

ACADEMY BUILDING

WCI
W. CHAN INVESTMENTS LTD.

1,055 Sq. Ft – 5,581 Sq. Ft

1812 – 4th Street S.W. Calgary AB



SPACE FOR LEASE

- Lease Rates starting at \$16.00 Per Sq. Ft
- Operating Costs \$10.00 Per Sq. Ft (2018 est.)
- Parking Ratio of 1 per 750 Sq. Ft
- 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

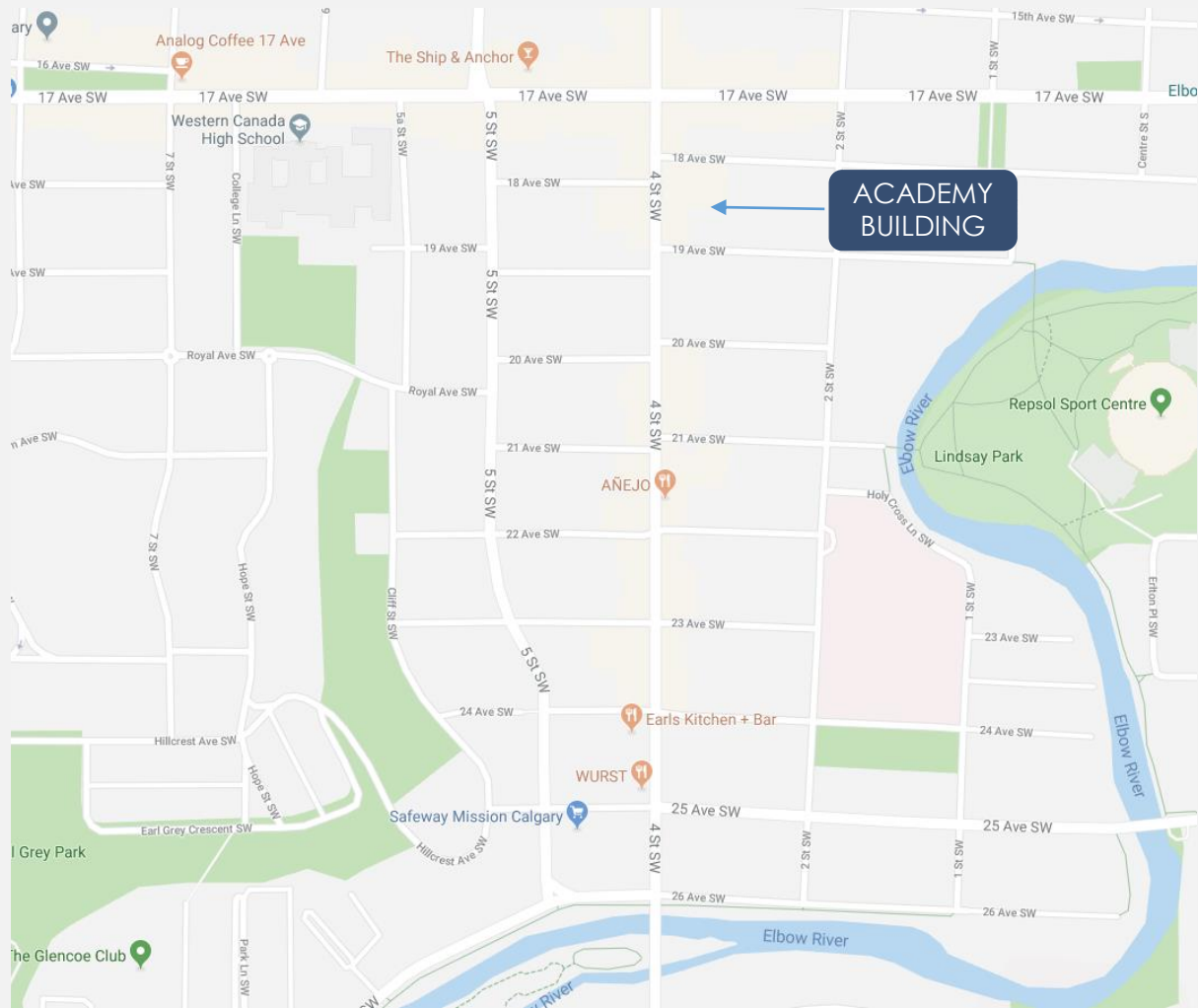
kurtisn@wciltd.ca

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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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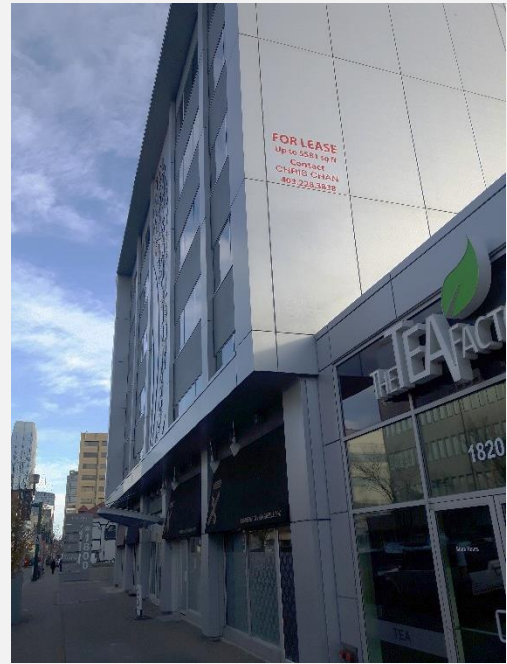
