



For lease

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

Property Highlights

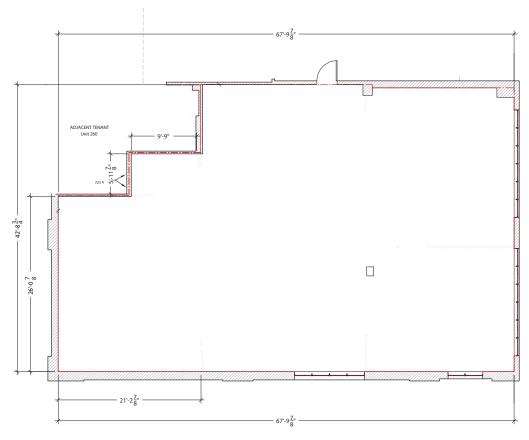
- Prime location in the vibrant community of mission and Calgary's 'Restaurant Row'.
- Abundant retailers and services in the surrounding area
- Building retail tenants include: OEB Breakfast Co, Phil & Sebastian, bluboho, Bardöt Beauty Boutique

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

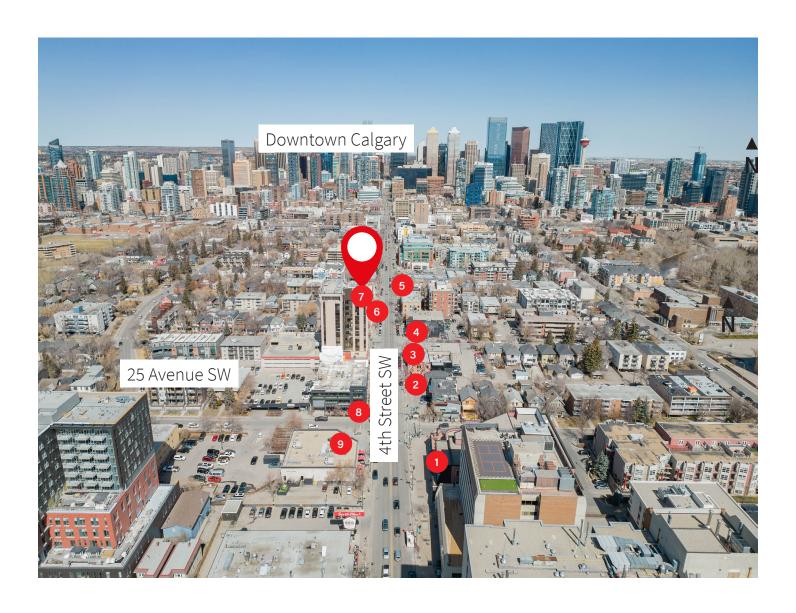
Suite 250 3,255 sf

- Base building condition
- Existing storage room





Area and Amenities



- 1 Shopper's Drug Mart
- 2 Lululemon
- 3 BMO Bank of Montreal
- 4 Mercato Mission
- 5 Añejo Restaurant
- 6 Starbucks

- 7 RBC
- 8 Joyce on 4th
- 9 Earls Kitchen and Bar

Main Floor Tenants





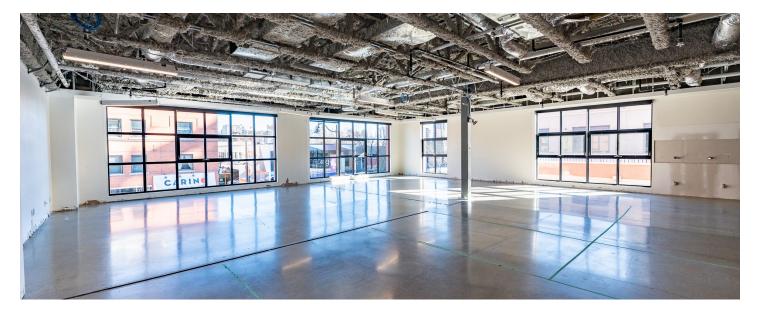




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