

THORNCLIFFE PROFESSIONAL BUILDING
5440 4TH STREET NW, CALGARY, AB

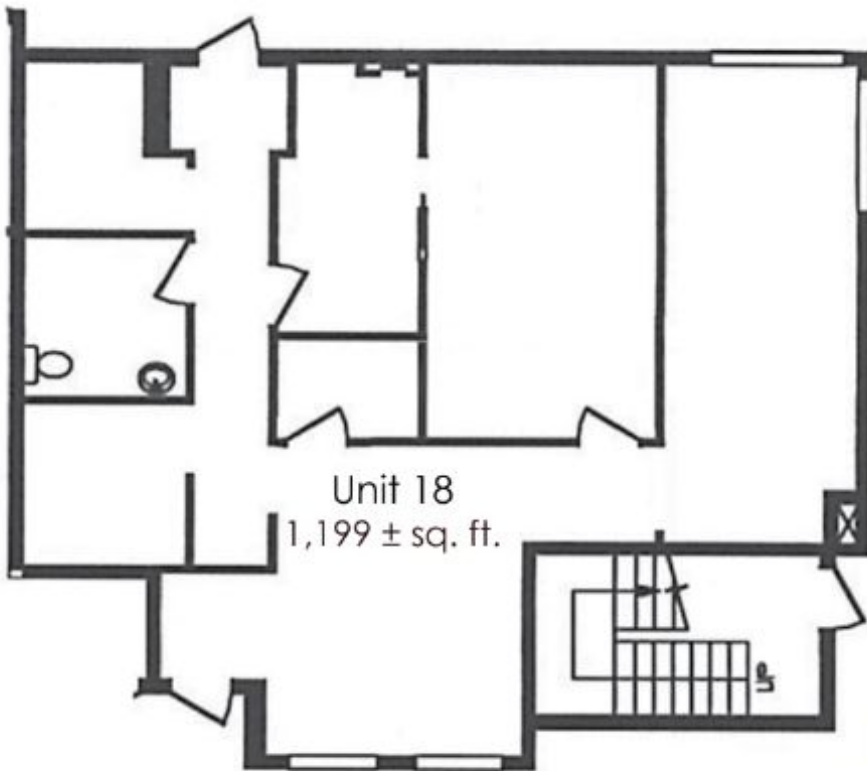
UNIT 18
+/- 1,199 SQ.FT

RETAIL. MEDICAL. OFFICE SPACE
PROFESSIONAL BUILDING



5440 - STREET NW

FOR LEASE



LEASE RATE
MARKET

OPERATING COSTS
(+/- \$17 psf) + ELECTRICITY



REAL PROPERTY MANAGEMENT ACE
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

THORNCLIFFE PROFESSIONAL BUILDING
5440 4TH STREET NW, CALGARY, AB

MEDICAL | OFFICE | RETAIL PROFESSIONAL BUILDING
PRIME INNER-CITY NW LOCATION. HIGH TRAFFIC COUNT
GREAT POTENTIAL FROM MEDICAL & PHARMACY CLIENT BASE

UNIT 18
+/- 1,199 SQ.FT

+/- LEASE RATE
\$23.00 psf

OPERATING COSTS (+/-
\$17 psf) + ELECTRICITY

WORKING FROM HOME IS OVER
PROFESSIONALS'
PROFESSIONAL SPACE



UNDERGROUND PARKING AVAILABLE!



