

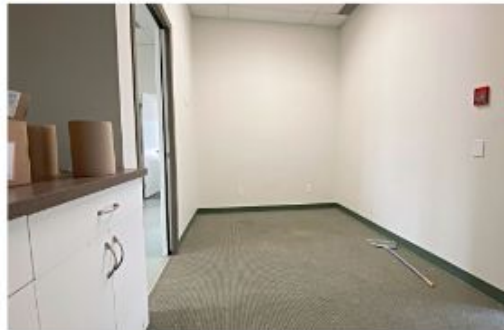
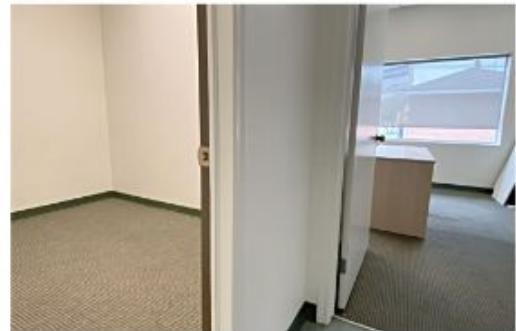
WORKING FROM HOME IS OVER  
**PROFESSIONALS'**  
PROFESSIONAL SPACE

**RETAIL. MEDICAL. OFFICE SPACE**  
**PROFESSIONAL BUILDING**

**UNIT 10**  
+/- 1,094 SQ.FT

**LEASE RATE**  
\$23.00 psf

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



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

UNIT 10  
+/- 1,094 SQ.FT

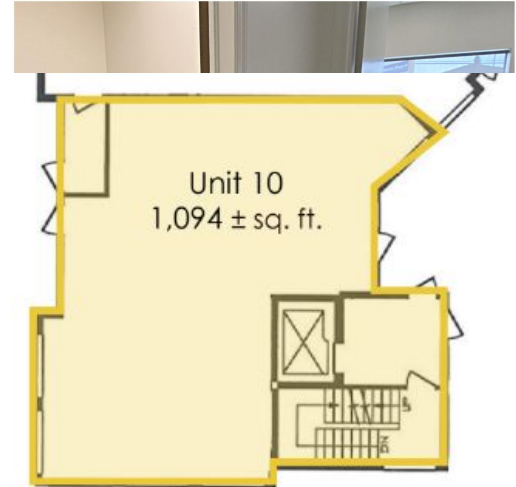


FOR LEASE

5440 - STREET NW

FOR LEASE

FOR LEASE  
5440 - STREET NW  
PROFESSIONAL  
SPACE



LEASE RATE  
MARKET

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

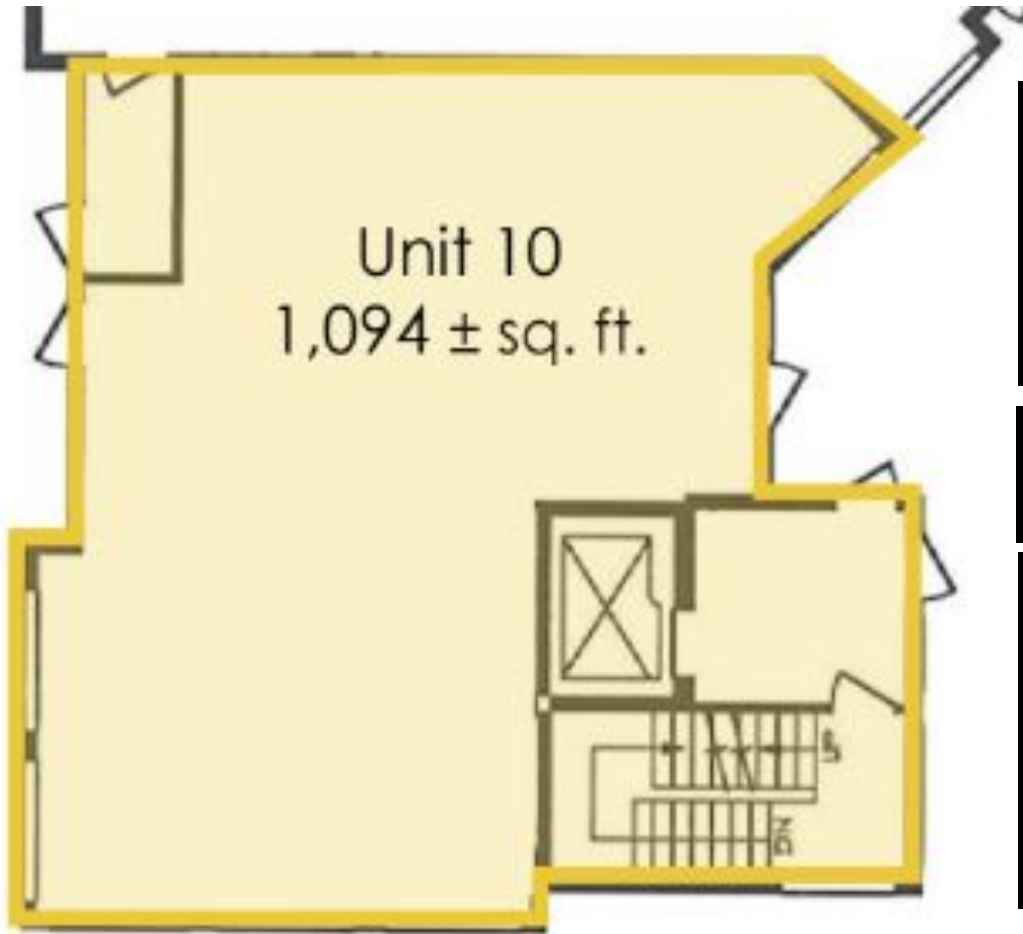


REAL PROPERTY MANAGEMENT **ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

