



McFarlane Tower

Office space for lease

700 - 4th Avenue SW, Calgary | Alberta

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Lease Information

Suite	SQ/FT	Availability	
Suite 220	1,949 SF	March 1, 2024	
Suite 260	2,854 SF	May 1, 2024	
Suite 470	3,802 SF	Immediately	Contiguous for 5,454 SF
Suite 480	1,652 SF	Immediately	
Suite 500	12,354 SF	Immediately	
Suite 600	5,383 SF	30 Days Notice	Contiguous for 8,232 SF
Suite 650	2,849 SF	Immediately	
Suite 900	12,354 SF	Immediately	Contiguous for 24,708 SF
Suite 1000	12,354 SF	Immediately	
Suite 1660	1,624 SF	September 1, 2024	Contiguous for 5,893 SF
Suite 1680	4,269 SF	Immediately	
Suite 1900	~3,800 SF	Immediately	



Building Information

Building Details

Constructed	1980
Rentable Area	203,027 square feet
Average Floorplate	12,300 square feet
Number of Floors	19
Landlord	SCREO Calgary Office Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm
Security	Monday - Friday 6:00 am - 5:45 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$15.74 per SF (2024 estimate)
Parking	1:1,368 square feet Parkade Height: 6'2" @ \$495 / stall / month reserved underground

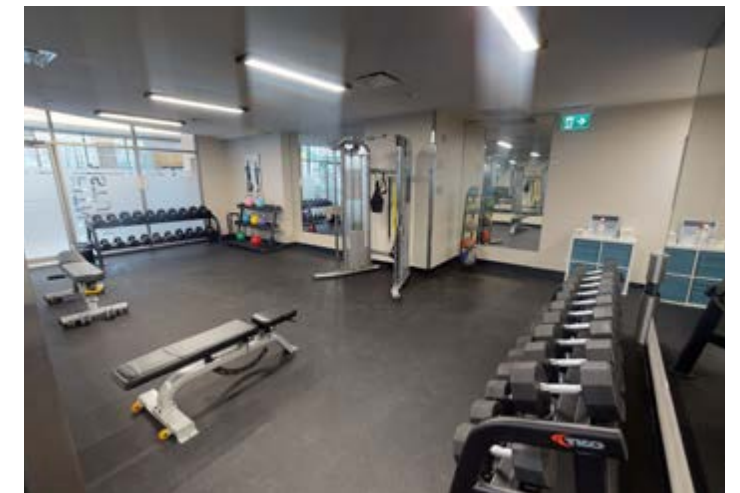
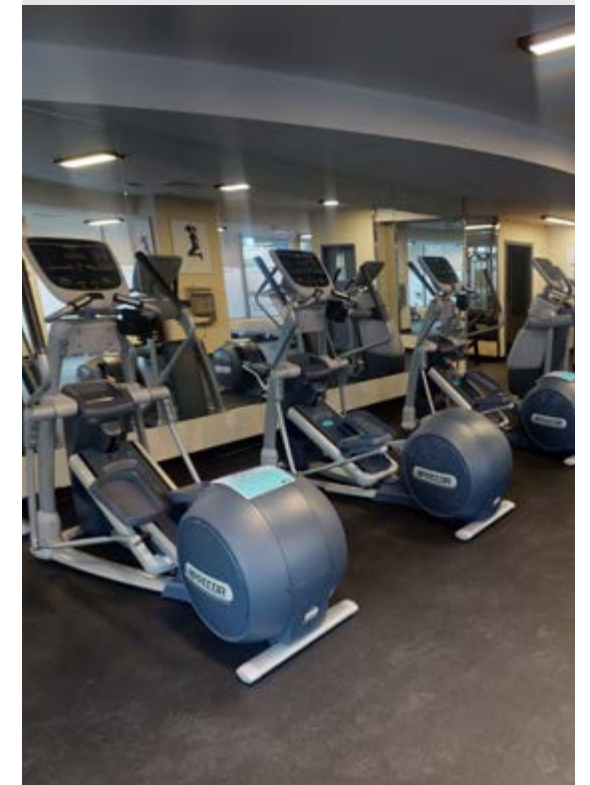
Highlights

