

Retail Space for Lease

THE HUB

2416 16 Avenue NW

FOR LEASE

(587)
602-
2401

hb
A STUDENT
COMMUNITY

2414 & 2416 16th AVE NW

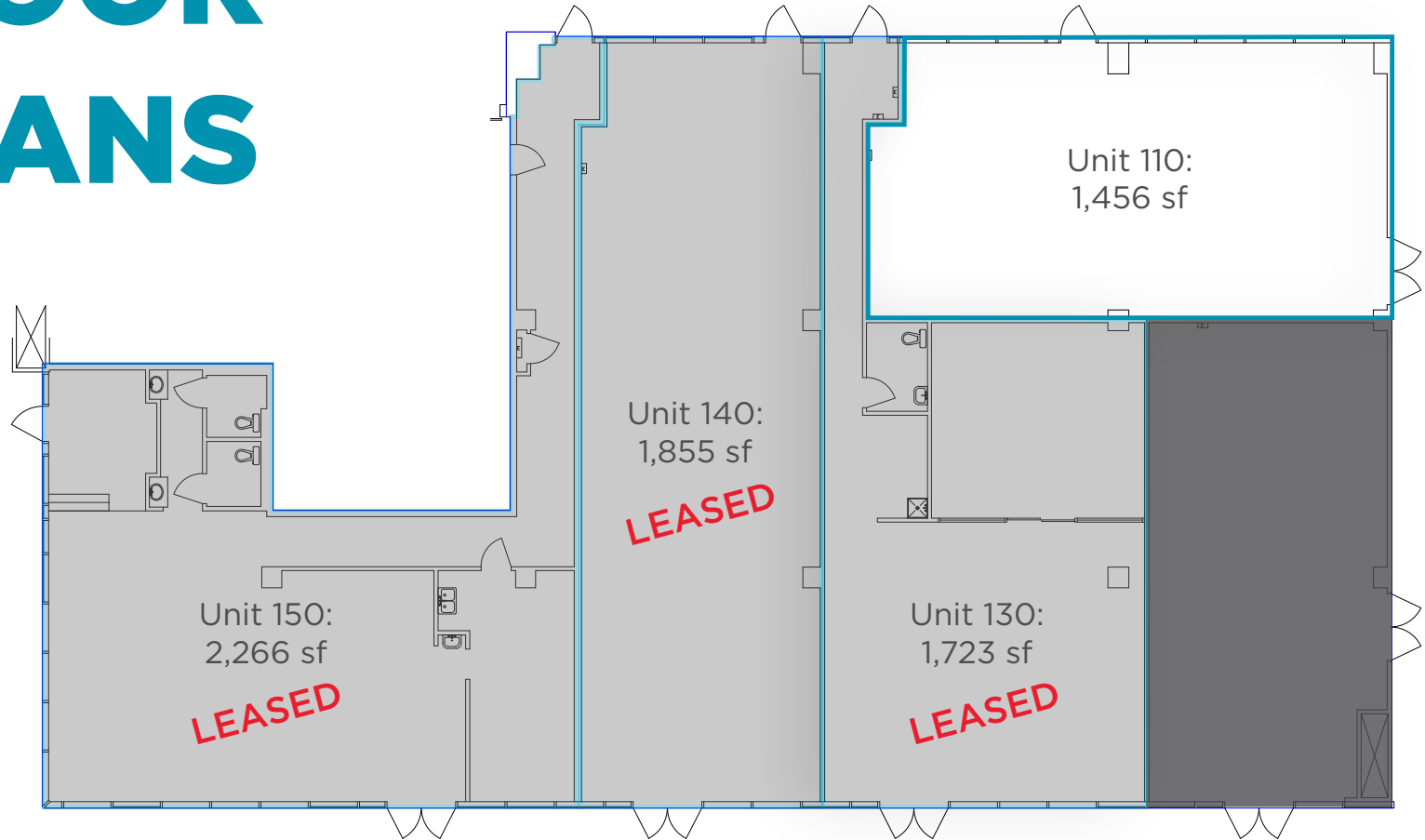


ABOUT THE HUB

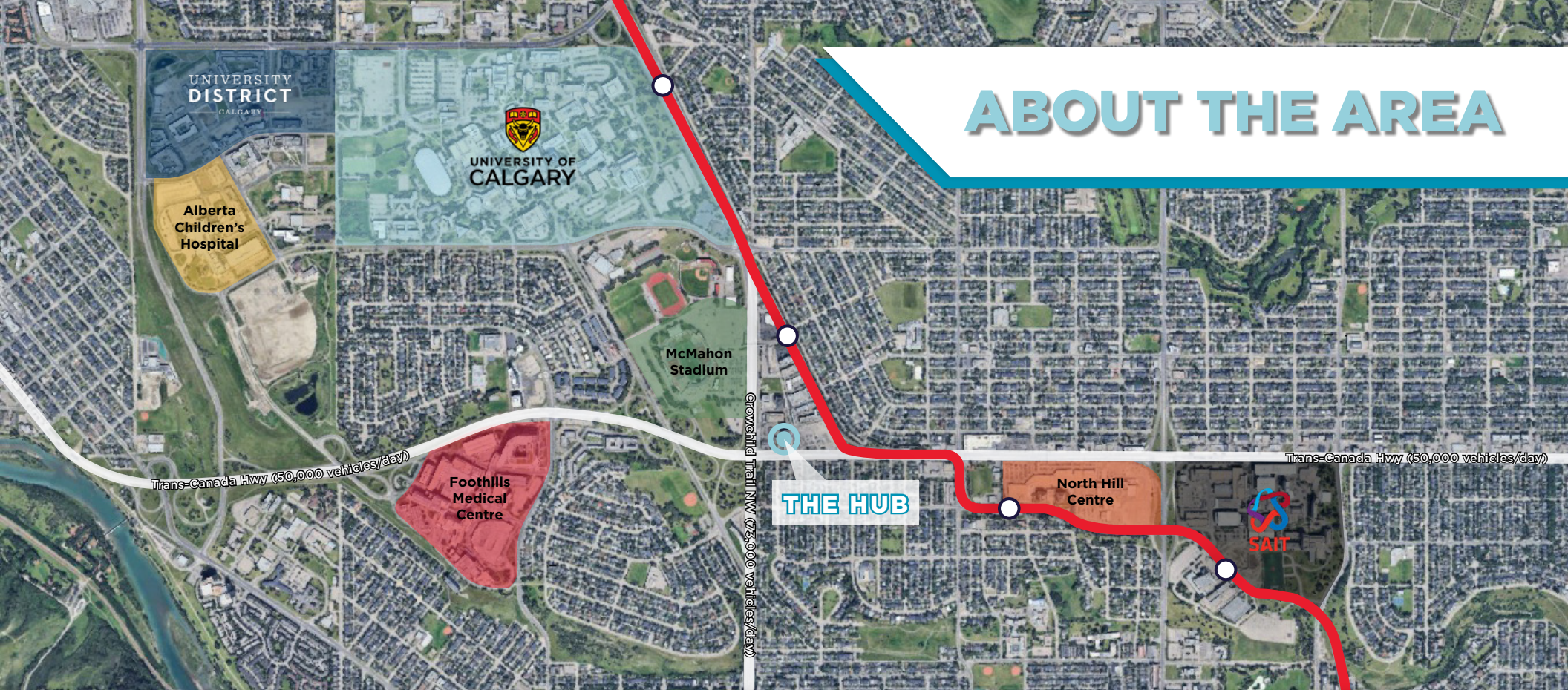
Retail Space	Unit 110: 1,456 sf Unit 130: 1,723 sf LEASED Unit 140: 1,855 sf LEASED Unit 150: 2,266 sf LEASED
Lease Rates	Market
Op Costs (2026)	\$18.00 psf (est.)
Availability	Immediately
Zoning	Direct Control

- Situated along the high-traffic 16th Avenue corridor with excellent exposure, strong pedestrian traffic, and convenient access to major roadways and transit routes.
- Located at the base of a modern residential tower filled with young professionals and university students from multiple institutions.
- Open concept spaces with high ceilings and floor-to-ceiling windows.
