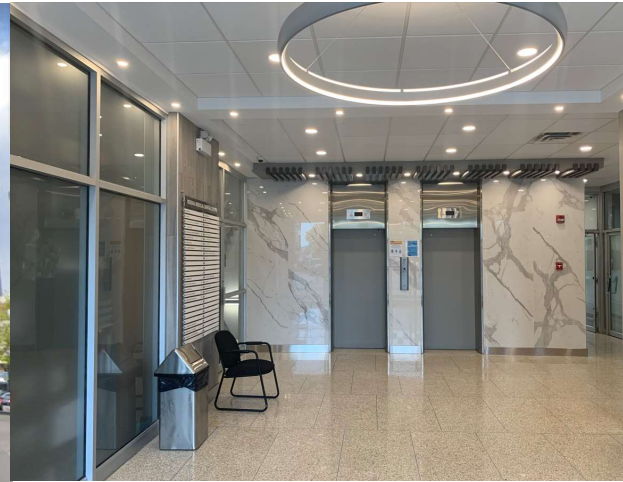


FOR LEASE > OFFICE SPACE

RIDEAU BUILDING

1711 – FOURTH STREET S.W CALGARY AB



PROPERTY DETAILS

The Rideau Building is located in the heart of Calgary's trendy Mission District. Only a five-minute walk from Downtown Calgary on the corner of 4th Street and 18th Avenue SW. Surrounded by amenities on 4th Street and 17th Avenue including Anejo, Pure Barre Studio, Blowers & Grafton Gastropub, Earls Kitchen + Bar, Safeway, Lululemon, and Starbucks. Five-minute walk to Repsol Centre. Some market highlights include:

- Lease Rate starting at \$16.00 Per Sq. ft. Net
- Operating Costs \$19.75 Per Sq. ft. (Est. 2023)
- Parking Ratio of 1 per 750 Sq. ft.
- Term 5 Years minimum

Karen Lubenow
Real Estate Manager
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Phone: (403) 228-3838
klubenow@wci ltd.ca

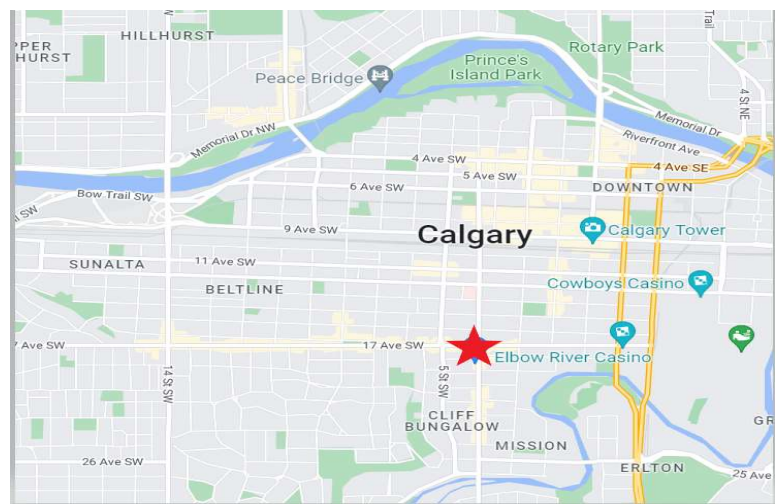
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RIDEAU BUILDING

1711 – FOURTH STREET S.W CALGARY AB

Available Premises

- Suite 203 – 626 SQ. FT. - Available Immediately.
- Suite 204 – 910 SQ. FT. - Available Immediately
- Suite 205 – 720 SQ. FT. - Available Immediately
- Suite 206 – 567 SQ. FT. - Available Immediately
- Suite 207 – 479 SQ. FT. - Available Immediately
- Suite 210 – 748 SQ. FT. - Available Immediately
- Suite 212 – 562 SQ. FT. - Available Immediately
- Suite 301 – 696 SQ. FT. - Available Immediately
- Suite 307 – 741 SQ. FT. - Available Immediately
- Suite 310 – 559 SQ. FT. - Available Immediately
- Fourth Floor* – Up to 8,002 SQ.FT



