



# 606 Fourth

606 4th Street SW

Well located office space for lease



# Building Details

- +15 Connected to 444 Seventh, wFirst Canadian Centre, TD Square and The CORE
- High end fitness and well appointed conference facilities available for tenants use
- Centrally located, just steps from both East and West LRT train stations
- Located 1 block from the CORE Shopping Centre and across the street from Harley Hotchkiss Gardens
- Abundance of shopping, food options, and restaurants within walking distance
- Abundant underground and surface public parking in the area



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**Building Size** 125,000 sf

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**Stories** 15

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**Average Floor Plate** 9,980 sf

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**Year Built/Renovated** 1969/1998

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**Landlord** 606 Fourth Inc.

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**Annual Net Rent** Market Rate

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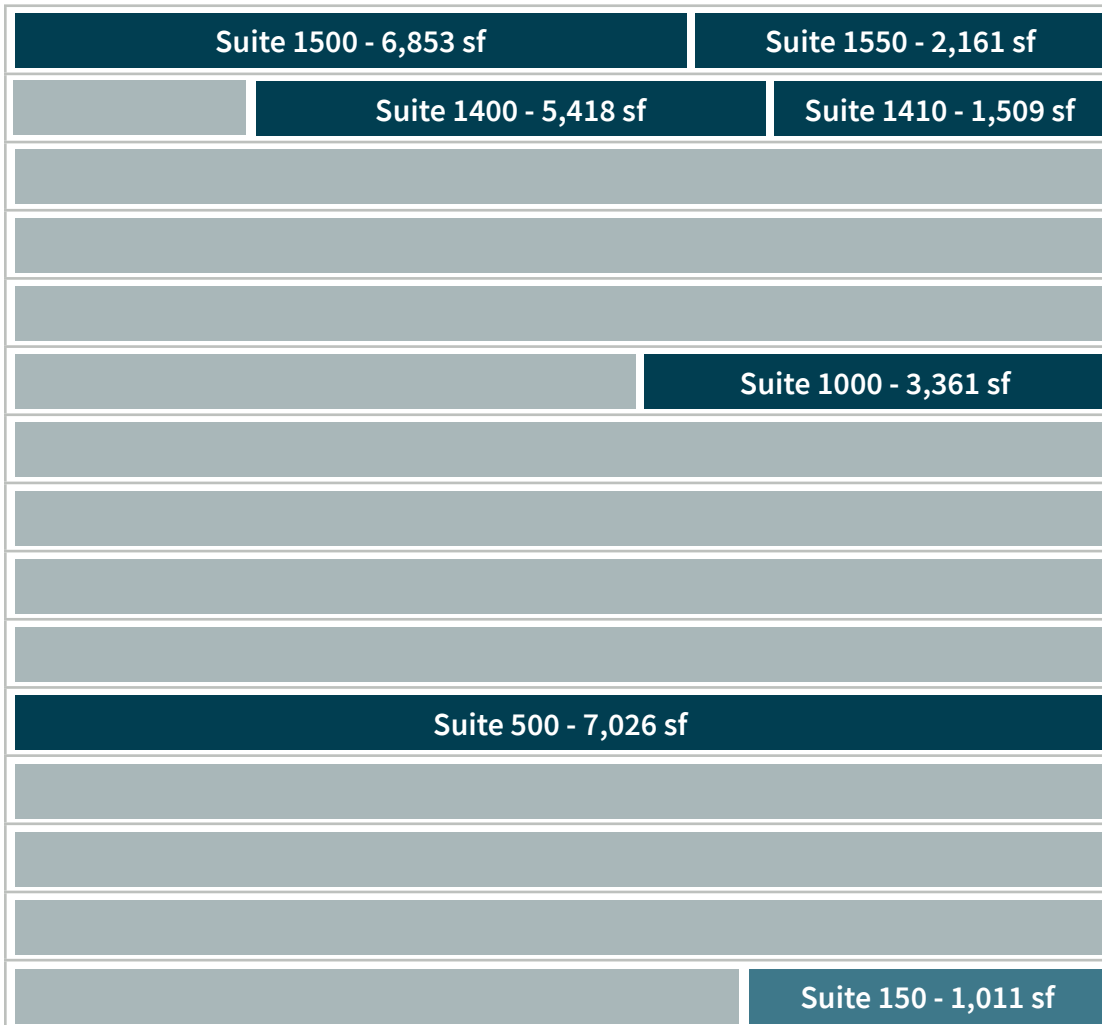
**Operating Costs and Taxes** \$22.54 psf (2024 est.)