- New fitness centre
- Showers and change rooms exclusive for tenant use
- Dog friendly
- Great views overlooking the McDougall Centre building and park
- +15 connection is within one blocks
- BOMA Silver Certified
- Fitwel Viral Response Certified

Bike Storage

- Bike cage located in the loading dock, key accessed
- Non-reserved
- Bike racks in parkade as well are first come first serve and are card swipe access
- Total bike parking - 34

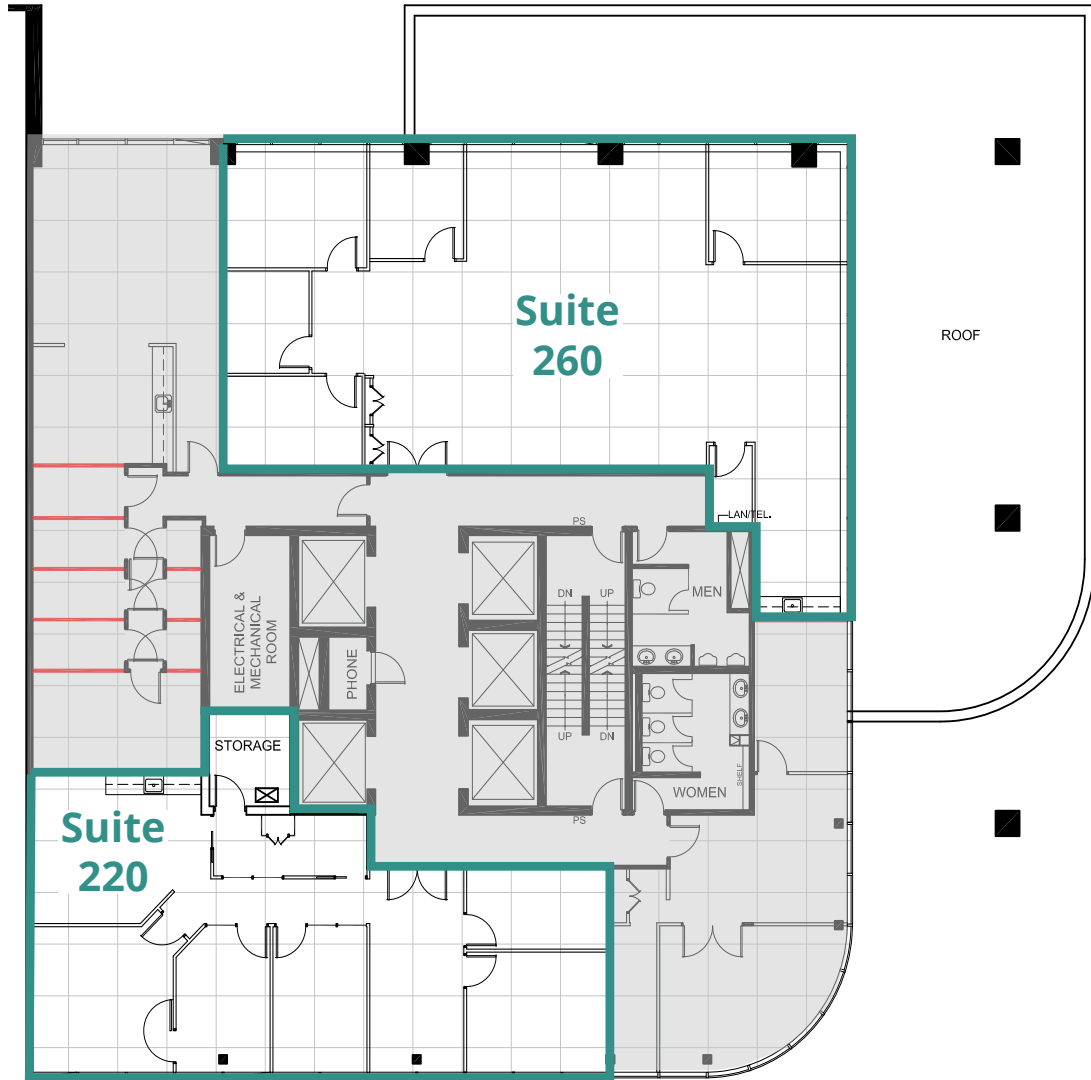
[Click for a Virtual Tour of the Fitness Centre!](#)



