



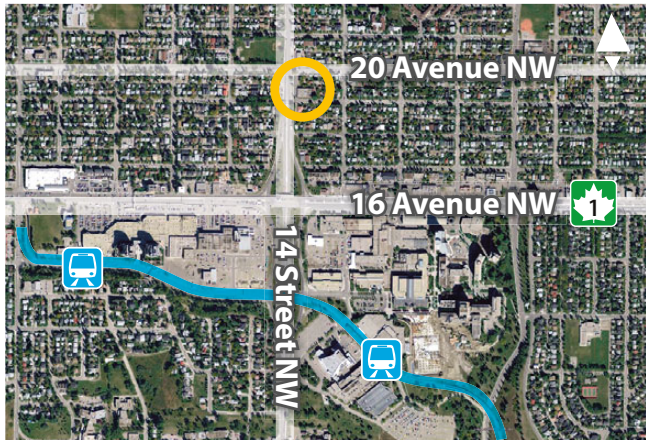
2,753 sf
207 • Built-out medical

1,996 sf
201

MEDICAL / PROFESSIONAL / OFFICE SPACE FOR LEASE

Capitol Hill Centre 2004 14th Street NW, Calgary

 Rare, centrally located, NW medical opportunity



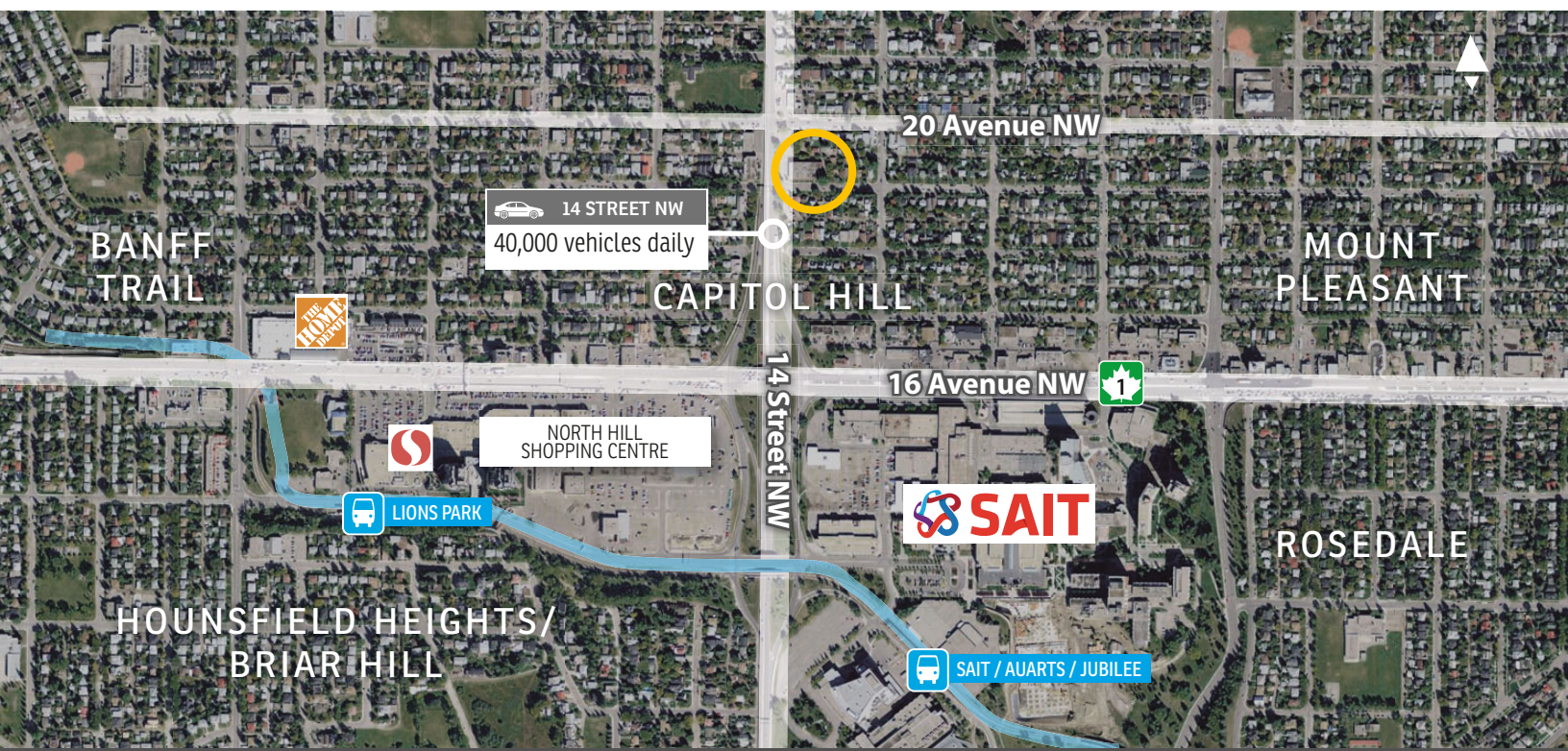
FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Murray Ion, ASSOCIATE
c: 403-797-3103
d: 403-294-7179
mion@barclaystreet.com

