



**200, 2139 4 Avenue NW  
Calgary, Alberta**

**MLS # A2285509**



**\$16**

**Division:** Hillhurst

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,193 sq.ft.

**Zoning:** -

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Professional and move-in ready upper floor office space available in a well-maintained building in Calgary's desirable NW. This bright and functional unit features two private offices, two bathrooms, a kitchenette, and a large open collaborative workspace, offering exceptional flexibility for a wide range of professional uses including consulting, wellness, medical, creative, or administrative teams. The spacious open area is ideal for workstations, group collaboration, or client reception, while the private offices provide quiet and productive workspace. Large windows bring in natural light, creating a comfortable and professional atmosphere for both staff and clients. This turnkey space offers an ideal opportunity for businesses looking to establish or expand in a central and accessible location. Available for immediate occupancy.