Floor Plans

Floor 2

4,803 SF



Suite 220 | 1,949 SF

Suite 260 | 2,854 SF | Furnished

- 3 exterior offices
- 1 interior office
- meeting room
- kitchen
- storage room
- copy/print area
- small reception

- 3 exterior offices
- 1 interior office
- meeting room
- 16 workstations
- kitchen
- server room

Available May 1, 2024

Available March 1, 2024

Floor Plans

Floor 4

5,454 SF



Suite 470 | 3,802 SF

Suite 480 | 1,652 SF

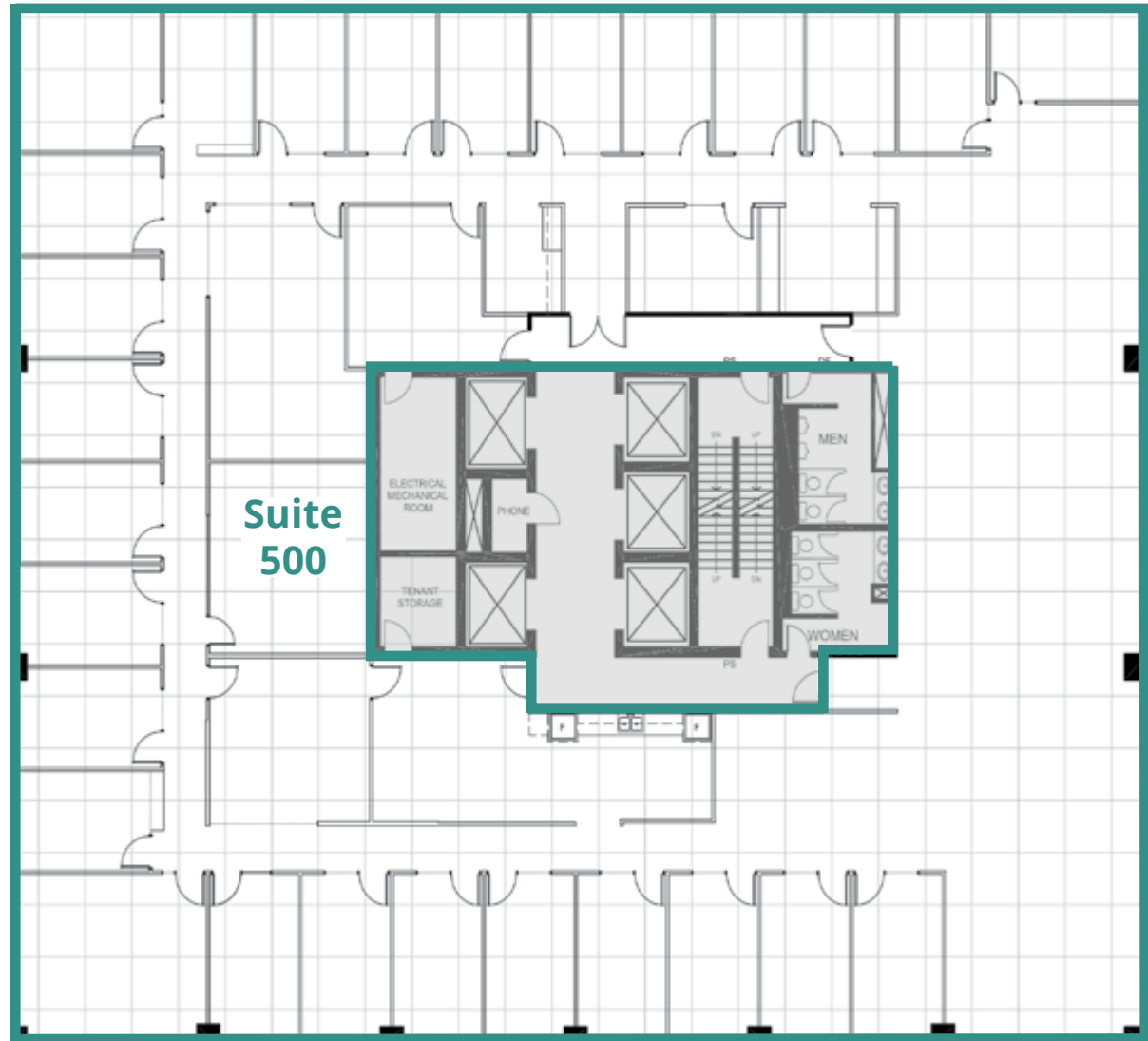
- 7 exterior offices
- 2 interior offices
- boardroom
- open area
- kitchen
- reception