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AVAILABLE SUITES

Suite 603 – 1,104 Sq. Ft.

Suite 602 – 1,797 Sq. Ft.

Suite 601 – 2,639 Sq. Ft.

**Full Floor Opportunity*

Suite 501 – 5,581 Sq. Ft.

**Full Floor*

Suite 401 – 5,581 Sq. Ft.

**Full Floor*

Suite 302 – 1,861 Sq. Ft.

Suite 301 – 2,672 Sq. Ft.

Suite 203 – 1,055 Sq. Ft.

Suite 202 – 1,861 Sq. Ft.

Suite 201 – 2,672 Sq. Ft.



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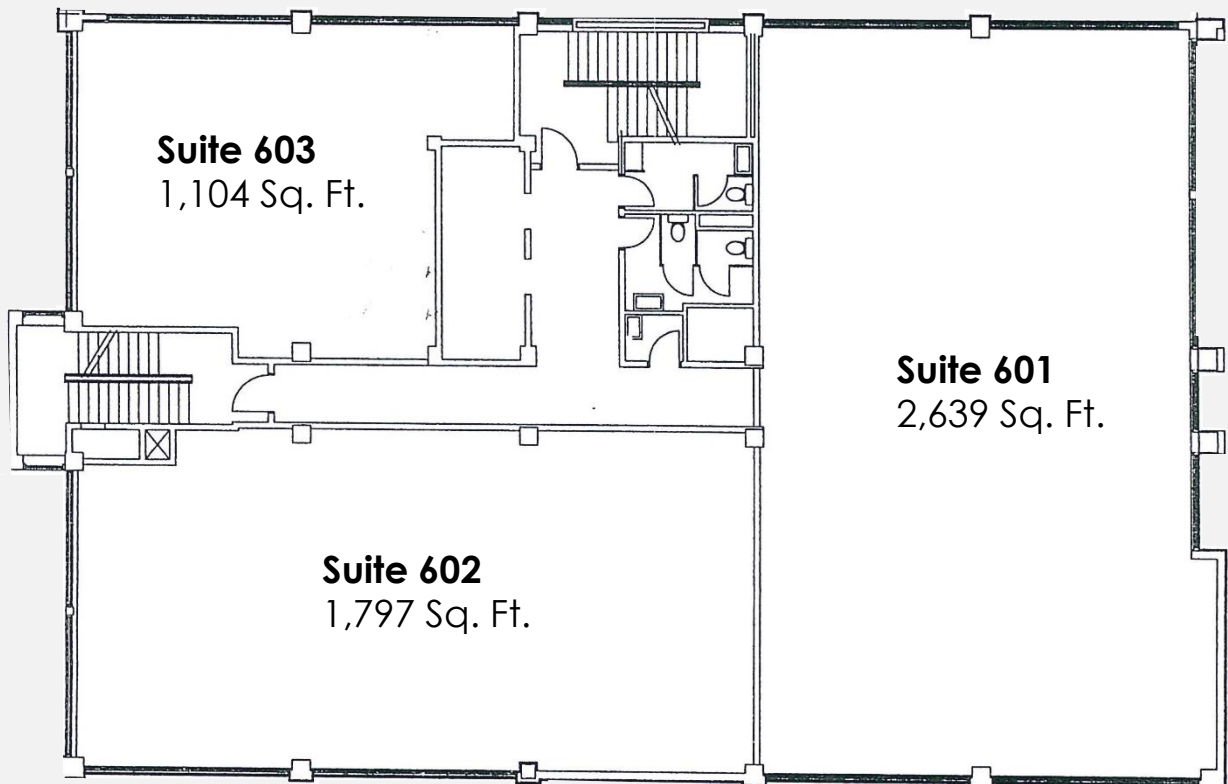
SIXTH FLOOR

