

SUITE 300 HAS AN EXCLUSIVE TENANT PATIO



In the heart of Calgary's Kensington Village

OFFICE SPACE FOR LEASE

# MELCOR BUILDING

1422 Kensington Road NW, Calgary AB

**MELCOR** | REIT

 **CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

24,050 SF

Building Size

\$18.03 PSF

Operating Costs (est. 2025)

3

Floors

Suite 200: 5,988 SF  
Suite 300: 7,763 SF (Demisable)

Available Space

1980

Year Built

1 stall per 550 SF

Parking Ratio

Immediately

Availability

Underground parking: \$200/stall/month  
Surface parking: \$100/stall/month

Parking Cost



Pedestrian friendly location



Access to Sunnyside LRT and major bus routes



Over 200 shops and services in surrounding area

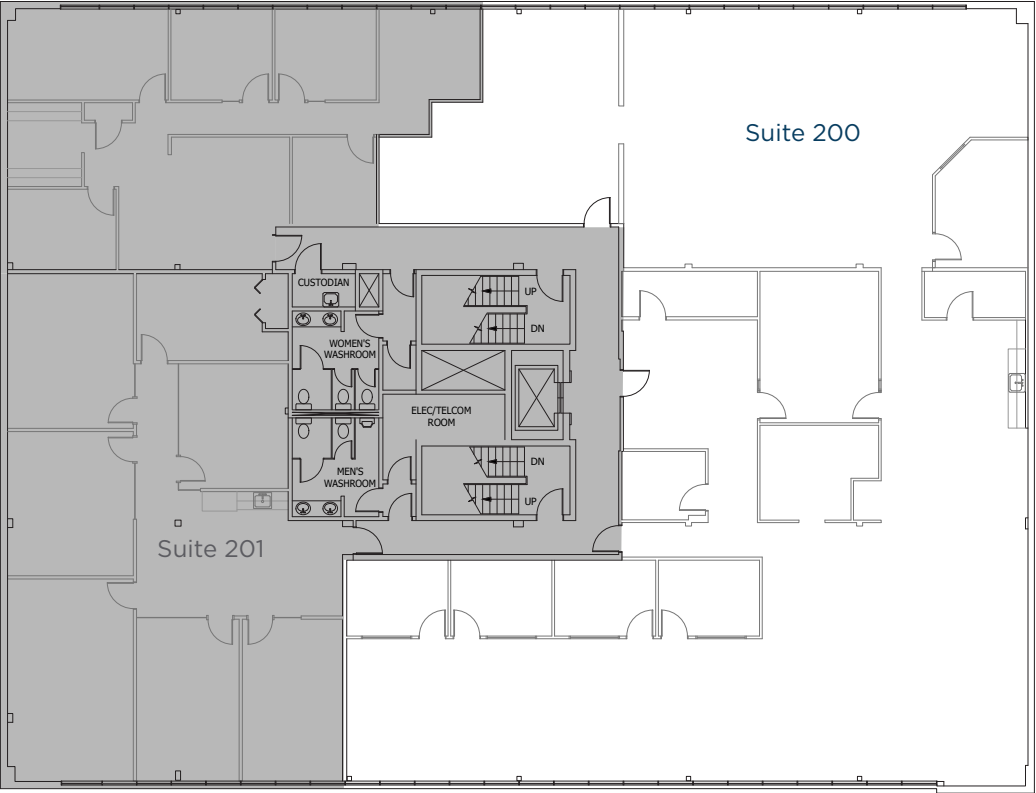


Underground parking



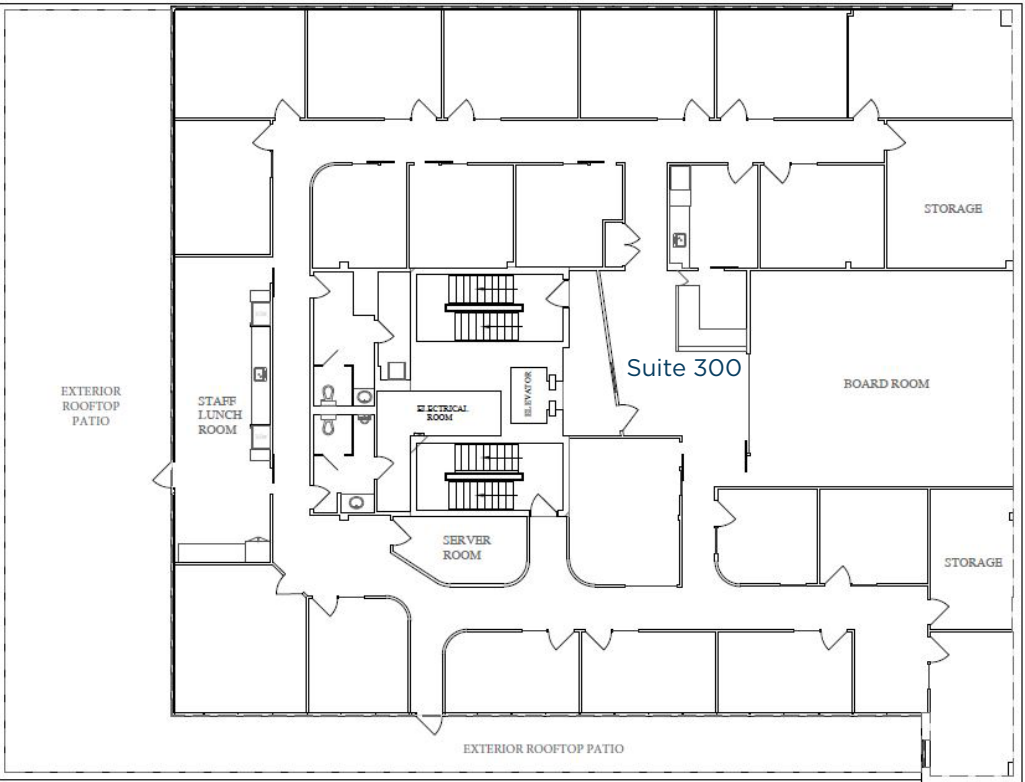
# FLOOR PLANS

Suite 200: 5,988 sf



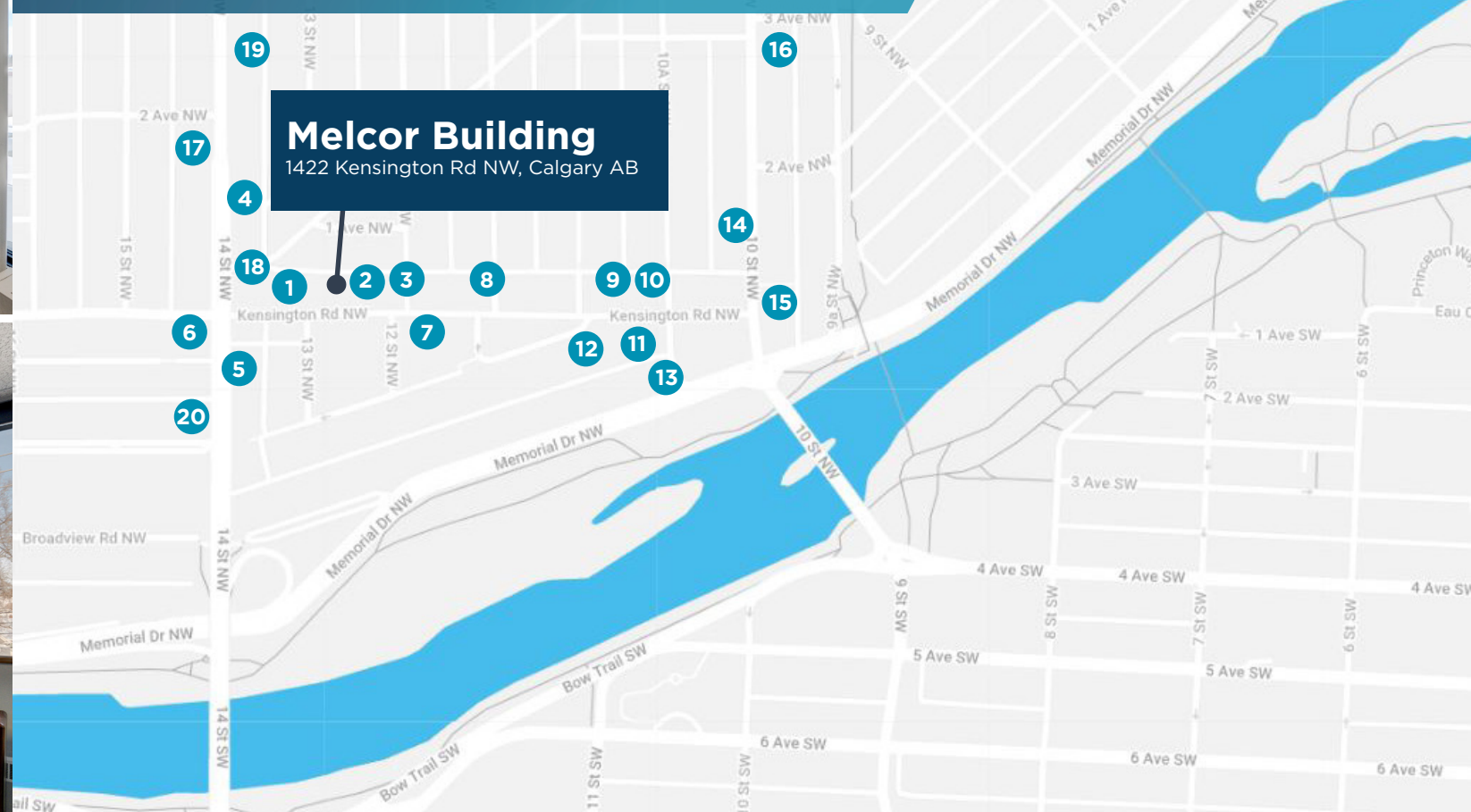
Suite 300: 7,763 sf

- Demisable to 3,882 sf
- Comes with exclusive tenant patio





## LOCATION & NEARBY AMENITIES



### Melcor Building 1422 Kensington Rd NW, Calgary AB

## NEARBY AMENITIES:

- |                                 |                                        |
|---------------------------------|----------------------------------------|
| 1. Shoppers Drug Mart           | 11. Modern Steak Kensington            |
| 2. Yoga Beyond                  | 12. Plaza Theatre                      |
| 3. Tu Taco                      | 13. Hotel Arts Kensington              |
| 4. Muku Japanese Ramen          | 14. Ridley's Cycle                     |
| 5. Chicken On The Way           | 15. Kismet Clothing & Jewellery        |
| 6. Westmount Animal Clinic      | 16. YYC Pasta Bar                      |
| 7. Kensington Wine Market       | 17. Lighthouse Barbershop & Hair Salon |
| 8. Original Joe's               | 18. RBC Bank ATM                       |
| 9. Hayden Block Smoke & Whiskey | 19. National Transmission Auto shop    |
| 10. Higher Ground Cafe          | 20. The Goldsmiths                     |

**WALK  
SCORE** 96

**TRANSIT  
SCORE** 75

## DRIVING TIMES:

DOWNTOWN 2 MINS

CALGARY INTERNATIONAL  
AIRPORT 20 MINS



## FOR MORE INFORMATION, PLEASE CONTACT:

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