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**Parking** 1 : 2,654 sf  
\$525/month reserved  
\$450/month unreserved -  
Barclay Parkade

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# Availabilities



Suite 1500 & 1550 Contiguous for 9,014 sf

Suite 150 - Retail Space for Lease

## Lease Information

Suite	Size	Description	Availability
150*	1,011 sf	Retail - Existing Improvements	Immediately
500	7,026 sf	Show suite / open concept	Immediately
1000	3,361 sf	Office intensive	Immediately
1400	5,418 sf	Open workstations	Immediately
1410	1,509 sf	Office intensive	Immediately
1500**	6,853 sf	Mix of open and office	Immediately
1550**	2,161 sf	Office intensive	Immediately

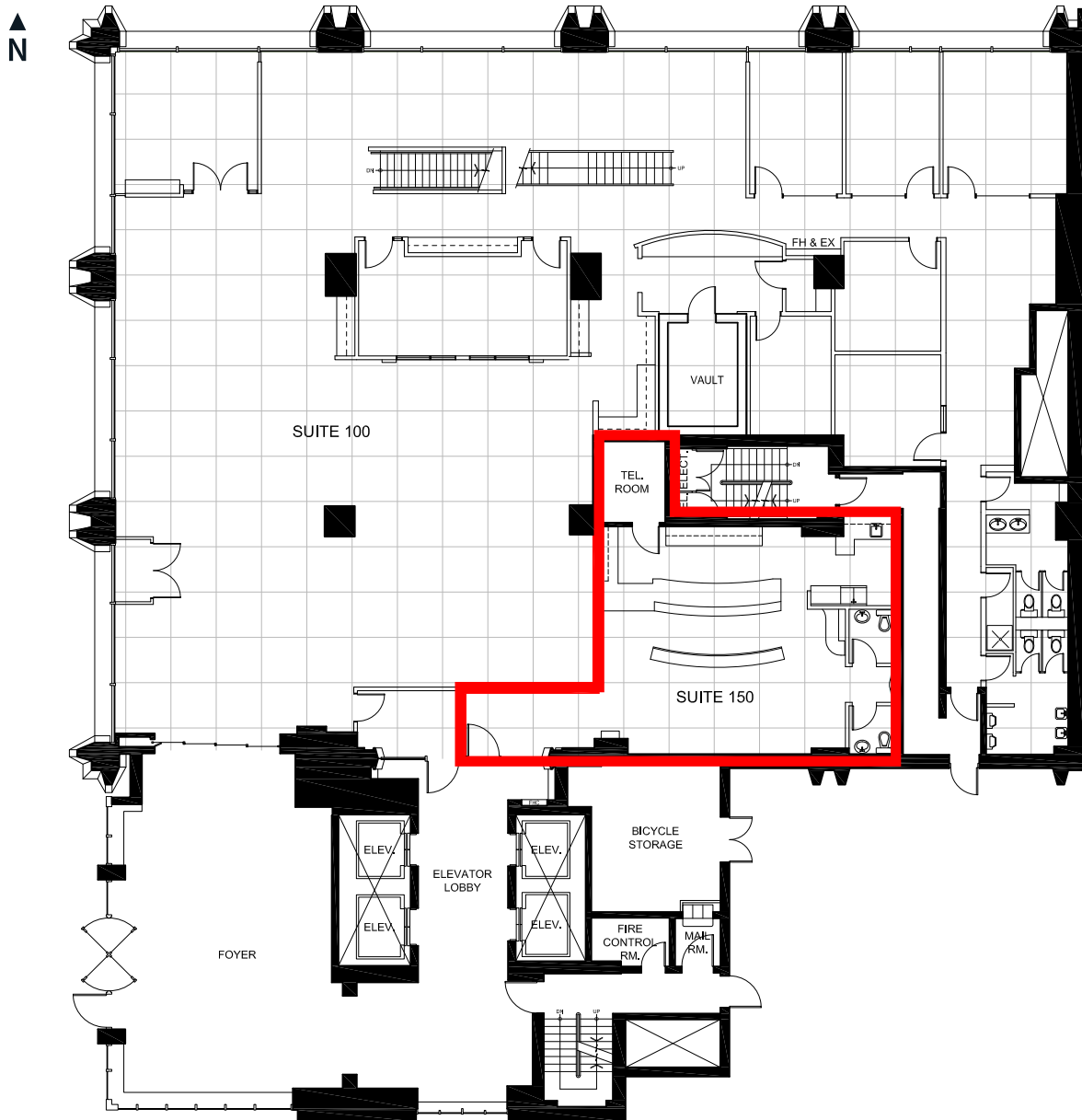
\* Retail space for Lease

\*\* Contiguous for 9,014 sf

# Suite 150

1,011 sf

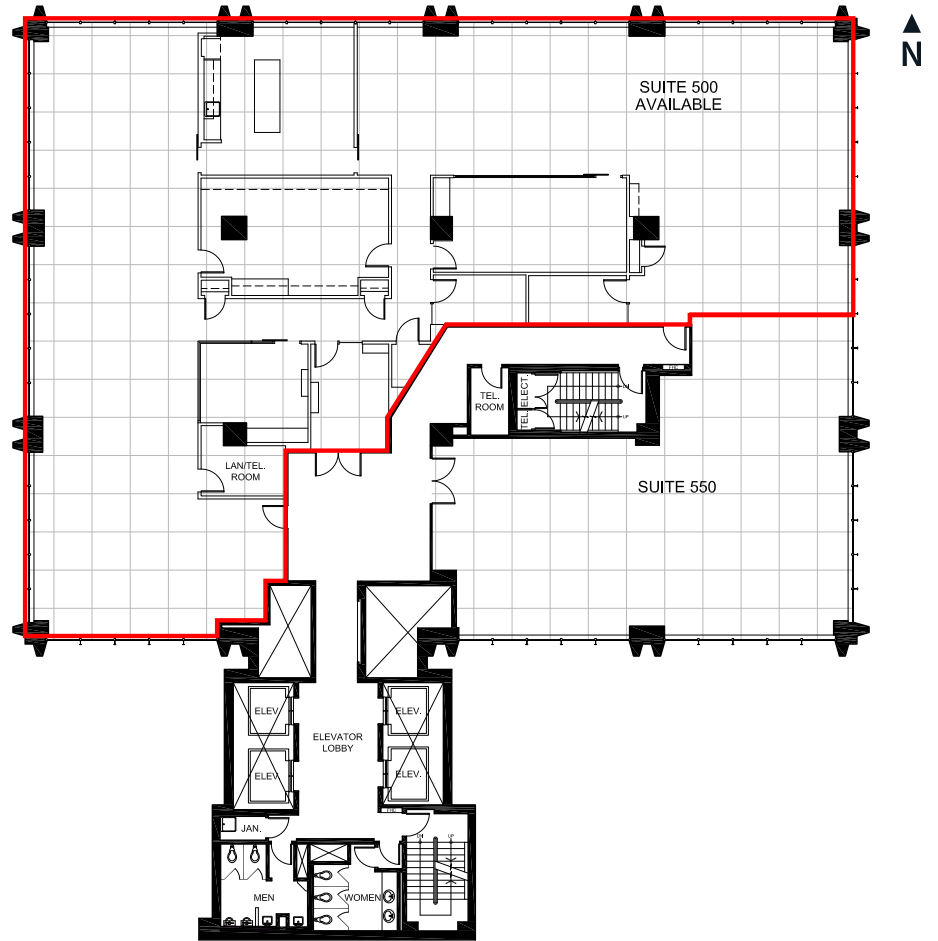
- Retail space available
- Improvement allowance available for tenant build out



