

# FOR LEASE

2210 Main building - Holy Cross Center

2210 2<sup>nd</sup> Street SW



For more information, please contact :

## DALE COUPRIE

Senior Leasing Agent

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**BOW RIVER PROPERTY MANAGEMENT AND LEASING**

B250 2210, 2nd Street, SW  
Calgary, AB. T2S 3C3

<http://bowriverleasing.com>

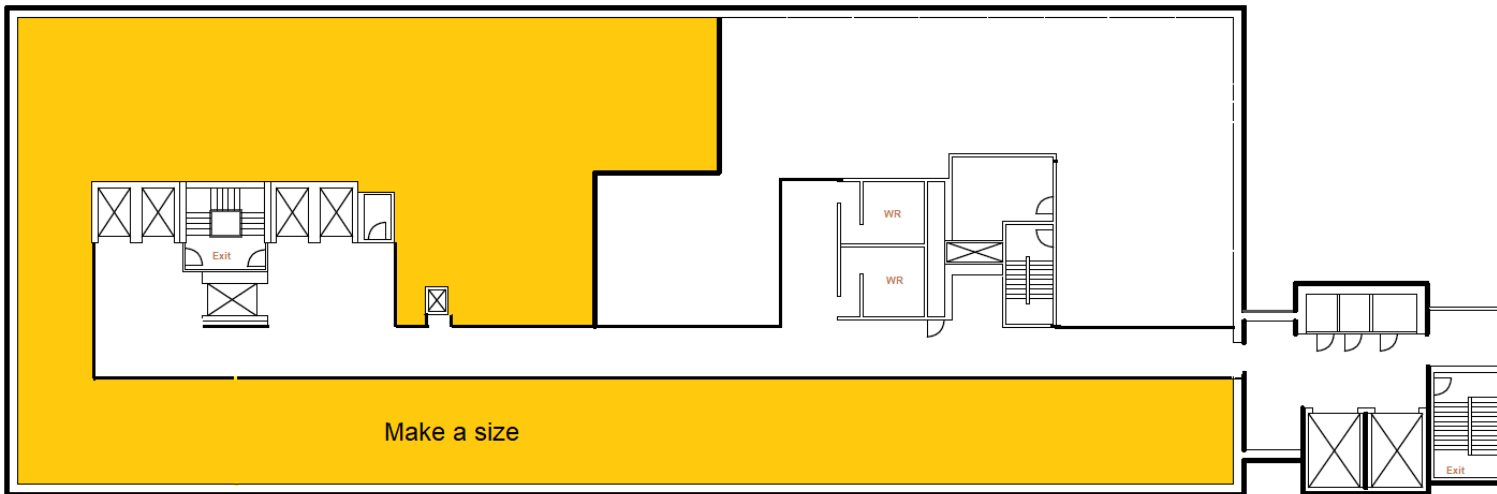
# Floor 3

2210 Main building - Holy Cross Center  
2210 2nd Street SW

## HIGHLIGHTS

### Suite - 3rd Floor

- \* This semi-occupied floor is configured for anyone that would like an open space to build from scratch. The area in orange is available. You can make a size here.
- \* There is a lot of plumbing to tap into.
- \* New hallway with new LED lighting.
- \* Glass entrance doors with smart keys.
- \* view : Downtown
- \* Open space
- \* 14000 sf



