



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



Building Size 125,000 sf

Stories 15

Average Floor Plate 9,980 sf

Year Built/Renovated 1969/1998

Landlord 606 Fourth Inc.

Annual Net Rent Market Rate

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

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

Availabilities

Suite 1500 - 6,853 sf		Suite 1550 - 2,161 sf		Suite 1500 & 1550 Contiguous for 9,014 sf
	Suite 1400 - 5,418 sf		Suite 1410 - 1,509 sf	
		Suite 1000 - 3,361 sf		
Suite 500 - 7,026 sf				
		Suite 150 - 1,011 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

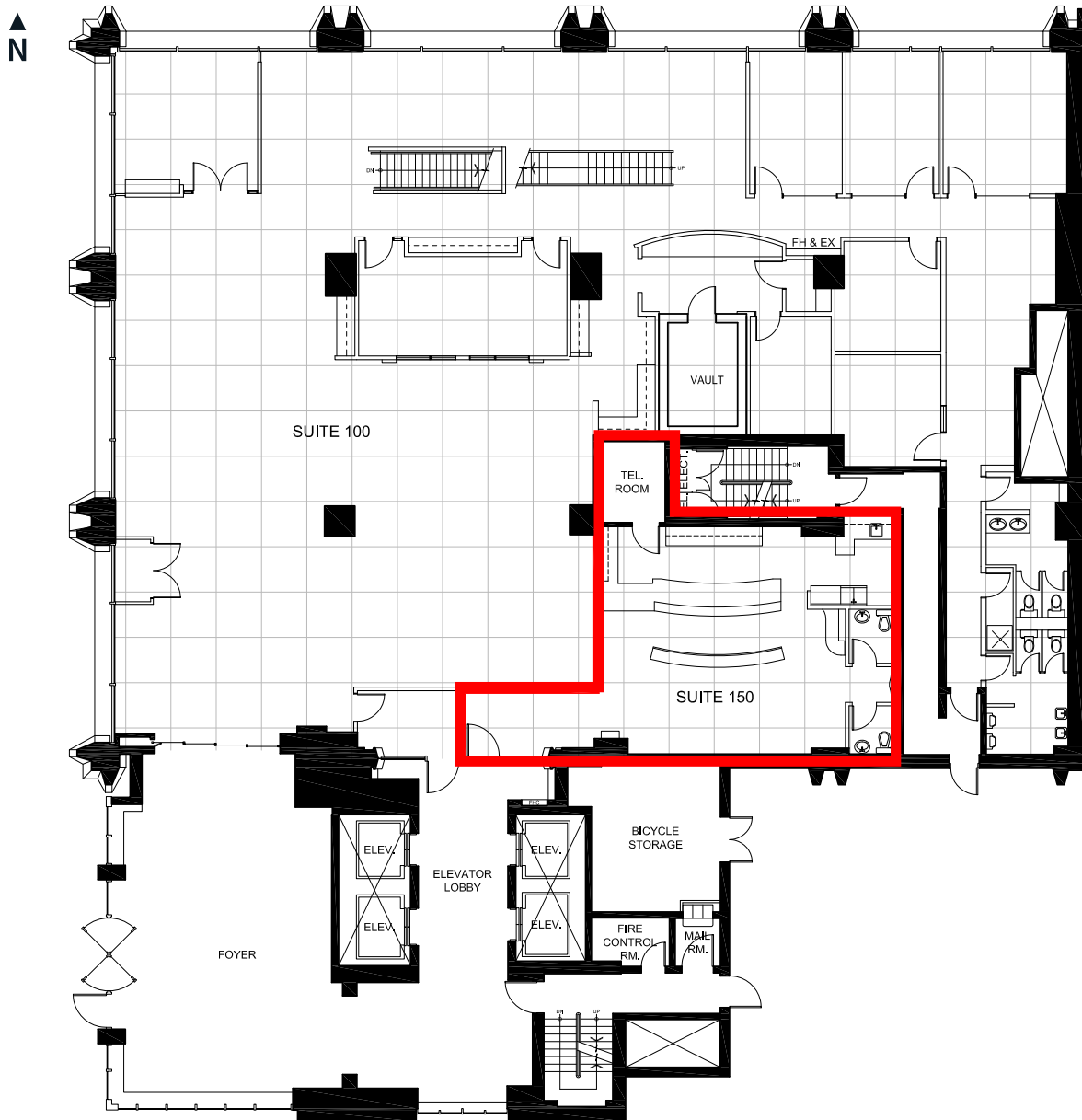
* Retail space for Lease

** Contiguous for 9,014 sf

Suite 150

1,011 sf

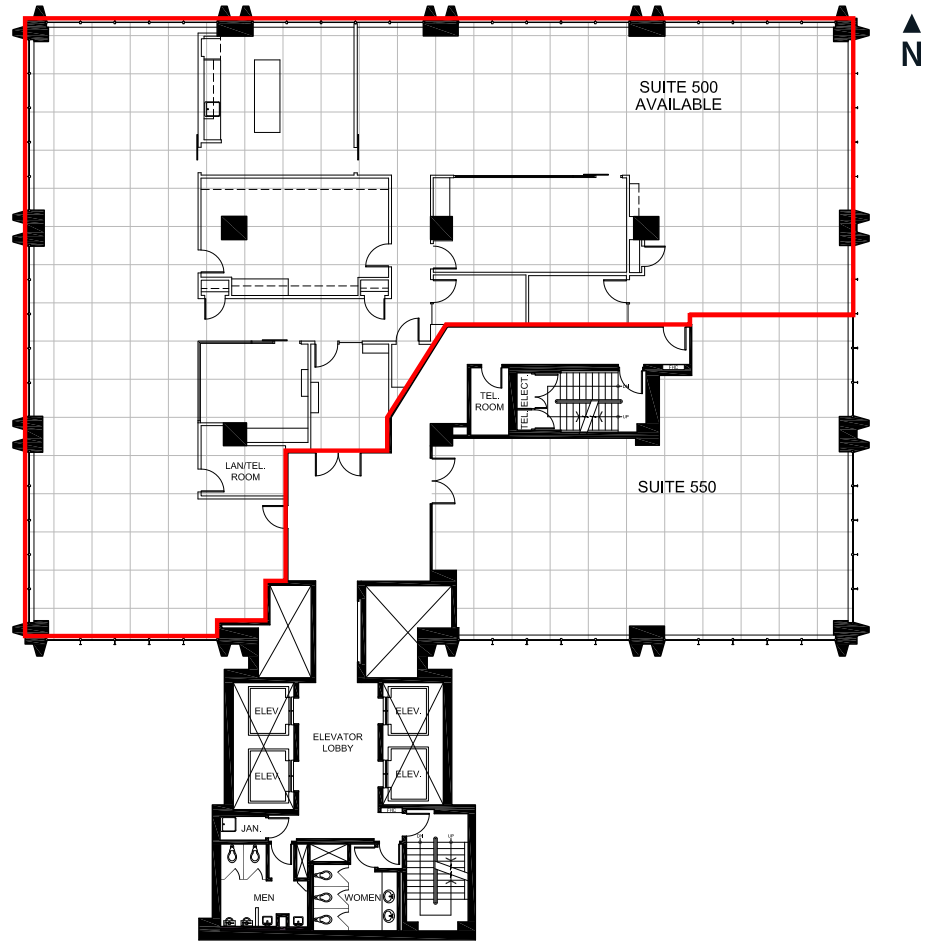
- Retail space available
- Improvement allowance available for tenant build out



