

FOR LEASE

MODERN, MOVE-IN READY BELTLINE
OFFICE SPACE

1409 – 2 Street SW

Clean, modern office suite located on lower level
of Character Building

Contact:

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1409 - 2 STREET SW

Property Profile

Premises:	764 sf
Available:	Immediately
Term:	Negotiable
Rental Rate:	Market gross rates
T.I.A.:	As-is
Parking:	Tandem parking stall to accommodate two vehicles

Property Information

Bright, modern, open office space

Ideally suited for start-ups and boutique companies requiring open area for collaboration

Secure, separate entrance directly from street

Within walking distance to the downtown core and several amenities including restaurants, First Street Market Food Hall & Bar and The District Food Hall

Easy access to Macleod Trail via 17th Avenue and 11th Avenue

Short distance to the downtown core and Plus 15 walkway system



1409 - 2 STREET SW

Lower Suite: 764 sf

Large open area

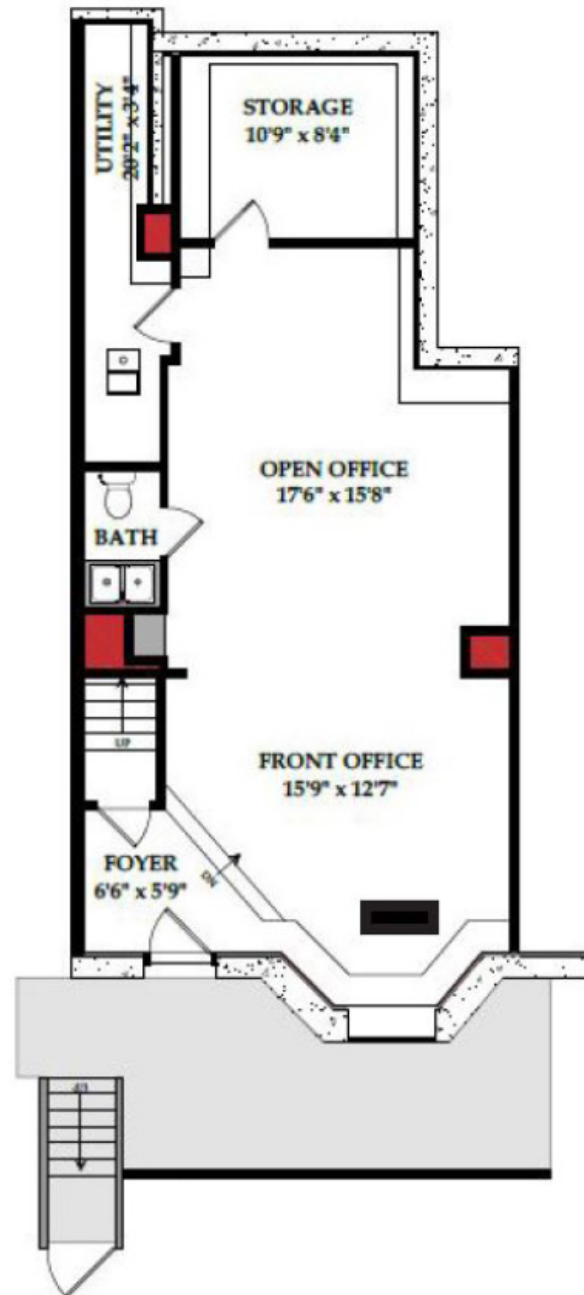
Coffee station

Storage room

Washroom

Utility room

Separate entrance





Drive times to major arteries in the area

Walking distance to several eateries, services, 17th Avenue District, First Street Food Hall and The District Food Hall

5 minute drive-time to the downtown core and Macleod Trail.

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