

FOR LEASE

901 SF UP TO 3,829 SF | SECOND FLOOR OFFICE



4216 - 10 STREET NE
CALGARY, AB



Lead Agents:

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PROPERTY DETAILS

District:	McCall Industrial
Zoning:	I-G (Industrial General)
Second Floor Office:	± 3,829 sf
Demising Options:	Unit 202: ± 1,150 sf Unit 203: ± 901 sf Unit 204: ± 1,778 sf
Lease Rate:	\$12.00 psf
Op. Costs:	\$5.95 psf (2023 est.)
Availability:	Immediate

HIGHLIGHTS

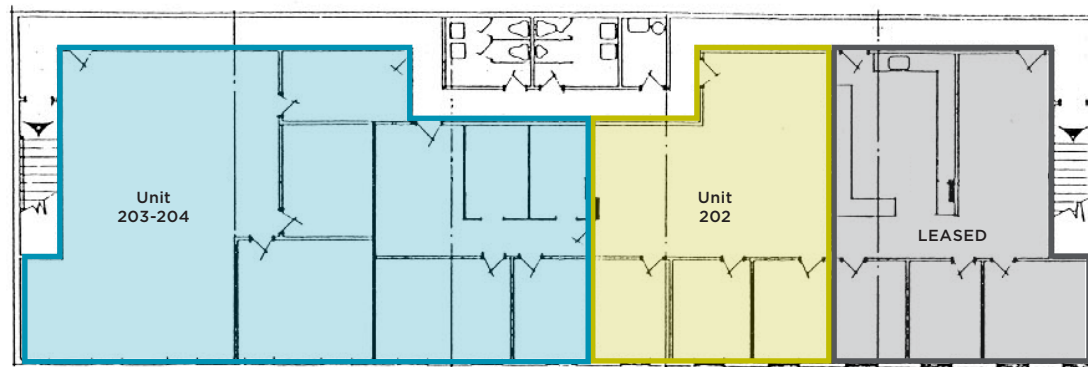
- Second floor office area
- Common washroom on second floor
- Demising options starting at 901 sf
- Good access onto McKnight Boulevard, Deerfoot Trail and 32nd Avenue NE



FLOOR PLAN

FOR LEASE | 4216 - 10 Street NE, Calgary, AB

Second Floor



Demising Options

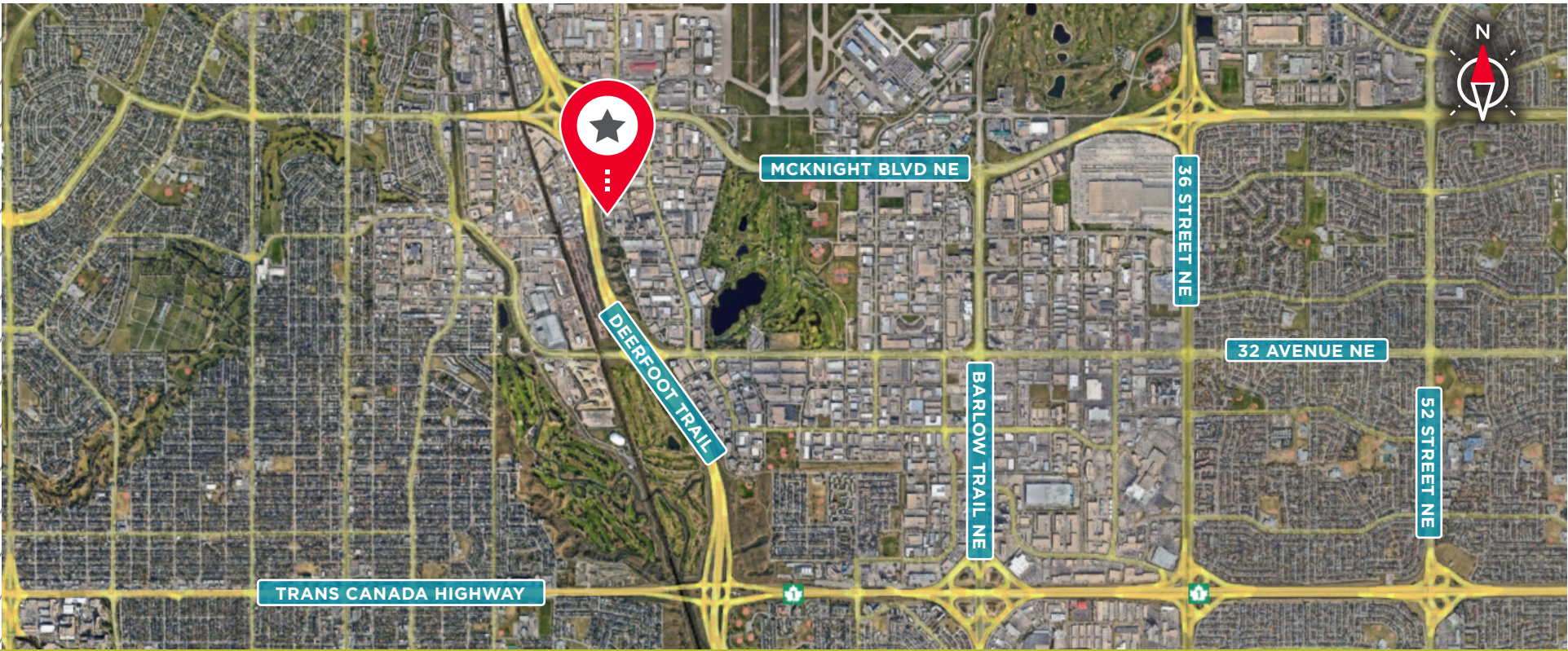
- Unit 202: ± 1,150 sf
- Unit 203-204: ± 2,679 sf

*Not to scale, not exactly as shown.



City & Mountain Views

LOCATION MAP



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