# Suite 500

7,026 sf

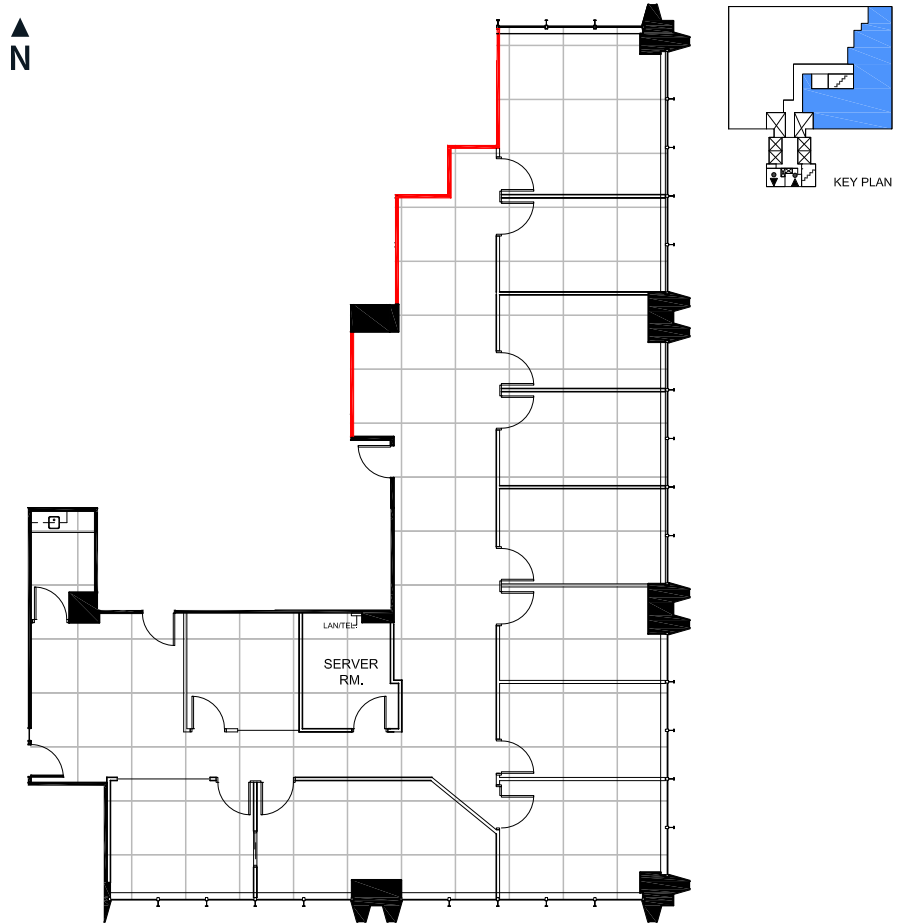
- Show suite quality space
- Boardroom
- Large kitchen
- Meeting room
- Reception area
- 2 breakout rooms
- File / storage room
- Open area for up to 42 workstations