Suite 500

7,026 sf

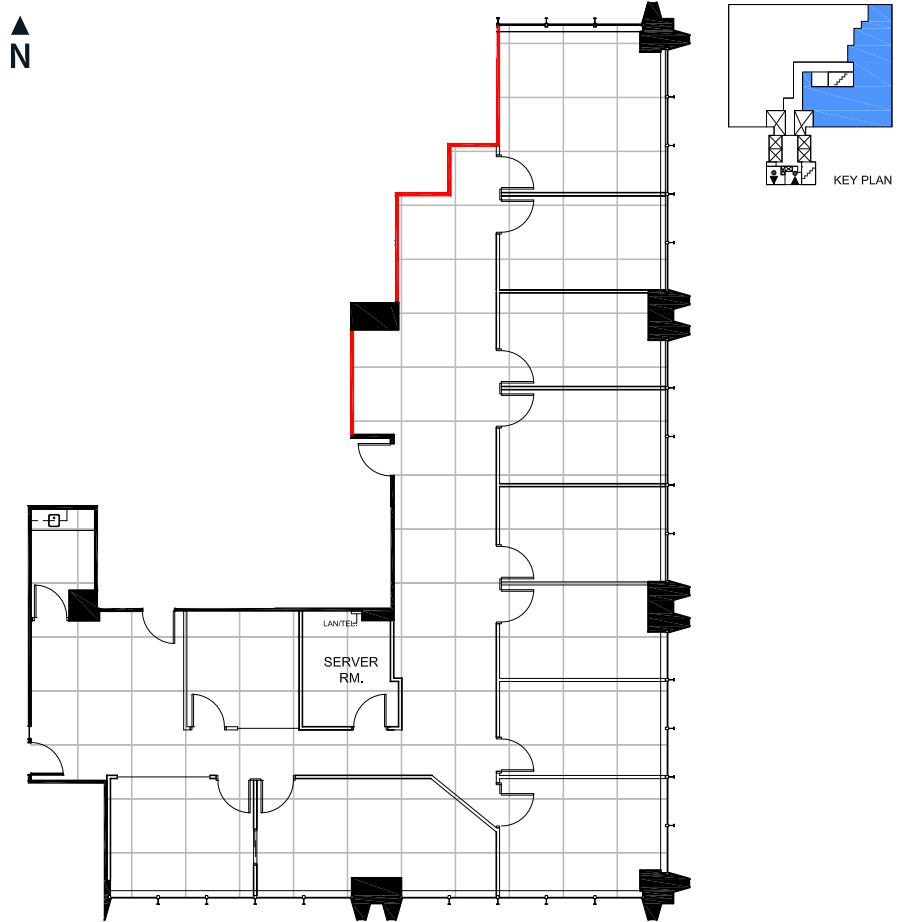
- Show suite quality space
- Boardroom
- Large kitchen
- Meeting room
- Reception area
- 2 breakout rooms
- File / storage room
- Open area for up to 42 workstations



Suite 1000

3,361 sf

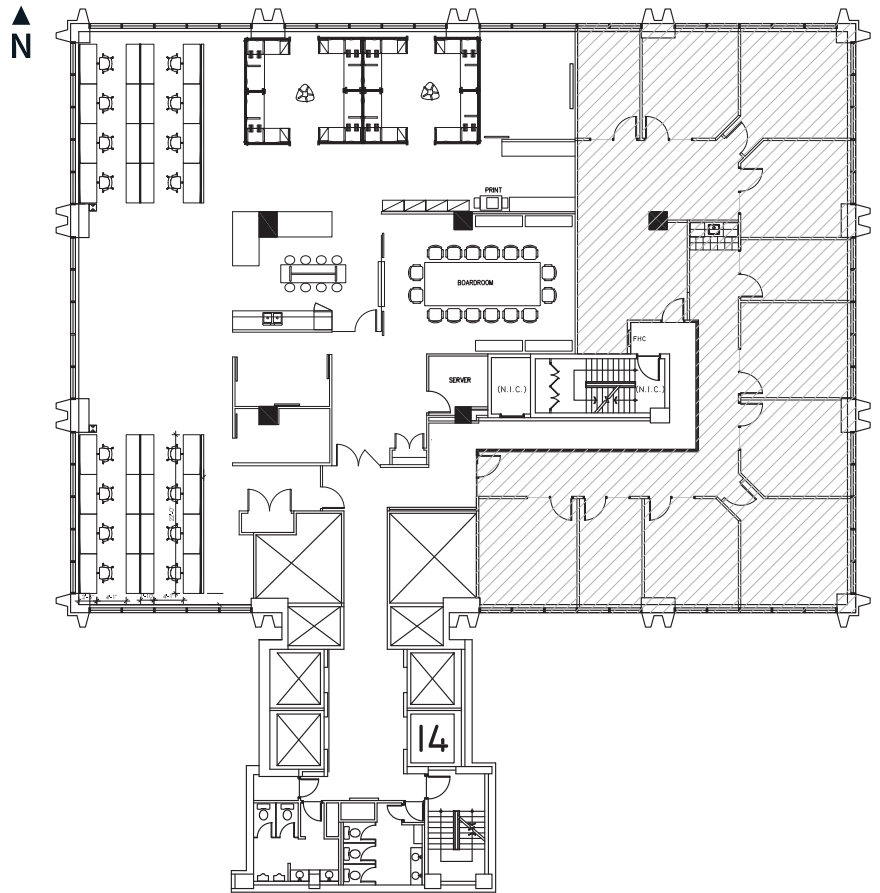
- 9 external offices
- Boardroom
- Storage room
- Server room
- Kitchen