Suite 603 – 1,104 Sq. Ft.

Suite 602 – 1,797 Sq. Ft.

Suite 601 – 2,639 Sq. Ft.

*Full Floor Opportunity



SIXTH FLOOR

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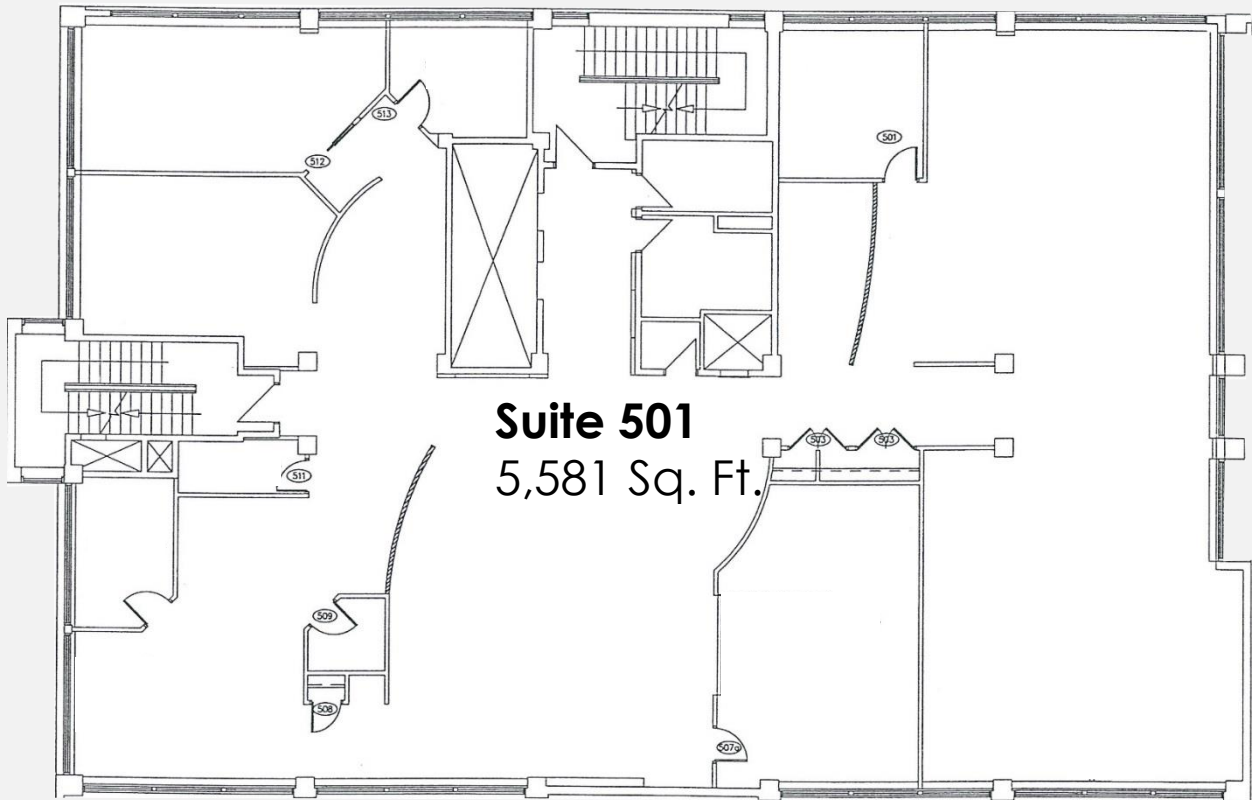
925 Sq. Ft – 5,000 Sq. Ft

