

# 1 1 2 2

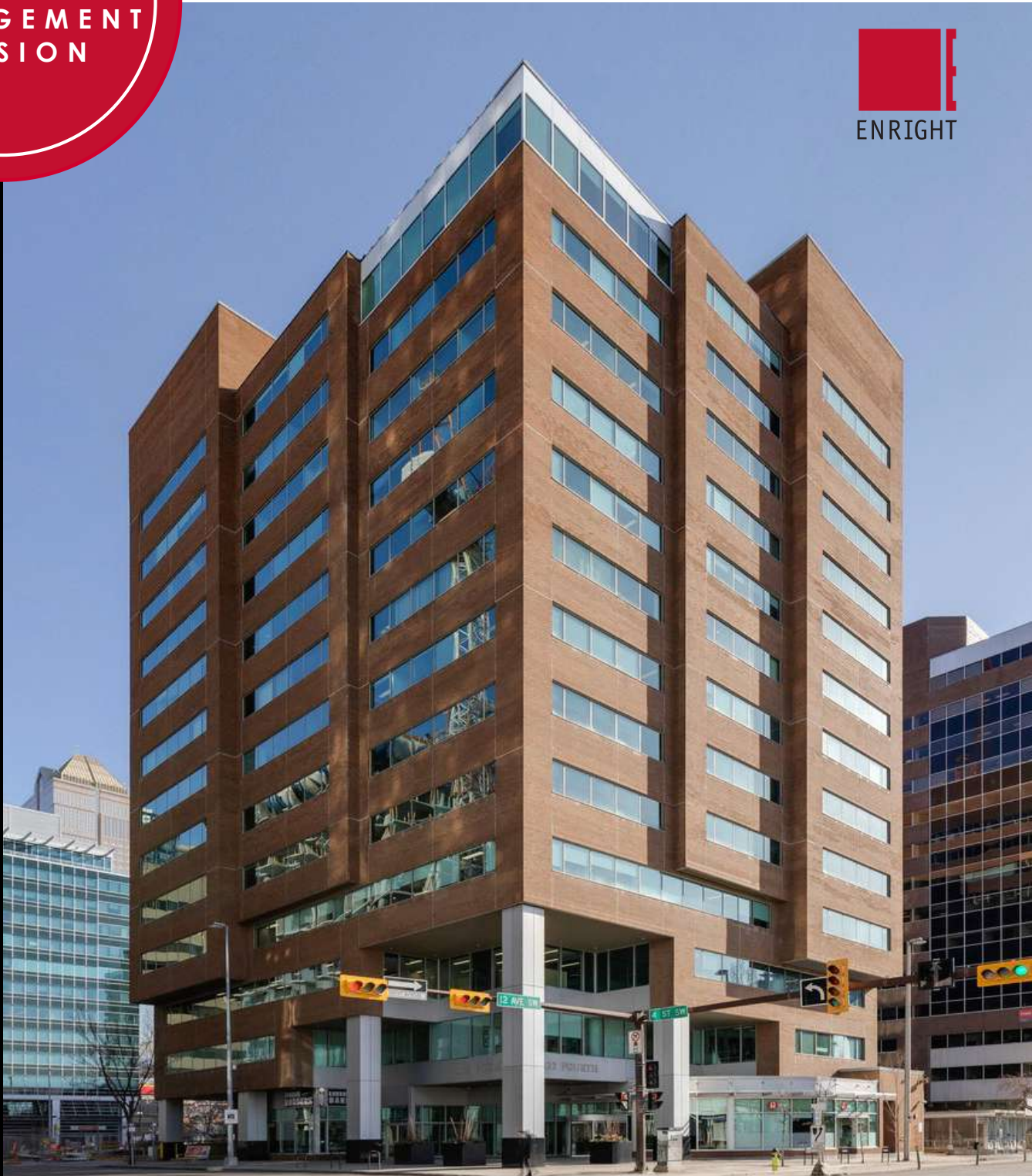
## 4<sup>TH</sup> STREET SW

Calgary, AB

**NEW**  
OWNERSHIP  
MANAGEMENT  
& VISION



**FOR LEASE**



**CBRE**



# 1 1 2 2

## 4<sup>TH</sup> STREET SW

Calgary, AB

**YEAR BUILT** 1981

**LANDLORD** Enright Capital Ltd.  
(Enright 1122 4 St LP)

**BASIC RENT** Market

**OPERATING COSTS** \$17.94 PSF (2024)

**SPACE AVAILABLE**

- Suite 500: 8,088 SF
- Suite 610A: 1,470 SF\* *Show Suite*
- Suite 610B: 2,024 SF\* *Show Suite*
- Suite 810: 2,115 SF \*\*
- Suite 940: 3,168 SF \*\*\* *Show Suite*
- Suite 1000: 4,916 SF
- Suite 1170: 5,456 SF
- Suite 1230: 2,804 SF *Turnkey Option Available*
- Suite 1420: 5,125 SF