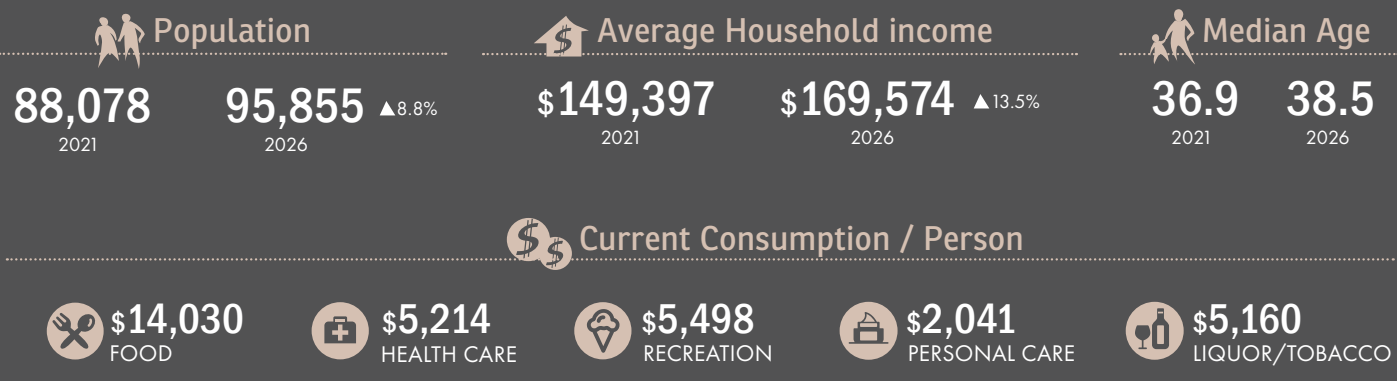
**BARCLAY STREET**
REAL ESTATE
LOCAL EXPERTISE MATTERS

**TCN**
WORLDWIDE REAL ESTATE SERVICES

CELEBRATING
50 YEARS
1973-2023



Area Demographics (3 km radius)



- » Medically zoned
- » Abundance of parking
- » High visibility from 14 Street NW and 20 Avenue NW
- » Signage available
- » Only 5 minutes from downtown core; proximity to SAIT, North Hill Shopping Centre and LRT station

LEASE INFORMATION

MUNICIPAL ADDRESS:
2004 14th Street NW, Calgary

AVAILABLE FOR LEASE:

- » 2,753 sq. ft. Suite 207 (2nd fl)
 - Built-out medical space
- » 1,996 sq. ft. Suite 201 (2nd fl)
- » ~~1,534 sq. ft. Suite 1428 (main fl) - LEASED~~

AVAILABILITY: Immediately

TERM: 5 years

PARKING:

- 1:1,000 sq. ft. ratio
- Surface, reserved; \$175/mo per stall

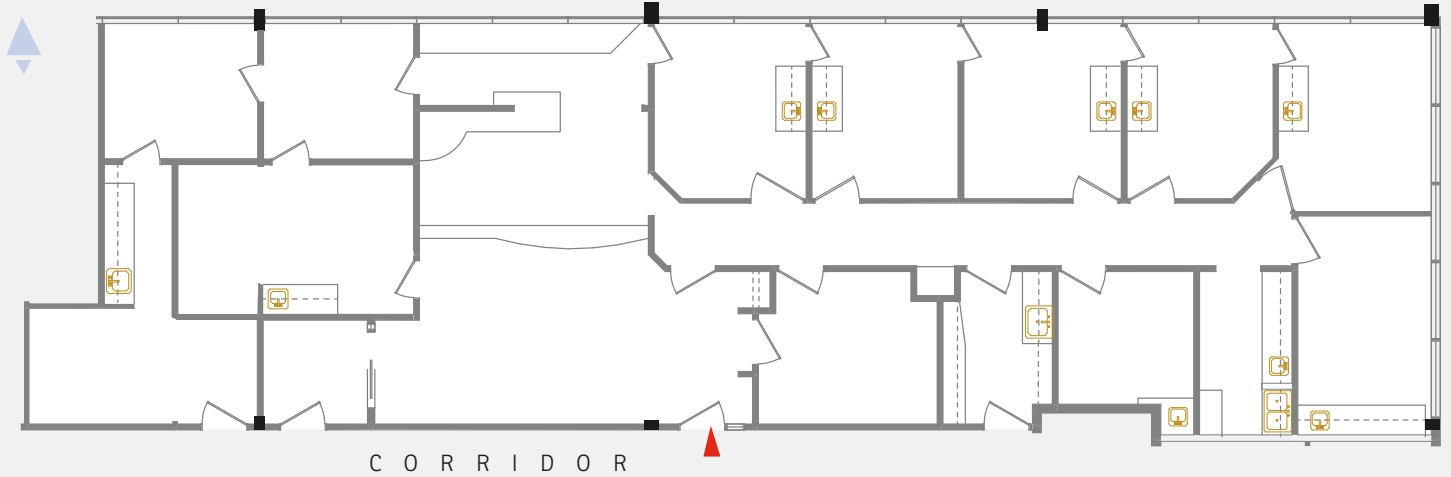
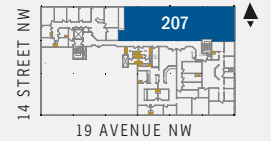
OP. COSTS AND TAXES:

