

FOR LEASE
RARE, TRANQUIL, INNER-CITY LOCATION

2139 - 4 Avenue NW

Up to 7,316 sf office space available over three floors, ideally suited for professional services firms

Contact:

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2139 - 4 AVENUE NW

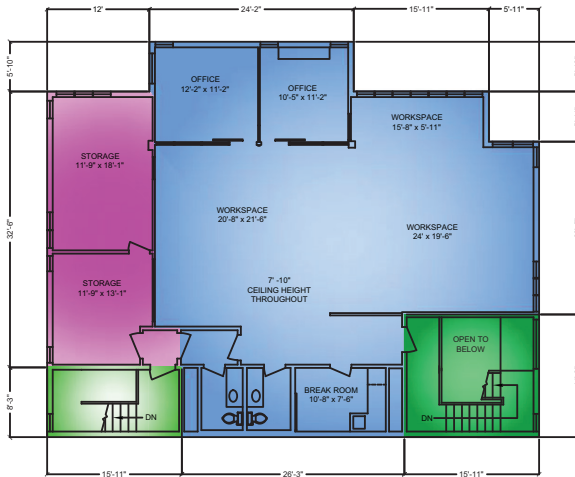
Space Profile

Premises Size:	Upper Floor:	2,375 sf
	Main Floor:	2,363 sf
	<u>Lower Floor:</u>	<u>2,578 sf</u>
	Total:	7,316 sf
Availability:	Upper Floor:	Immediately
	Main Floor:	September 1, 2024
	Lower Floor:	September 1, 2024
Rental Rate:	Market rates	
Additional Rent:	\$16.49 per sf (est. 2024)	
Parking:	10 surface stalls in private lot behind building	
	Additional adjacent street parking available	

Features & Amenities

Located in quiet, tree lined West Hillhurst, 2139 - 4 Avenue NW is a stand-alone building offering well built out, well maintained premises with a surface parking lot and available street parking adjacent to the building. Offering 7,316 sf, over three floors, there is opportunity for 1-3 professional services tenancies. Offering easy access to downtown, and excellent access and egress to major traffic corridors including Crowchild Trail and Memorial Drive, 2139 - 4 Avenue is also conveniently located to many community amenities including, the Bow River Pathway, The University of Calgary, Foothills Hospital and all that Kensington and West Hillhurst have to offer.

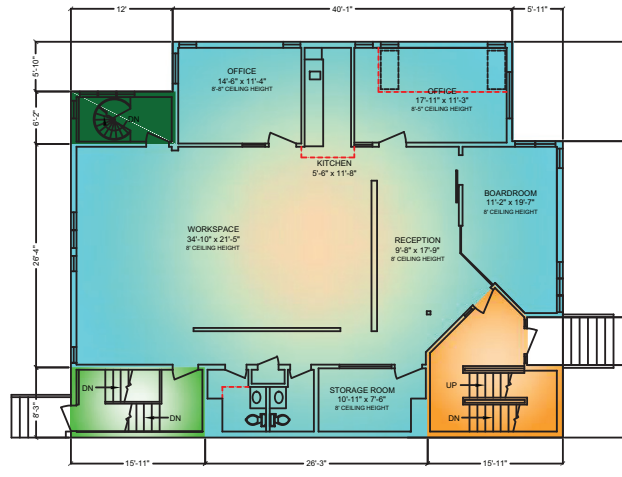




- UPPER FLOOR OFFICE
- STORAGE
- UPPER FLOOR NE STAIRWELL
- SE STAIRWELL

Upper Floor: 2,375 sf

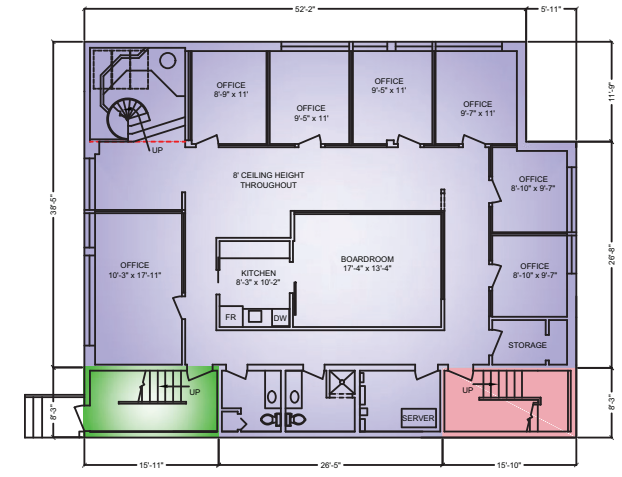
- 2 perimeter offices
- Large open area
- Break room
- Private bathrooms



- MAIN FLOOR OFFICE
- ENTRANCE
- SW STAIRWELL
- SE STAIRWELL

Main Floor: 2,363 sf

- 2 perimeter offices
- Large open area
- Reception
- Boardroom
- Kitchen
- Storage room
- Private bathrooms