**AVAILABLE**

- Immediately
- \*May 1, 2024
- \*\*April 1, 2024
- \*\*\*June 1, 2024

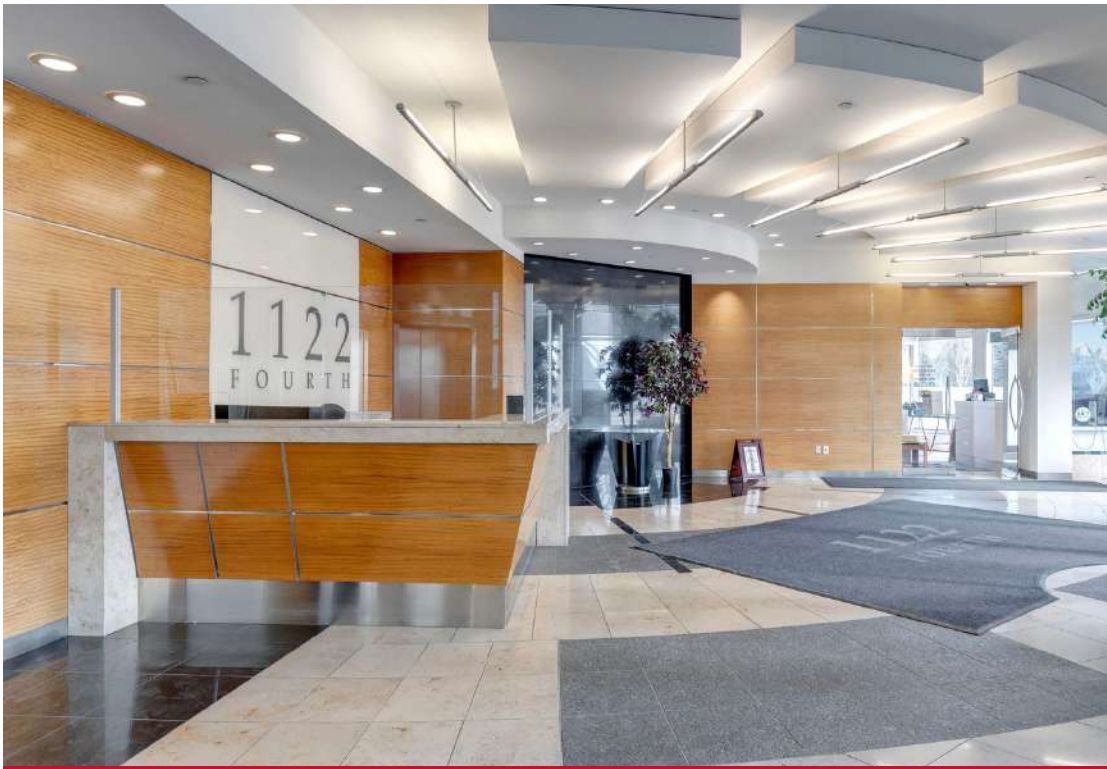
**PARKING** 1 stall per 1,060 SF

**PARKING RATE** Surface: \$335  
Underground: \$380

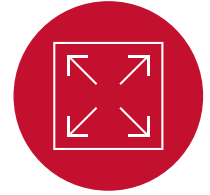
**COMMENTS**

- 610A and 610B are proposed configurations.
- Show Suite underway in Suite 940, set for completion June 1st.

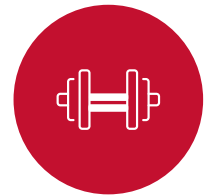




Centered in the Beltline with numerous food, shopping and entertainment amenities



