



1422 Kensington Road NW Calgary, AB

Highlights

Beautiful Kensington Road provides excellent retail services all within walking distance

Retail main floor and office space options

Amenities

Underground parking

3rd floor private patio

Conference rooms

Additional storage available

5 minute drive to downtown Calgary

Availability: Suite 200: Jan 1, 2025 and Suite 300 Immediately

Contact: **Mat Backhouse**
Leasing Manager
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MELCOR
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Kensington Building

1422 Kensington Road NW Calgary, AB



Availabilities

3	7,980 sf
2	5,988 sf
1	

Available Leased

Asking Rent	Market Rent
Additional Rent	Retail \$19.12 Office \$21.48
Amenities	Conference Room, Additional Storage
Available Parking	Surface and underground parkade
Parking Ratio	2 : 1,000
Availability	Immediate



Property Details



Asking Rent

Market Rent

Additional Rent

Retail \$19.12 / sq. ft.
Office \$21.48 / sq. ft.

Parking

Surface and underground parking available



On-site, professional building management by McCOR Management (AB)



Walk Score 97: Walker's Paradise
Daily Errands do not require a car



Transit Score 75: Excellent Transit. Transit is convenient for most trips

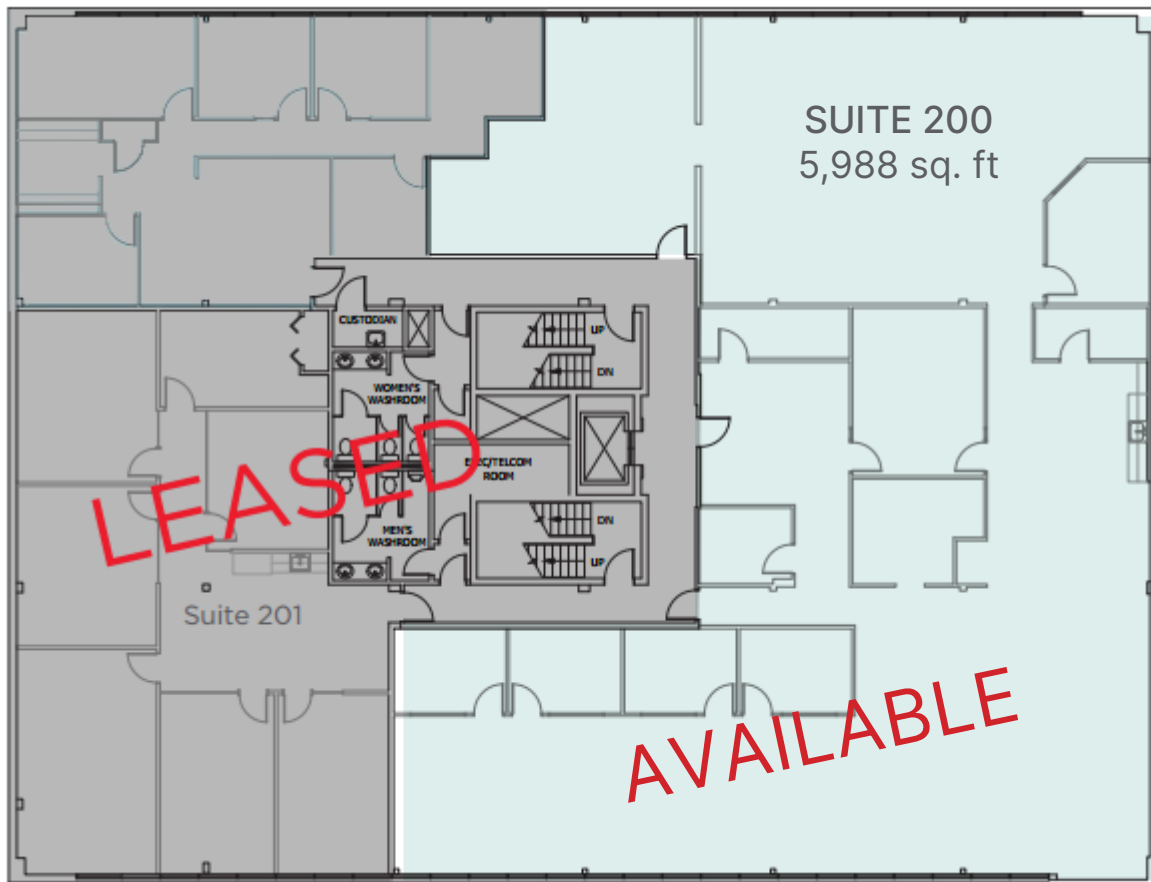


Bike Score 99: Biker's Paradise. Daily errands can be accomplished on a bike

Unit(s)	Area (sq.ft.)	Comments
200	5,988	8 offices, kitchen, boardroom
300	7,980	20 offices, kitchen, boardroom, reception, storage rooms and large private patio

Second Floor

SUITE 200 | 5,988 sq. ft.





Kensington Building

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Office | For Lease



Nearby Amenities

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



Bow River pathway
5 min walk



Downtown Calgary
10 min walk



**Several restaurants
and retail all within 5
min walk**

Contact Us

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