

SUITE 300 HAS AN EXCLUSIVE TENANT PATIO



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

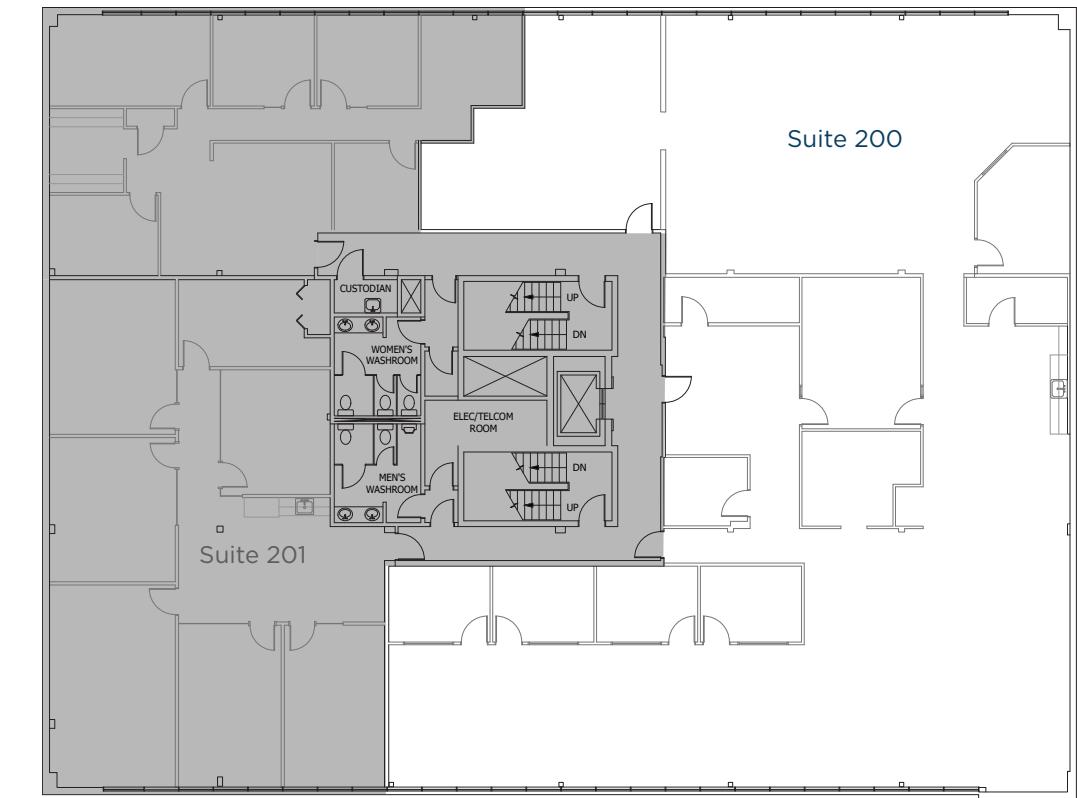


Underground parking



