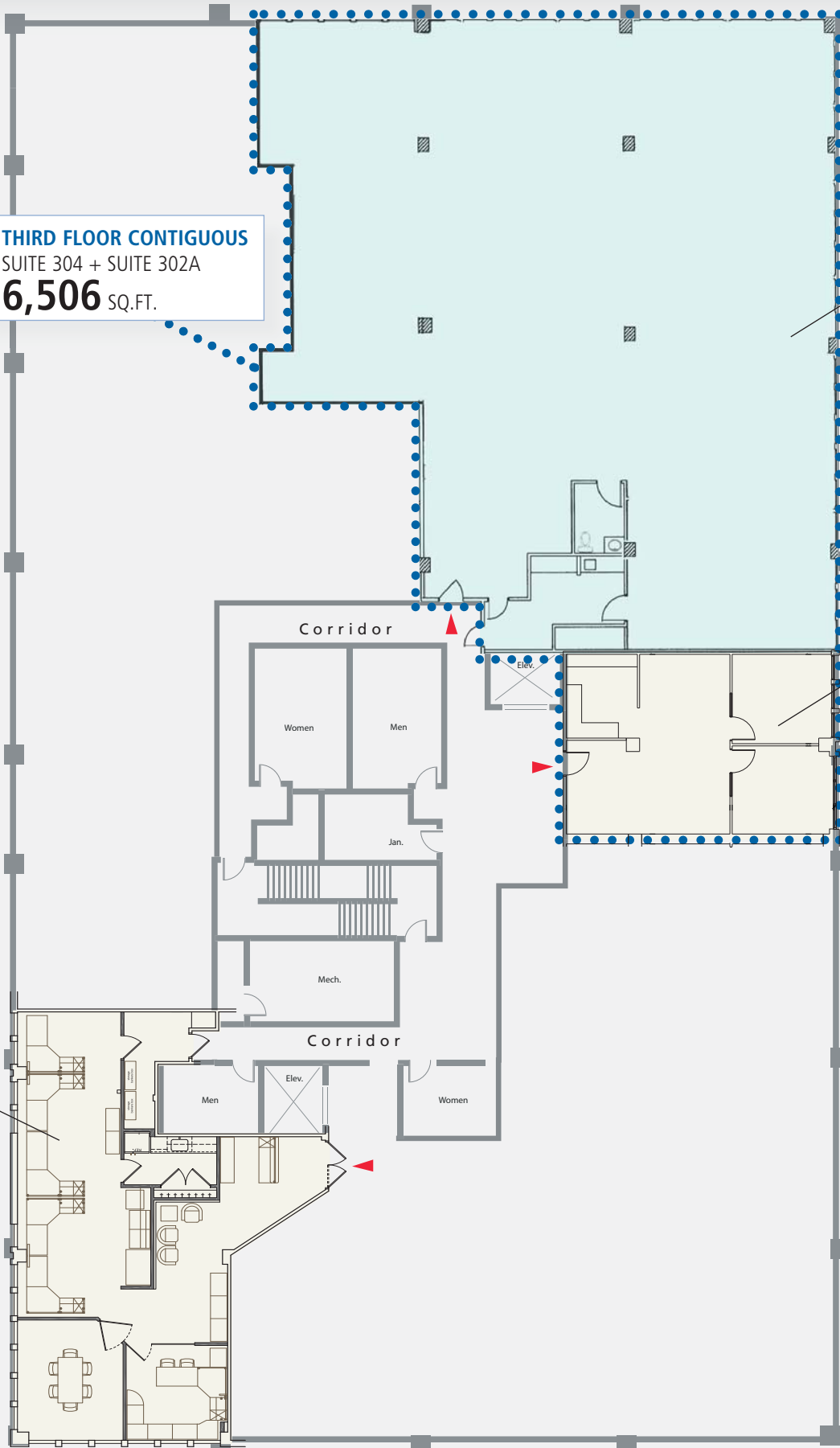


THIRD FLOOR CONTIGUOUS
SUITE 304 + SUITE 302A
6,506 SQ.FT.

SUITE 304
5,480 SQ.FT.