THIRD , FOURTH FLOOR  
1967 WING

# Floor 4

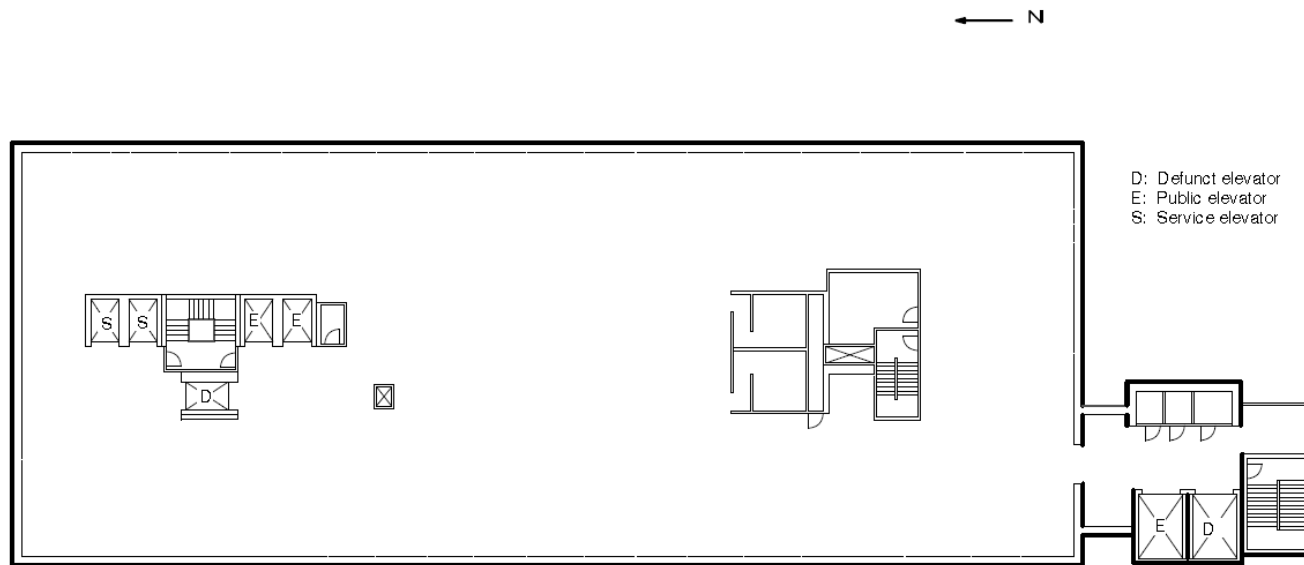
2210 Main building - Holy Cross Center  
2210 2nd Street SW

23,178 SF

## HIGHLIGHTS

### Suite - 4th Floor

- \* This open floor is available for development.
- \* view : Downtown
- \* Ensuite washroom(s)
- \* Open space
- \* Server room
- \* 23678 sf



D: Defunct elevator  
E: Public elevator  
S: Service elevator

2210 2nd Street SW

Fourth Floor

Vacant leasable space in base building condition.

