



Fourth & Fourth

Office space for lease



435 4th Avenue SW, Calgary | Alberta

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Lease Information

Suite	SQ/FT	Availability	
Suite 250	5,438 SF	May 1, 2024	
Suite 300	8,412 SF	Immediately	Contiguous for 12,940 SF
Suite 380*	4,528 SF	Immediately	
Suite 480	6,382 SF	Immediately	
Suite 500	6,490 SF	30 Days Notice	Contiguous for 9,031 SF
Suite 550B	2,541 SF	Immediately	
Suite 600*	5,072 SF	Immediately	
Suite 700	5,047 SF	Immediately	Contiguous for 10,257 SF
Suite 725	5,210 SF	September 1, 2024	



*Furnished



Building Information

Building Details

Constructed	1978
Building Rentable Area	89,736 square feet
Average Floorplate	12,000 square feet
Number of Floors	7
Landlord	SCREO Calgary Office Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$17.00 per square foot (2024 estimate)
Parking	1:1,055 square feet @ \$450/stall/month Parkade Height: 6'6"

Highlights

- +15 connections to 444 5th Ave., Chevron Plaza and Shell Tower
- Best parking ratio in the downtown core
- "Centre Ice" downtown location
- Building located three blocks from LRT line
- Close proximity to numerous amenities
- Fitwel Viral Response Certified

Bike Storage

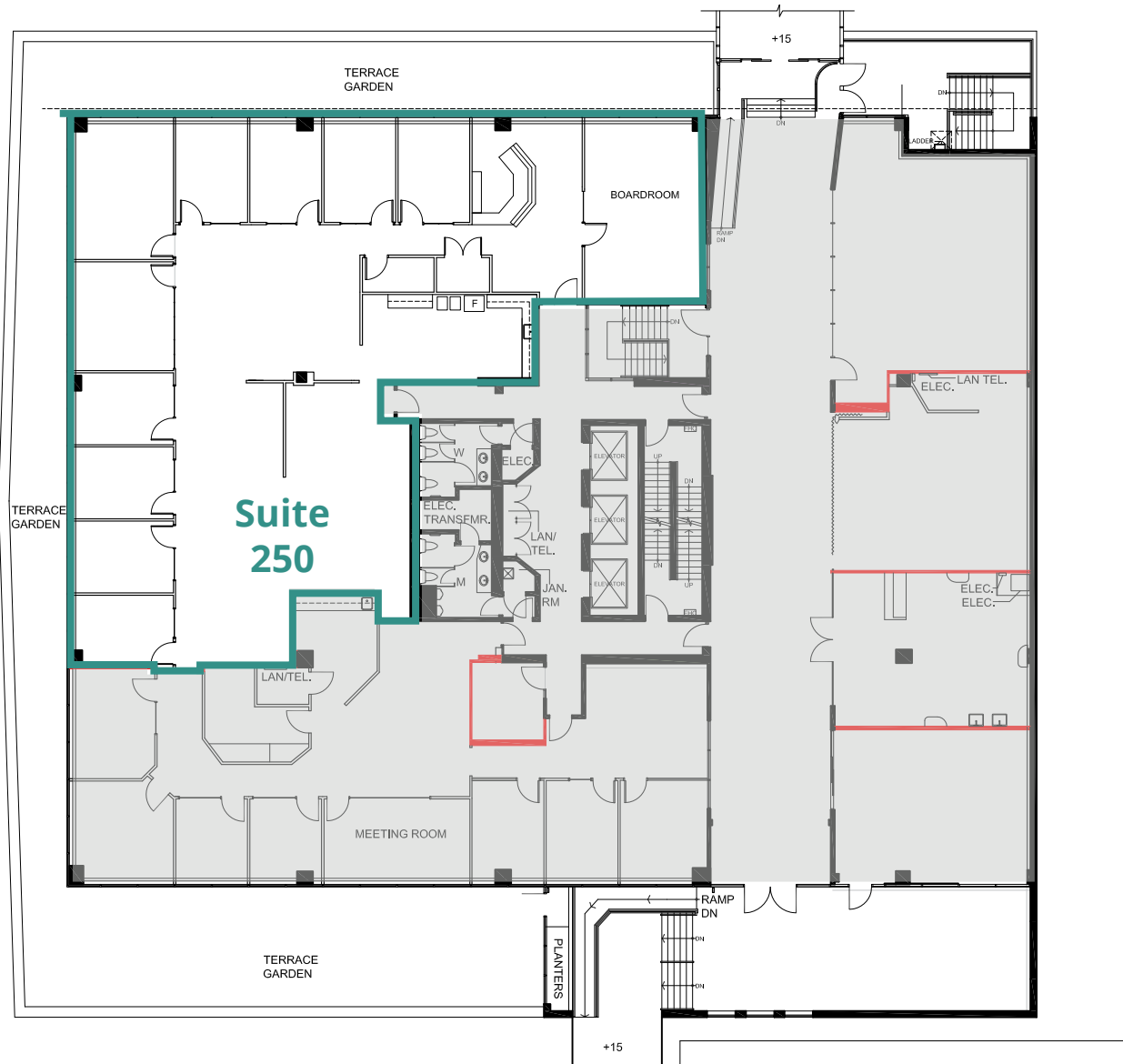
- Wall mounted bike rack located in parkade
- Non-reserved
- Looking to add future bike pump and stand
- Total bike parking - 18