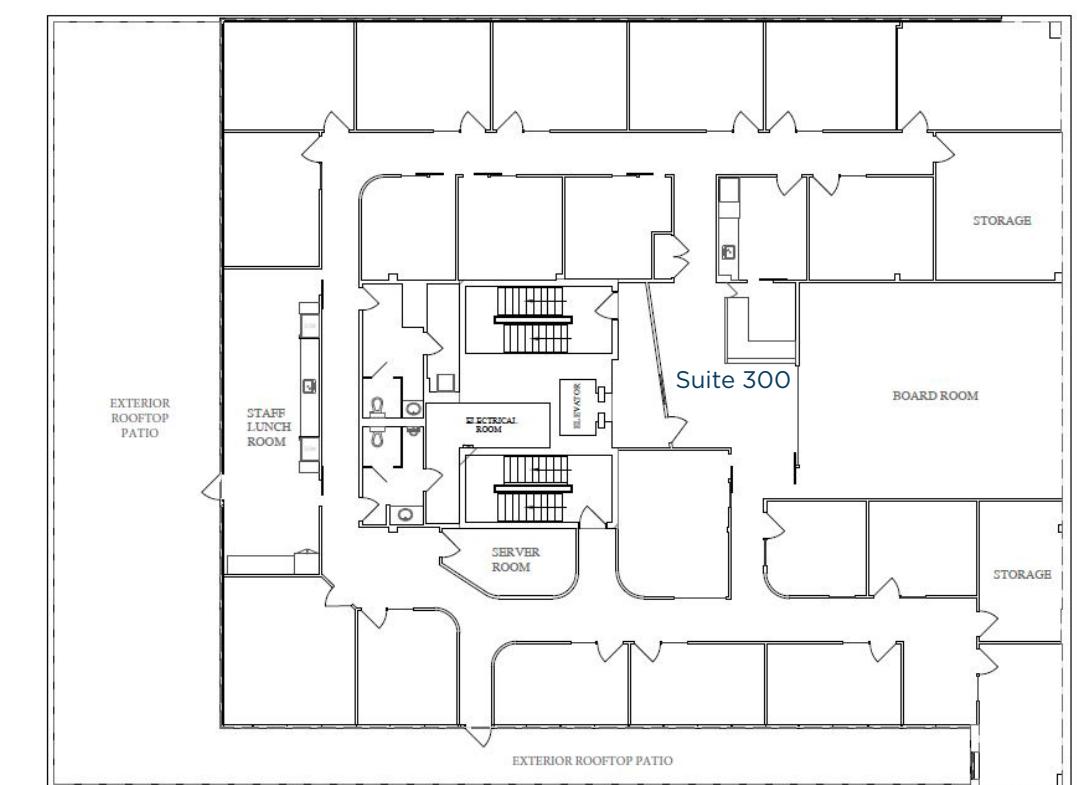
FLOOR PLANS

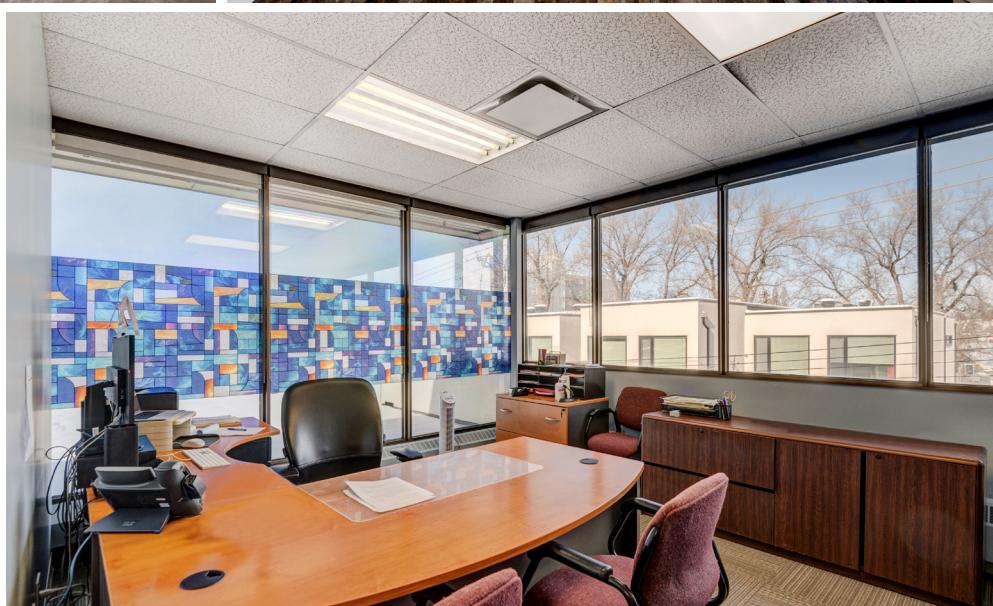
Suite 200: 5,988 sf



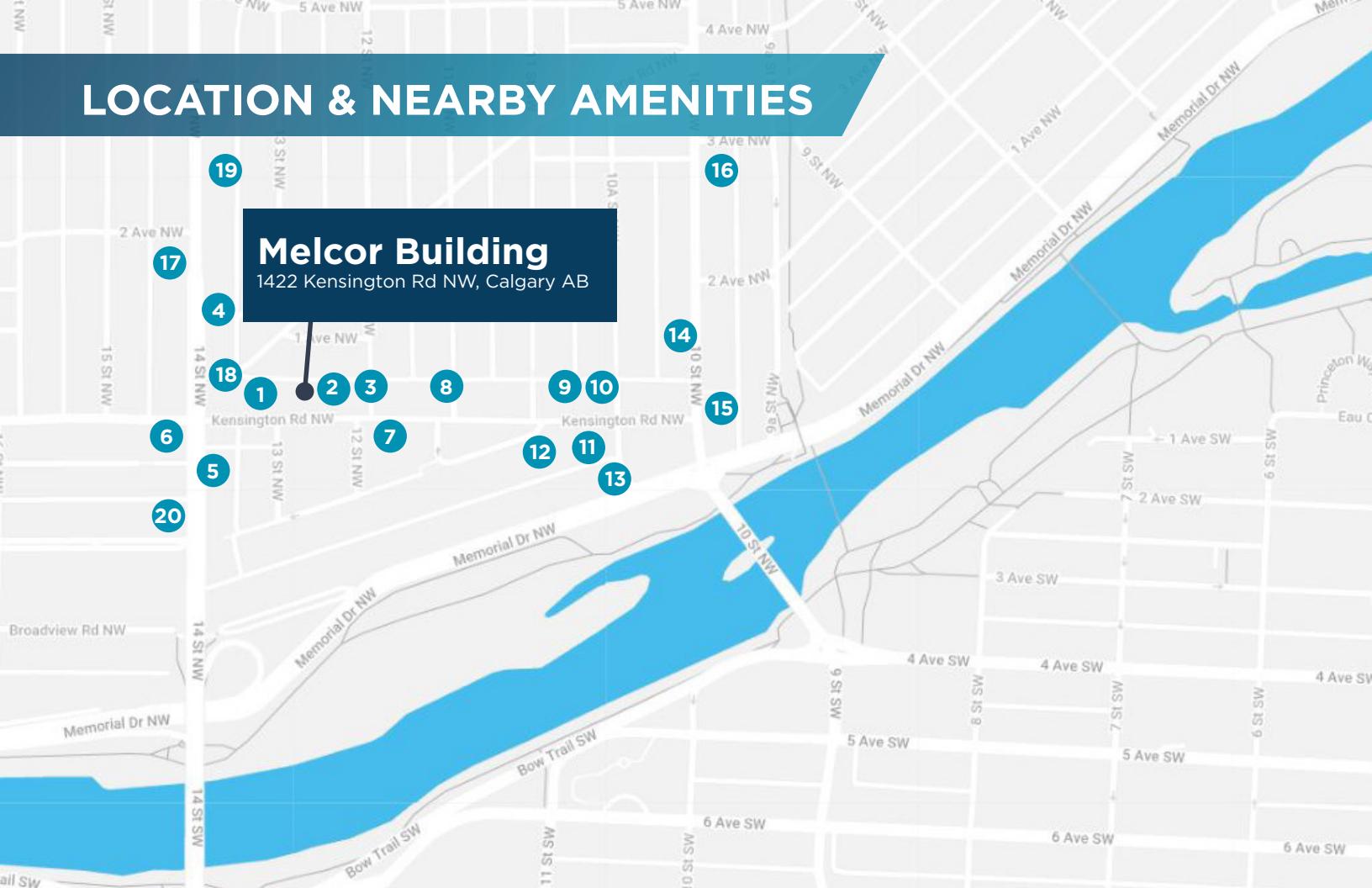
Suite 300: 7,763 sf

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





LOCATION & NEARBY AMENITIES



NEARBY AMENITIES:

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