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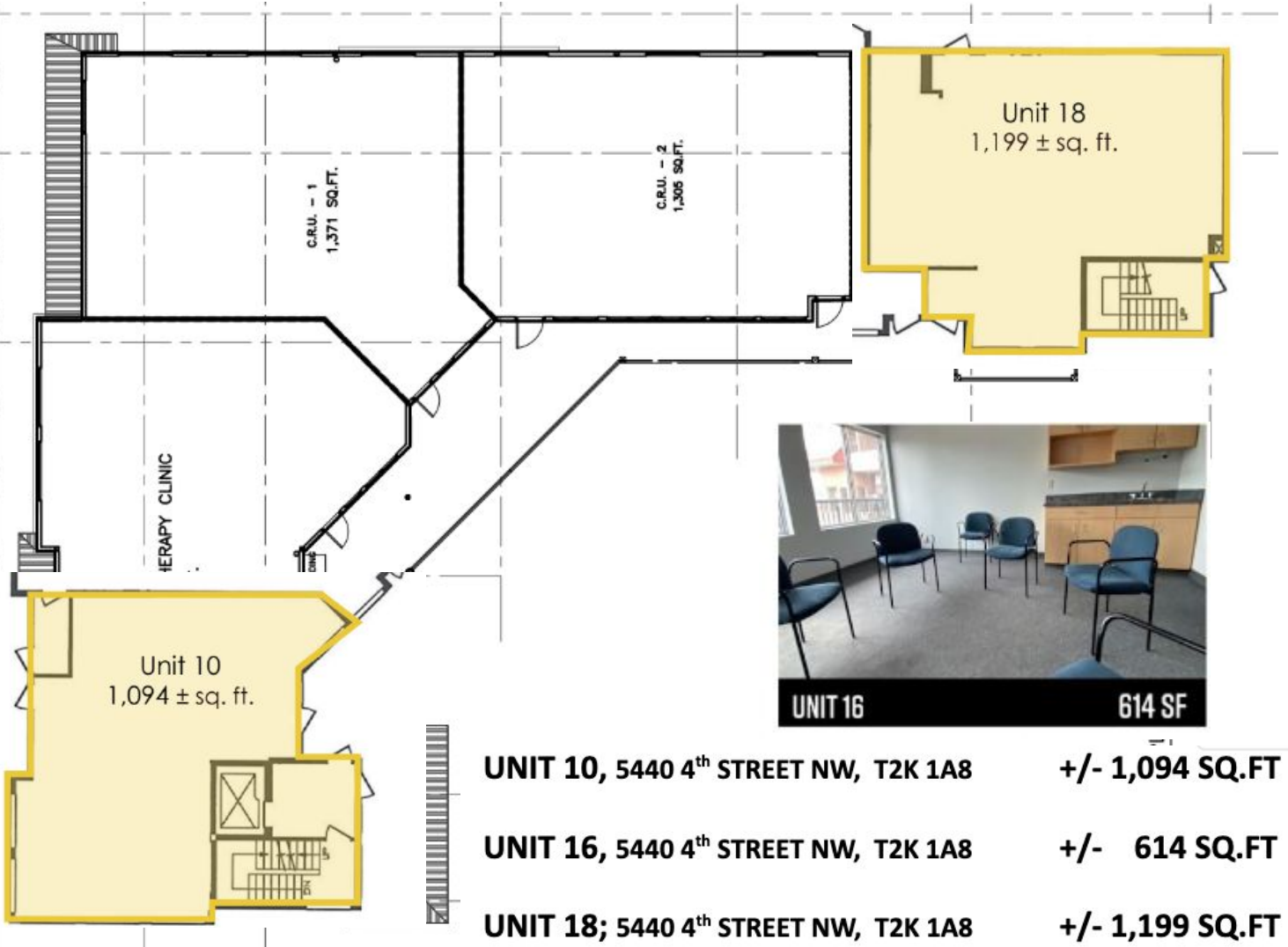
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UNIT 10
+/- 1,094 SQ.FT

UNIT 16
+/- 614 SQ.FT.