Floor Plans

Floor 4

5,438 SF



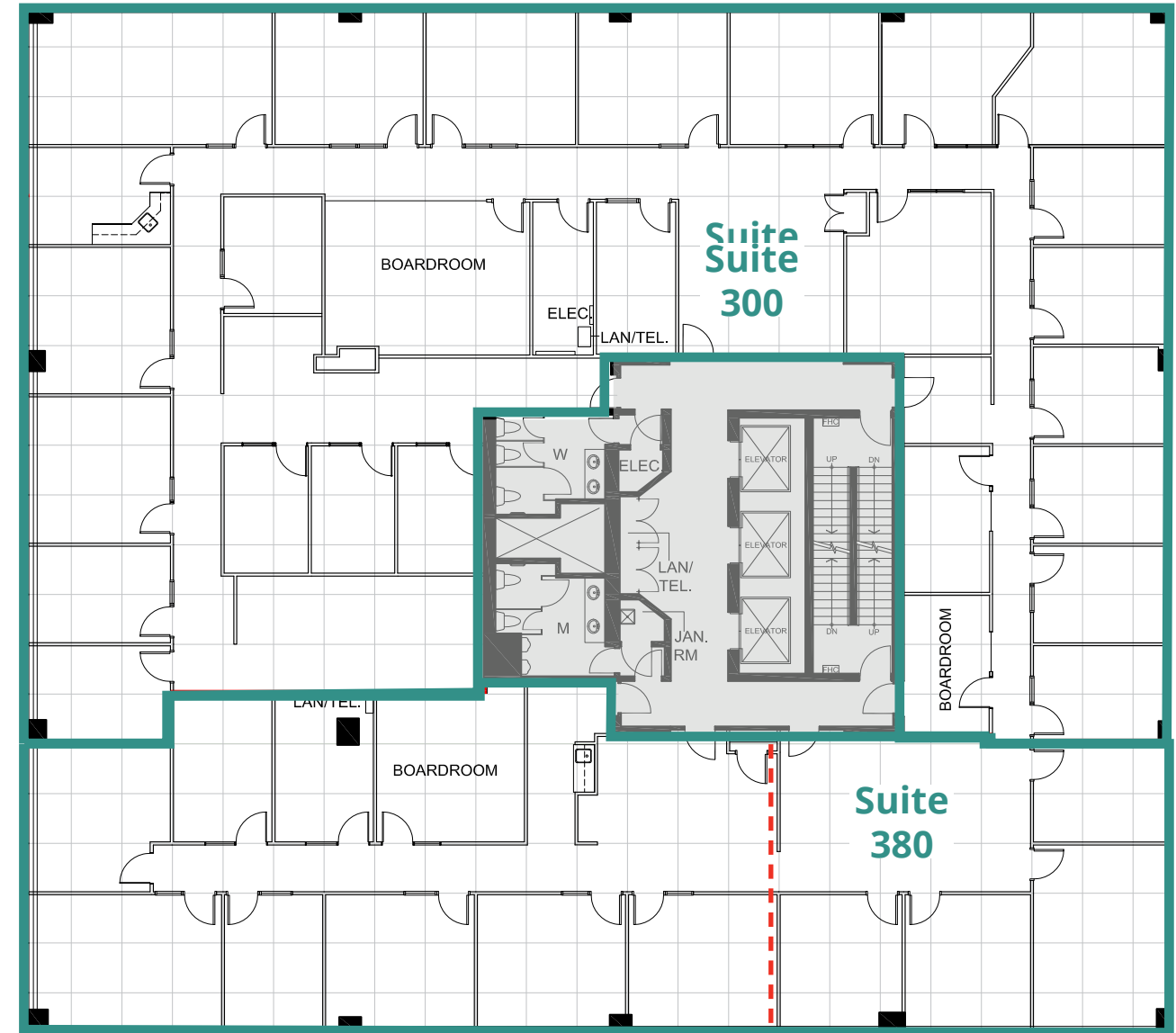
Suite 250 | 5,438 SF

- 10 exterior offices
- boardroom
- open area for workstations
- reception
- kitchen