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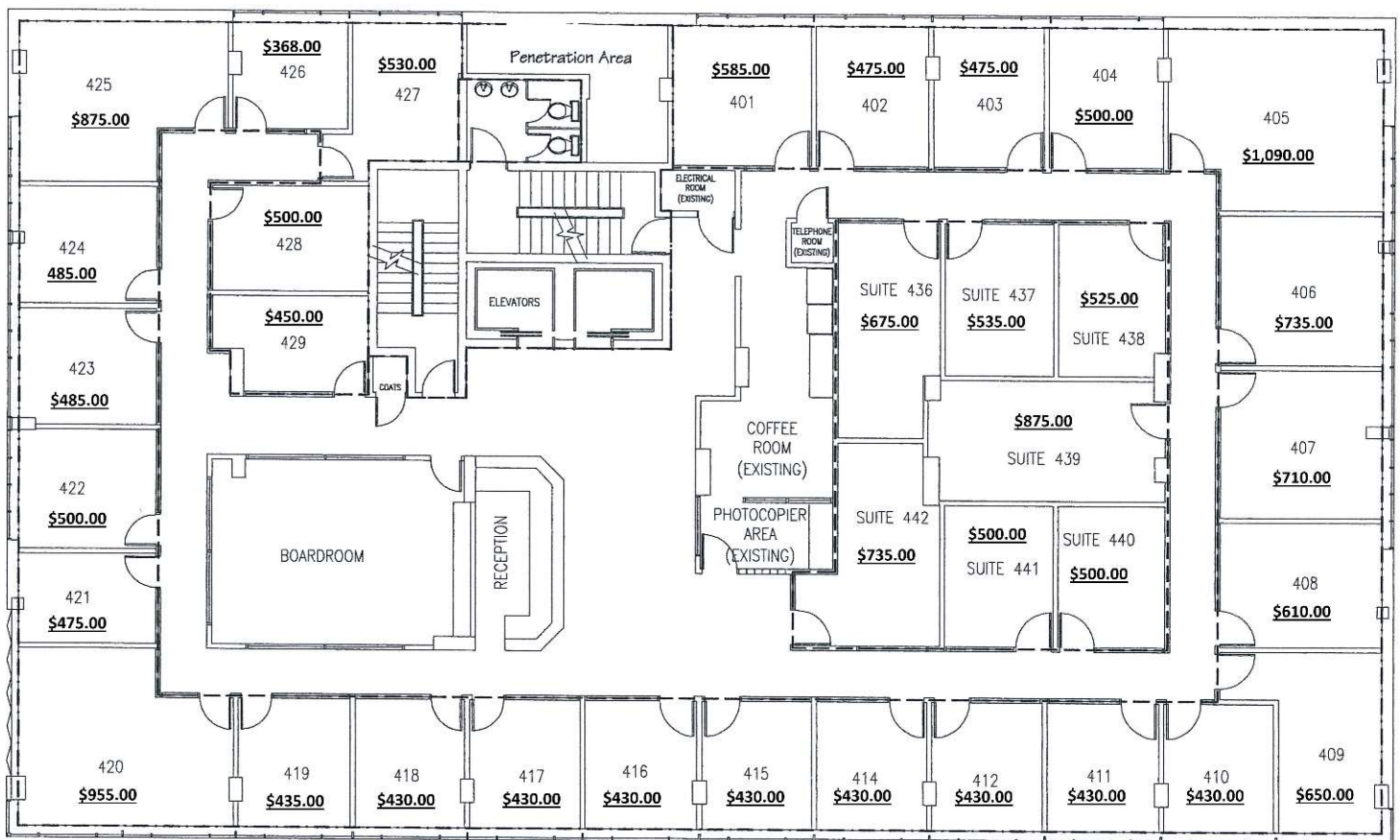
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RIDEAU BUILDING

