

# AVISON YOUNG



## Office Space For Lease

4004 - 19th Street NW, Calgary, AB

### Get more information

Alexi Olcheski, Executive Vice President  
403 232 4332  
alexi.olcheski@avisonyoung.com

Sean Clark, Associate Vice President  
403 813 6476  
sean.clark@avisonyoung.com

Tinyan Leung, Senior Associate  
403 232 4334  
tinyan.leung@avisonyoung.com

Diego Terrazas, Associate  
587 293 3364  
diego.terrazas@avisonyoung.com

# 4004 - 19th Street NW Calgary, AB

## Property Highlights

|             |  |
|-------------|--|
| Unit        | Option 1<br>Option 2   |
| Area        | 2,647 sf (Option 1)<br>1,402 sf (Option 2)<br>4,049 sf (Total) |
| Available   | 15 - 30 Days   |
| Term        | 5 - 10 Years   |
| Rental Rate | \$25.00 Gross  |
| Parking     | Ample Surface Parking<br>Free of Charge                        |



## LOCATION

Desirable Northwest location close to Nose Hill Park trail system, Calgary Winter Club and multiple restaurant and service amenities. Serviced by bus routes 20, 38, 72, 73, 105. Minutes from Brentwood Village Shopping Centre, University of Calgary, and the University CRT Station.

## FEATURES

- Private entrance
- Office intensive layout
- Private washrooms
- Pylon and fascia signage available along Northmount Drive NW



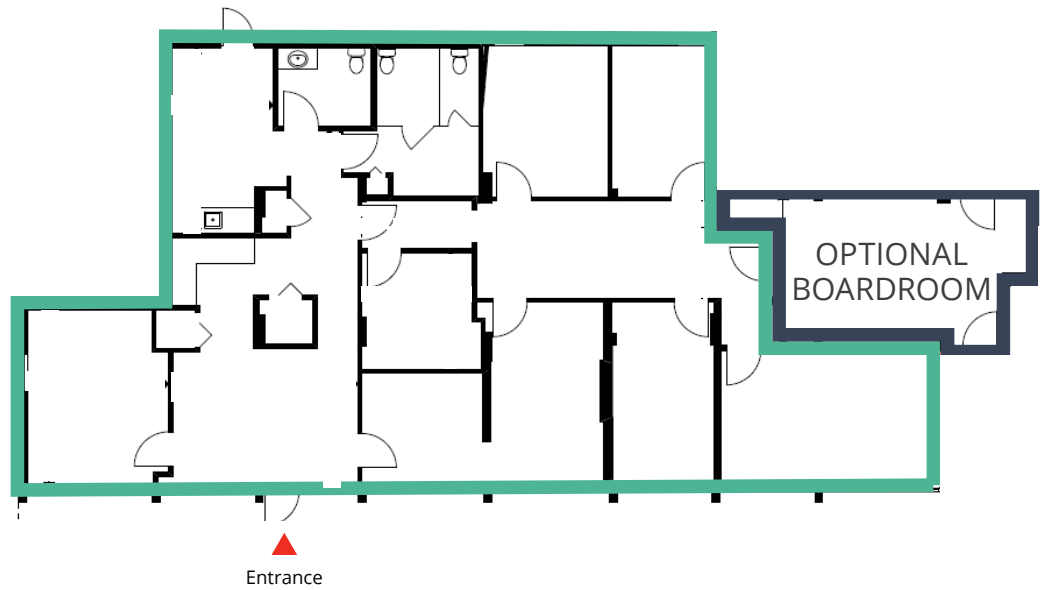
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## FLOOR PLAN

