



NORTHWEST CENTRE II

4520 16 AVE NW | CALGARY, AB

4520

**OFFICE SPACE
AVAILABLE FOR LEASE**



Highlights:

- Office building in an “A” class location
- Institutional Ownership and professionally managed by Starlight Investments & True North Commercial REIT
- Direct exposure on 16th Ave., NW (Hwy #1)
- Easy access via Sarcee Trail, Stoney Trail & Crowchild Trail
- Walking distance to Edworthy Park
- Excellent access to the Bow River pathway
- Recent lobby upgrades
- On-site storage capacity available
- On-site fitness center with changeroom and shower
- Dedicated loading area



ABOUT THE BUILDING

Northwest Centre II is located in a highly sought after location, with direct access to Hwy 1 and close proximity to downtown Calgary.

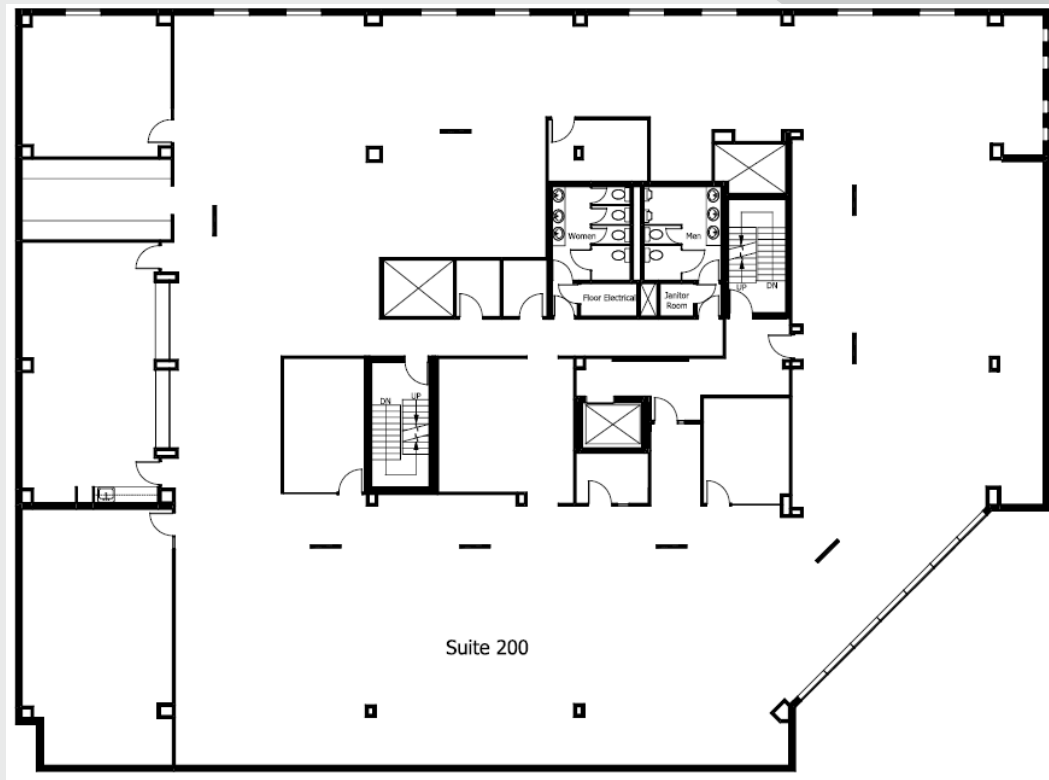


Availabilities:

Year Built:	1981
Suite 150:	1,986 sf LEASED
Suite 200:	12,499 sf (demising options available)
Suite 300:	11,727 sf
Availability:	Immediately
Lease Rates:	Market Lease Rates
Operating Costs:	\$17.57 psf (est 2024)
Parking:	1:500 psf
Parking Rates	\$175.00/per stall/per month for reserved underground Free one-hour visitor parking
Signage Opportunity:	Building signage for a full floor tenant

