Office Space • New Development

For Lease

623 16th Ave NE
Calgary

Available up to 33,752 sf

For More Information or to View, Please Contact:

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:
619, 623, 637 16th Ave NE, Calgary, Alberta

AVAILABLE AREA:
2nd Floor – approx. 18,461 sq. ft.
3rd Floor – approx. 15,291 sq. ft.

AVAILABILITY: Q2 2020 (est.)

PARKING:
1 underground stall per 582 sq. ft. of leased space at $250/mo per stall.

LEASE RATE: Market rates

OP. COSTS AND TAXES:
$12.50 per sq. ft. (est. for 2015)

LOCATION HIGHLIGHTS

Mixed use new development situated on highly sought after 16th Avenue NE.

Numerous amenities in vicinity.

Excellent access via 16 Avenue NE

Short drive from Downtown.

Direct access to Deerfoot Trail and Airport.

BUILDING FEATURES

Full height exterior windows offer an abundance of natural light.

Retail services on the main floor will enhance amenities available to the building.

Unique design of floor plate offers flexibility in layout design.

Separate elevator exclusive for use by office tenants

Design of the building to become a landmark on 16th Ave.
SECOND FLOOR
UP TO **18,461** SQ.FT.

THIRD FLOOR
UP TO **15,291** SQ.FT.
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