# Suite 1000

3,361 sf

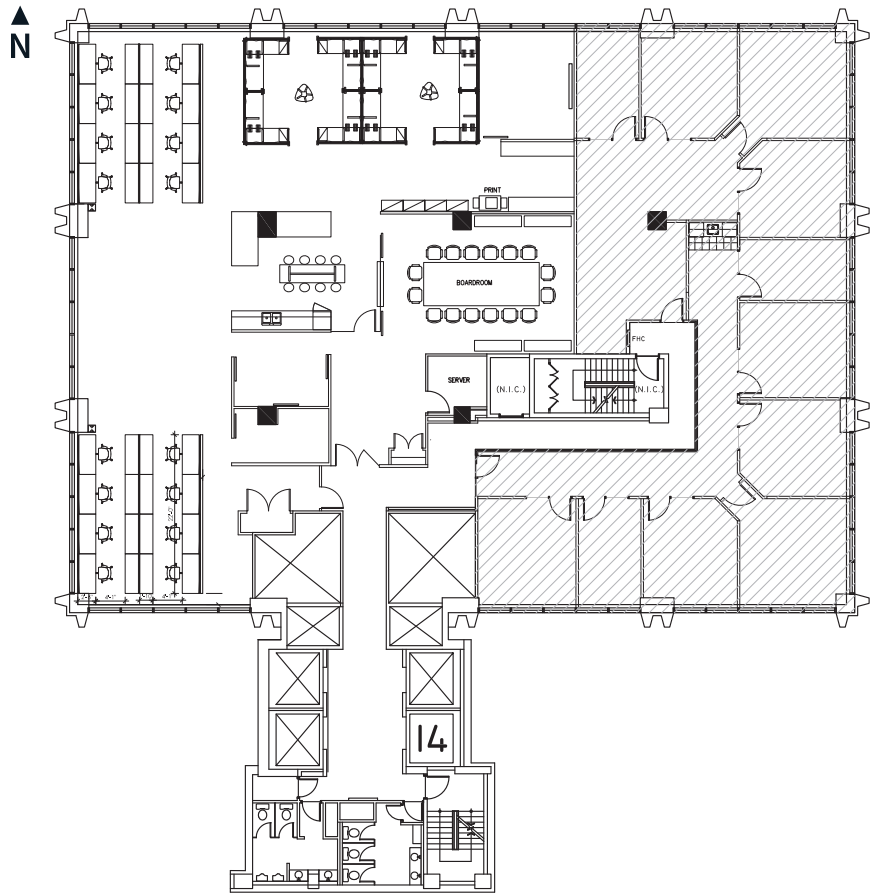
- 9 external offices
- Boardroom
- Storage room
- Server room
- Kitchen



# Suite 1400

5,418 sf

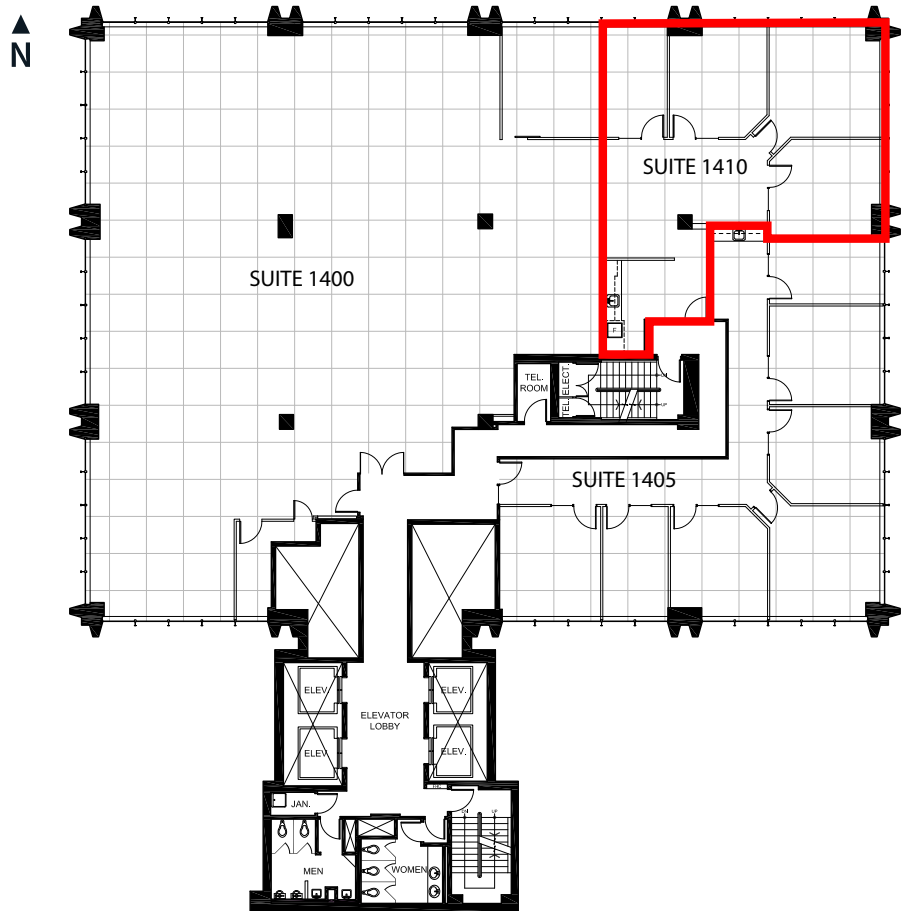
- 24 Workstations
- Large boardroom
- Reception area
- Kitchen
- Furniture available



