

# FOR LEASE

## 14th Street Business Centre

4400 - 14th Street NW  
CALGARY, AB

FOR FURTHER INFORMATION,  
PLEASE CONTACT

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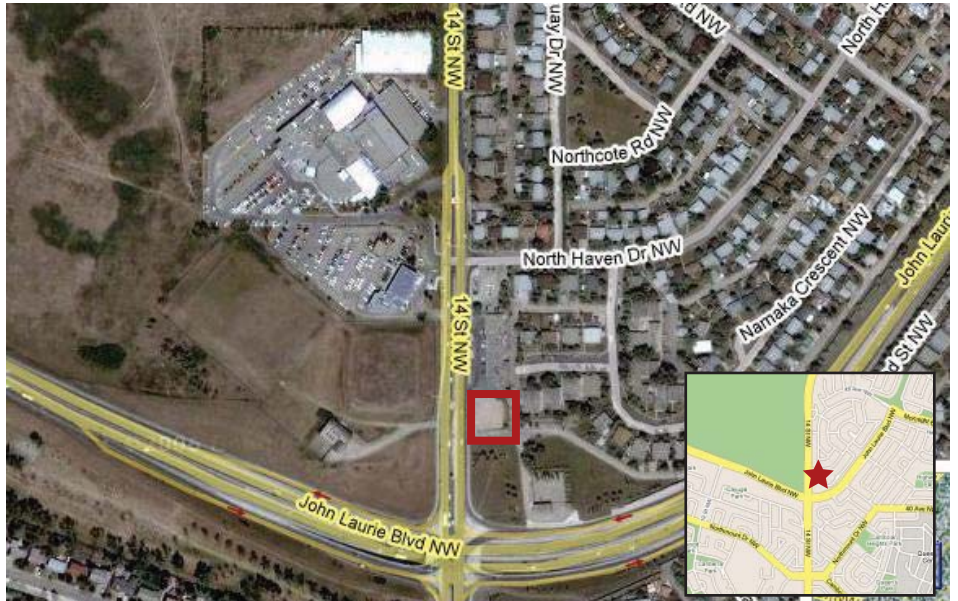
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## Property Features

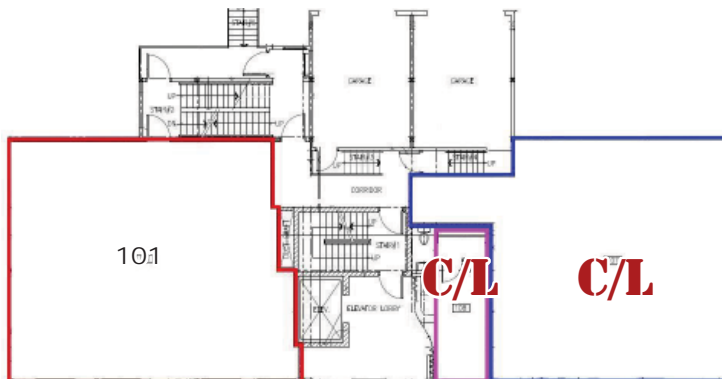
- New 3-storey retail/professional building on 14th Street at John Laurie Boulevard NW.
- Access from John Laurie Boulevard via 14th Street NW, both northbound & southbound.
- Second floor offices with residential condominiums on third.
- Main floor retail units available Spring 2008.
- Average vehicle trips per day past the site: 38,000 (source: City of Calgary 2005).



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### Floor Plan



### Lease Information

Net Rental Rate: \$32.00 p.s.f.

Op. Costs: TBD

Zoning: C-3 General Commercial, High Intensity  
(C-COR2 June 2008)

Available Space: #101 - 1,089 sq. ft.  
#107 - 992 sq. ft. **C/L**  
(contiguous with #108)  
#108 - 177 sq. ft. **C/L**  
(contiguous with #107)

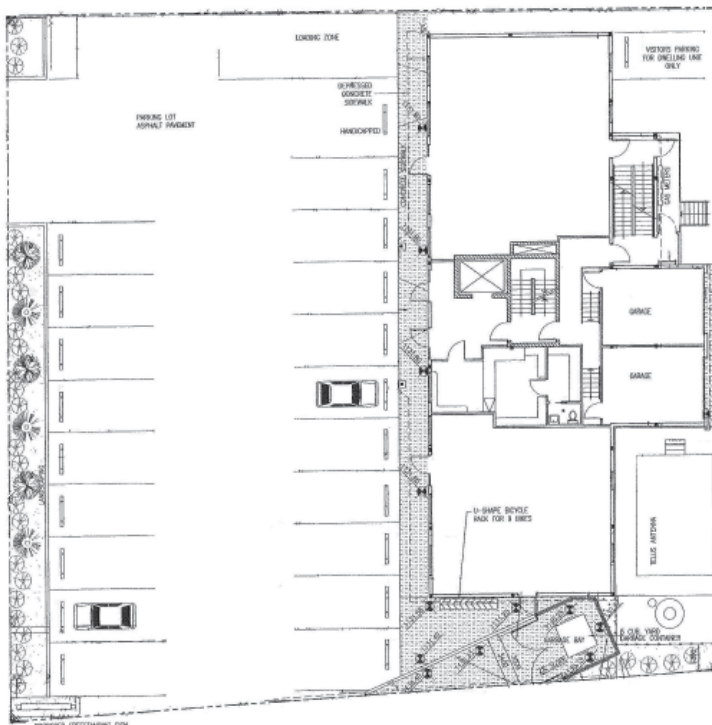
Permitted Uses: Laboratories  
Medical Clinics  
Veterinary Clinics  
Personal Services  
Businesses  
Retail Stores  
Restaurants - Food Service  
Take-out Food Services  
Commercial Schools

Availability: Spring 2008

### Elevation



### Site Plan



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