- 3 exterior offices
- boardroom
- kitchen
- reception

Floor Plans

Floor 5

12,354 SF



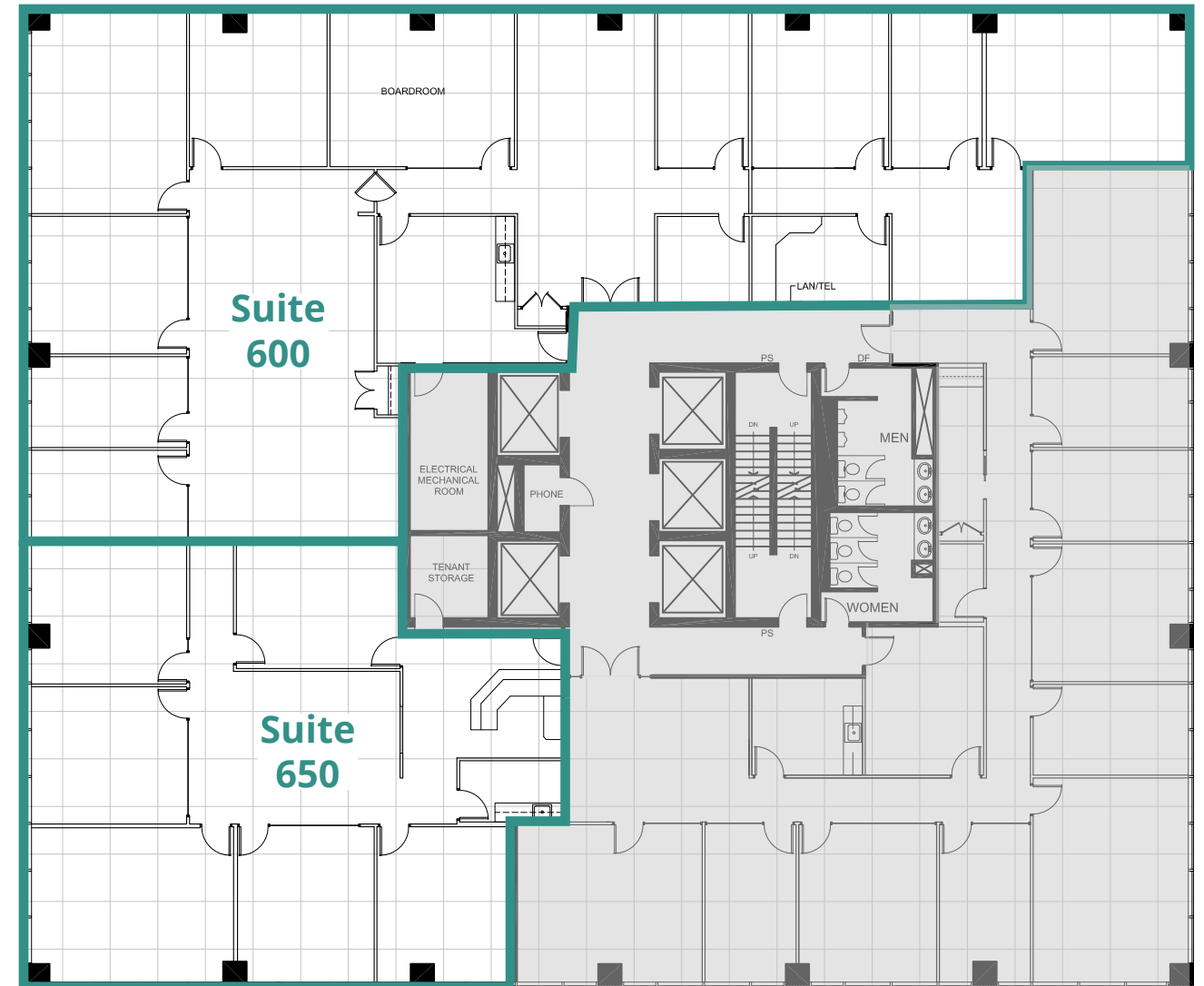
Suite 500 | 12,354 SF

- 26 exterior offices
- 1 interior office
- boardroom
- open area
- kitchen

Floor Plans