Suite 1400

5,418 sf

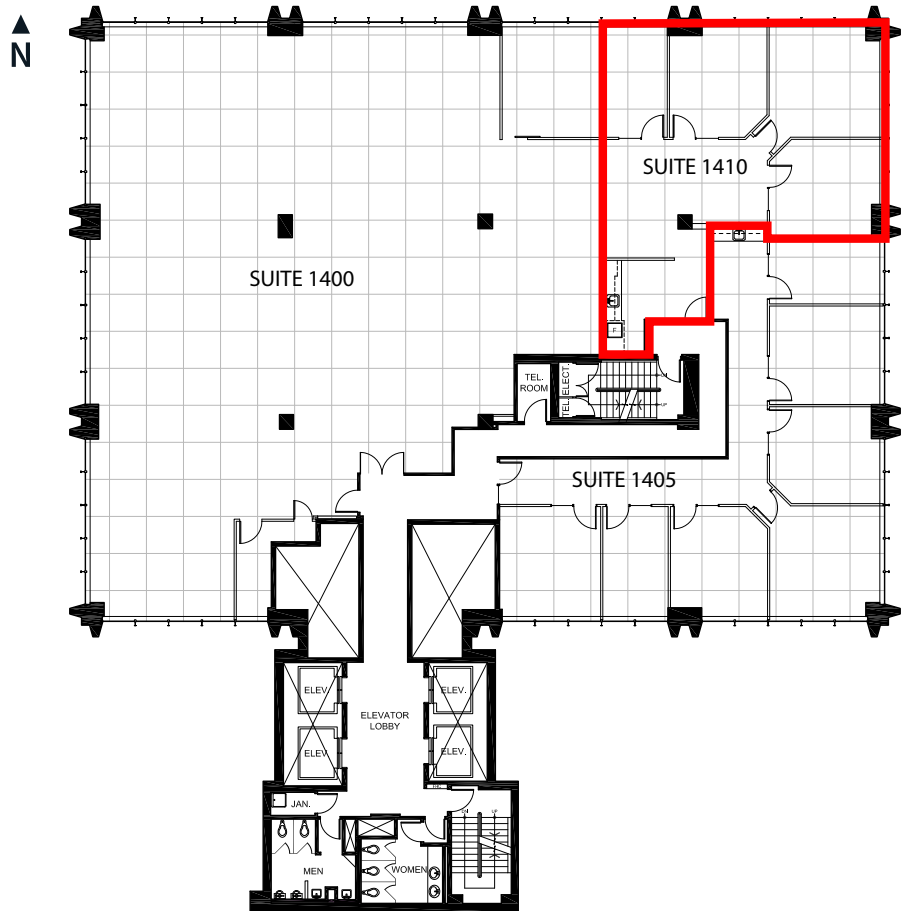
- 24 Workstations
- Large boardroom
- Reception area
- Kitchen
- Furniture available



