



hb
CALGARY

OFFICE | RETAIL | MEDICAL
2414 16 Avenue NW Calgary, AB

 **JLL**

PROPERTY DETAILS

Address: 2416 16th Avenue NW Calgary, AB

Retail Space: Main Floor: 1,200 s.f. - 10,011 s.f.

Office Space: Second Floor: 1,200 s.f. - 14,747 s.f. (demisable)
Third Floor: 1,200 s.f. - 14,747 s.f. (demisable)

Availability: Summer 2020

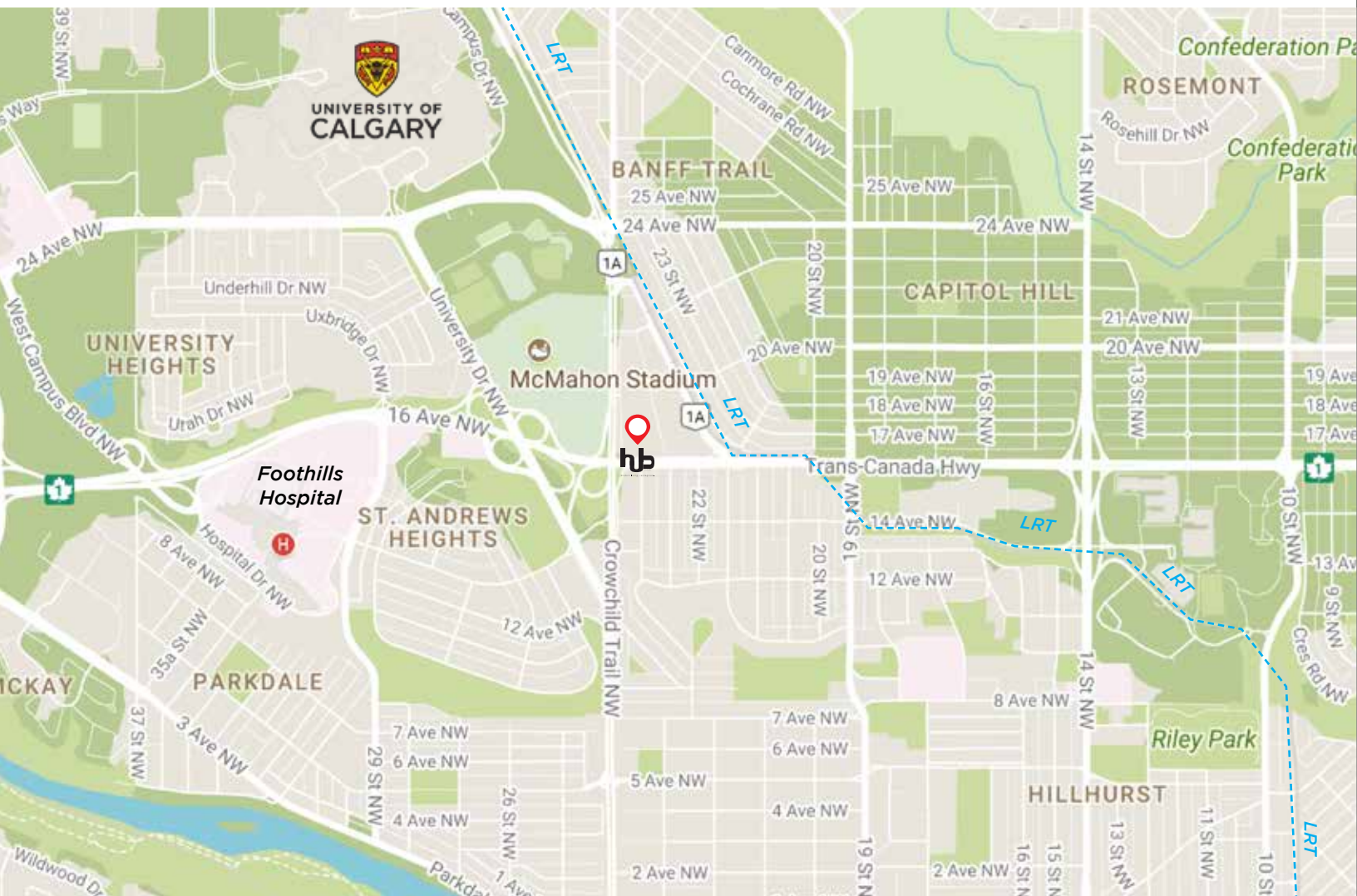
Zoning: C-COR 1

Operating Costs: \$16.50 p.s.f. (Est. 2021)