Floor 6

8,232 SF



Suite 600 | 5,383 SF

Suite 650 | 2,849 SF

- 9 exterior offices
- open area
- boardroom
- kitchen
- reception

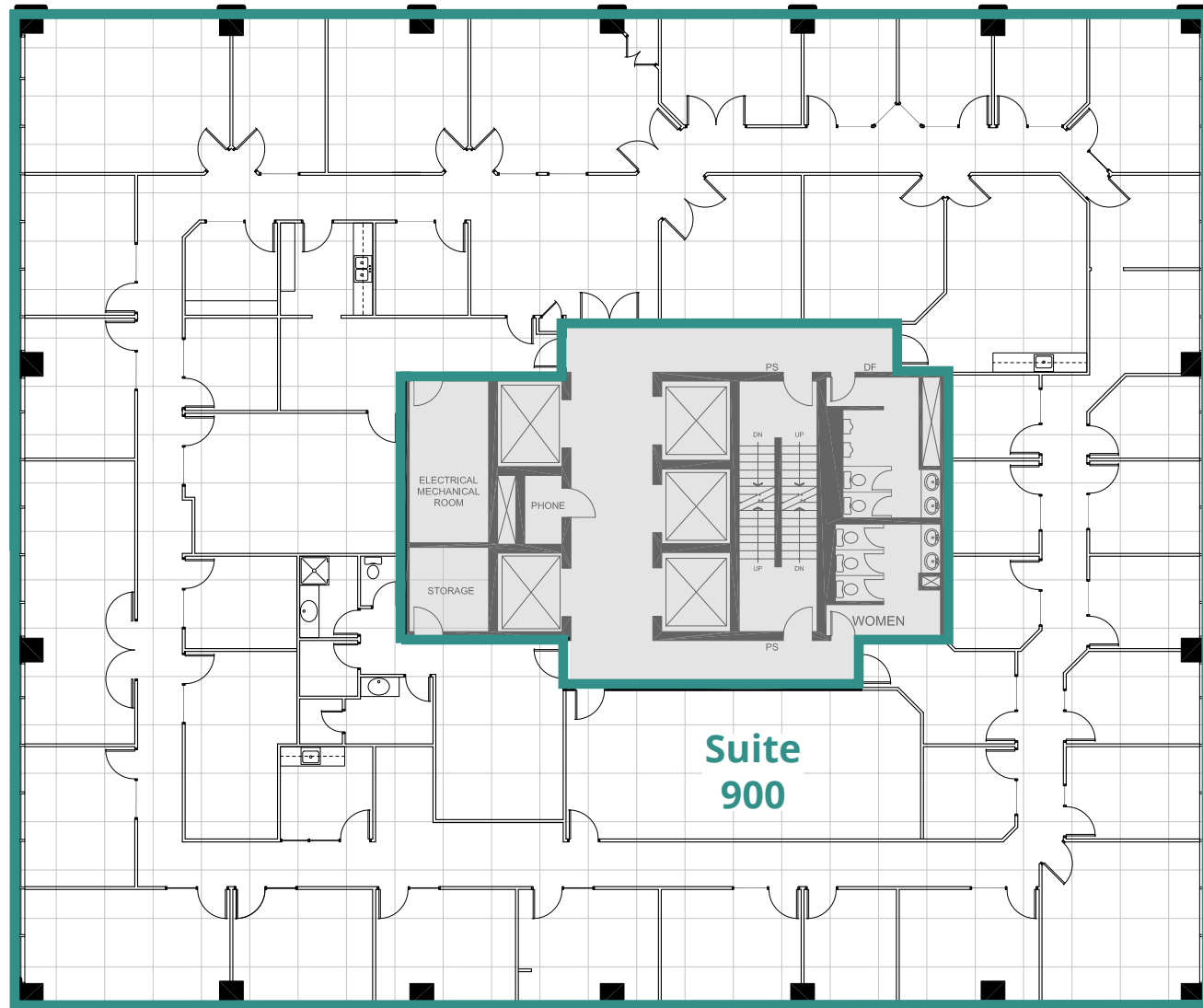
- 4 exterior offices
- 1 interior office
- boardroom
- kitchen
- reception