Move-in ready suites with customizable floor plans and flexible leasing options



Fitness centre, showers, lockers and towel service



Bicycle storage available and located conveniently on the 12th Ave cycle track



Tenant lounge on-site



Conference centre on-site

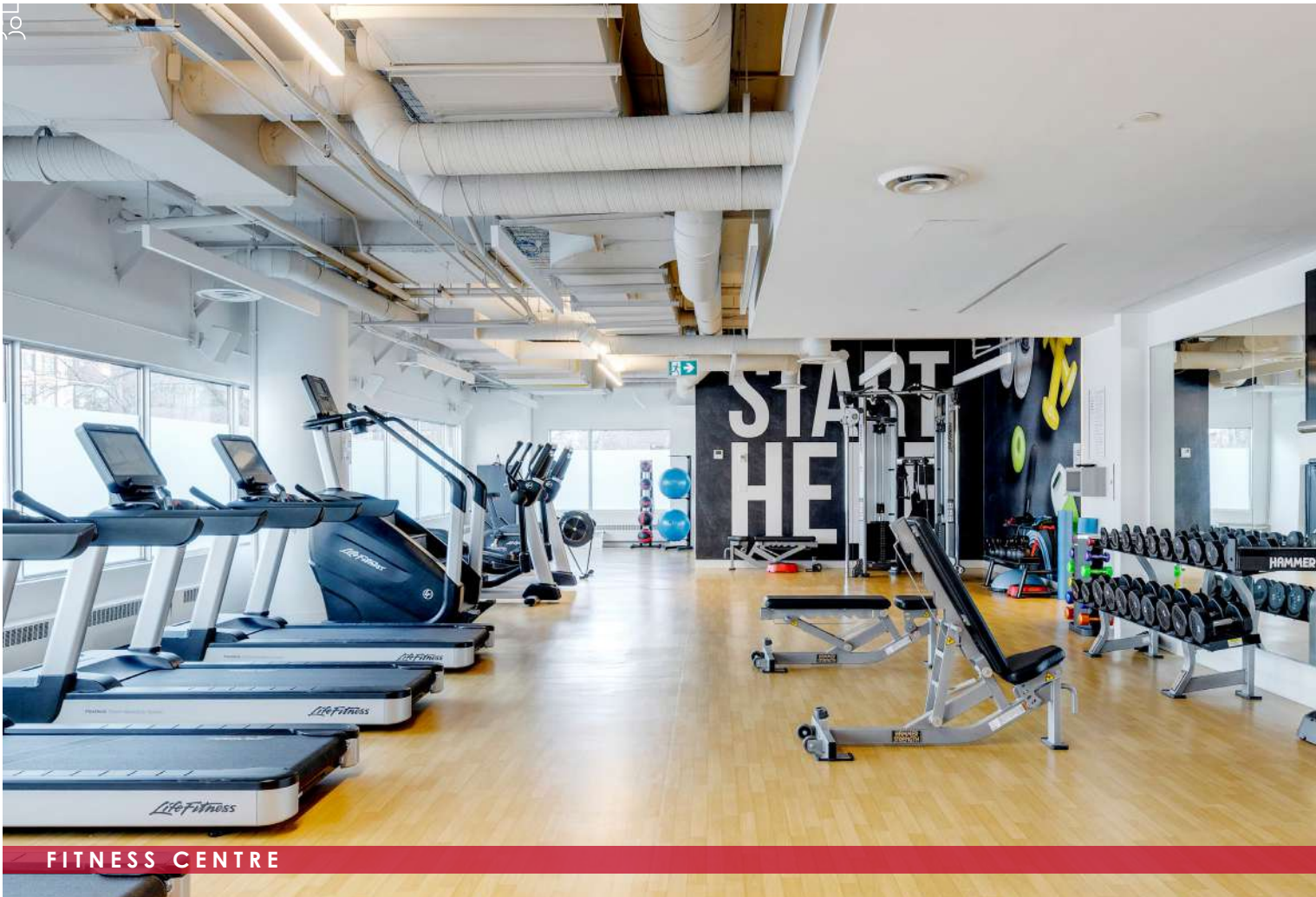