- Walking distance from the University of Calgary, McMahon Stadium, North Hill Centre, SAIT, and a variety of shops, restaurants, and services.
- Ample surface parking and signage opportunities available.

FLOOR PLANS



ABOUT THE AREA



MAJOR RETAILERS NEARBY



64,550 TOTAL POPULATION
WITHIN 3 KM

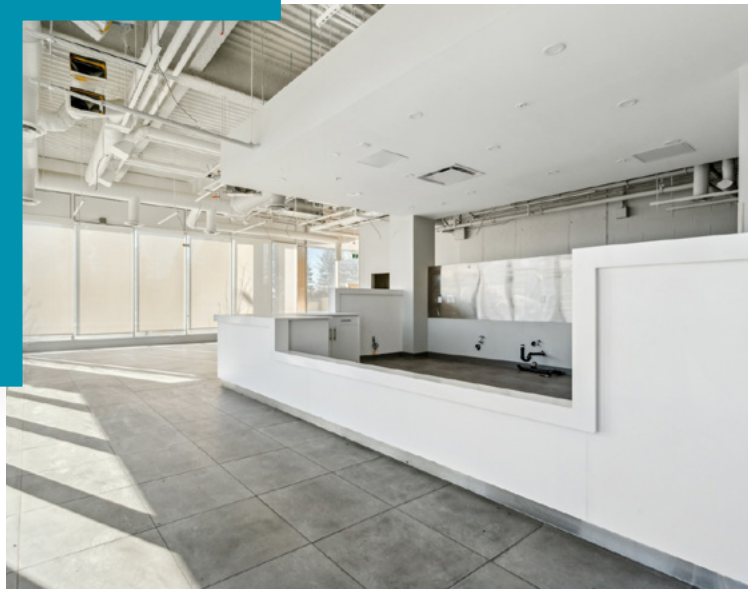
96,946 DAYTIME POPULATION
WITHIN 3 KM

39 AVG AGE
WITHIN 3 KM

\$138,242 AVG HOUSEHOLD INCOME
WITHIN 3 KM

12 MINUTES TO
DOWNTOWN CALGARY

25 MINUTES TO
CALGARY INT'L AIRPORT





For more information, please contact:

NICK PRESTON, MBA

Vice President

Retail Sales & Leasing

+1 403 467 9222

nick.preston@cushwake.com

CUSHMAN & WAKEFIELD ULC

2400, 250 6 Ave SW

Calgary, AB T2P 3H7

cushmanwakefield.com

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