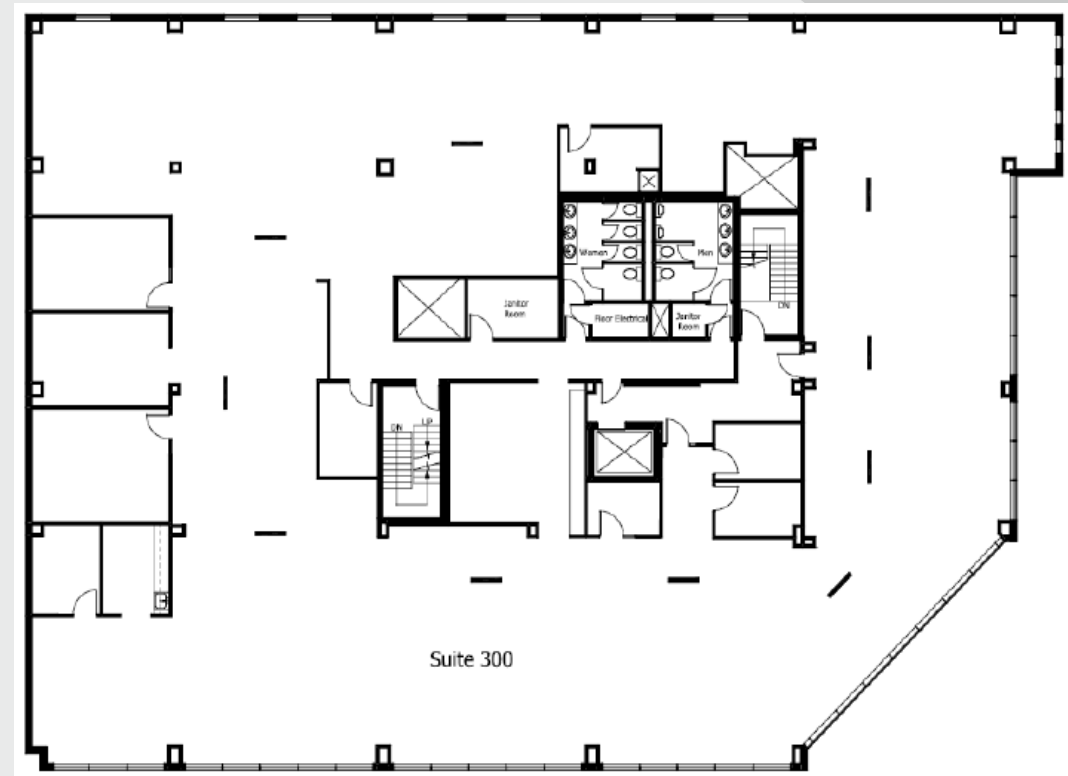


SUITE 200 - 12,499 SF



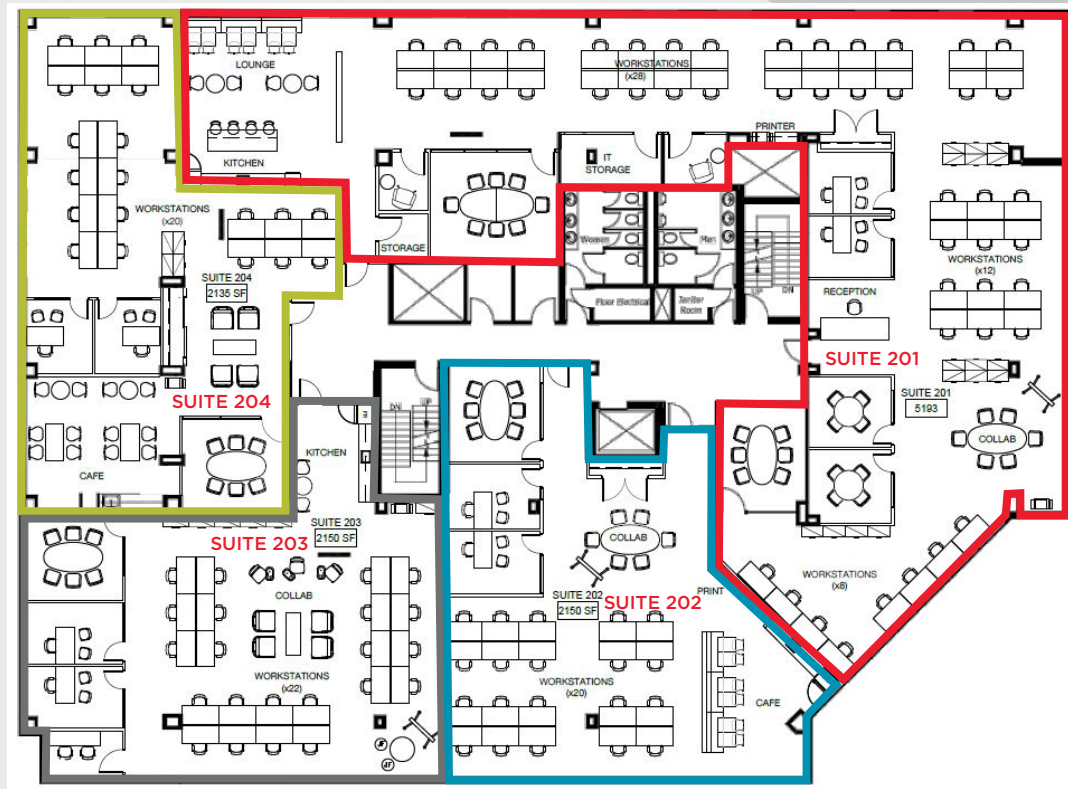
360°
Matterport
Virtual Tour

SUITE 300 - 11,727 SF



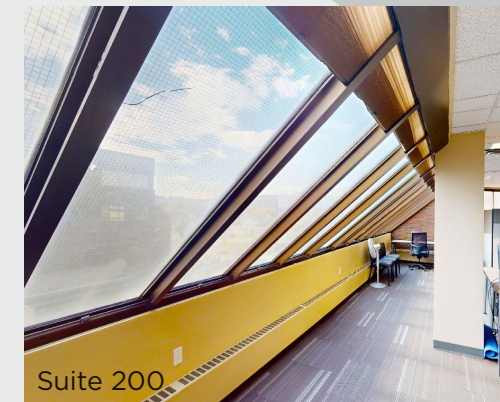
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Virtual Tour

SUITE 200 - 12,499 SF (Proposed Plan)



Potential
4 Suite Layout
Suite 201: 5,582 sf
Suite 202: 2,311 sf
Suite 203: 2,311 sf
Suite 204: 2,295 sf

PROPERTY PHOTOS



AREA AMENITIES



Bus Routes Servicing this area:
 #1 - Bowness / Forest Lawn
 #40 - Crowfoot / North Hill
 #305 - BRT Bowness Rd NW

SAFeway

Hi-BALL RESTAURANT
 PIZZA HUT

KFC

SUBWAY

Tim Hortons

Jump's
 BIG PLATE DINER

Shell

amazon

TRAVELLERS INN MOTEL

Esso

SHAWARMA PALACE
 FRINGE COFFEE
 GOLDEN WEST CAFE
 PIZZERIA 3000
 Papa Nicholas

NOtable
 THE RESTAURANT

SITE

20
 RESTAURANTS,
 COFFEE SHOPS
 within 3 km

4
 HOTEL SUITES
 & INNS
 within 3 km

46
 RETAILS SHOPS,
 PHARMACIES
 within 3 km

DRIVE TIMES



5 MINS Foothills Medical Centre



18 MINS Scotiabank Saddledome



14 MINS Downtown Calgary



35 MINS YYC Airport

AREA DEMOGRAPHICS



54,190
 Total Population
 within 3 km



94%
 Bachelor's Degree
 within 3 km



\$139,382
 Avg. Household Income
 within 3 km

Source: Piiipoint



CONTACT INFORMATION

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