



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2286604**



**\$16 per sq.ft.**

**Division:** Hillhurst

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,675 sq.ft.

**Zoning:** -

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Fridge, Dishwasher

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Move-in ready and professionally built-out office space available in Calgary's sought-after NW. This bright and functional lower-level unit offers 7 private offices, a dedicated boardroom, and a fully equipped kitchenette, providing an ideal turnkey solution for professional services, consulting firms, medical or wellness practitioners, or growing businesses seeking a polished and efficient workspace. The thoughtful layout maximizes productivity while offering privacy and flexibility for teams of varying sizes. Modern finishes, excellent lighting, and a professional atmosphere create a welcoming environment for both clients and staff. Conveniently located with easy access to major roadways and nearby amenities, this space offers exceptional value for businesses ready to establish or expand their presence in a central and accessible location. Available for immediate occupancy.