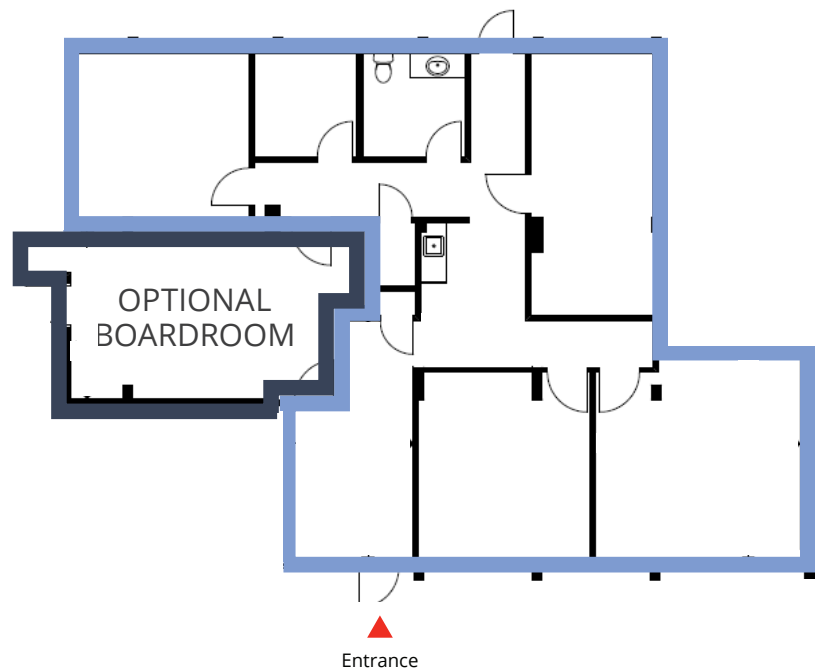
### Option 1 - 2,647

- 5 Offices
- Boardroom
- Reception Area
- Kitchen
- 2 In-suite Washrooms
- Server Room



### Option 2 - 1,402 sf

- 3 Offices
- Lounge Room
- Kitchenette
- 2 In-suite Washrooms
- Shared Boardroom

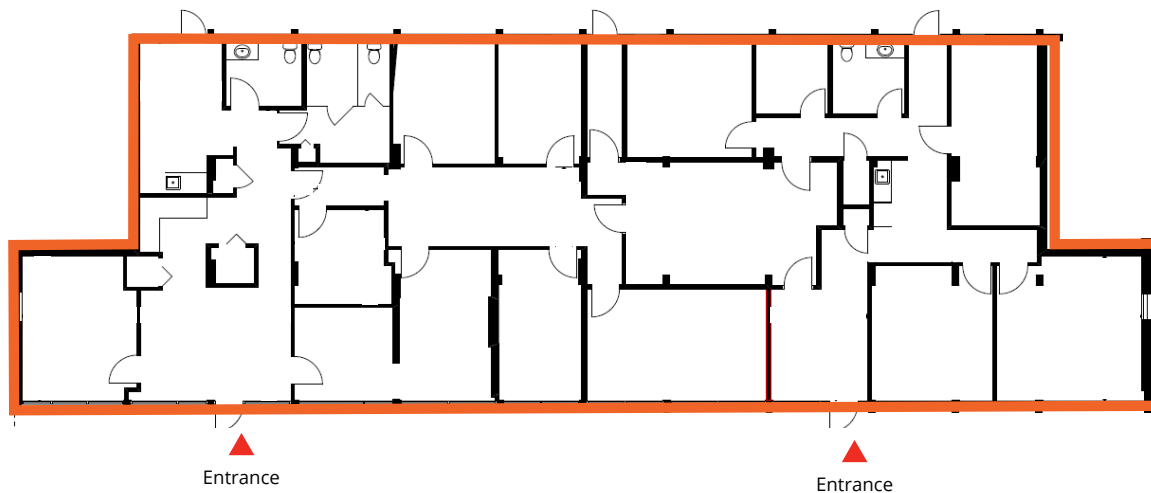




## FLOOR PLAN

### Option 3 - 4,049 sf

- 8 Offices
- 2 Boardrooms
- Lounge Room
- Reception Area
- Kitchen
- Kitchenette
- 4 In-suite Washrooms
- Server Room



