



For lease

Maxwell Bates Block
2207 4th Street SW, Calgary, AB

Property Highlights

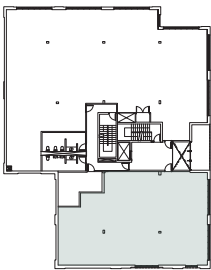
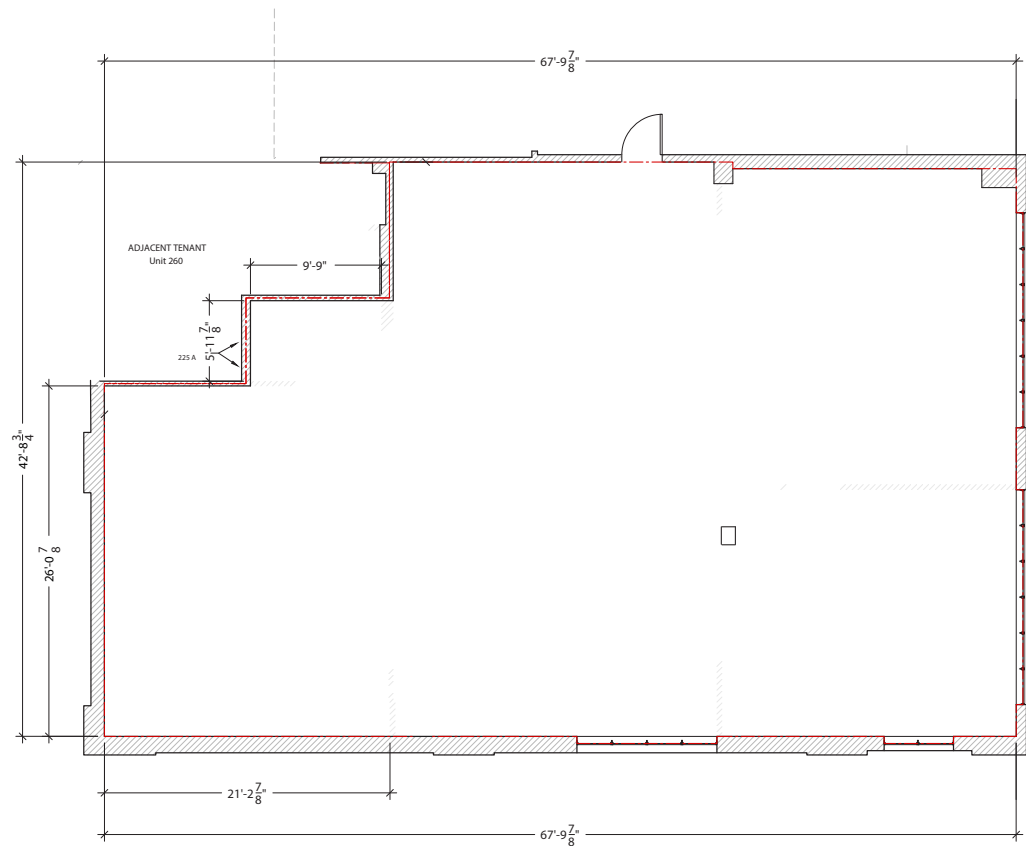
- Prime location in the vibrant community of mission and Calgary’s ‘Restaurant Row’.
- Abundant retailers and services in the surrounding area
- Building retail tenants include: OEB Breakfast Co, Phil & Sebastian, bluboho, Bardöt Beauty Boutique

Property Summary

Available Space	Suite 250 - 3,255 sf
Rates	Market Rates
Availability	Immediate
Term	10 Years
Op. Costs	\$20.16 psf (Est 2025)
Parking Ratio	1:685 sf

Suite 250 3,255 sf

- Base building condition
- Existing storage room



Area and Amenities




- | | | | | | |
|---|----------------------|---|------------------|---|-----------------------|
| 1 | Shopper's Drug Mart | 4 | Mercato Mission | 7 | RBC |
| 2 | Lululemon | 5 | Añejo Restaurant | 8 | Joyce on 4th |
| 3 | BMO Bank of Montreal | 6 | Starbucks | 9 | Earls Kitchen and Bar |

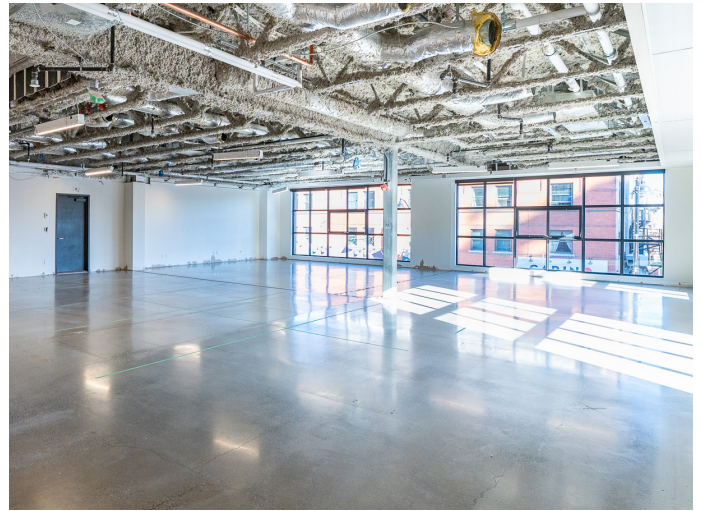
Main Floor Tenants

**PHIL &
SEBASTIAN
COFFEE
ROASTERS**


BARDÖT
BEAUTY BOUTIQUE

bluboho
REFINED JEWELRY


eb
Breakfast Co.



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