Floor square footage: 23678

# FOR LEASE

Henry Hunag wing - Holy Cross Center

2204 2<sup>nd</sup> Street SW



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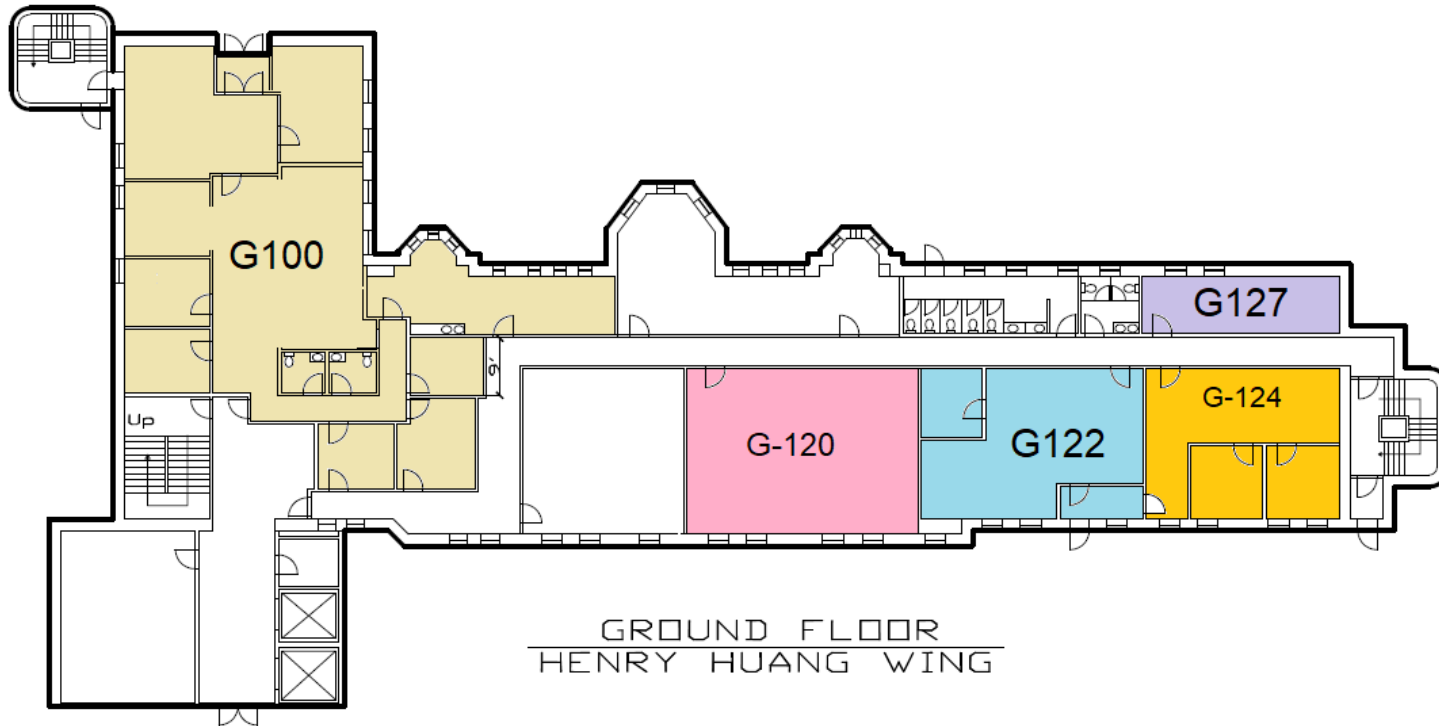
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# Ground Floor

2204 Henry Huang wing - Holy Cross Center  
2204 2nd Street SW



## HIGHLIGHTS

### Suite - G100

- \* Improvements in near mint condition.
- \* Front entrance off of 2nd Street.
- \* Terrific reception and wait area.
- \* Character windows and views.
- \* 11 rooms
- \* view : Road
- \* 4244 sf

### Suite - G124

- \* Enjoy this dual-room office with a dedicated entrance off the private staff parking lot.
- \* Two distinct offices and easy washroom access round out this suite.
- \* 5 rooms
- \* view : Road
- \* Board room
- \* Storage
- \* Data hub
- \* 1544 sf

### Suite - G122

- \* Need a good open room. We have this one for you. Ask us about it today.
- \* view : Road
- \* Kitchen area
- \* 1338 sf

### Suite - G120

- \* This open space can be designed as an open office. It is also available on short term matters.
- \*