Floor Plans

Floor 3

12,940 SF



--- potential demising option

Suite 300 | 8,412 SF

- 16 exterior offices
- 5 interior offices
- boardroom
- meeting room
- kitchen
- reception
- server room

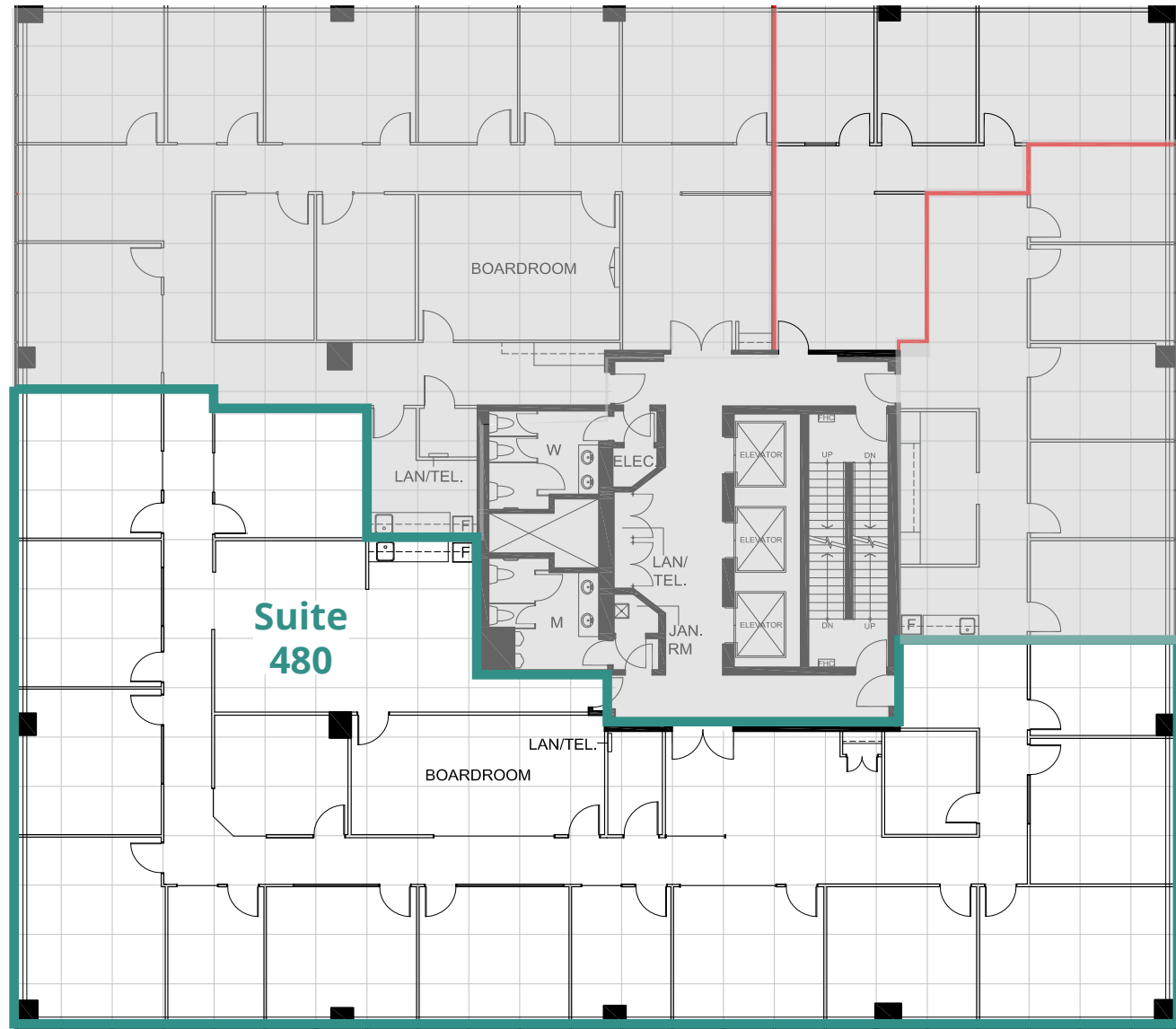
Suite 380 | 4,528 SF | Furnished

- 10 exterior offices
- 1 interior office
- boardroom
- kitchenette
- server room
- reception

