

Blackstone
Commercial Real Estate Services Inc.

For Lease

Unit 103 - 151 4 Street NE | Calgary AB

High-Visibility Retail/Office Opportunity in Bridgeland



Mahmud Rahman *Principal /Associate*

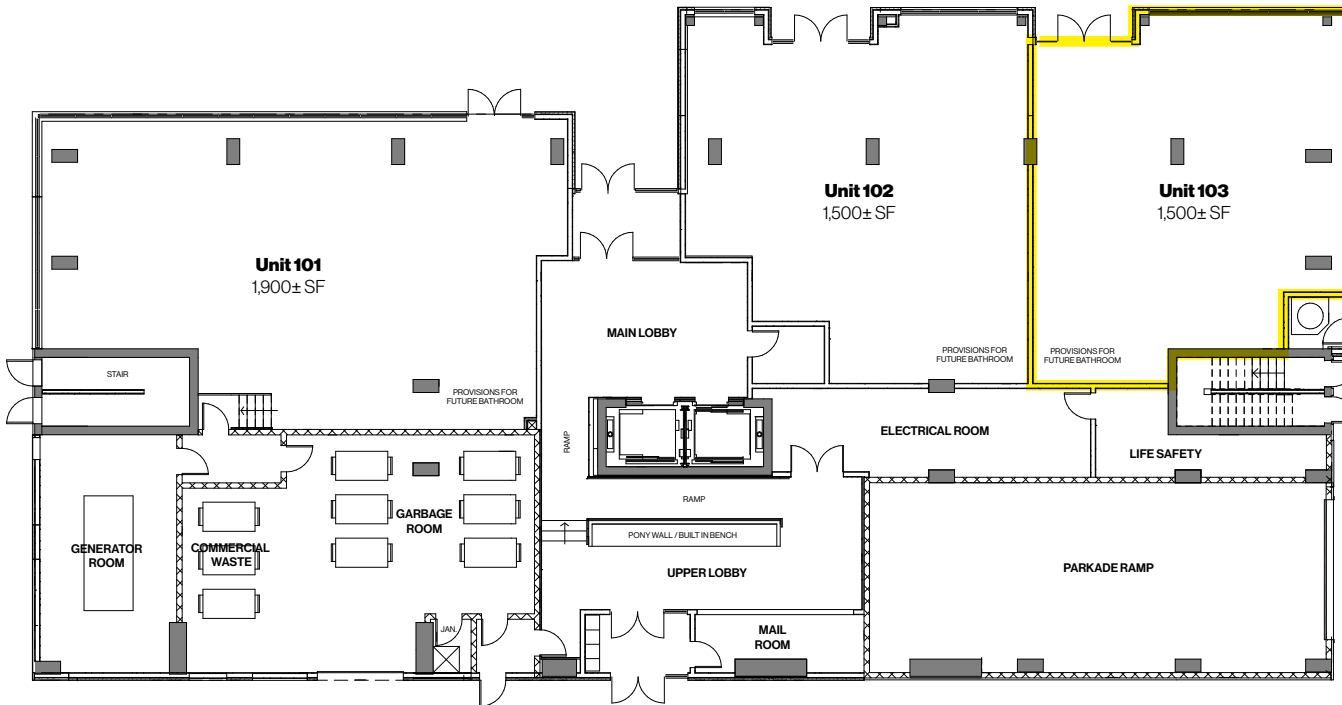
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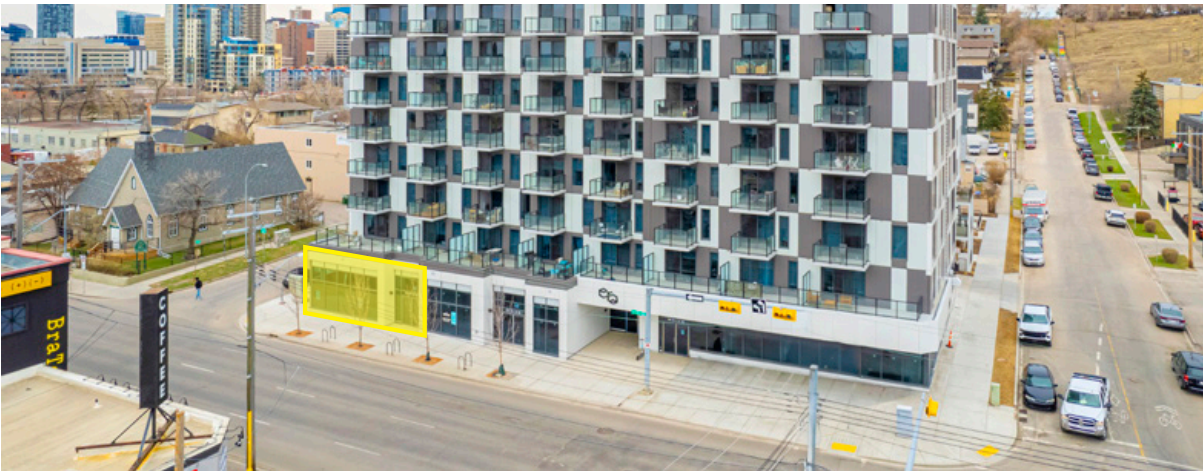
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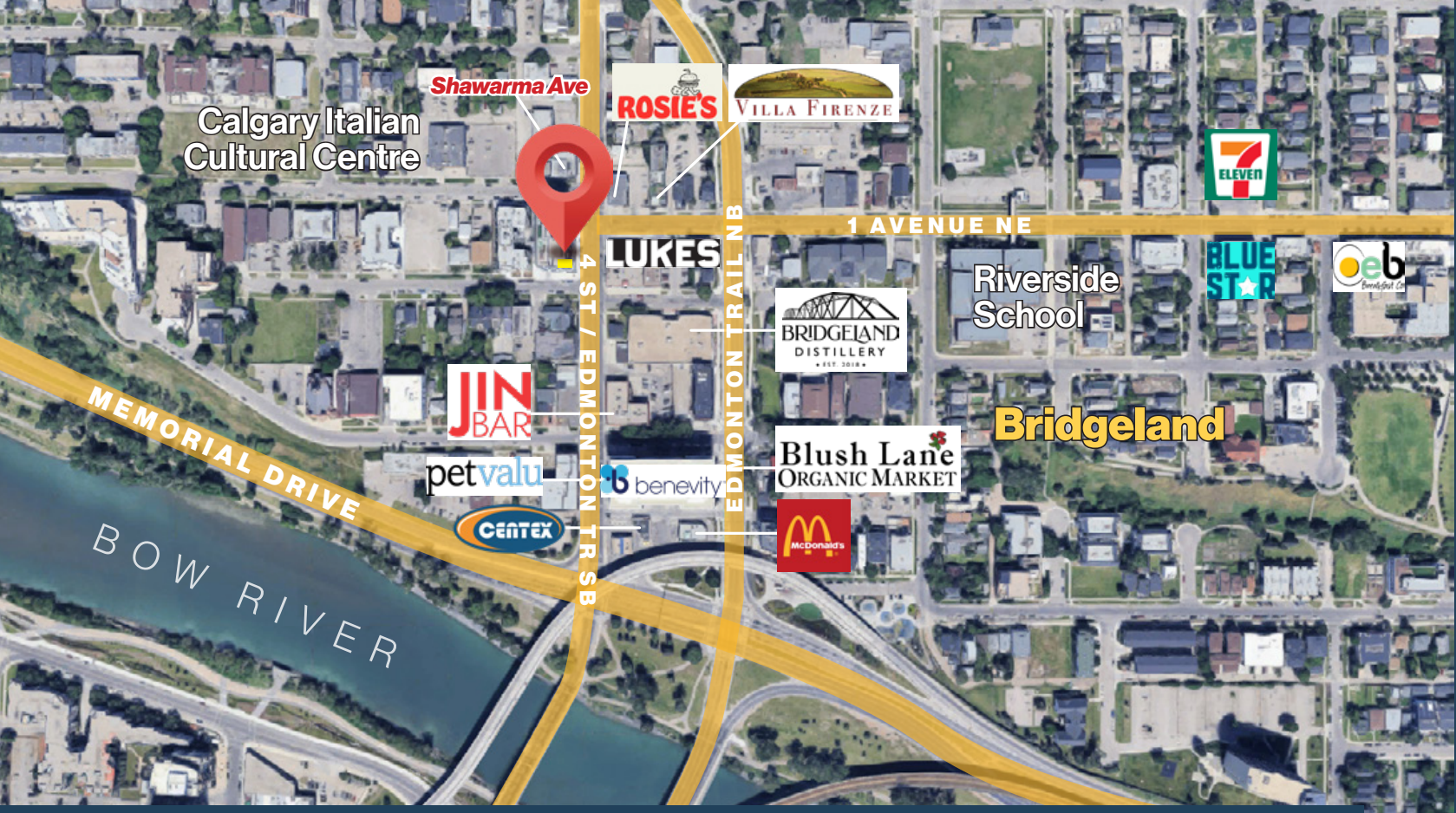
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Size	Unit 103: 1,500± SF
Lease Rate	Market
Op Costs	\$17 psf (Est. 2025)
Zoning	DC
Parking	Ample Nearby
Building	13-Storey Residential with Retail on Main
Year Built	2023

- Boutique retail/office opportunity within vibrant Bridgeland
- Brand-new condo high-rise with premium retail podium frontage
- Immediate access to Downtown—just 2 minutes to the core
- Built-in customer base with 186 on-site residential units
- Positioned along Edmonton Trail with exposure to 13,000+ vehicles daily
- Surrounded by one of Calgary's sought after inner-city communities
- Steps to river pathways, parks, and curated local amenities
- Walkable urban lifestyle node with seamless connectivity to Downtown





NEIGHBORHOOD
Bridgeland



POPULATION 3KM
106,620



MEDIAN AGE
38.2



HOUSEHOLD INCOME
\$76,284



TRAFFIC COUNT
13,000 VPD | 4 Street & Meredith Road
31,000 VPD | 4 Ave Flyover & Memorial



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