## PROPERTY HIGHLIGHTS



# ON-SITE AMENITIES



**1122**  
**4<sup>TH</sup> STREET SW**  
Calgary, AB



FITNESS CENTRE

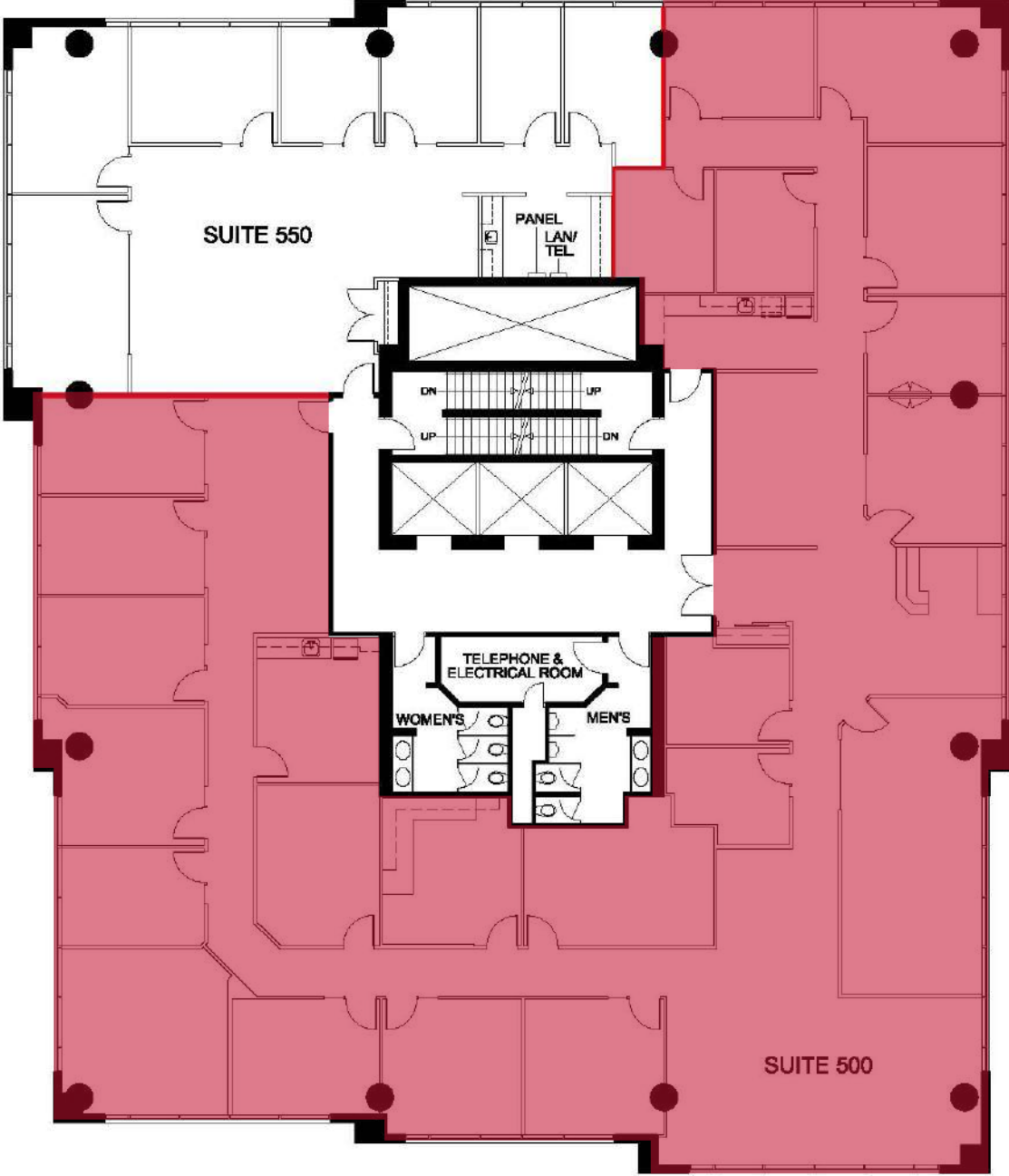


SHOWERS



LOCKERS

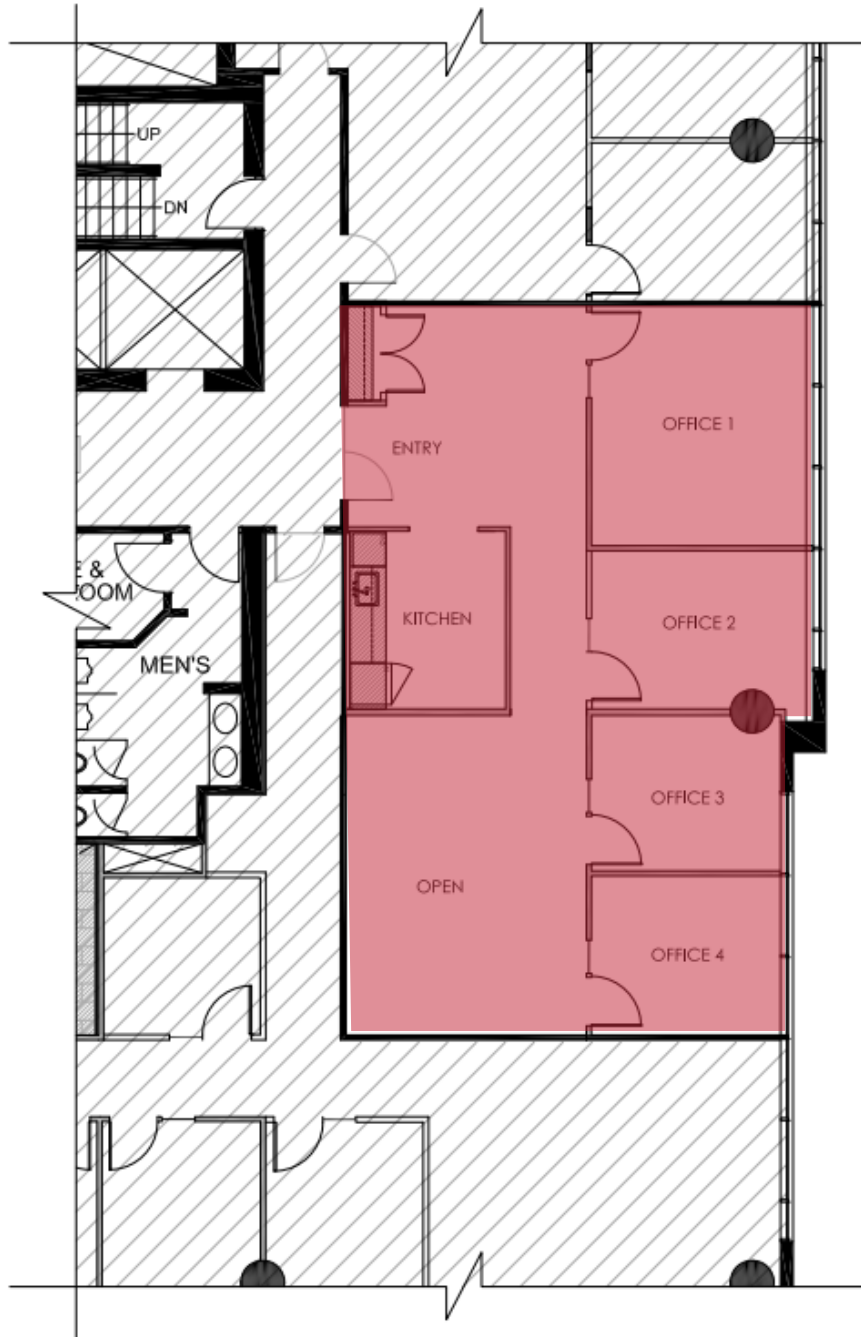
# FLOOR PLAN



SUITE 500:  
**8,088 SF**

 VIRTUAL TOUR

# FLOOR PLAN

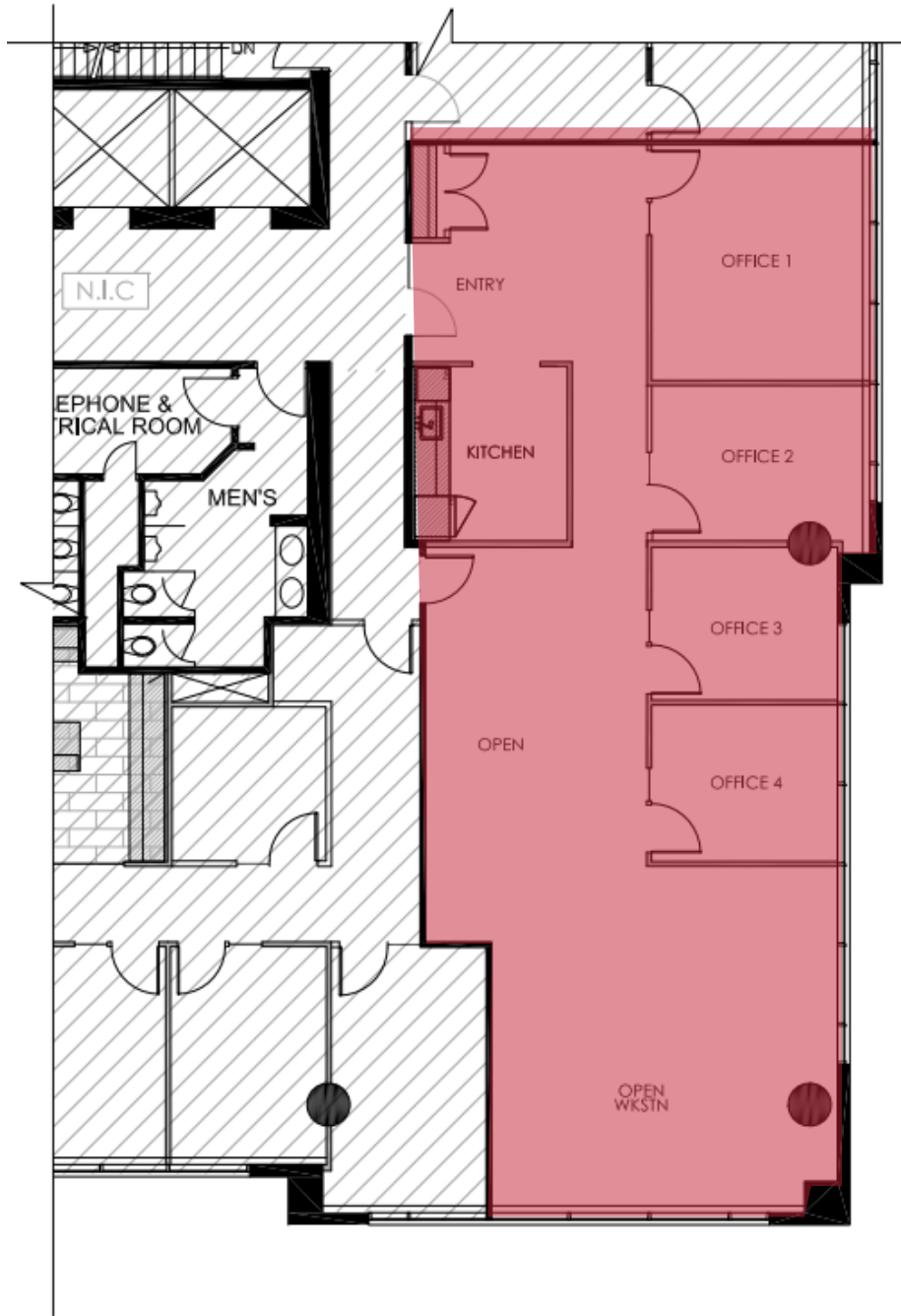


SUITE 610A:

