



## LANDMARK OFFICE/SPA SPACE FOR LEASE

### The Opportunity:

# DEVELOPED OFFICE / SPA SPACE FOR LEASE MISSION URBAN BUSINESS DISTRICT 2312 4th STREET SW CALGARY ALBERTA

**1,900 SQUARE FEET**

FAIRFIELD COMMERCIAL REAL ESTATE INC.  
EXCLUSIVE LEASING AGENT - MICHAEL L. KEHOE, BROKER / OWNER

UNIQUE ONE-OF-A-KIND SECOND LEVEL LOCATION WITH UNIQUE CHARACTER  
IMMEDIATE POSSESSION

### PROPERTY DETAILS

- Address: 2312 4th Street SW Calgary, AB
- Size: 1,900 square feet of second level office space with the main entrance off 4th Street SW via central staircase.
- Lower level: lower level storage space available.
- Neighbouring shops and services include; Earls Tin Palace, Shoppers Drug Mart, The Joyce on 4th Irish Pub, Bin 555 Wine Boutique, The Second Cup Coffee Company.

### The Location:

#### THE HISTORIC MISSION URBAN BUSINESS DISTRICT

Mission / 4th Street SW is a vibrant hub of culture, food and fashion. This unique urban village is located along 4th Street between 13th Avenue and 25th Avenue in Calgary Alberta. Mission is a pedestrian friendly inner city urban business district and home to many shops, services and restaurants. The area is easily accessible from the downtown core and via the city's major access routes, the Erlton light rail transit station on the C-Train or the river-side bike paths.

Street-front shopping is gaining tremendous momentum across North America as evidenced by the success of Robson Street in Vancouver, Ste Catherine Street in Montreal and Bloor Street in Toronto. Mission has evolved into Calgary's most popular shopping and dining district home to quality retail stores and specialty dining venues. This high quality inner-city office / professional / studio space enjoys direct exposure and benefits from this important trend.