1711 – FOURTH STREET S.W CALGARY AB

FOURTH FLOOR

Up to 8,002 SQ.FT



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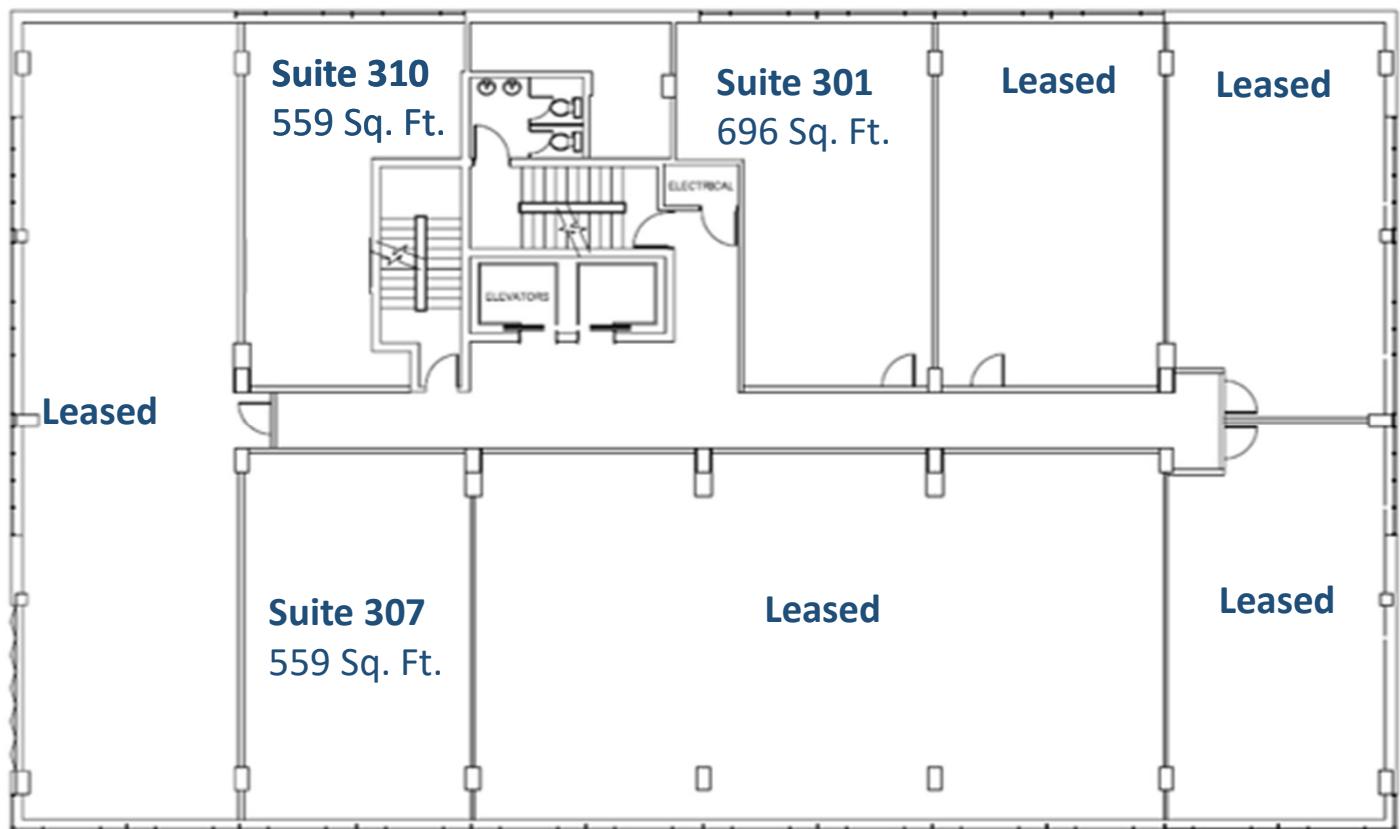
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RIDEAU BUILDING

