

FOR SUBLEASE

MAXWELL BATES BUILDING

2207 4 STREET SW, CALGARY



PREMIER FULL FLOOR OFFICE SPACE IN MISSION

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KPLI
GLOBAL

PROPERTY DETAILS

Availability

Suite 400: 6,511 sf

Expiry

Jan 30, 2034

Operating Costs

\$20.16 psf (Est 2026)

Parking Ratio

1:685 sf

- Prime location in the vibrant Mission community Surrounded by abundant retailers, restaurants, and services
- High-traffic exposure with approximately 15,000 vehicles passing daily
- Located within a first-class mixed-use development





FLOORPLAN



Suite 400
6,511 SF



RECEPTION



7 OFFICES



BOARDROOM



SERVER ROOM



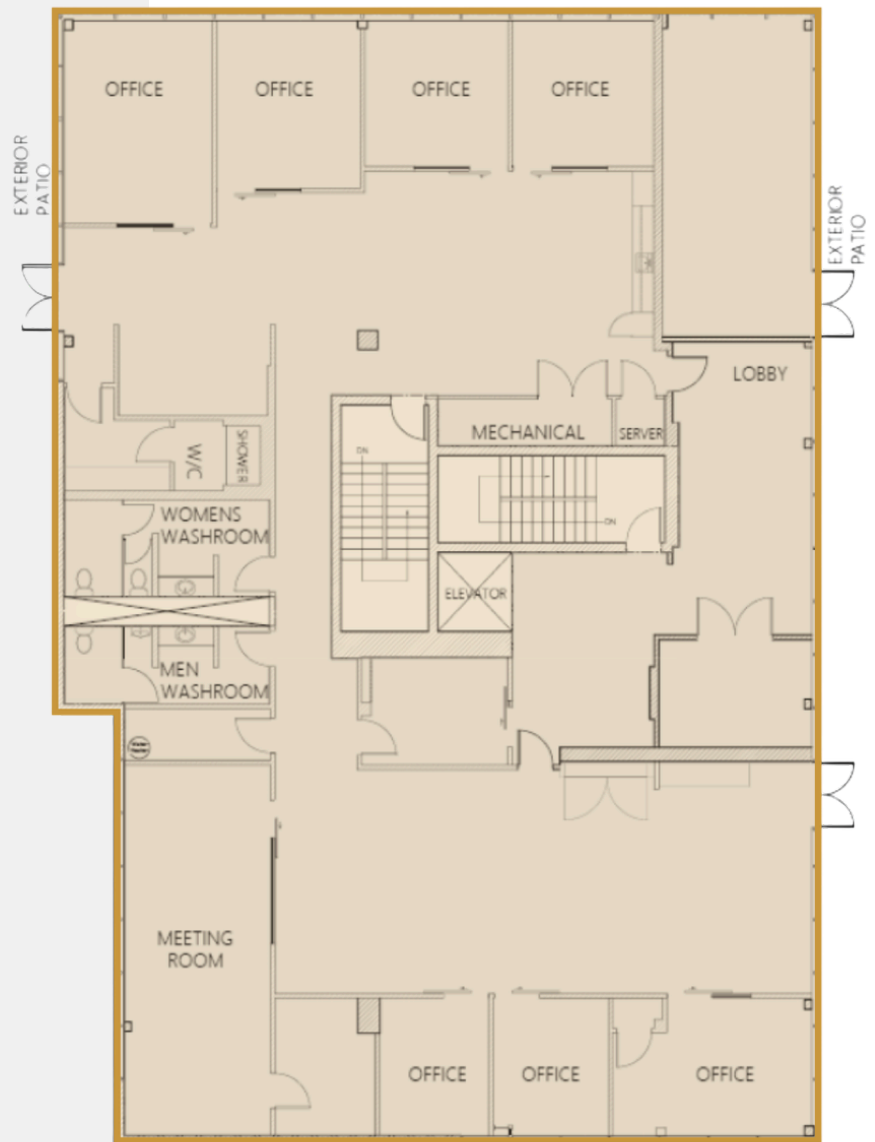
OPEN AREA

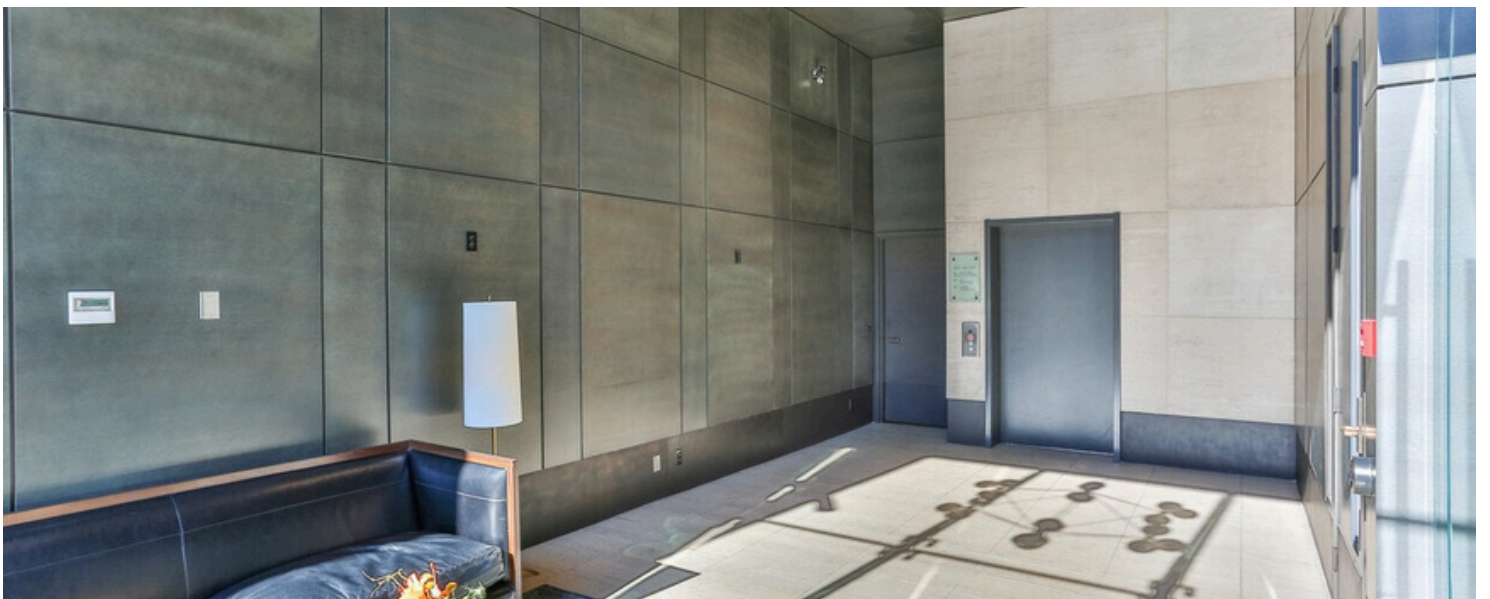


WASHROOMS



PATIO







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CONTACT US FOR MORE INFORMATION



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