Parking Ratio: 1:270 s.f. (Underground)
26 Surface Visitor Stalls

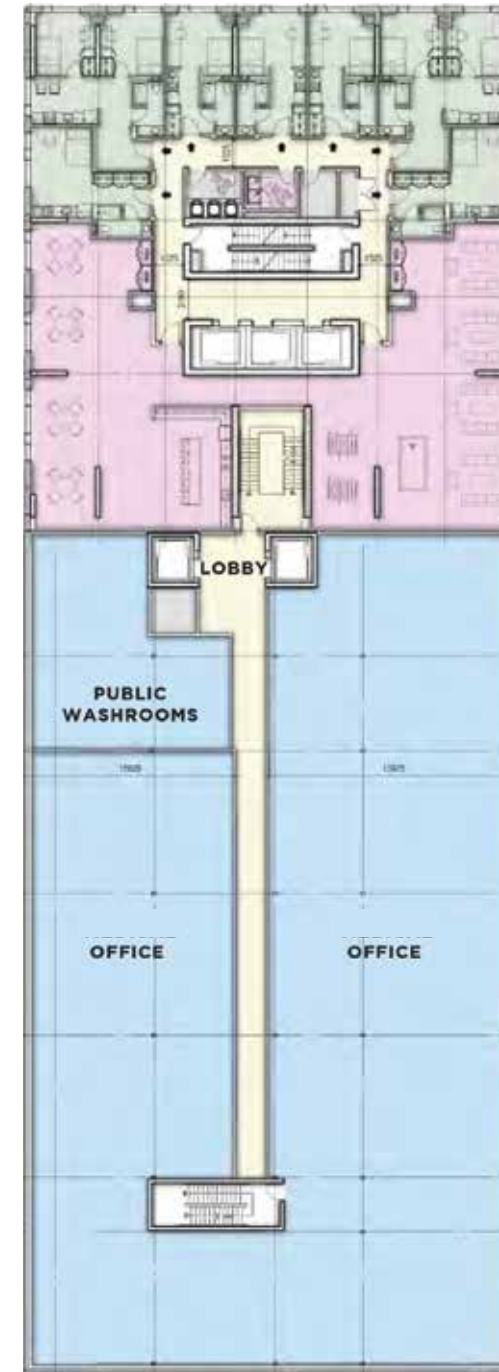
Parking Rate: \$200 per stall, per month (Underground)

- Brand new Class "A" TOD development in NW Calgary
- Excellent opportunity for medical tenants
- High density residential rental units are located on the site
- Walking distance to the Banff Trail LRT Station

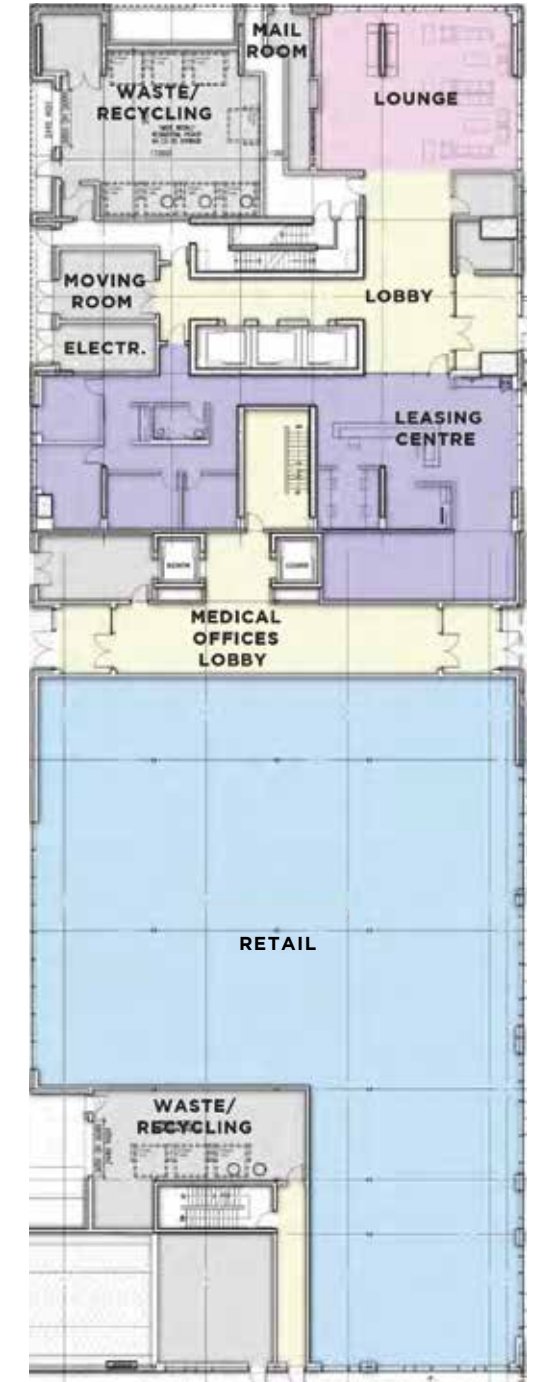




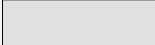
FLOORPLANS

2ND AND 3RD FLOOR PLAN



GROUND FLOOR PLAN



- | | | | |
|---|-------------------------|---|------------|
|  | LOBBY & CIRCULATION |  | AMENITIES |
|  | OFFICE & LEASING CENTRE |  | RESIDENCES |
|  | OFFICE SPACE |  | SERVICES |



Student living. reimaged.

FOR MORE INFORMATION, PLEASE CONTACT:

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