1812 – 4th Street S.W. Calgary AB

FIFTH FLOOR

Suite 501 – 5,581 Sq. Ft.

*Full Floor



FIFTH FLOOR

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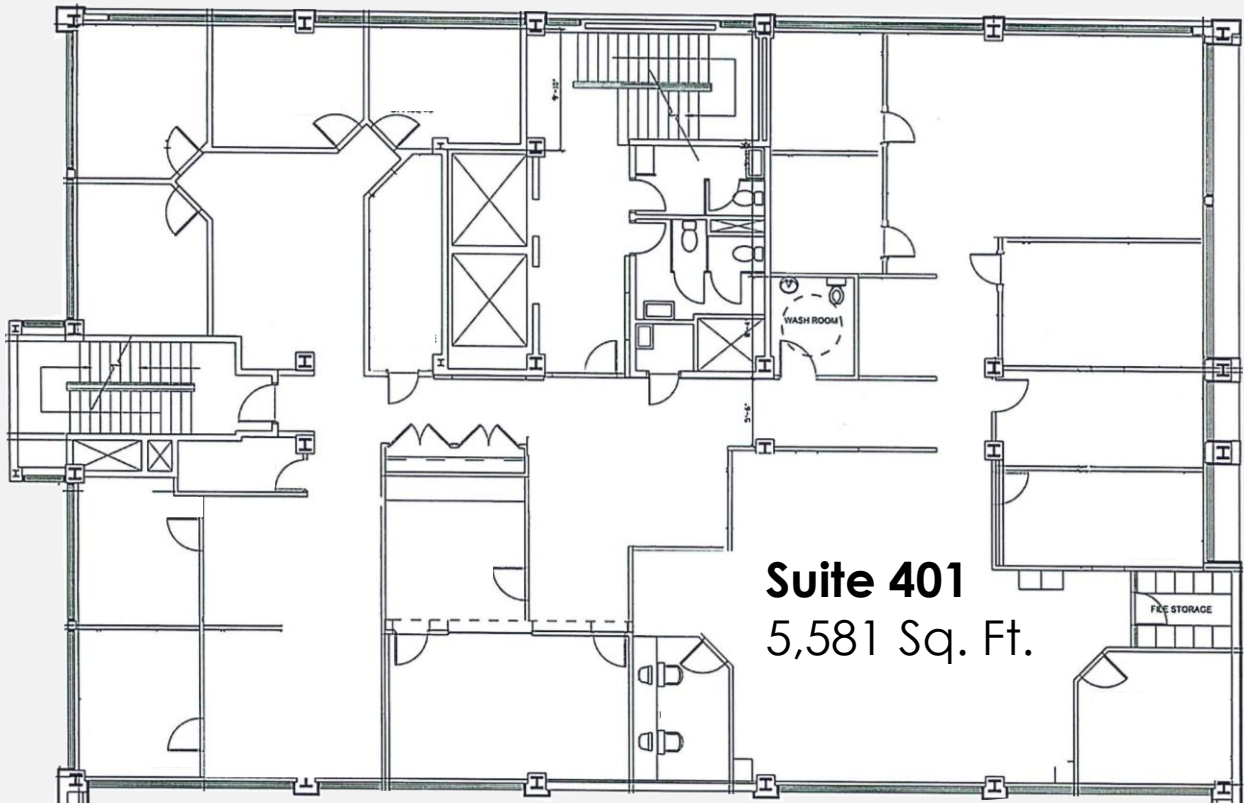
925 Sq. Ft – 5,000 Sq. Ft