Floor Plans

Floor 4

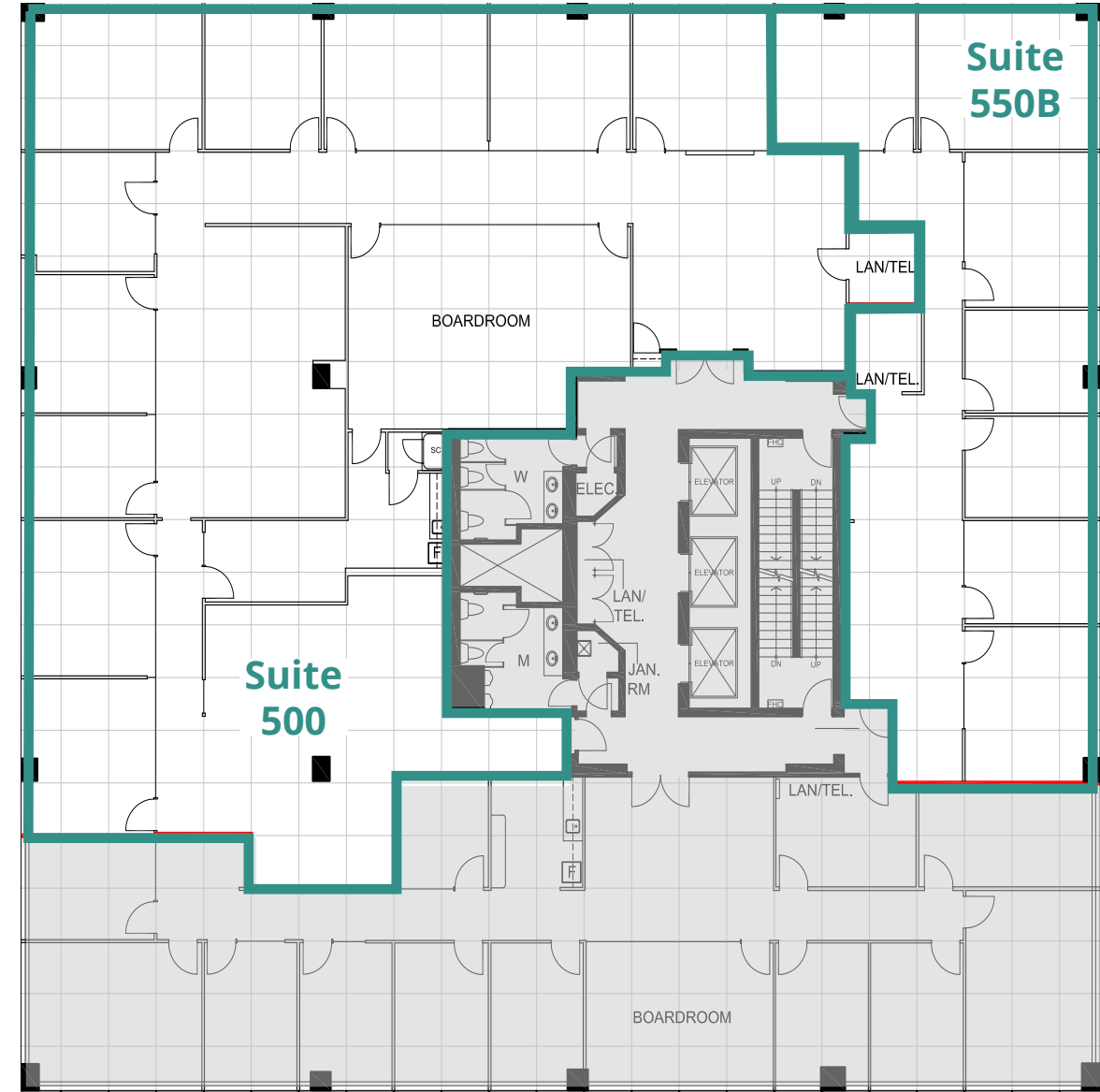
6,382 SF



Floor Plans

Floor 5

9,031 SF



Suite 480 | 6,382 SF

- 13 exterior offices
- 3 interior offices
- boardroom
- reception
- kitchen
- open space