\* view : Road  
\* 1273 sf

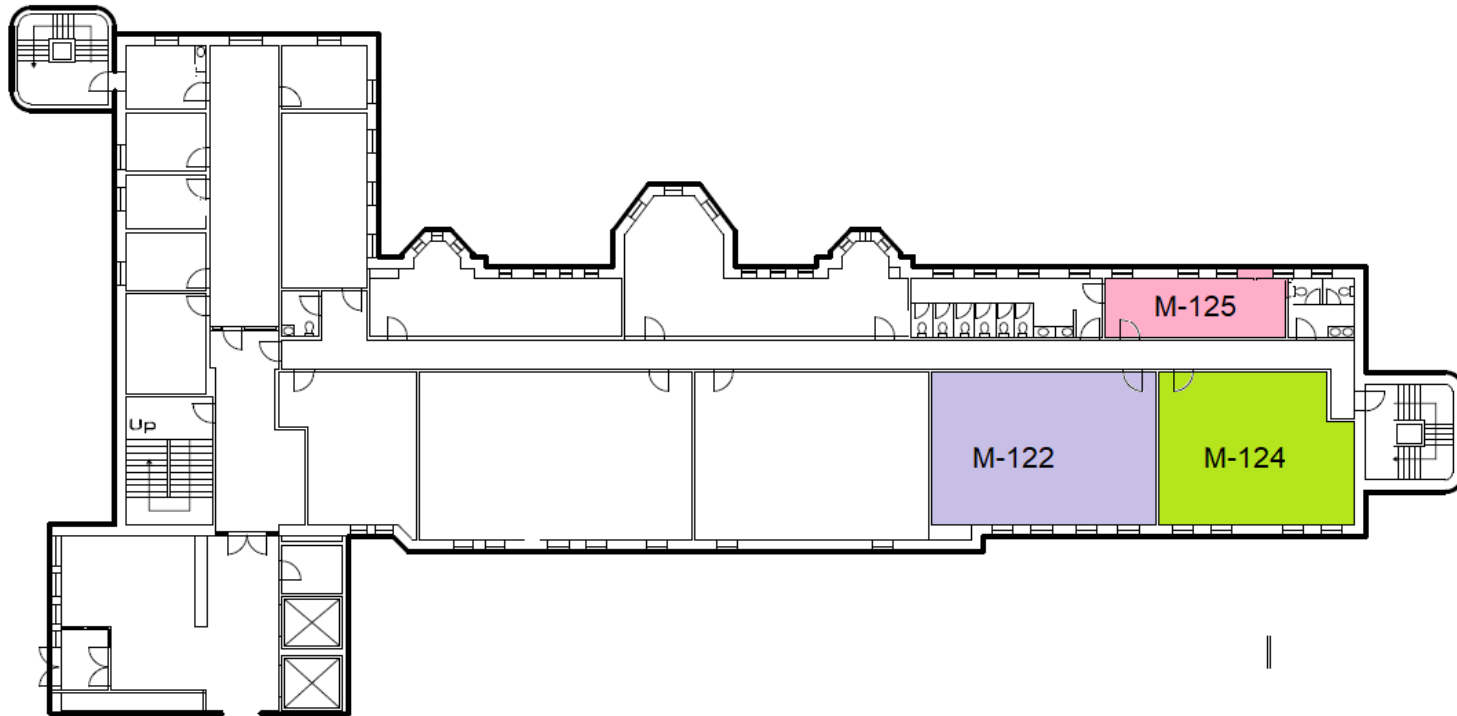
### Suite - G118

\* This single room environment can be divided into offices, exam rooms and much more. Located in a discrete part of the building this space would be optimum for low profile tenants

\* view : Road  
\* 883 sf

# Floor 1

2204 Henry Hunag wing - Holy Cross Center  
2204 2nd Street SW



## HIGHLIGHTS

### Suite - M-124

- \* Open space
- \* 1325 sf

### Suite - M125

- \* Ask us about this space that is ready for a clinic or salon. Two plumbing points, electrical for wall sconces and more allow for a great and bright space.
- \* 2 rooms
- \* view : Road
- \* 334 sf

