

RIDEAU BUILDING

WCI
W. CHAN INVESTMENTS LTD.

105 Sq. Ft – 7,620 Sq. Ft

1711 – 4th Street S.W. Calgary AB



SPACE FOR LEASE

- Lease Rates: \$16.00 Per Sq. Ft
- Operating Costs \$15.25 Per Sq. Ft (2020 est.)
- Free 1 Hour Customer Parking
- 3-5 Year Term
- Tenant Improvement Allowance Negotiable

WCI

W. CHAN INVESTMENTS LTD.

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600, 501 – 18th Ave SW

Calgary AB

T2S 0C7

wchaninvestments.com

Please Contact:

Kurtis Nieuwenhuis

Real Estate Manager

403-228-3838

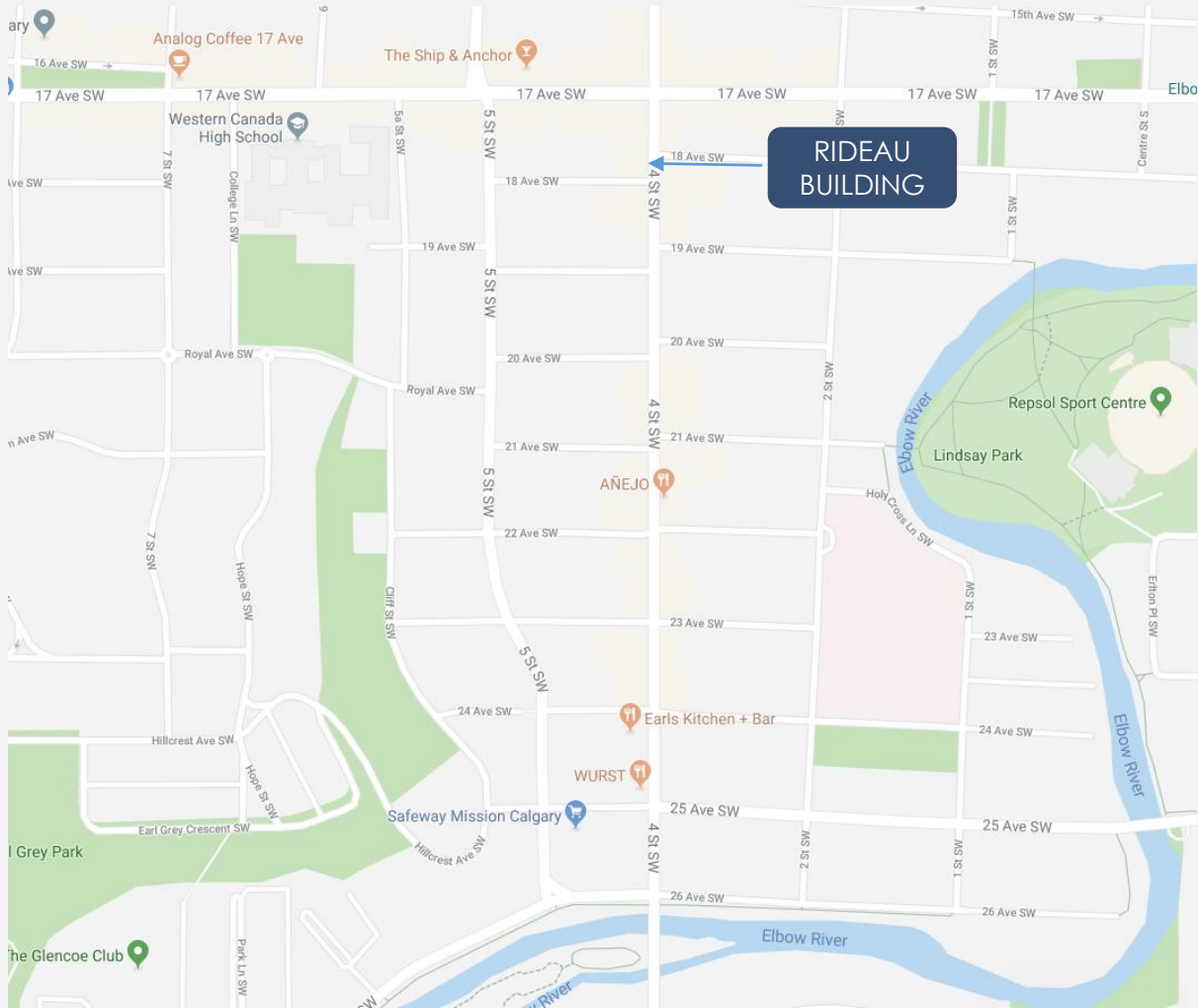
kurtisn@wciltd.ca

RIDEAU BUILDING

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- Located in the heart of trendy 4th Street, nearby amenities include Hana Sushi, Lululemon, Vin Room, OneCycle Spin Studios and more