UNIT 18
+/- 1,199 SQ.FT

LEASE RATE
\$23.00 psf

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OPERATING COSTS (+/- \$17 psf) + ELECTRICITY



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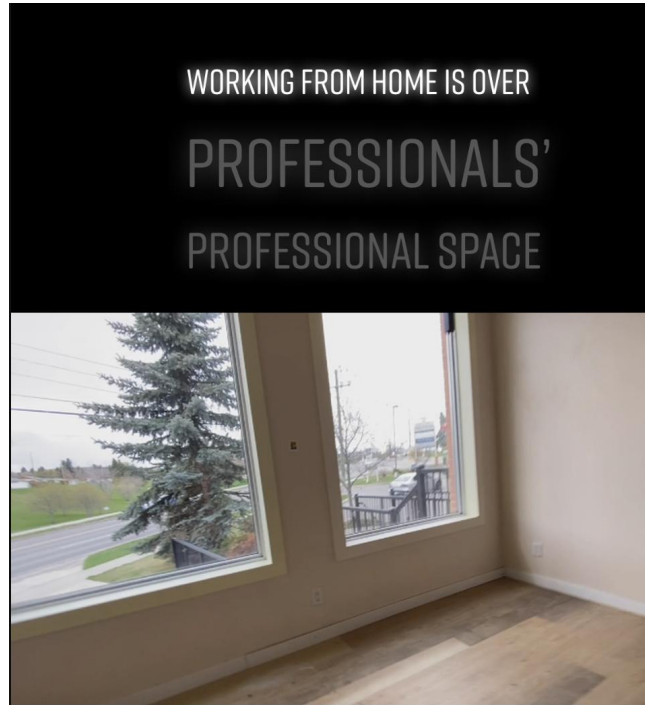


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PROFESSIONAL SPACE



THORNCLIFFE
PROFESSIONAL CENTRE
CALGARY INNER-CITY



FOR LEASE

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FOR LEASE

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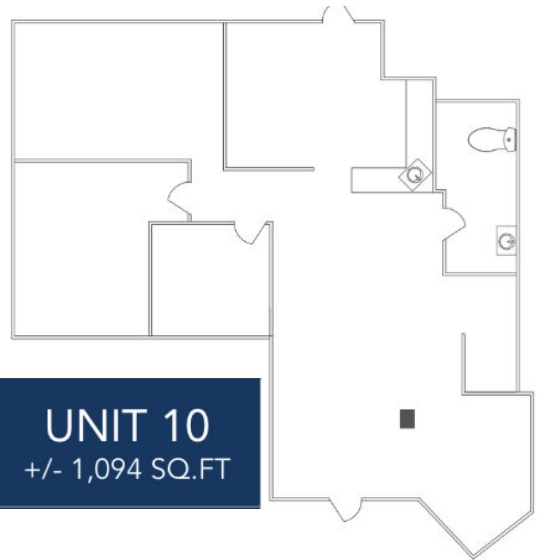
+/- LEASE RATE
\$23.00 psf



**THORNCLIFFE
PROFESSIONAL CENTRE
CALGARY INNER-CITY**

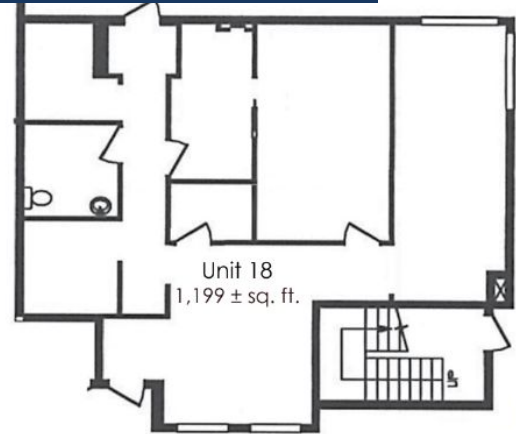


WORKING FROM HOME IS OVER
**PROFESSIONALS'
PROFESSIONAL SPACE**



UNIT 10
+/- 1,094 SQ.FT

UNIT 18
+/- 1,199 SQ.FT



Unit 18
1,199 ± sq. ft.



UNIT 16
+/- 614 SQ.FT.

UNIT 16 **614 SF**

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