1812 – 4th Street S.W. Calgary AB

FOURTH FLOOR

Suite 401 – 5,581 Sq. Ft.

*Full Floor



Suite 401
5,581 Sq. Ft.

FOURTH FLOOR

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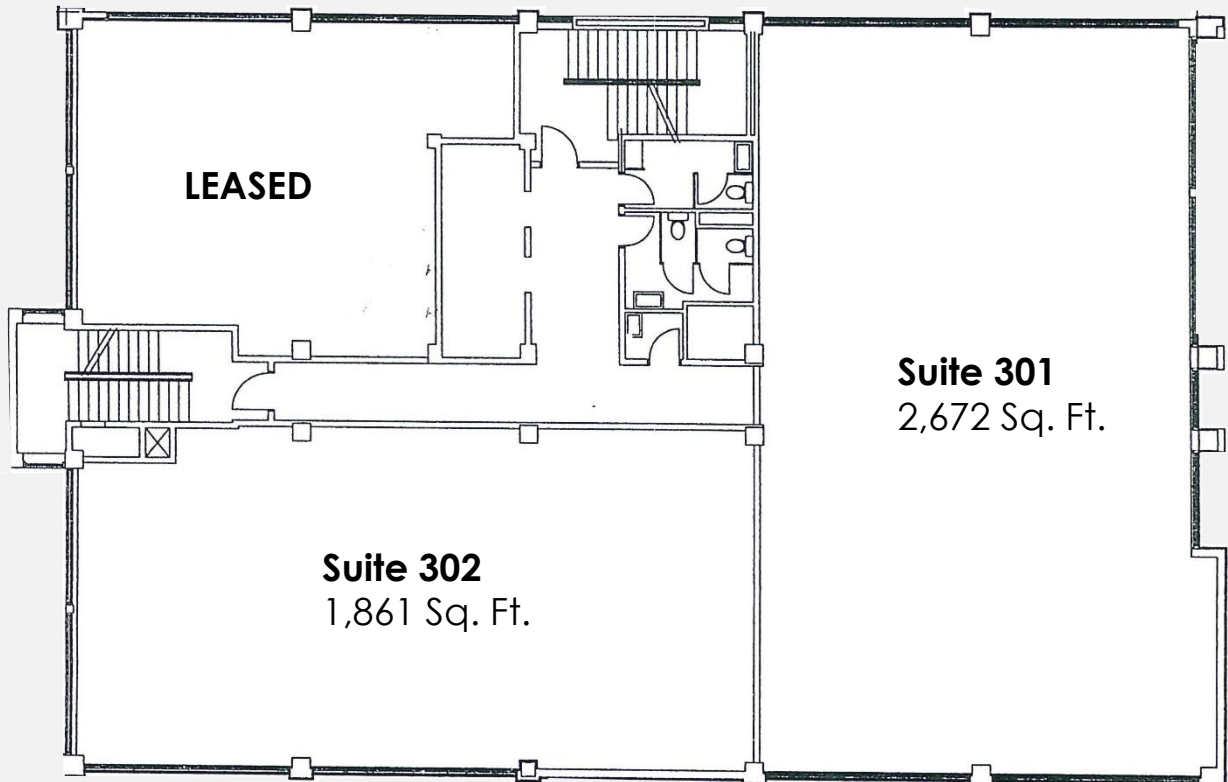
1812 – 4th Street S.W. Calgary AB

THIRD FLOOR

Suite 302 – 1,861 Sq. Ft.