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390 Sq. Ft – 7,620 Sq. Ft

1711 – 4th Street S.W. Calgary AB



AVAILABLE SUITES

Suite 400 – 7,620 Sq. Ft.

*Full Floor Opportunity (36 Individual Business Centre Offices)

Suite 211 – 649 Sq. Ft.

Suite 210 – 733 Sq. Ft.

Suite 209 – Leased

Suite 208 – Leased

Suite 205 – 613 Sq. Ft.

Suite 204 – 833 Sq. Ft.

Suite 203 – 547 Sq. Ft.

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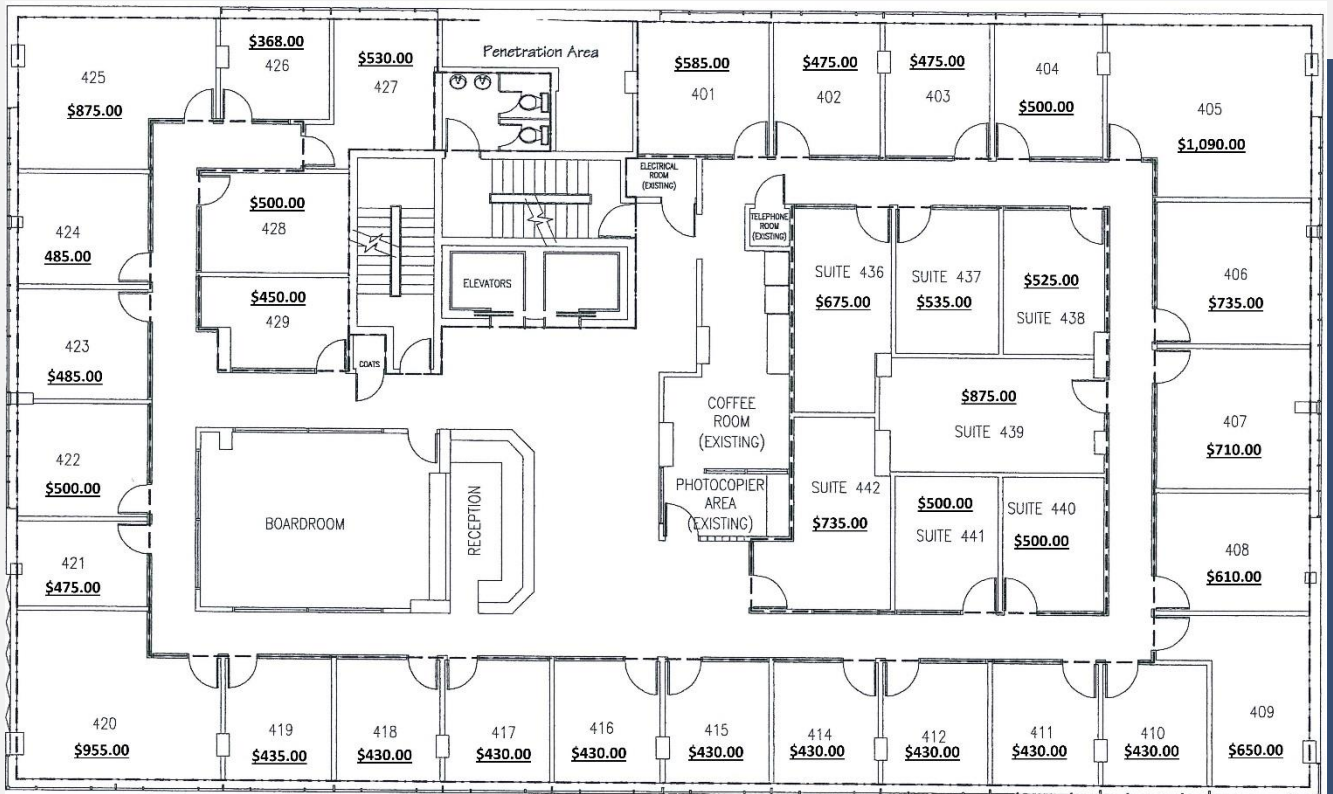
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FOURTH FLOOR

4th Street Business Centre: 105 Sq. Ft. - 7,260 Sq. Ft.