1711 – FOURTH STREET S.W CALGARY AB

THIRD FLOOR

- Suite 301 – 696 SQ. FT. - Available Immediately
- Suite 307 – 741 SQ. FT. - Available Immediately
- Suite 310 – 559 SQ. FT. - Available Immediately



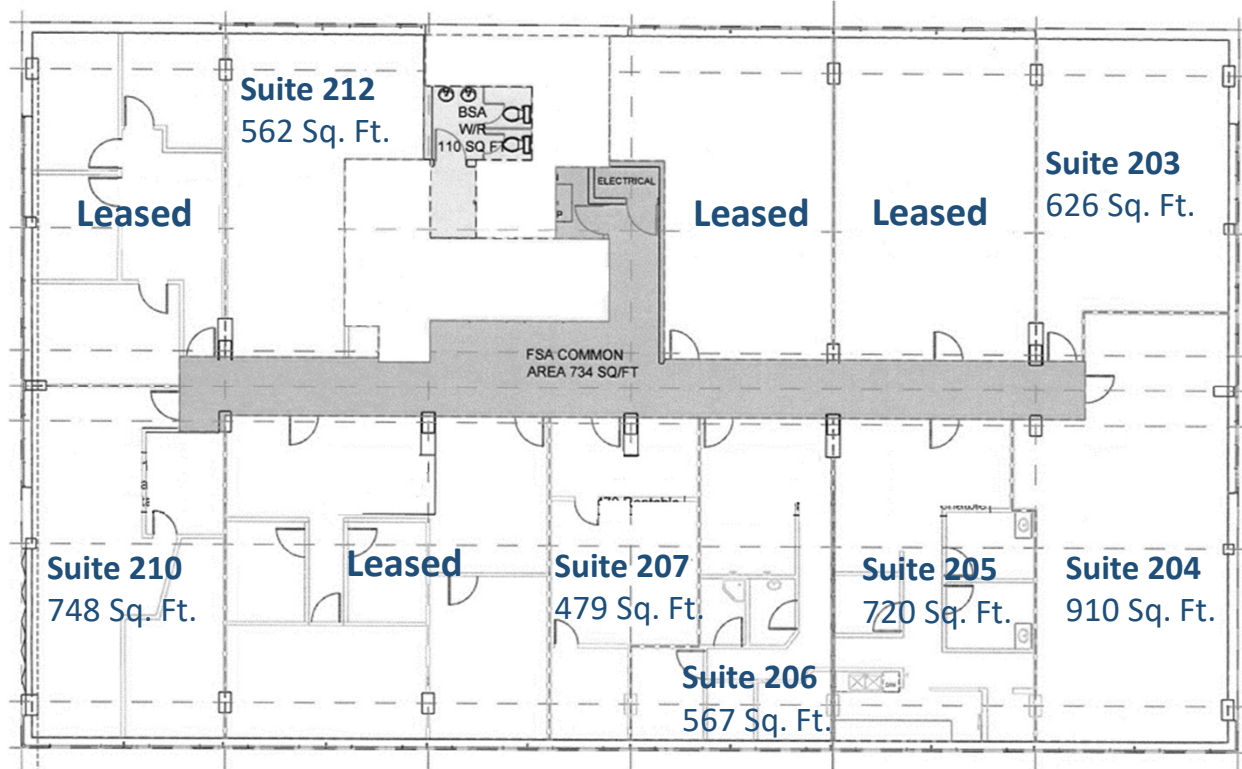
FOR LEASE > OFFICE SPACE

RIDEAU BUILDING

1711 – FOURTH STREET S.W CALGARY AB

SECOND FLOOR

- Suite 203 – 626 SQ. FT. - Available Immediately.
- Suite 204 – 910 SQ. FT. - Available Immediately
- Suite 205 – 720 SQ. FT. - Available Immediately
- Suite 206 – 567 SQ. FT. - Available Immediately
- Suite 207 – 479 SQ. FT. - Available Immediately
- Suite 210 – 748 SQ. FT. - Available Immediately
- Suite 212 – 562 SQ. FT. - Available Immediately



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