

Mountain View Business Campus

4000 4TH STREET SE, CALGARY, AB



FOR SALE

Class 'A'
Suburban Office With
Development Potential



The Offering

CBRE Limited is pleased to present for sale a 100% freehold interest in Mountain View Business Campus (the 'Properties' or the 'Offering') located at 4000 4th Street SE, in the heart of Calgary's premier inner-city node of Manchester Park. The Offering is comprised of two Class 'A' suburban office buildings totaling 108,448 SF of net rentable area and future development lands. The Properties offer abundant underground and surface parking stalls, featuring an excellent parking ratio of 4.2 stalls per 1,000 SF and is strategically located along major arterial routes including Macleod Trail, Blackfoot Trail, and Deerfoot Trail.

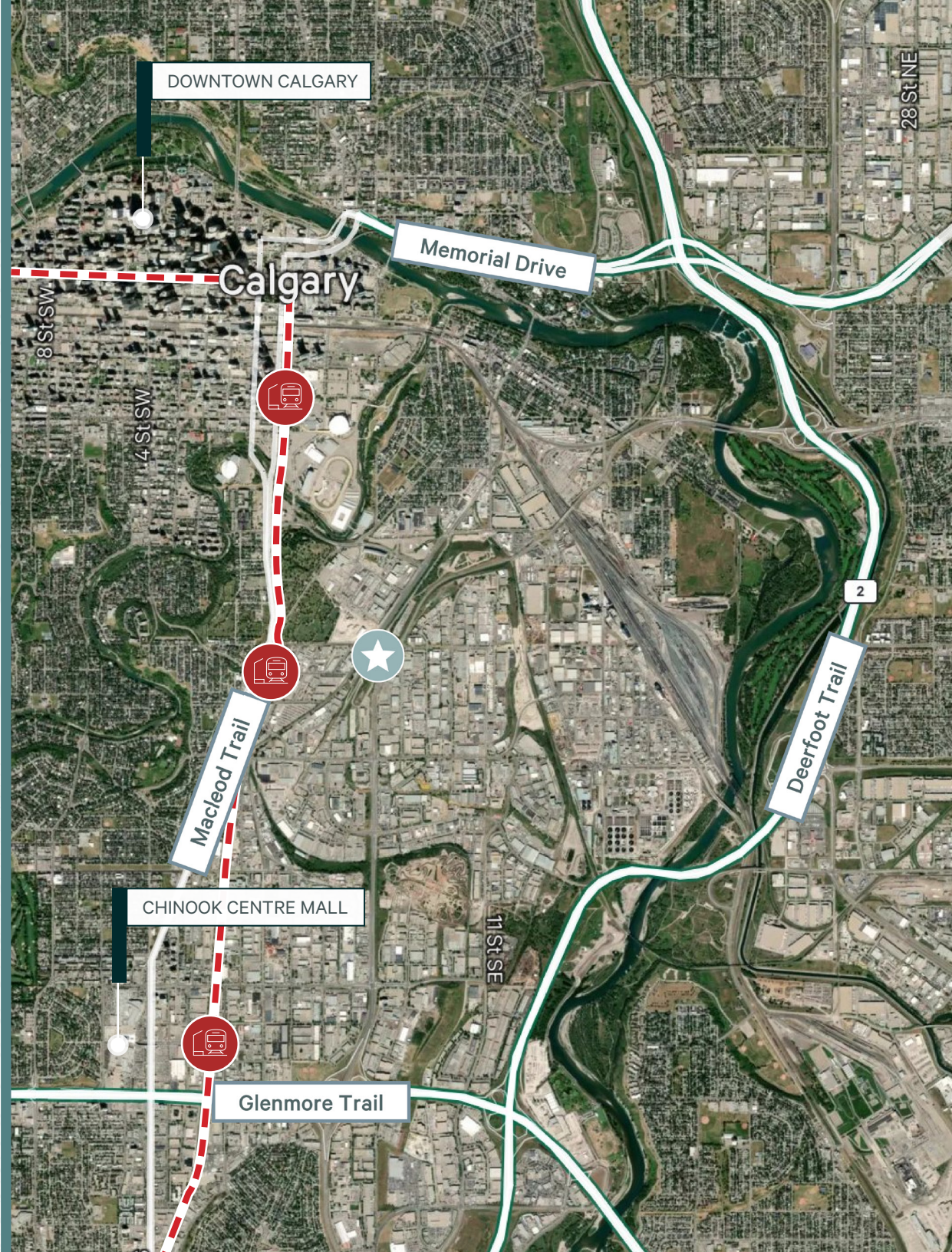
Property Details

Municipal Address	4000 4 th Street SE, Calgary, AB
Legal Description	Condominium Plan 1012452; Units 1-5
Submarket	Manchester
Year Constructed	2008, 2011
Total NRA	108,448 SF
Site Size	16.7 Acres (726,952 SF)
Potential Development Density	100,000 SF
Land Use	I-Bf0.6
Parking	451 Surface Stalls (4.2 Stalls per 1,000 SF)
Occupancy	96%
WALT (As of May 2025)	4.2 Years



Investment Highlights

- » Excellent opportunity to acquire a 96% occupied, Class “A” suburban office campus significantly below replacement cost
- » Situated on a 16.7-acre site, allowing for a potential additional development density of 100,000 SF, including existing parkade and foundation structure for building 4 and 5
- » The Property’s location is ideal for commuters as it is accessible by both public transit and personal vehicles with proximity to the Northbound 39th Avenue LRT Station and major thoroughfares including Glenmore Trail, Macleod Trail and Blackfoot Trail SE



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Offering Process

Mountain View Business Campus is being offered for sale without a list price and without a fixed date for the submission of expressions of interest to purchase. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Properties. The Vendor is prepared to respond to expressions of interest to purchase the Property as they are received by CBRE.

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CBRE

National Investment Team
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