**1,470 SF**

PROPOSED SHOW SUITE CONFIGURATION

# FLOOR PLAN

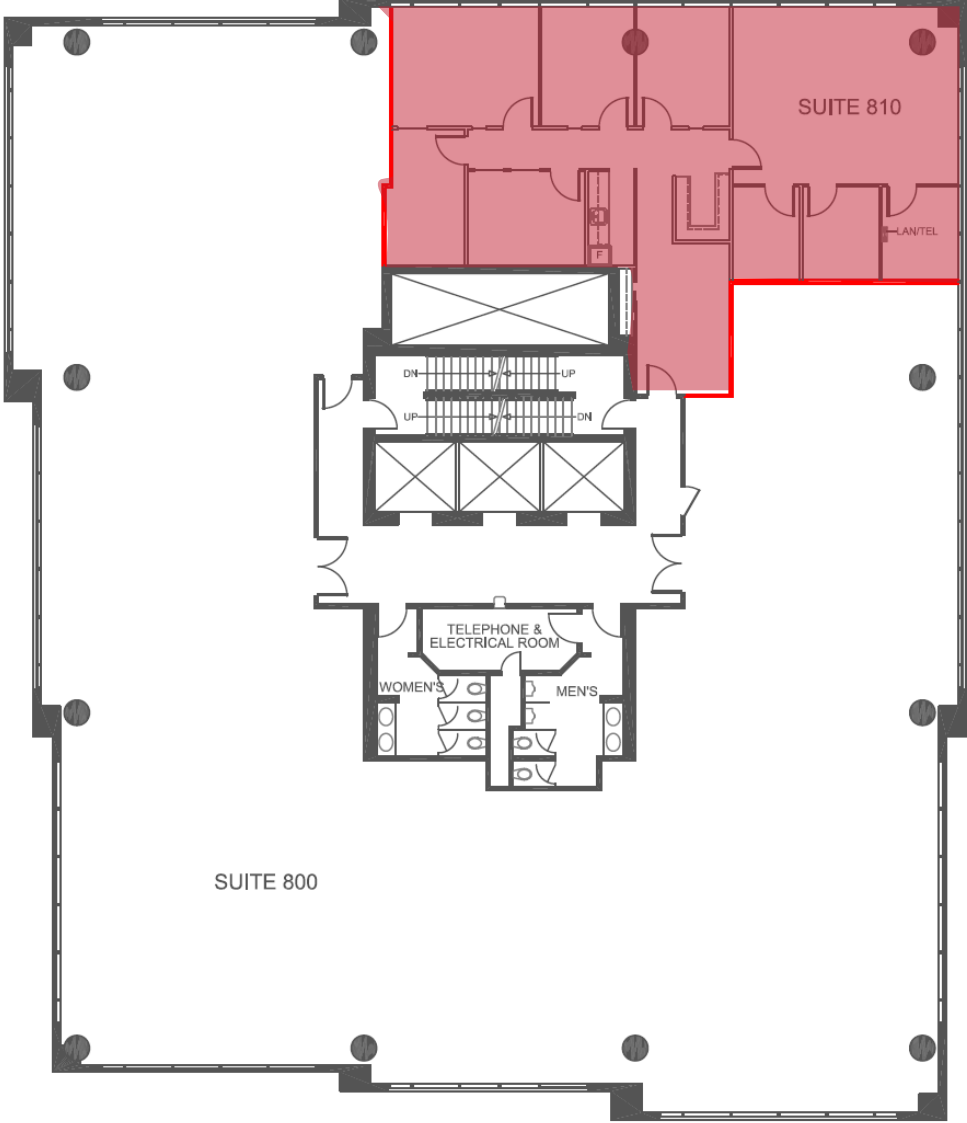


SUITE 610B:  
**2,024 SF**

PROPOSED SHOW SUITE CONFIGURATION



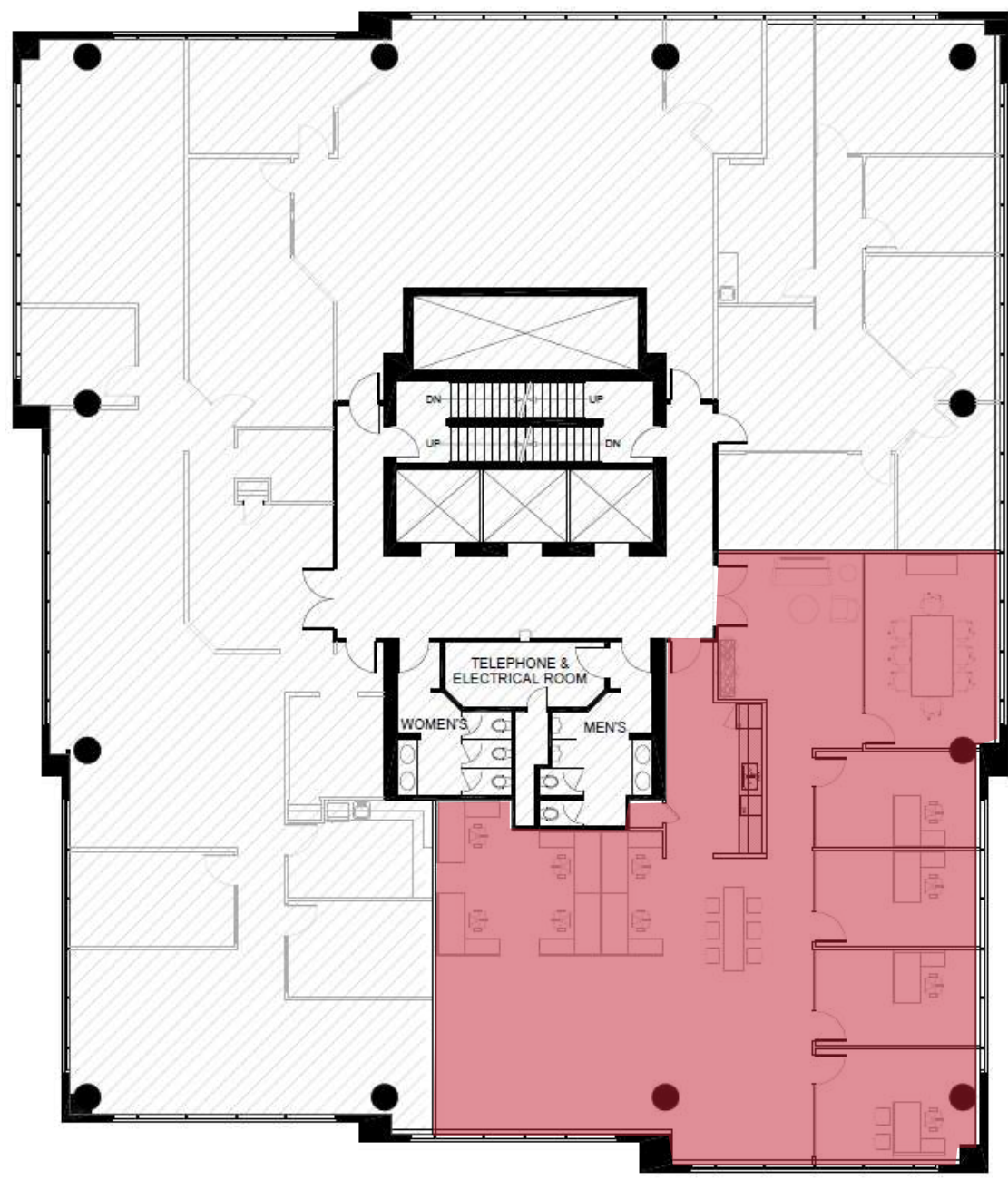
# FLOOR PLAN



SUITE 810:  
**2,115 SF**

# 1122

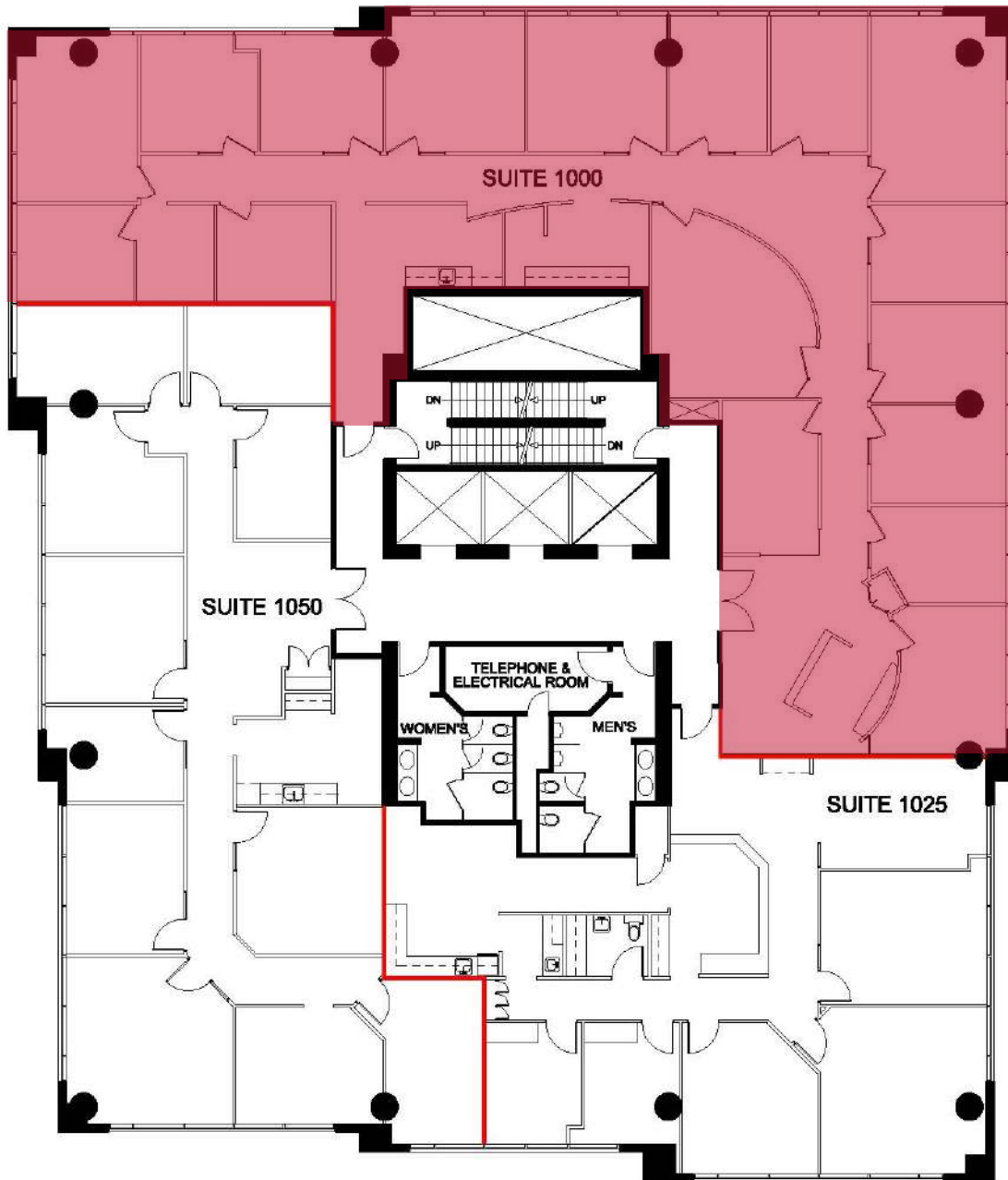
4<sup>TH</sup> STREET SW  
Calgary, AB



SUITE 940:  
3,168 SF

PROPOSED SHOW SUITE CONFIGURATION | FURNITURE NOT INCLUDED

# FLOOR PLAN



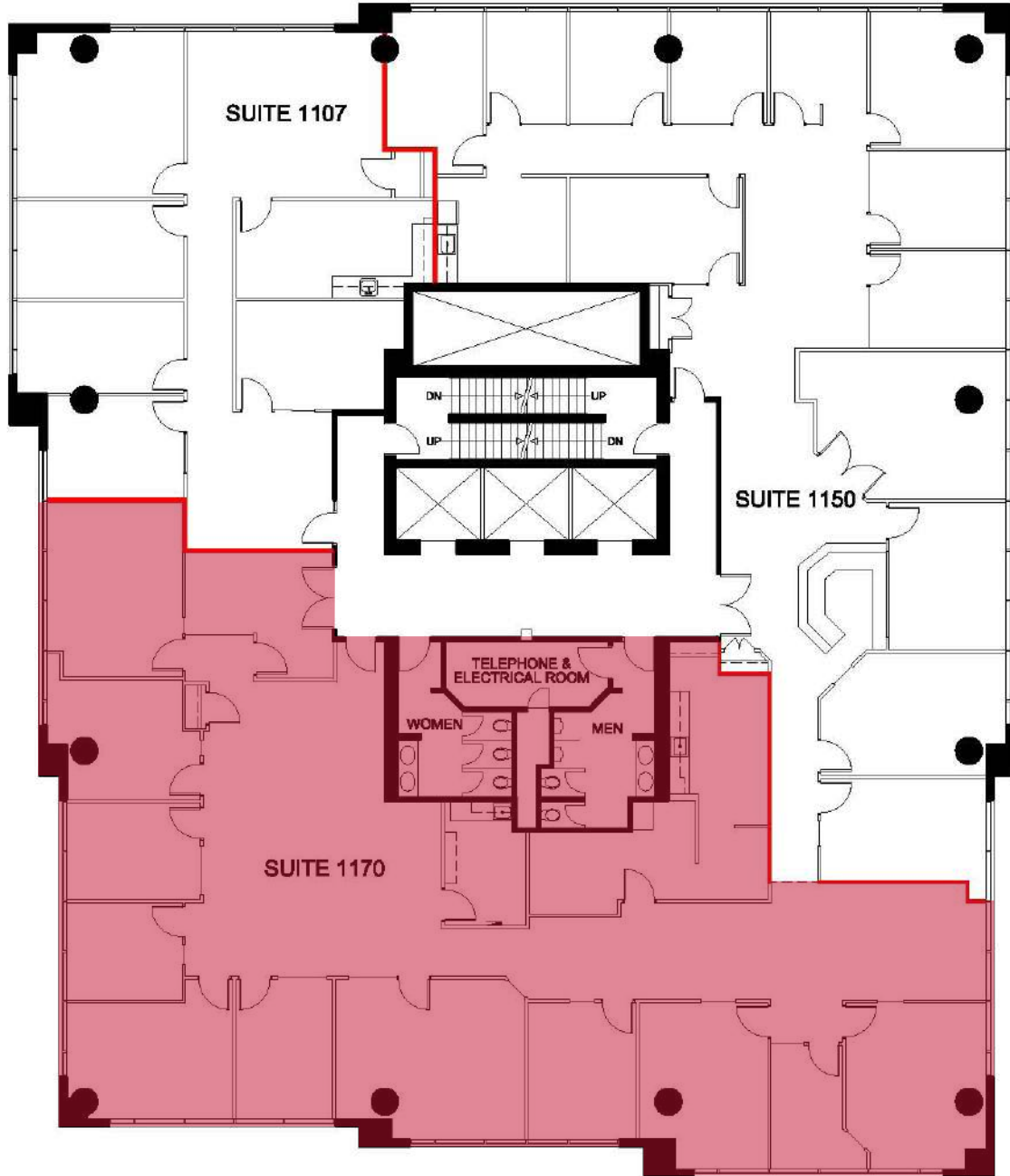
SUITE 1000:  
4,916 SF

# 1122

## 4<sup>TH</sup> STREET SW

Calgary, AB

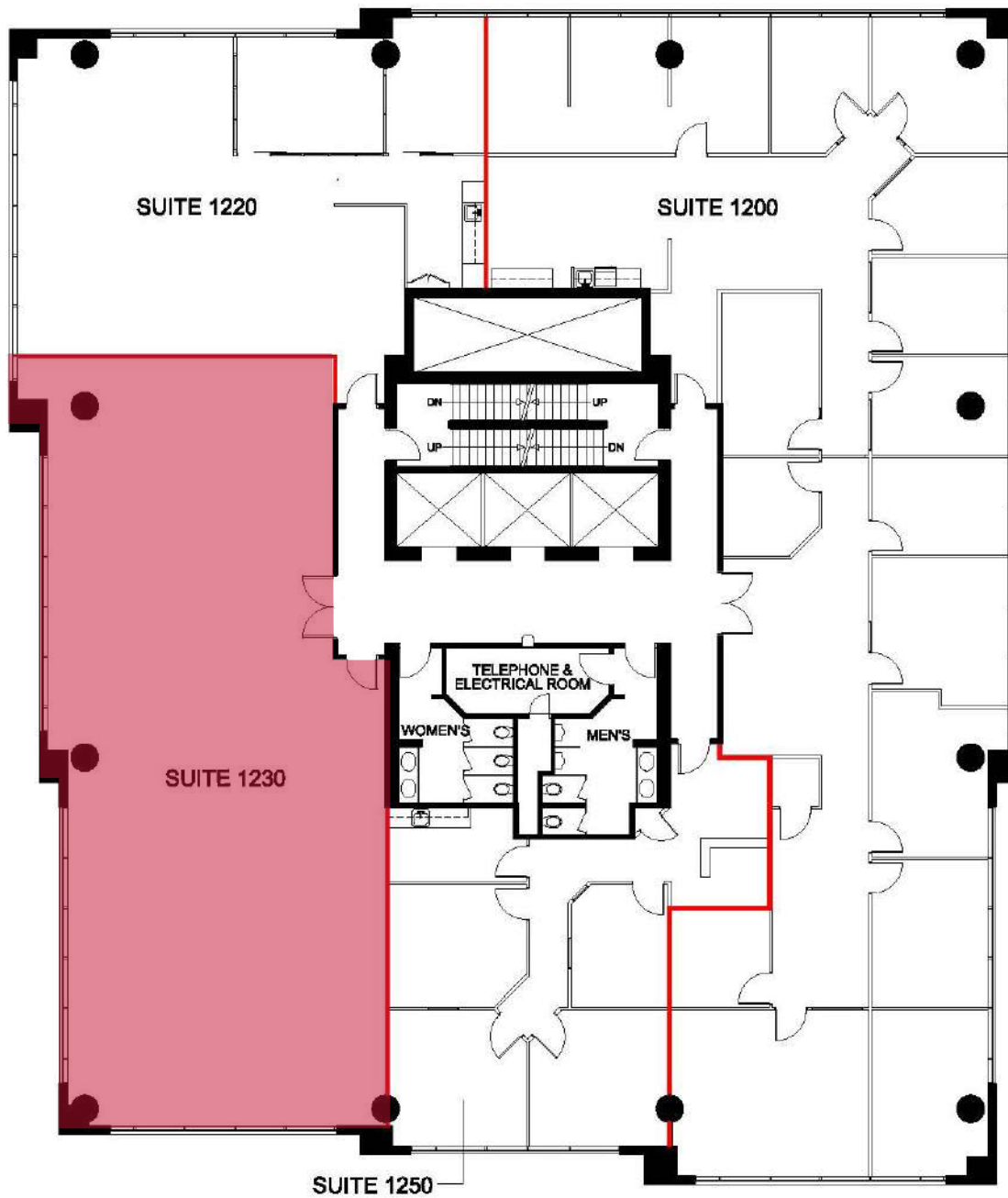
CBRE



SUITE 1170:  
**5,456 SF**

 VIRTUAL TOUR

# FLOOR PLAN

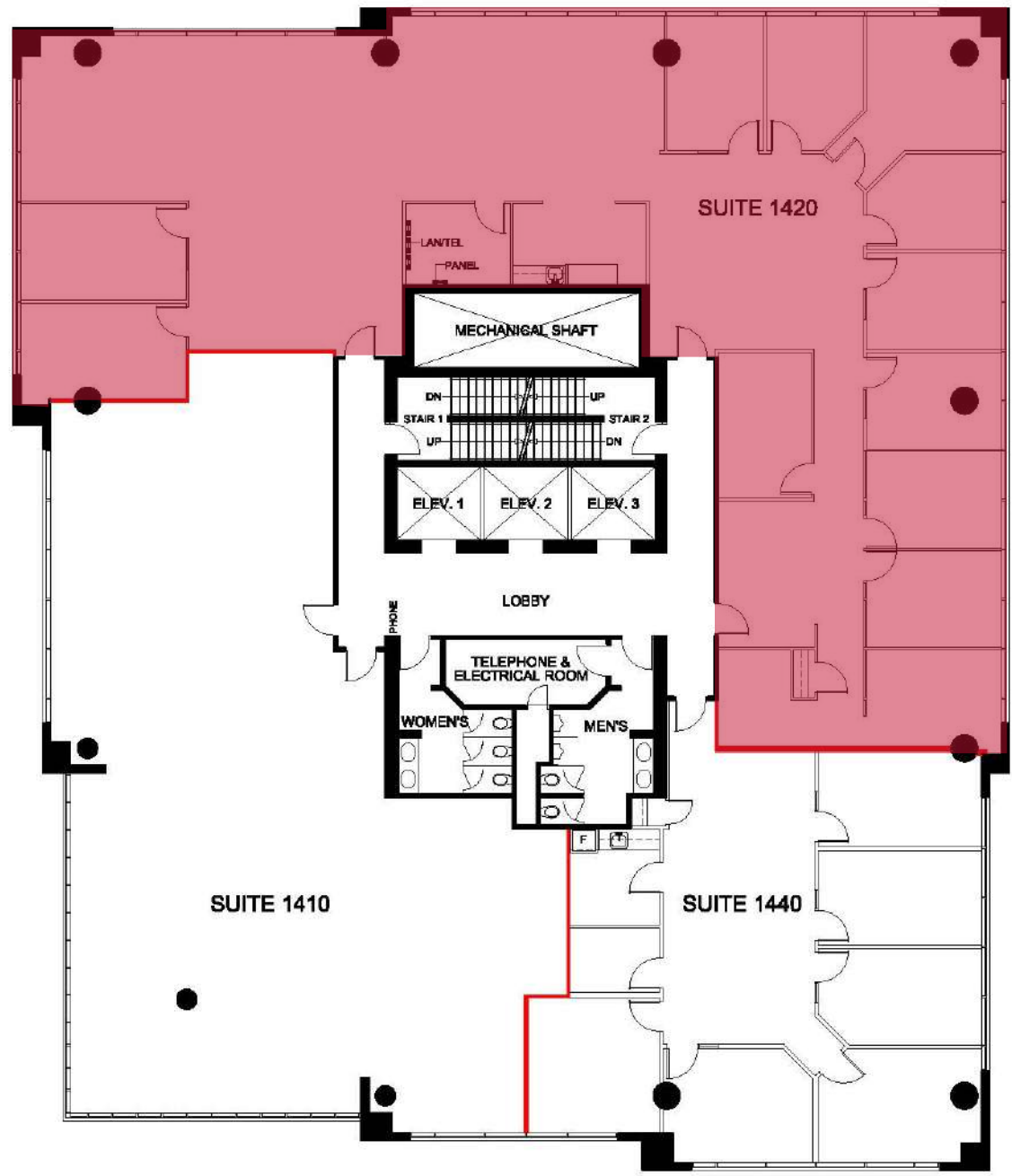