\$17.20 per sq. ft. (est.)

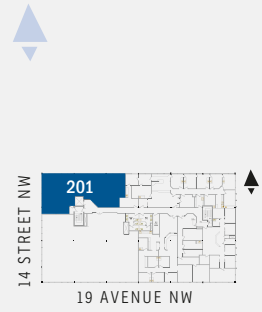
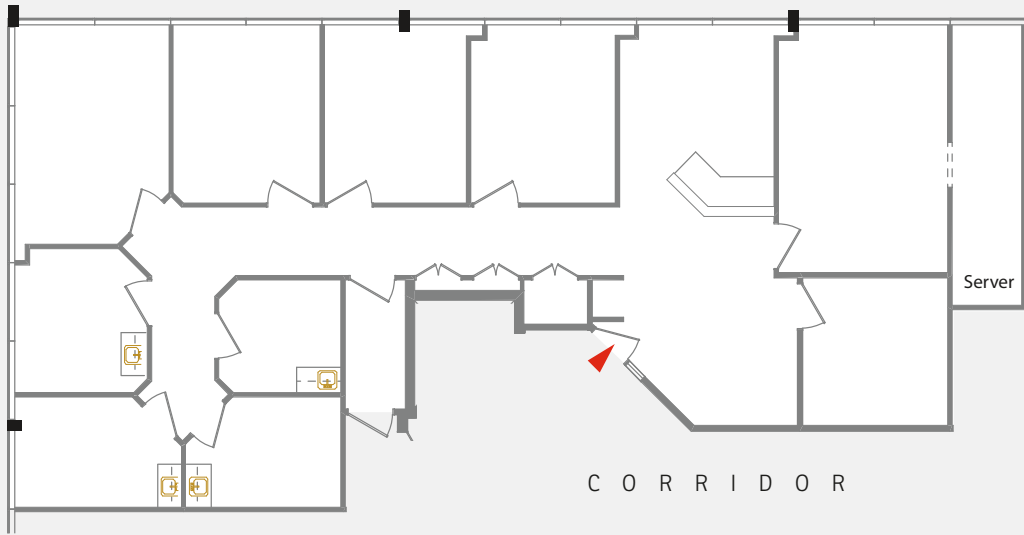
NET RENT: Market

SUITE 207
2,753 SQ.FT.

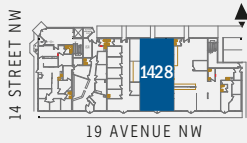
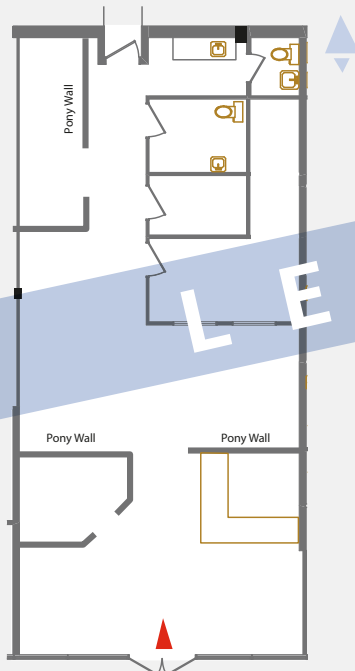
- Built-out medical space



SUITE 201
1,996 SQ.FT.



SUITE 1428
1,534 SQ.FT.



19 AVENUE NW



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