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

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

UNIT 10  
+/- 1,094 SQ.FT



FOR LEASE

RETAIL. MEDICAL. OFFICE SPACE  
PROFESSIONAL BUILDING

FOR LEASE  
5440 - STREET NW  
PROFESSIONAL  
SPACE

UNIT 10  
+/- 1,094 SQ.FT

UNIT 16  
+/- 614 SQ.FT.

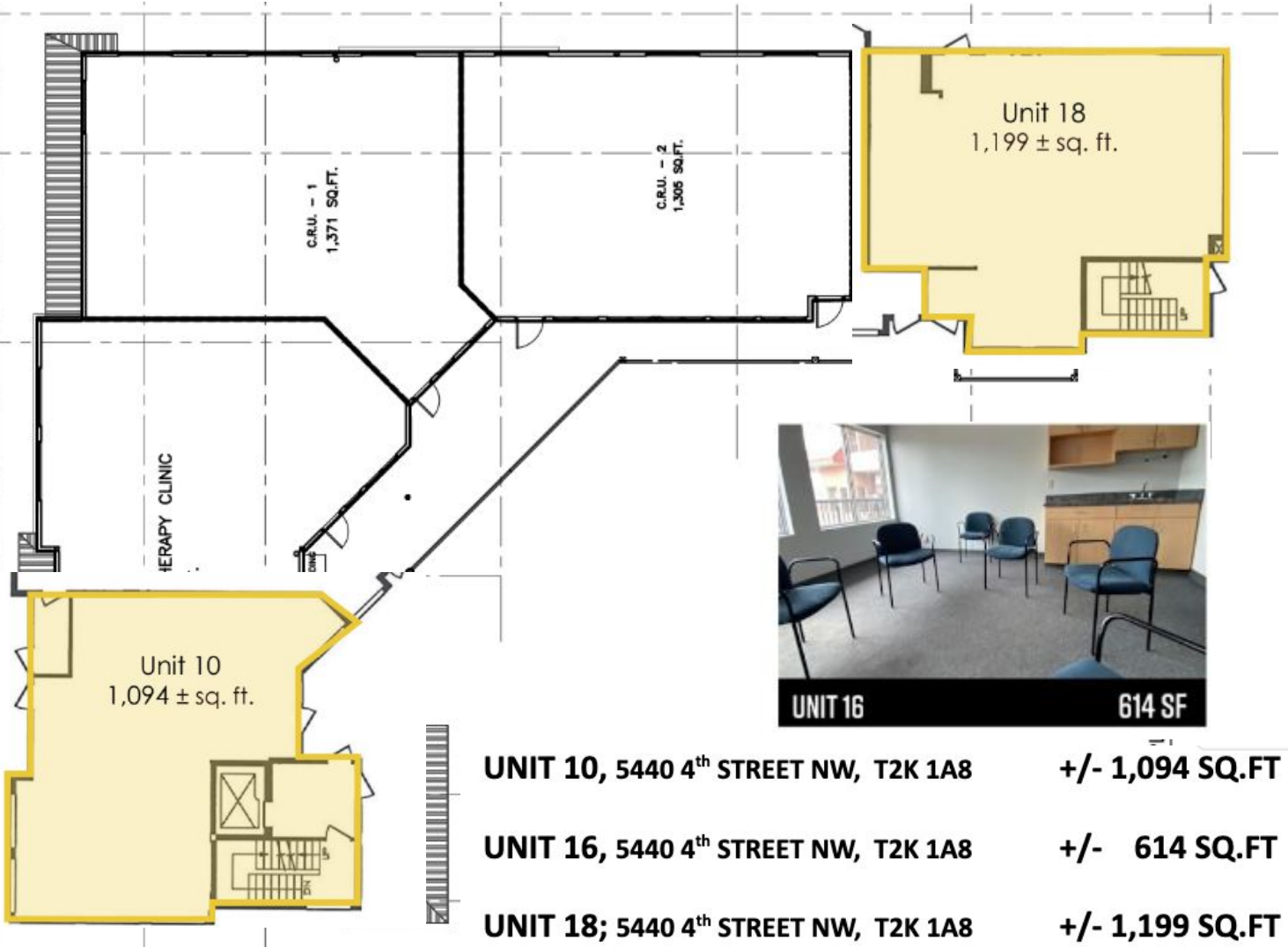
UNIT 18  
+/- 1,199 SQ.FT



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



**UNDERGROUND PARKING AVAILABLE!**



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 10**  
+/- 1,094 SQ.FT

**LEASE RATE**  
\$23.00 psf

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



**UNDERGROUND PARKING AVAILABLE!**

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 10  
+/- 1,094 SQ.FT

UNIT 16  
+/- 614 SQ.FT.