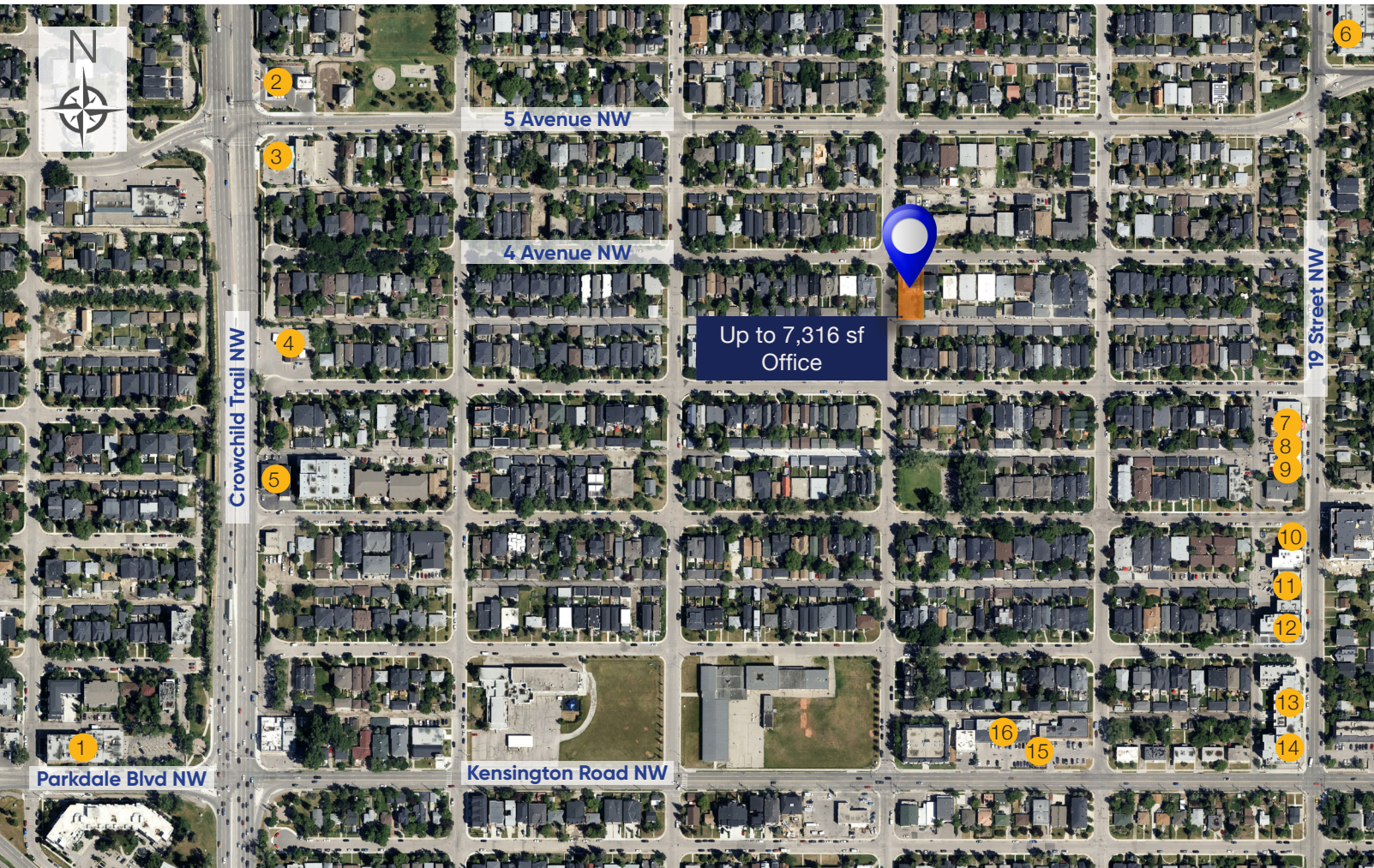


- LOWER FLOOR OFFICE
- LOWER FLOOR NE STAIRWELL
- SE STAIRWELL

Lower Floor: 2,578 sf

- 7 perimeter offices
- Boardroom
- Kitchen
- Storage
- Server room
- Private bathrooms

2139 - 4 AVENUE NW



Surrounding Amenities

1. Sunterra Market & Cafe
2. Esso
3. Crowchild Coin Car Wash
4. Abom Ski and Board
5. Jan's Meats and Deli
6. West Hillhurst Community Centre
7. Dairy Lane Cafe
8. Pho Huydat Vietnamese Noodle House
9. Hi Neighbour Cleaners
10. Made by Marcus
11. Penny Fausta Pharmacy
12. Kosa Health Food Store
13. Kensington Barbers
14. Vintage Caffeine
15. Amato Gelato Kensington
16. Kensington Village II

Drive Times

- Dairy Lane Diner - 2 minutes
- Made by Marcus - 2 minutes
- Sunterra Market - 5 minutes
- Hayden Block - 5 minutes
- Nicks Steakhouse - 4 minutes
- Calgary Coop Wine - 3 minutes

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