# Suite 1410

1,509 sf

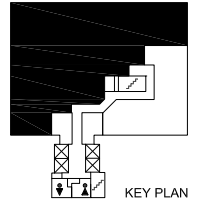
- 3 offices
- Boardroom
- Kitchen
- Reception



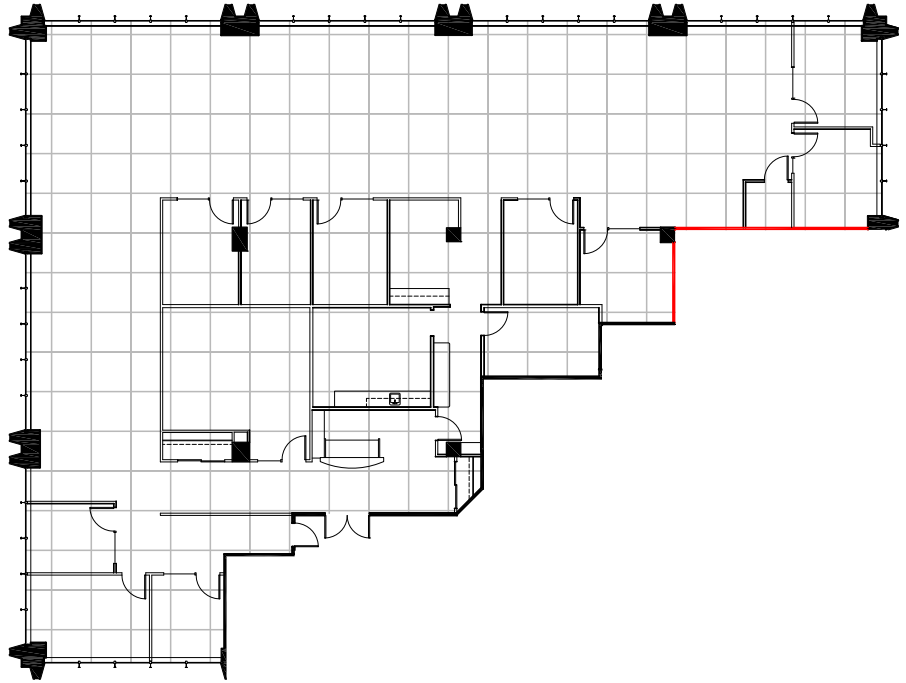


# Suite 1500

6,853 sf