# Floor 2

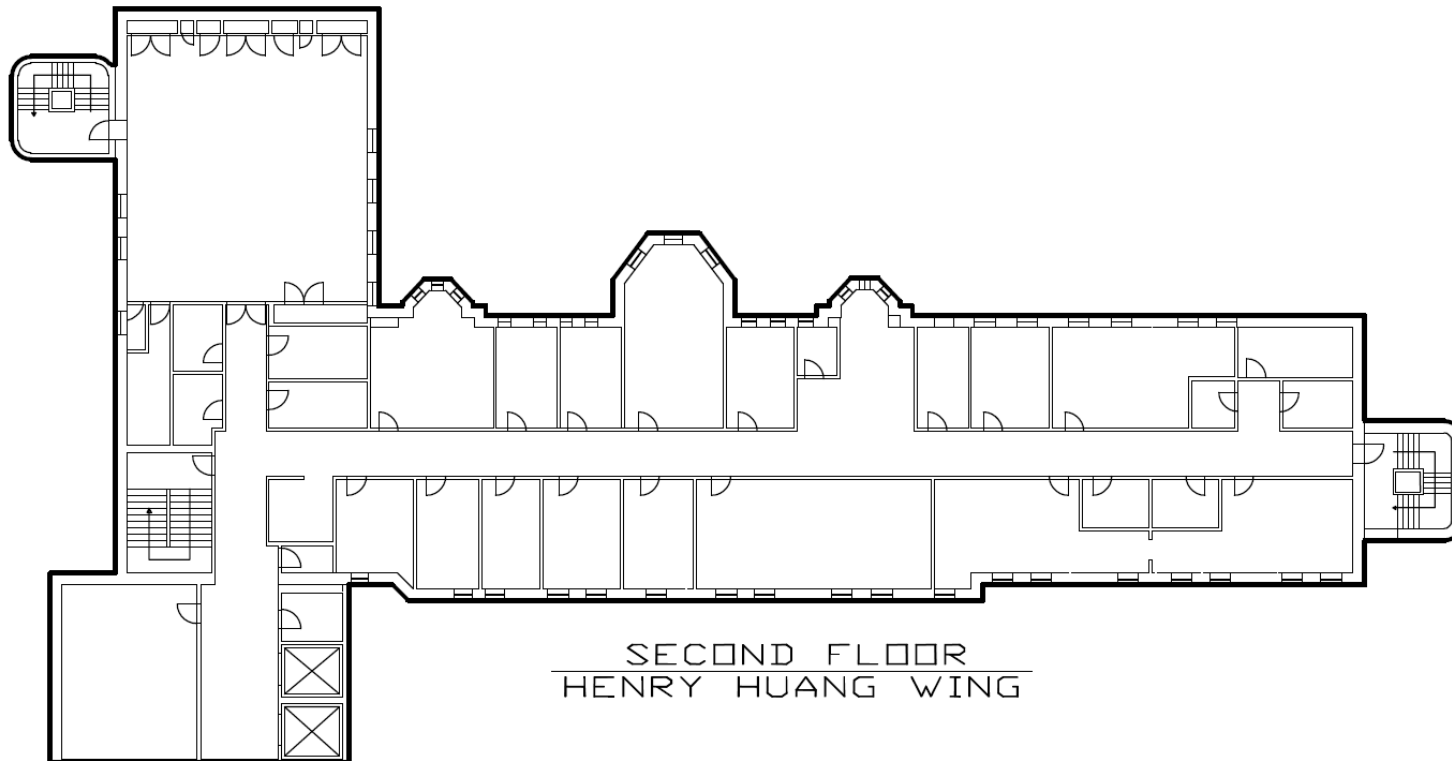
2204 Henry Huang wing - Holy Cross Center  
2204 2nd Street SW