Available on 30 Days Notice

Floor Plans

Floor 9

12,354 SF



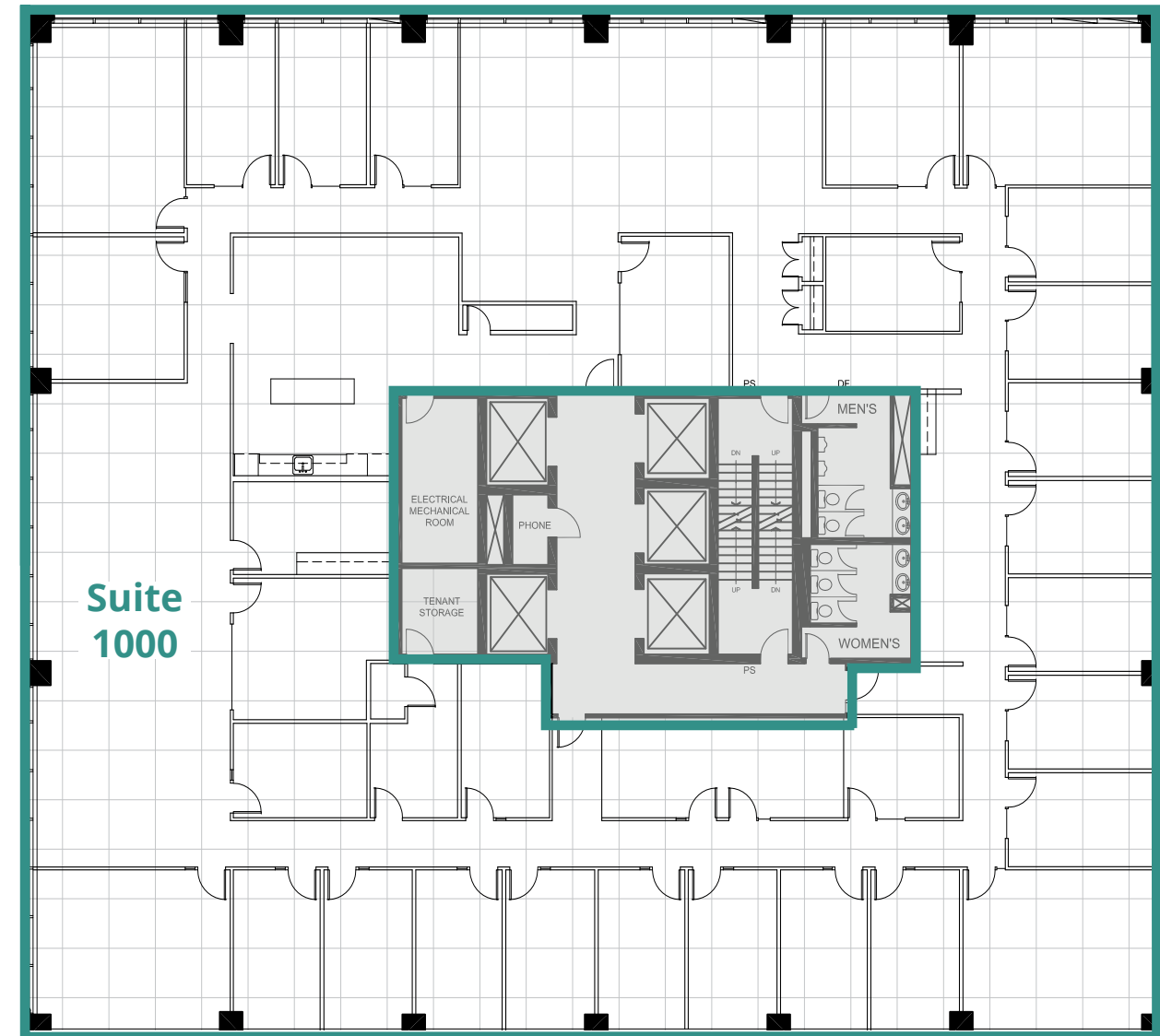
Suite 900 | 12,354 SF

- 22 exterior offices
- 10 interior offices
- 2 boardrooms
- 4 meeting rooms
- 3 kitchens
- copy area
- reception

