TENANT LOUNGE TENANT LOUNG



444

 $444 - 5^{TH}$ AVENUE | CALGARY, AB



PROPERTY INFORMATION

OPERATING COSTS

\$21.27 per square foot (2024)

PARKING RATIO

One stall per 2,800 square feet

TELECOM PROVIDERS

Telus, Bell, Shaw, Allstream, MTS

PARKING RATE

\$550.00 per month 6' 4" clearance

SURROUNDING AMENITIES

- 1 Tim Hortons
- 2 Holy Grill
- (3) Freshii
- (4) KOTO Sushi
- 5 Northland Parkade
- 6 The RooftopYYC

- 7 Brix + Barrel
- 8 TD Canada Trust
- Oaffe Artigiano
 Oaffe Artigiano
- 10 Deville Coffee
- mpark Lot 176



BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



SHOWER & CHANGEROOM

Located on the second floor.



FOOD VENDORS IN 444

Three food and beverage vendors are located within the building. Tim Hortons is on the first floor, adjacent to the lobby. Holy Grill and Freshii occupy suites on the second floor, which also provides access to Calgary's Plus 15 network.



BICYCLE STORAGE & BICYCLE SHARE PROGRAM

Secure bicycle storage is located on the main floor. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.



This premier offering of the Aspen Club is exclusively for the tenants of any Aspen
Properties owned building in Calgary or Edmonton. Tenants in 444 - 5th Avenue gain access to
multiple fitness facilities, tenant lounges, libraries, and more.

Over 100,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life.

For more information and to join the Aspen Club, visit:

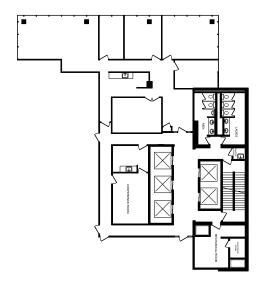
aspenproperties.ca/club

AVAILABLESUITES

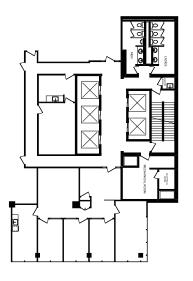
#710 | 2,938 sf

Show Suite

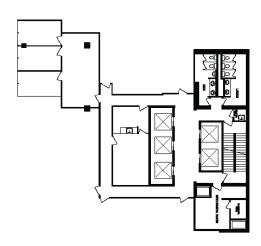
Available Immediately



#720 | 1,831 sf Available Immediately



#730 | 1,073 sf Available Immediately **#1005** | 3,073 sf



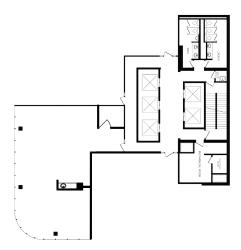




AVAILABLESUITES

#1120 | 2,164 sf Show Suite

Available Immediately







ASPEN FLEX SPACE

We are a Landlord managed community for businesses and entrepreneurs to work, meet, and play. Our spaces offer an unparalleled suite of amenities and the opportunity to connect and collaborate with Calgary and Edmonton's local leaders, innovators, and change-makers.

INCLUDED TENANT PERKS



Flex floor meeting rooms

Property Dedicated tenant WIFI

Local coffee provider







LOCATIONS

Calgary | THE AMPERSAND | THE EDISON | MILLENNIUM TOWER | 333 11 AVE SW | 444 5 AVE SW

Edmonton | BELL TOWER | MNP TOWER

GABBY LACOMBE

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