



NORTHLAND PLACE

407 – 3RD STREET SW | CALGARY, AB

Northland Place is a unique character space in downtown Calgary, featuring high ceilings and balconies. Proximity to the main +15 East/West artery allows Northland Place tenants easy access to many nearby amenities including Eau Claire, The Westin Hotel and Prince's Island Park. Freshii and Holy Grill restaurants are located just steps away in the 444 – 5th Ave building.



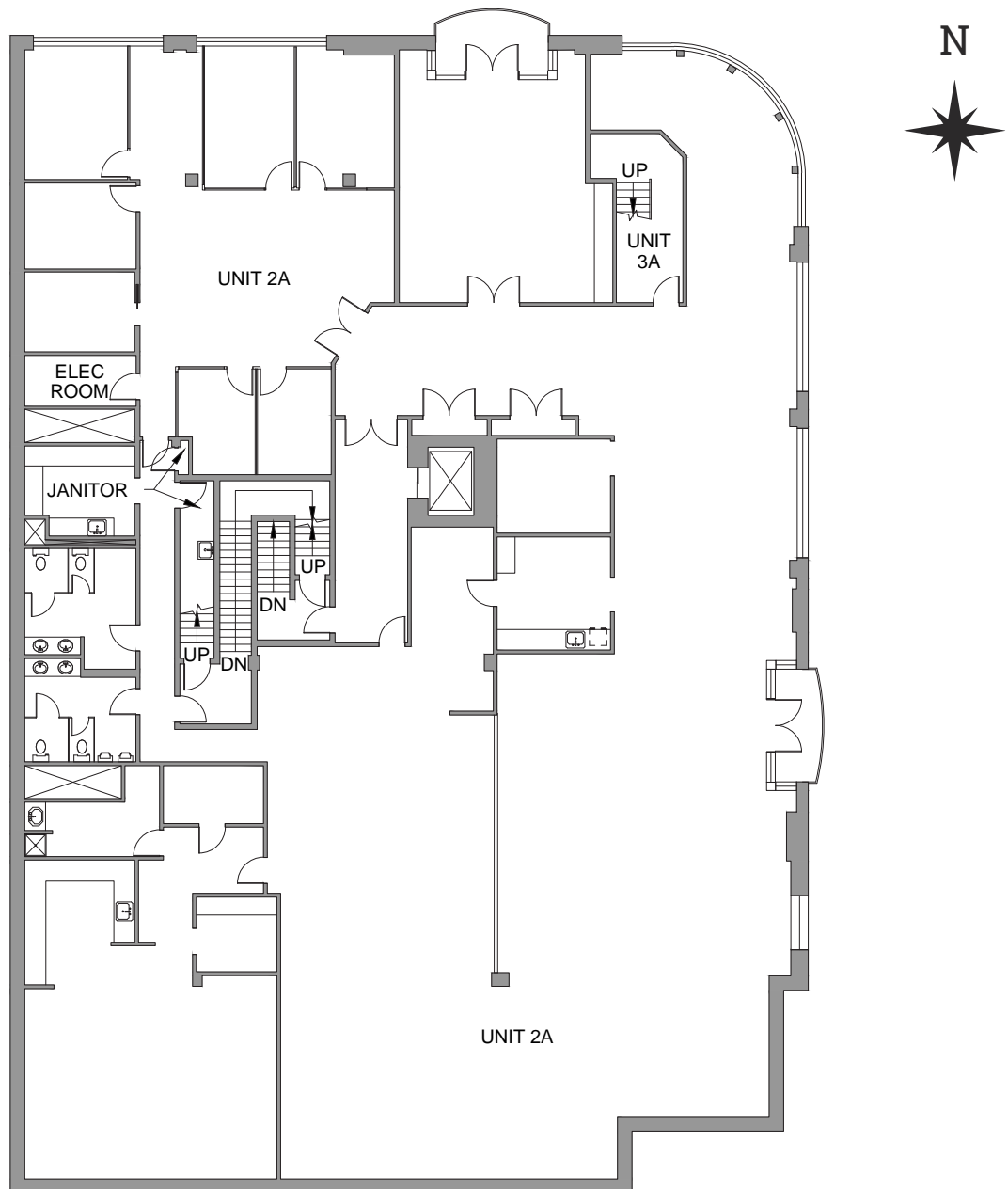
NORTHLAND PLACE



FLOOR PLAN

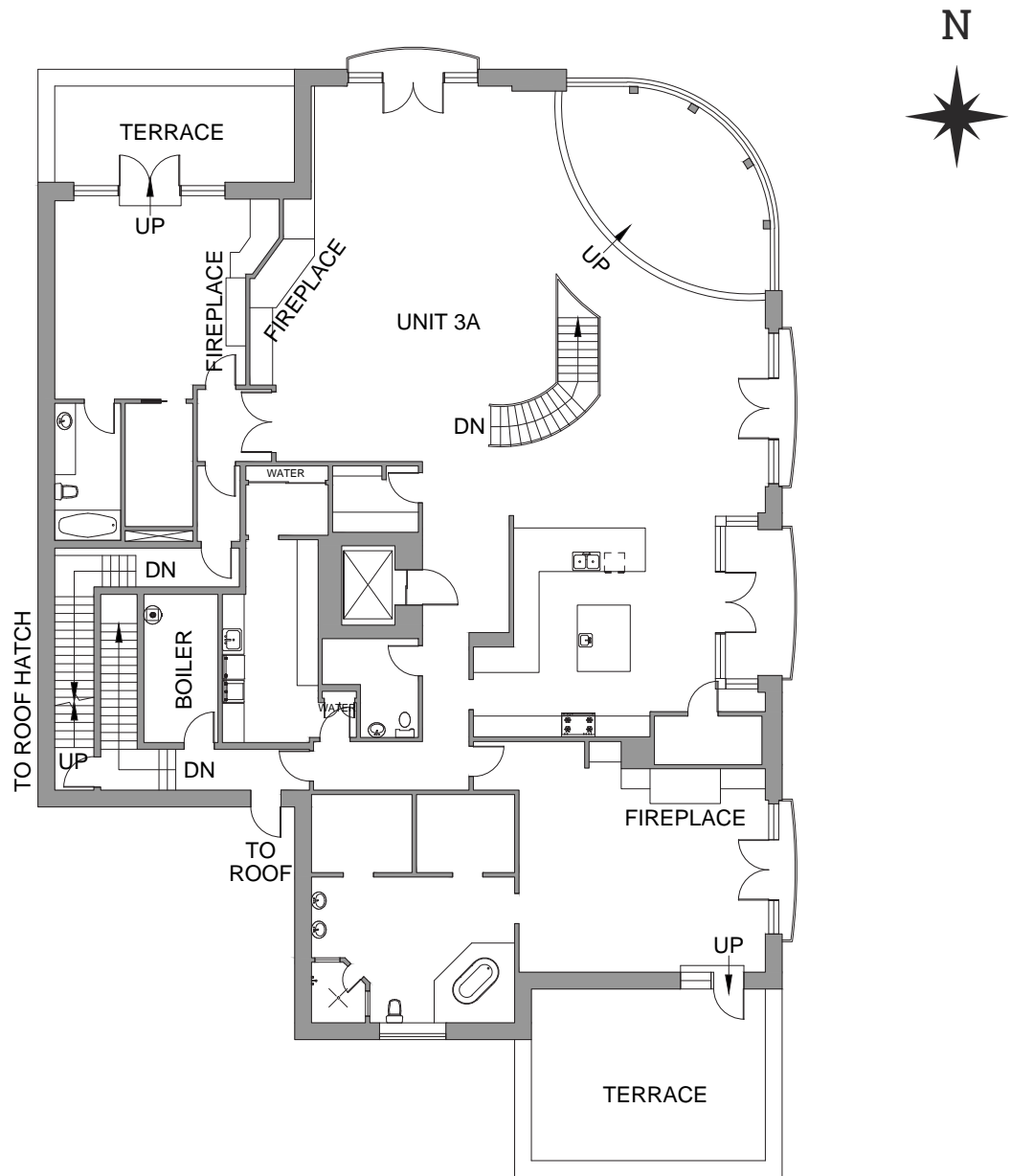
2ND FLOOR | 11,500 sf

Available on sixty day's notice



UNIQUE OPPORTUNITY

3RD FLOOR | 5,554 sf
Available on thirty day's notice



PROPERTY DETAILS

OPERATING COSTS

\$21.06 per square foot (2020)

PARKING RATIO

One stall per 2,150 square feet leased

TELECOM PROVIDERS

Telus, Bell, Shaw, Allstream, MTS

PARKING RATE

\$495.00 per month

PARKING HEIGHT

6' 4"

- Showers & change rooms within premises
- Bike storage and repair station available at 444 5th Ave

The information contained herein has been obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. The property may be removed from the market at any time without notice.



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CONTACT US

GABBY LACOMBE | Leasing Manager

d 403.473.6790 e glacombe@aspenproperties.ca