Easy accessibility  
from Main  
Thoroughfares



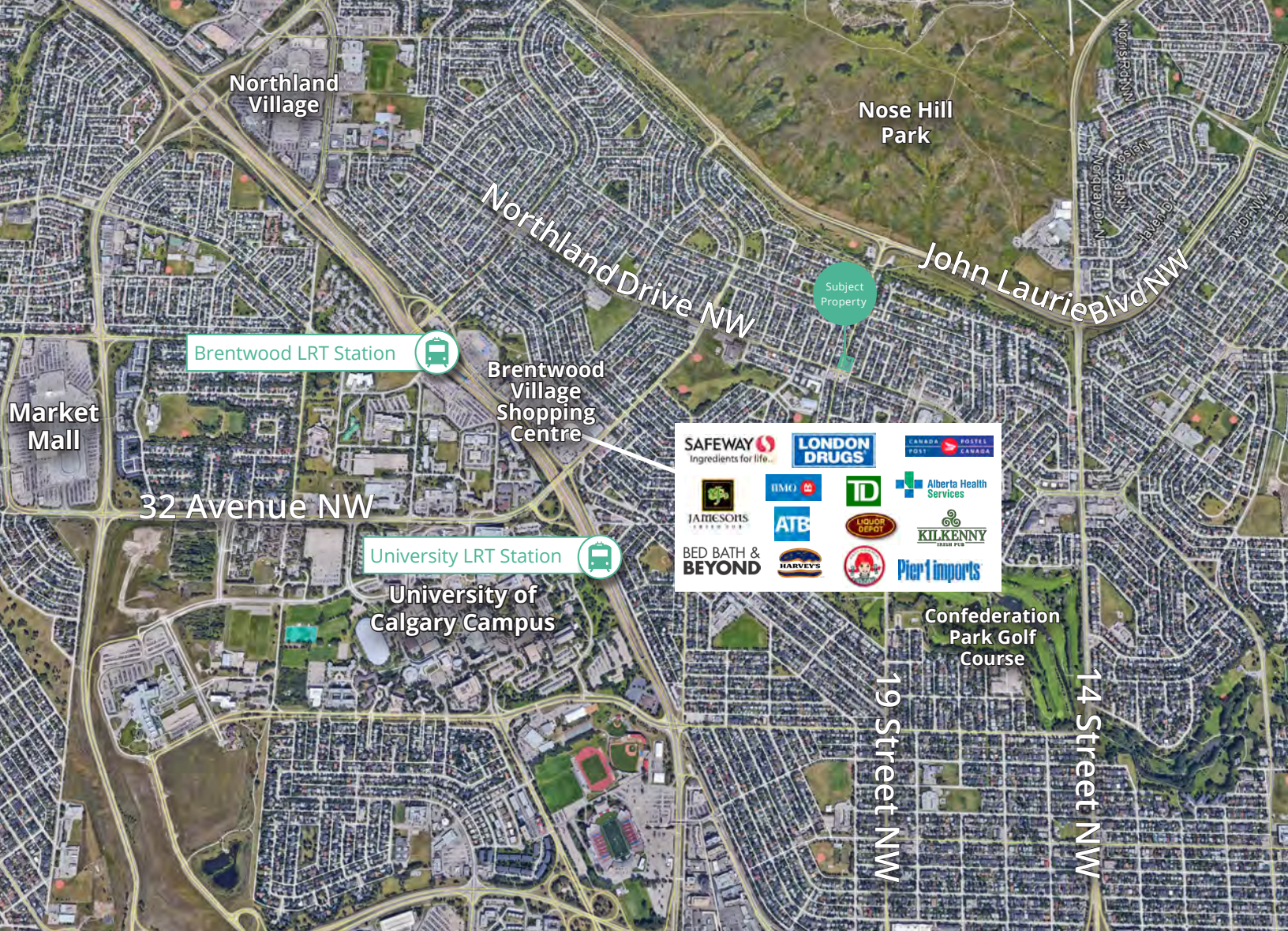
Excellent LRT  
& Transit Options



Close to Pathway  
System



Retail & Restaurant  
Hubs



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## Drive Times

Airport



15 Min.

Downtown



10 Min.

Brentwood LRT



5 Min.

Eighth Avenue Place West  
Suite 4300, 525 - 8th Avenue SW  
Calgary, AB T2P 1G1  
T: 403.262.3082 F: 403.262.3325  
avisonyoung.com



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