Floor Plans

Floor 10

12,354 SF



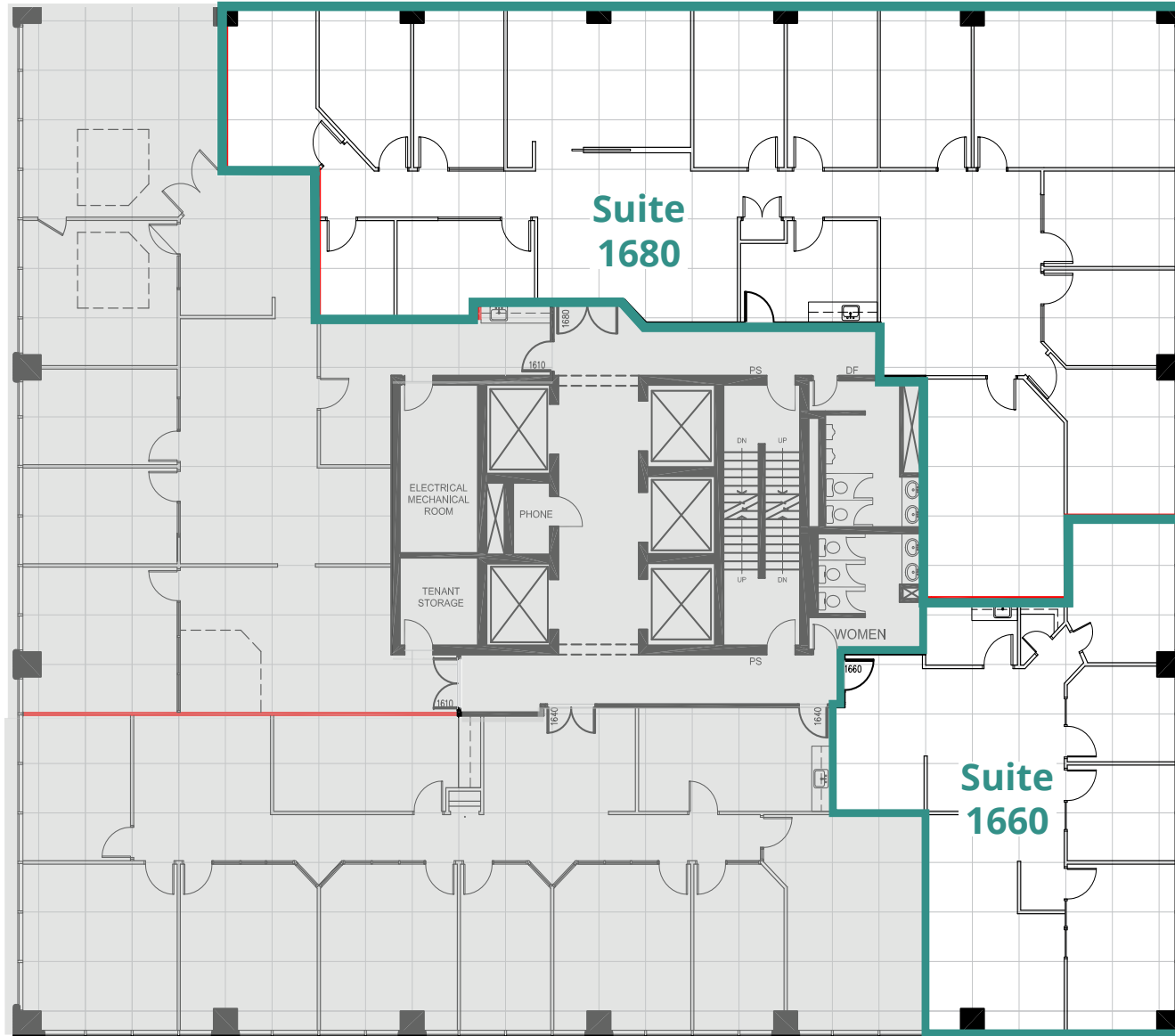
Suite 1000 | 12,354 SF

- 22 exterior offices
- boardroom
- 2 meeting rooms
- kitchen
- reception
- copy area
- small open area

Floor Plans

Floor 16

5,893 SF



Suite 1660 | 1,624 SF

Suite 1680 | 4,269 SF

- 3 exterior offices
- meeting room
- open work room
- kitchen
- reception
- small copy/print room