SUITE 302A
1,026 SQ.FT.
PROPOSED PLAN

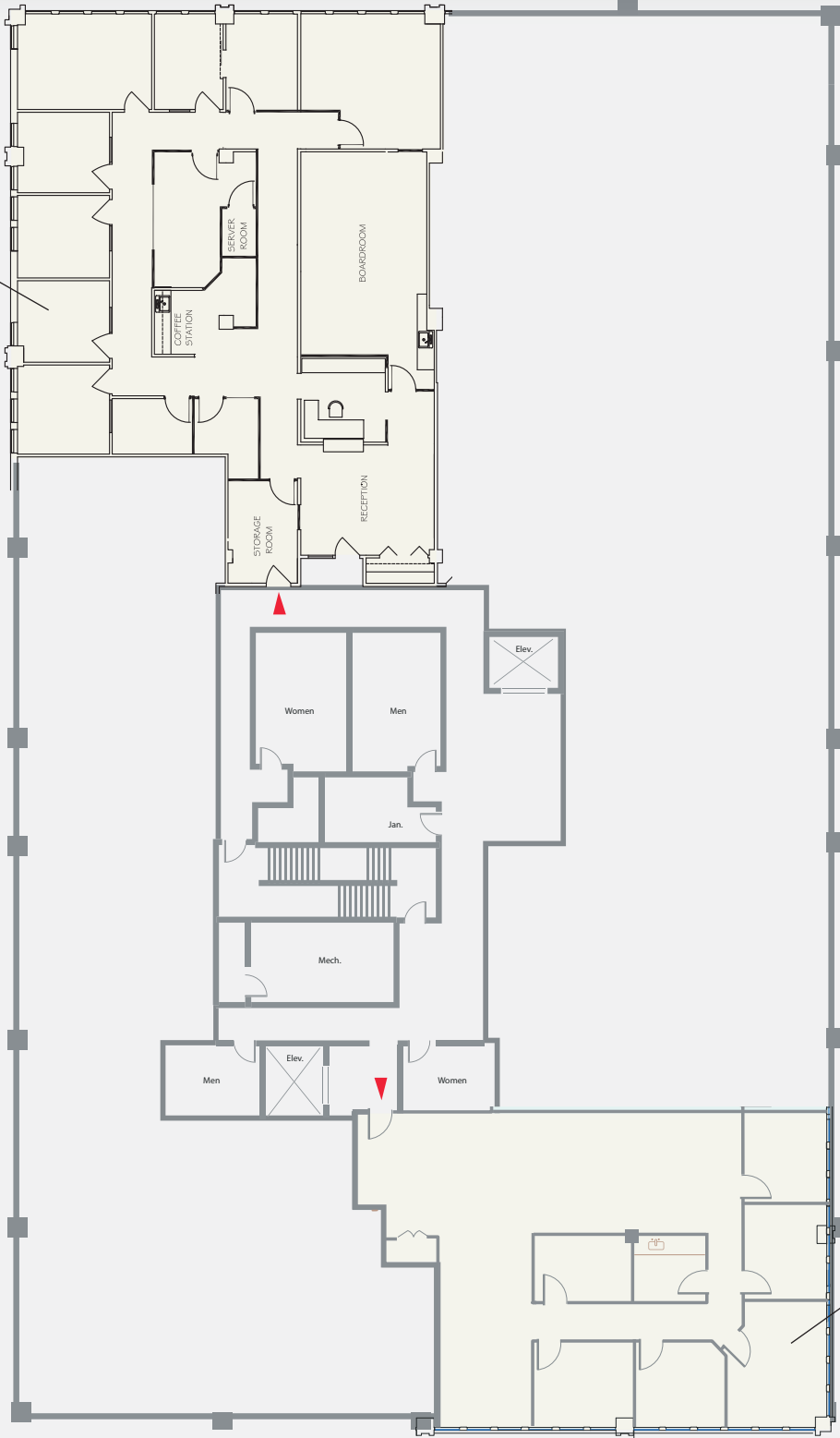
SUITE 303
1,750 SQ.FT.



4
FLOOR



SUITE 414
3,540 SQ.FT.



**SHOW
SUITE**

SUITE 406
2,603 SQ.FT.

PROPERTY
OWNED
BY



ARTIS
REIT

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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