SUITE 1230:  
**2,804 SF**

\*FLOOR PLAN IS NOT REFLECTIVE TO EXACT BUILD OUT | TURNKEY OPTION AVAILABLE

# 1122

4<sup>TH</sup> STREET SW  
Calgary, AB



SUITE 1420:  
**5,125 SF**  
VIRTUAL TOUR

# LOCATION

## LOCATED CENTRE-ICE

Overlooking Central Memorial Park **1122 4th Street SW** is surrounded by an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, urban parks, and benefits from unparalleled access to Calgary's cycle track system.

With easy access to the downtown core and bike path, **1122 4th Street SW** is the perfect destination for your next office space. Come and experience the convenience of **1122 4th Street SW** in the bustling and vibrant Beltline neighbourhood.

[Click Here for Interactive Map](#) 

*Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.*

AMENITIES LOCATED  
WITHIN 1 MIN WALK





# ABOUT ENRIGHT CAPITAL LTD.



Enright Capital Ltd. is a local real estate company that sources value-add opportunities in various asset classes. Recent activity in the office market includes development of the RECA building (1506 11th Ave SW) and acquisition of Vintage Park (805 42 Ave SE).



Enright Capital Ltd. is committed to offering quality and consistency in customer service to the Tenants and Owners of all buildings they manage. Their Property Management team brings specialized skill sets with decades of experience and expertise. As local players with intimate knowledge of the Calgary market, they understand the demands on properties in today's economy and are committed to accommodating the complex needs of all their stakeholders.



[Click Here for Enright's Website](#)



**CBRE**



ENRIGHT

# NEW OWNERSHIP MANAGEMENT & VISION



**1 1 2 2**  
**4<sup>TH</sup> STREET**  
Calgary, AB

**STUART WATSON**

Senior Vice President  
+1 403 750 0540  
stuart.watson@cbre.com

**KATIE SAPIEHA**

Vice President  
+1 403 750 0529  
katie.sapieha@cbre.com

**CBRE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

[www.cbre.ca/calgary](http://www.cbre.ca/calgary)