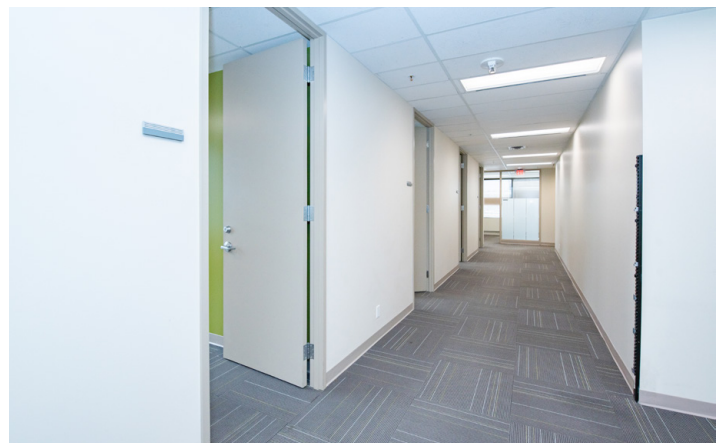
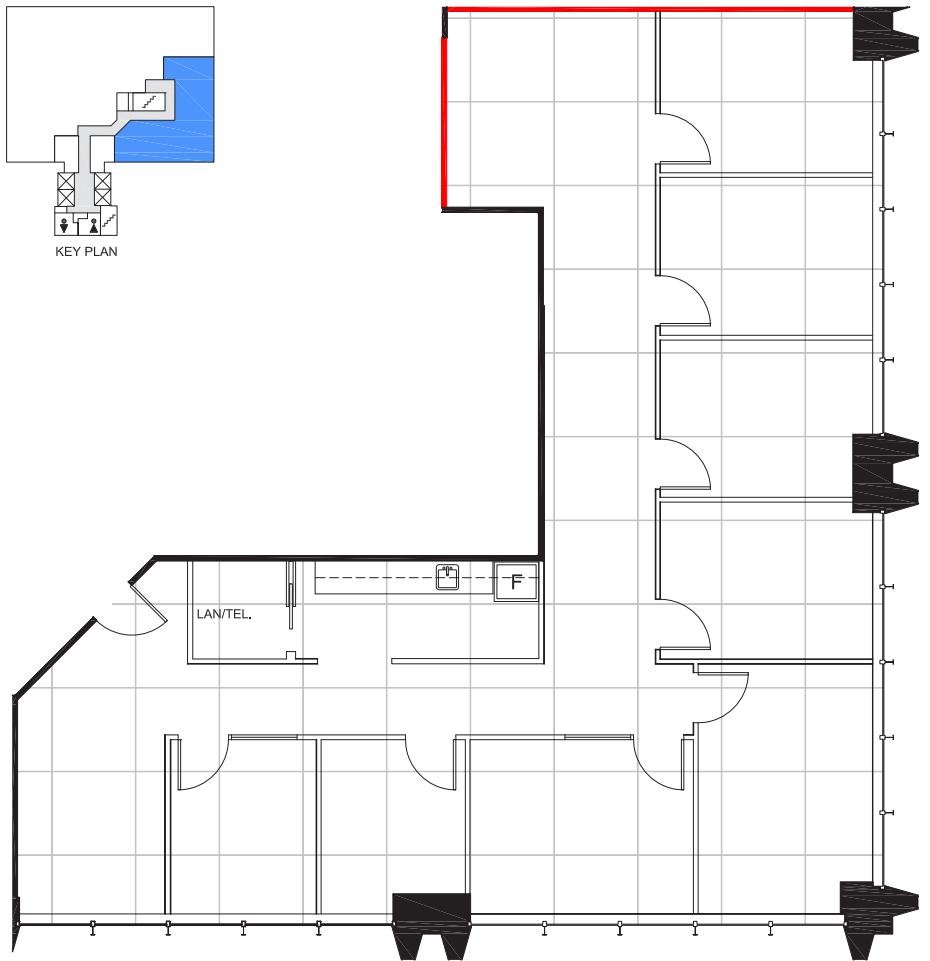
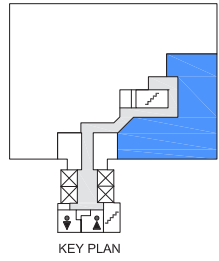
- 10 offices
- Boardroom
- Open area
- Reception
- Server room
- Kitchen



