

MISSION COMMERCIAL CENTRE
2412 - 4th Street S.W.
 CALGARY, ALBERTA

OFFICE SPACE
FOR LEASE OR SALE

Building Description

Building Size ~51,833 sq. ft.
 Number of Floors 3
 Elevator Access Yes
 Type of Use Retail/Office
 Parking 77 - UG
 18 - Surface

Space Description

Main Floor - 100% leased
 2nd Floor 100% leased/sold
 3rd Floor ~10,000 sq. ft. Office
 Operating Costs (est.) ~\$6.45 psf
 Occupancy Date Fixturing period
 TI Allowance \$28.00 psf
 Basic Rent **Market Rates**



Overview

Located in the heart of one of the trendiest and busiest character areas of Calgary, "The Mission District". Numerous restaurants and shopping alternatives available within proximity.

Contact Information

Contact Name Hannes Kovac
 Company OPUS Building Corporation
 Email hkovac@obc.com
 Phone 403-283-0000
 URL www.obc.com
 or **CONTACT YOUR BROKER**