12,000 SF

## HIGHLIGHTS

### Suite - 200

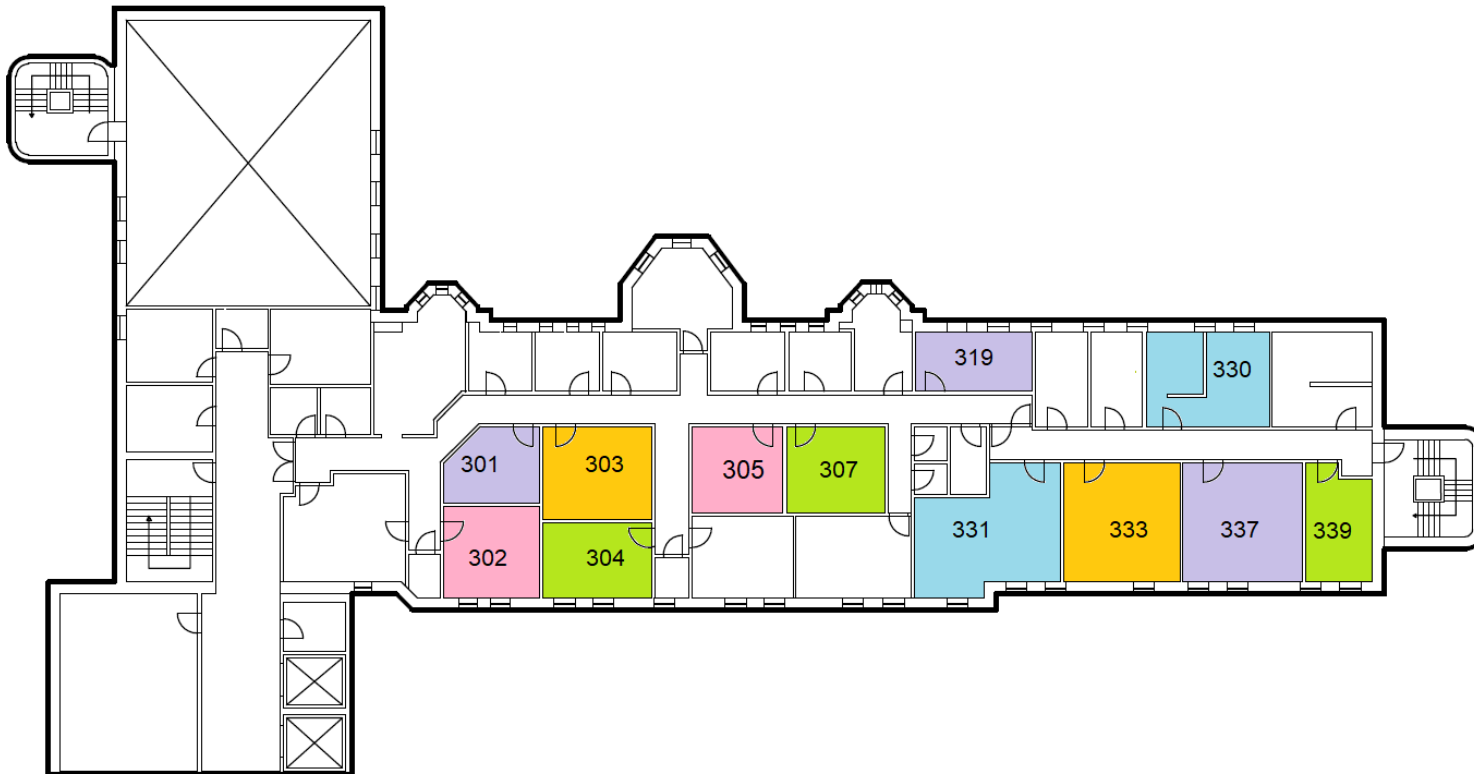
- \* 18 rooms
- \* Board room
- \* Storage
- \* Reception area
- \* Ensuite washroom(s)
- \* Kitchen area
- \* Sink(s)
- \* Telephone hub
- \* Data hub
- \* 12000 sf





# Floor 3

2204 Henry Hunag wing - Holy Cross Center  
2204 2nd Street SW



## HIGHLIGHTS

### Suite - 330

- \* Sink(s)
- \* 440 sf

### Suite - 337

- \* 537 sf

### Suite - 333

- \* 541 sf

### Suite - 331

- \* view : River
- \* 636 sf

### Suite - 304

- \* view : River
- \* 286 sf

### Suite - 319

- \* Enjoy this city view office with lots of natural light and newer LED lights. Also includes a vinyl plank flooring.
- \* view : Road
- \* 286 sf