Suite 500 | 6,490 SF

- 10 exterior offices
- boardroom
- kitchen
- reception
- small open area

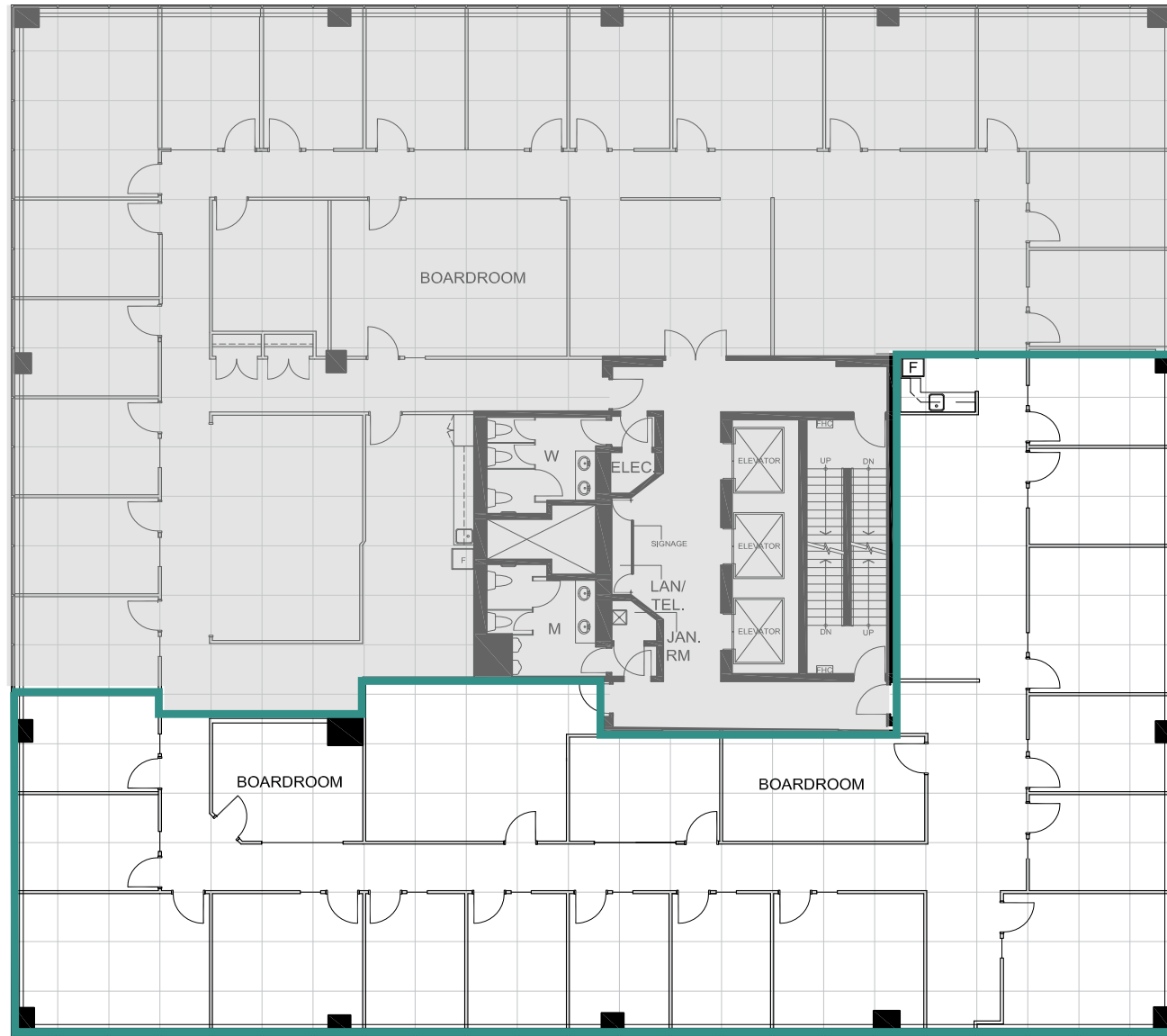
Suite 550B | 2,541 SF

- 6 exterior offices
- boardroom
- small open area

Floor Plans

Floor 6

~5,072 SF



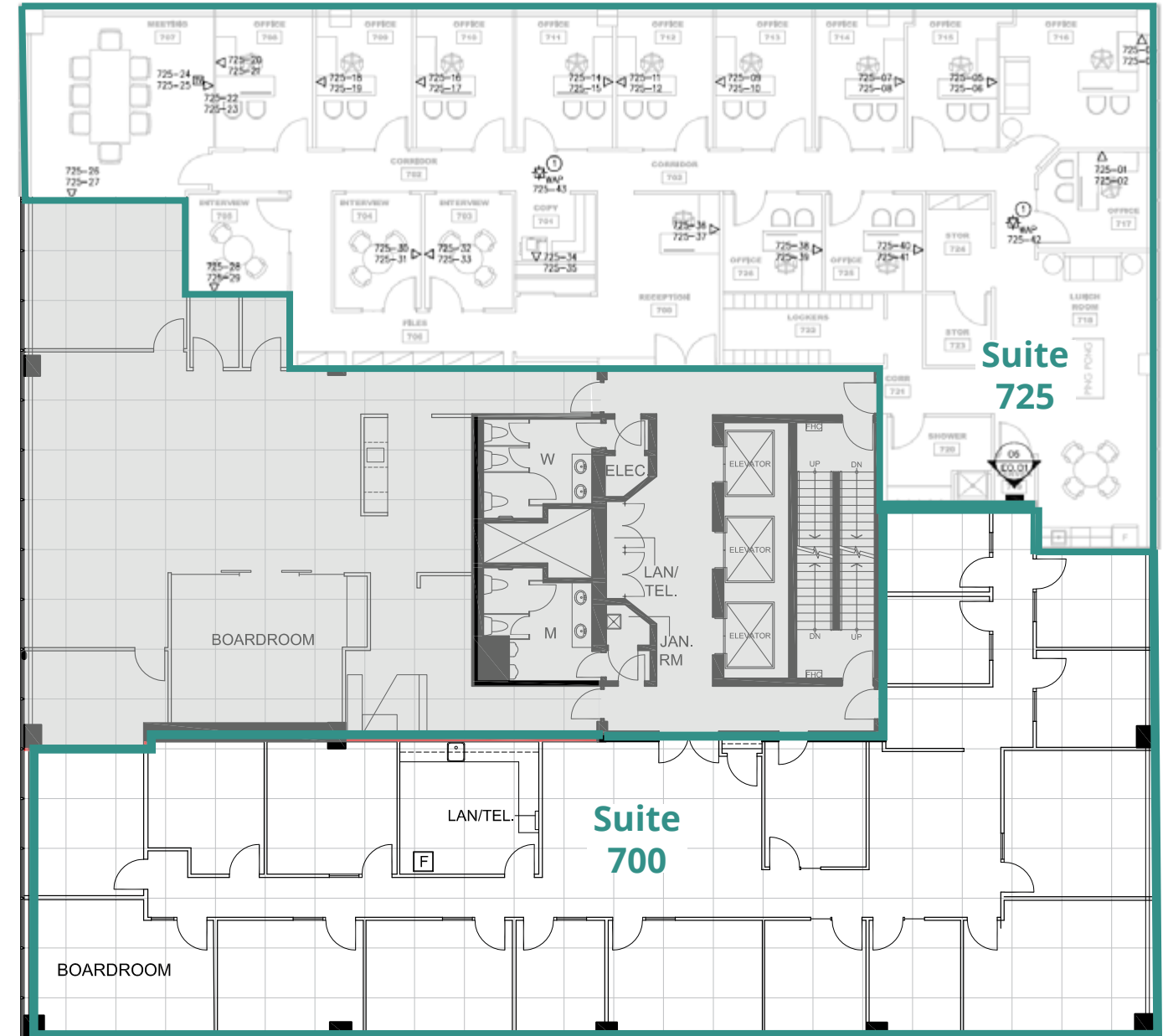
Suite 600 | ~5,072 SF | Furnished | Not Demised

- 15 exterior offices
- 1 interior office
- 2 boardrooms
- reception
- kitchen

Floor Plans

Floor 7

10,257 SF



Suite 700 | 5,047 SF

- 11 exterior offices
- 5 interior offices
- boardroom
- reception
- kitchen area

Suite 725 | 5,210 SF

- 10 exterior offices
- 2 interior offices
- boardroom
- 3 meeting rooms
- reception
- kitchen area
- copy area
- 2 storage rooms
- Locker room/end of trip area
- Shower



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