*Full Floor Opportunity



FOURTH FLOOR

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SECOND FLOOR

Suite 211 – 649 Sq. Ft.

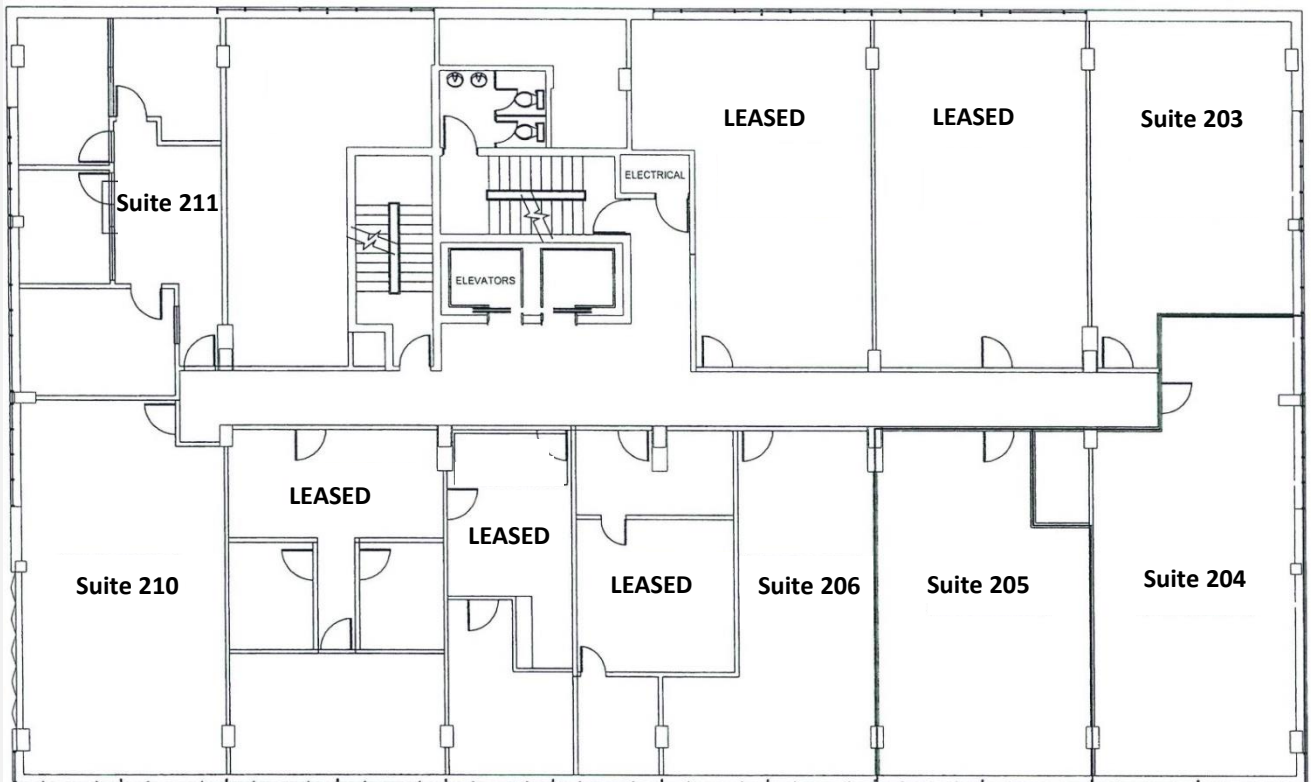
Suite 205 – 613 Sq. Ft.

Suite 210 – 733 Sq. Ft.

Suite 204 – 833 Sq. Ft.

Suite 208 – 209: Leased

Suite 203 – 547 Sq. Ft.



SECOND FLOOR

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