UNIT 18  
+/- 1,199 SQ.FT

LEASE RATE  
\$23.00 psf

LEASE RATE  
\$23.00 psf

LEASE RATE  
\$23.00 psf

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



**UNDERGROUND PARKING AVAILABLE!**

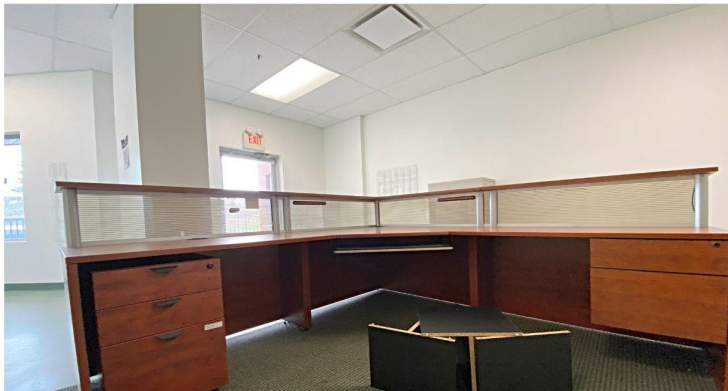


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THORNCLIFFE PROFESSIONAL BUILDING  
5440 4TH STREET NW, CALGARY, AB

UNIT 10  
+/- 1,094 SQ.FT



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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

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

**5440 - STREET NW**

**FOR LEASE**



RETAIL. MEDICAL. OFFICE SPACE  
PROFESSIONAL BUILDING

**UNDERGROUND PARKING AVAILABLE!**



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**UNIT 10, 5440 4<sup>th</sup> STREET NW, T2K 1A8**

**+/- 1,094 SQ.FT**

**UNIT 16, 5440 4<sup>th</sup> STREET NW, T2K 1A8**

**+/- 614 SQ.FT**

**UNIT 18; 5440 4<sup>th</sup> STREET NW, T2K 1A8**

**+/- 1,199 SQ.FT**





# FOR LEASE

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 10  
+/- 1,094 SQ.FT

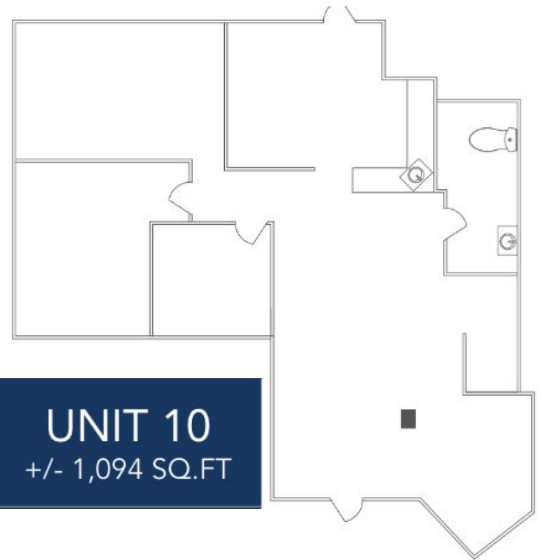
UNIT 16  
+/- 614 SQ.FT.

UNIT 18  
+/- 1,199 SQ.FT

LEASE RATE  
\$23.00 psf

LEASE RATE  
\$23.00 psf

+/- LEASE RATE  
\$23.00 psf

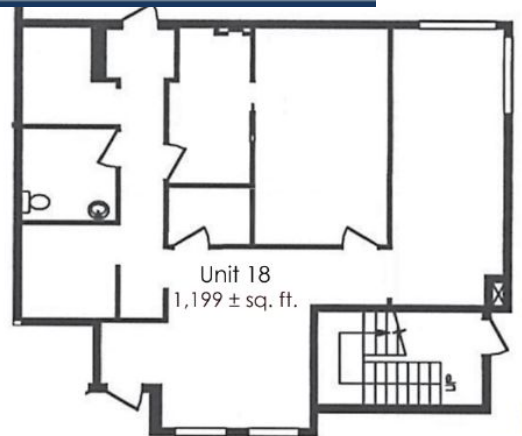


UNIT 10  
+/- 1,094 SQ.FT



**THORNCLIFFE  
PROFESSIONAL CENTRE  
CALGARY INNER-CITY**

UNIT 18  
+/- 1,199 SQ.FT



Unit 18  
1,199 ± sq. ft.



UNIT 16  
+/- 614 SQ.FT.

**UNIT 16**

**614 SF**

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