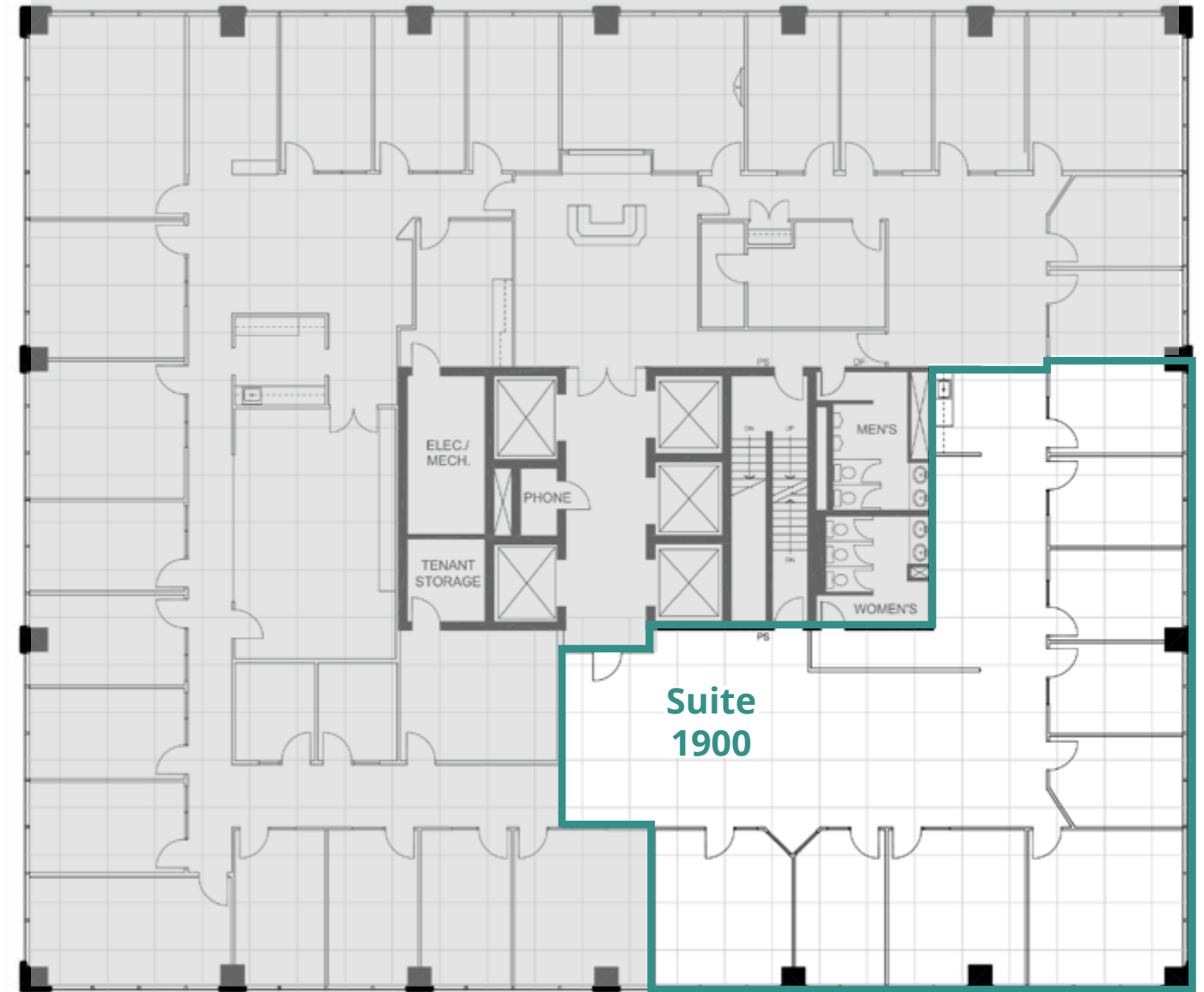
Available September 1, 2024

- 10 exterior offices
- 1 interior office
- 2 boardrooms/meeting rooms
- kitchen
- reception
- storage/server room

Floor Plans

Floor 19

3,800 SF



Suite 1900 | ~3,800 SF

- 9 exterior offices
- kitchen
- reception
- small open area

SLATE

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