

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

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 **CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

24,050 SF

Building Size

\$18.48 PSF

Operating Costs (est. 2026)

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

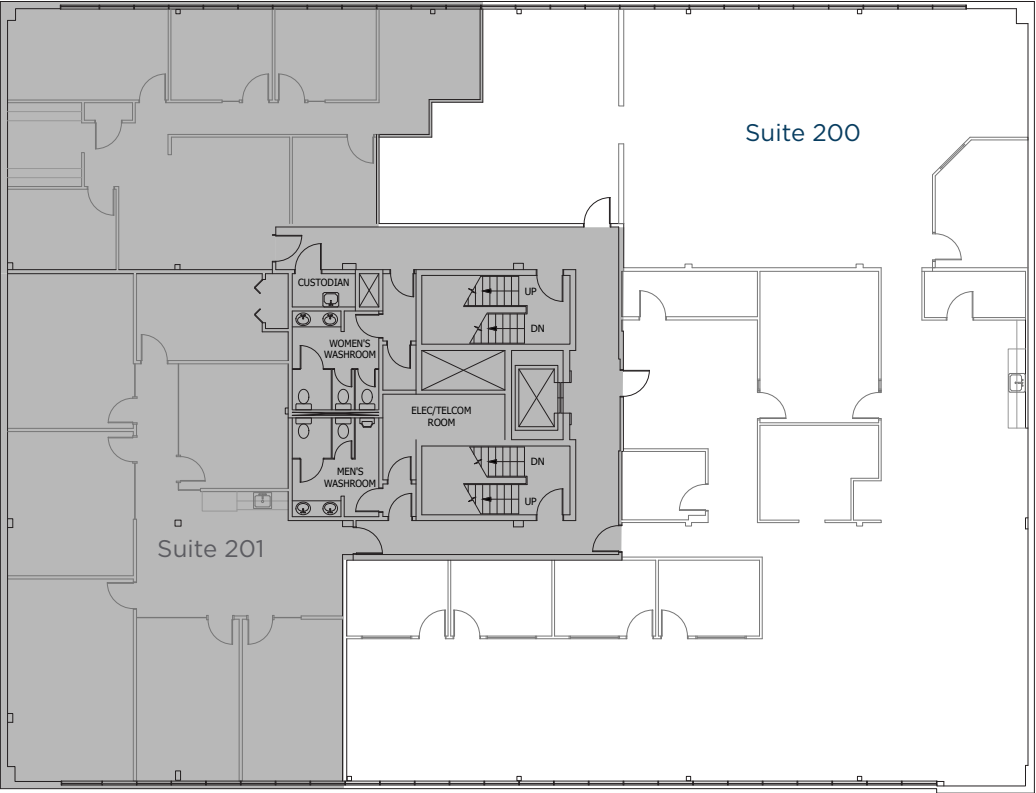


Underground parking



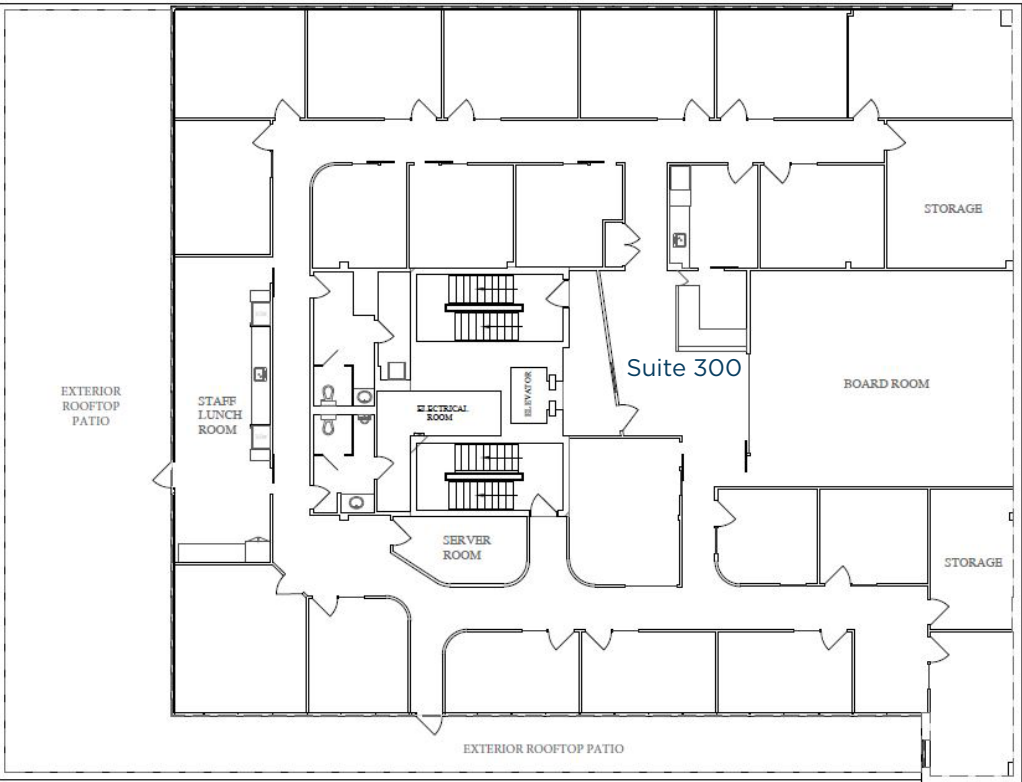
FLOOR PLANS

Suite 200: 5,988 sf



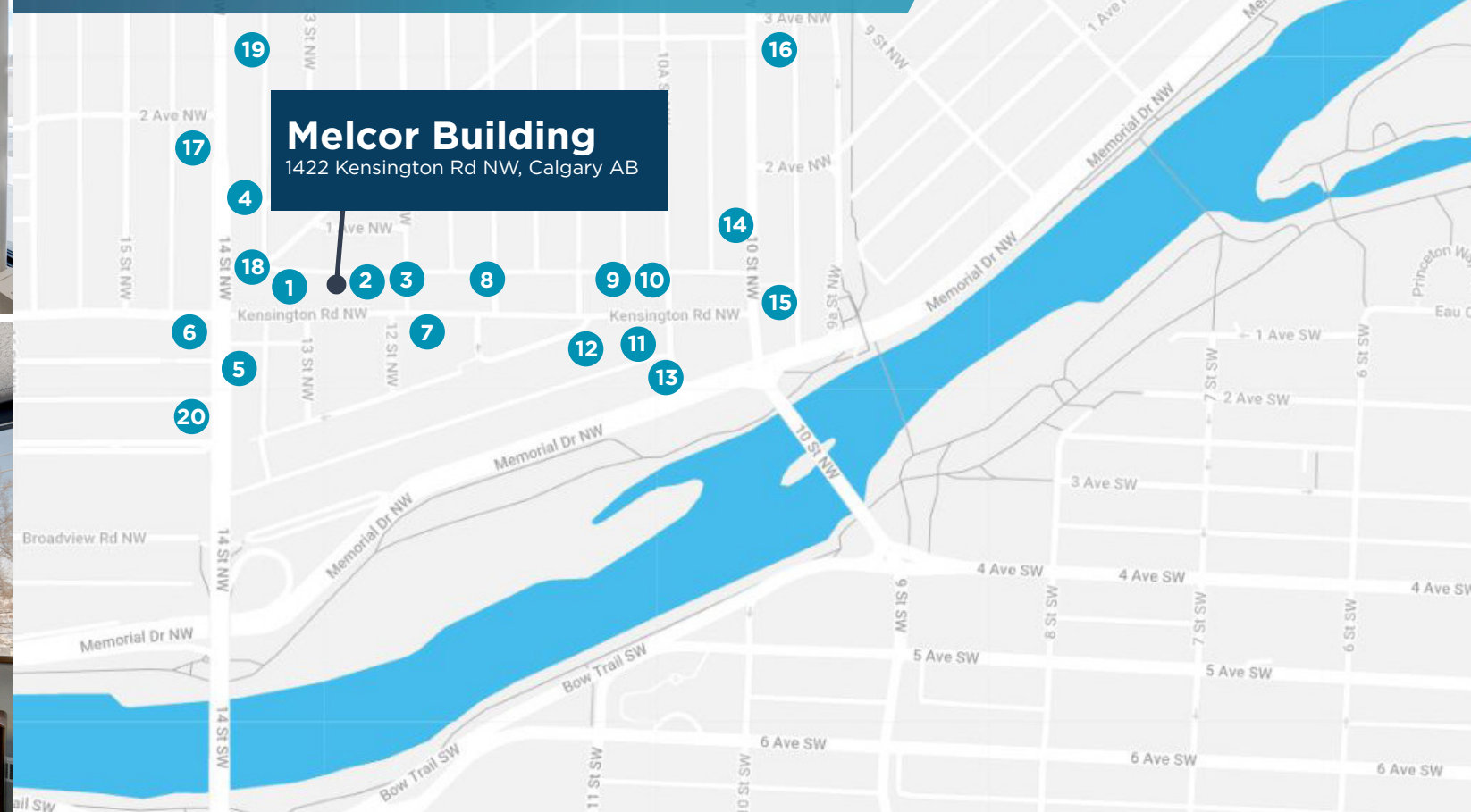
Suite 300: 7,763 sf

- 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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