Suite 301 – 2,672 Sq. Ft.

*Contiguous up to 4,533 Sq. Ft.



THIRD FLOOR

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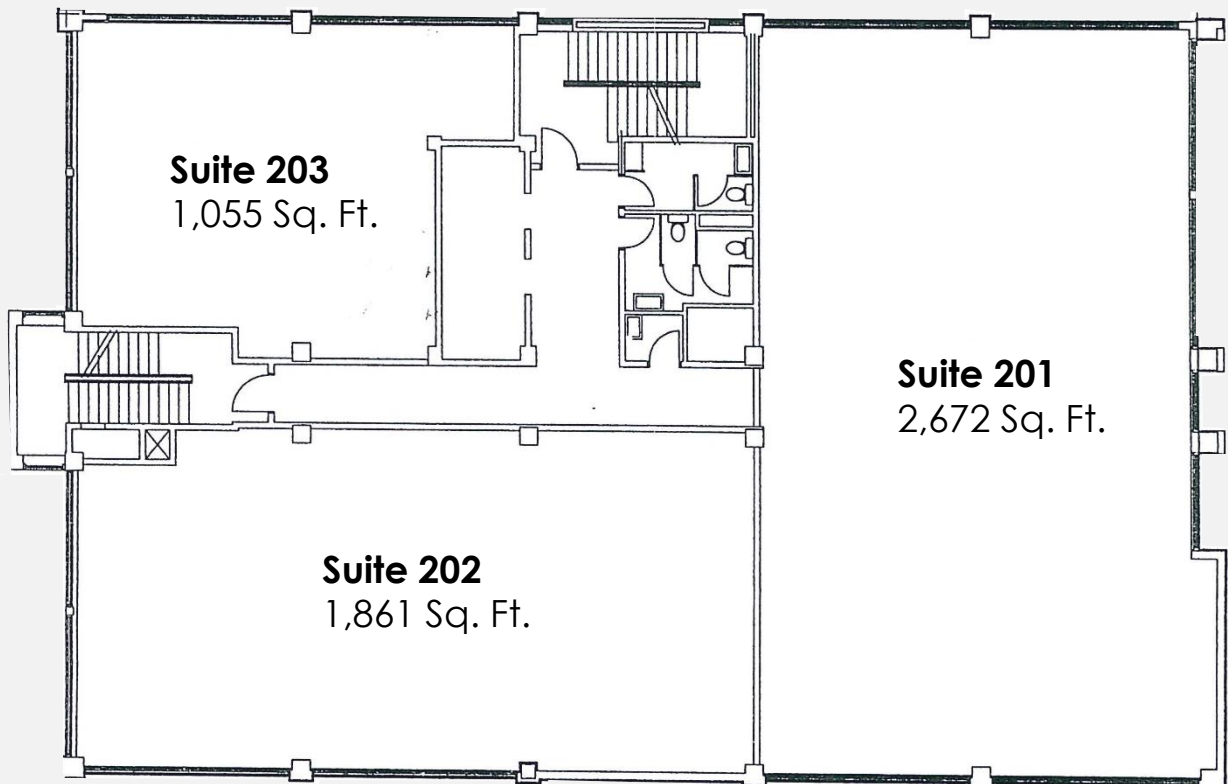
SECOND FLOOR

Suite 203 – 1,055 Sq. Ft.

Suite 202 – 1,861 Sq. Ft.

Suite 201 – 2,672 Sq. Ft.

*Full Floor Opportunity



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