# Suite 1550

2,161 sf

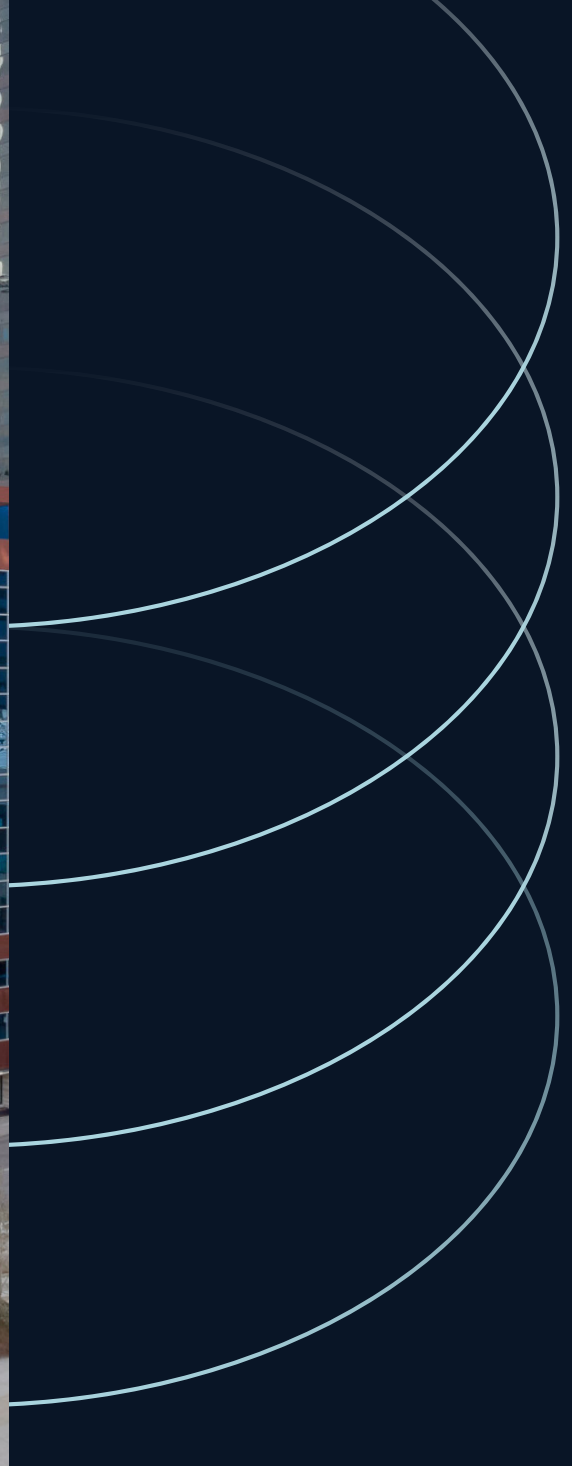
- 7 offices
- Boardroom
- Kitchen
- Reception
- Small open area



# Location



- |   |                         |    |                |
|---|-------------------------|----|----------------|
| 1 | Calgary Petroleum Club  | 7  | Canada Post    |
| 2 | Caffe Artigiano         | 8  | Cactus Club    |
| 3 | The Tastemarket by SAIT | 9  | RBC Royal Bank |
| 4 | TD Canada Trust Bank    | 10 | Earls          |
| 5 | Hy's Steakhouse         | 11 | CIBC           |
| 6 | CORE Shopping Centre    | 12 | Major Tom      |



## Office

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## Retail

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