Suite 1410

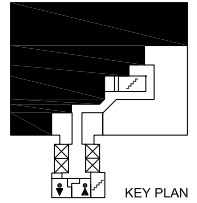
1,509 sf

- 3 offices
- Boardroom
- Kitchen
- Reception

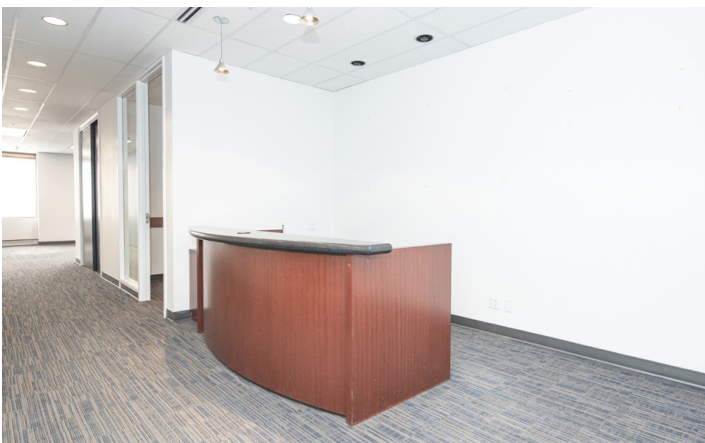
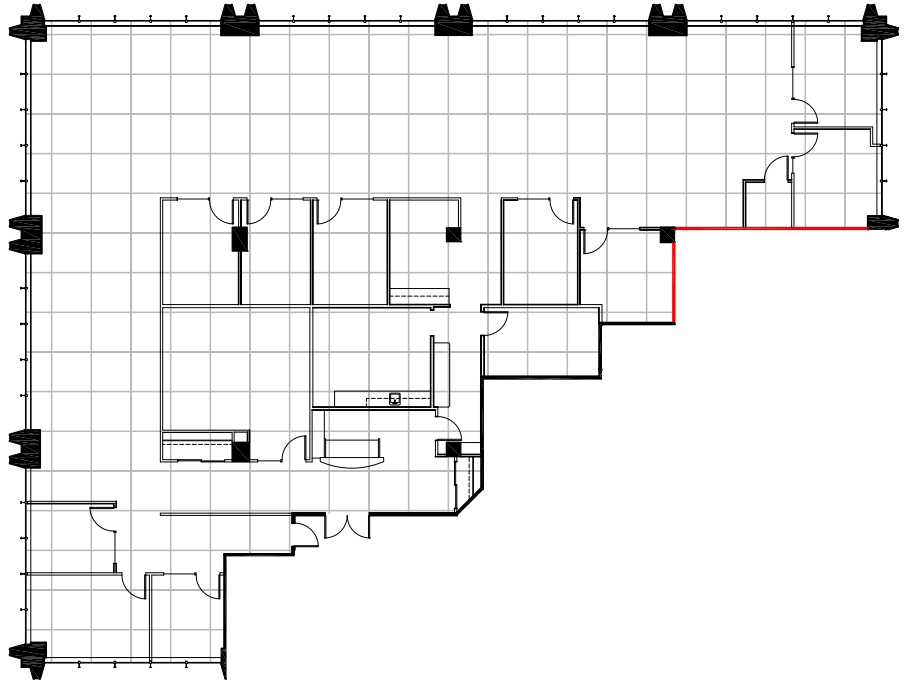


Suite 1500

6,853 sf



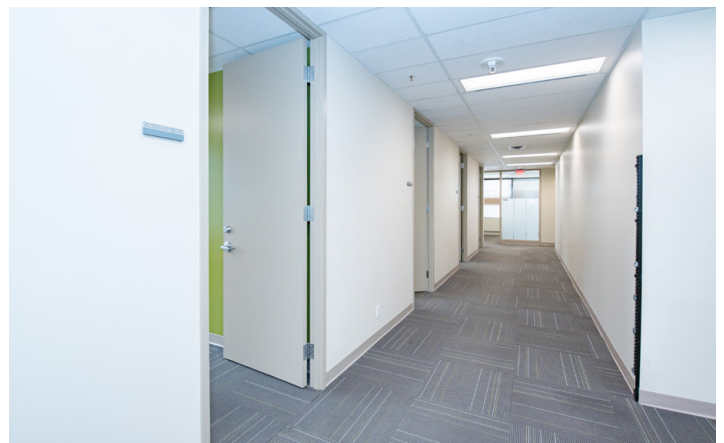
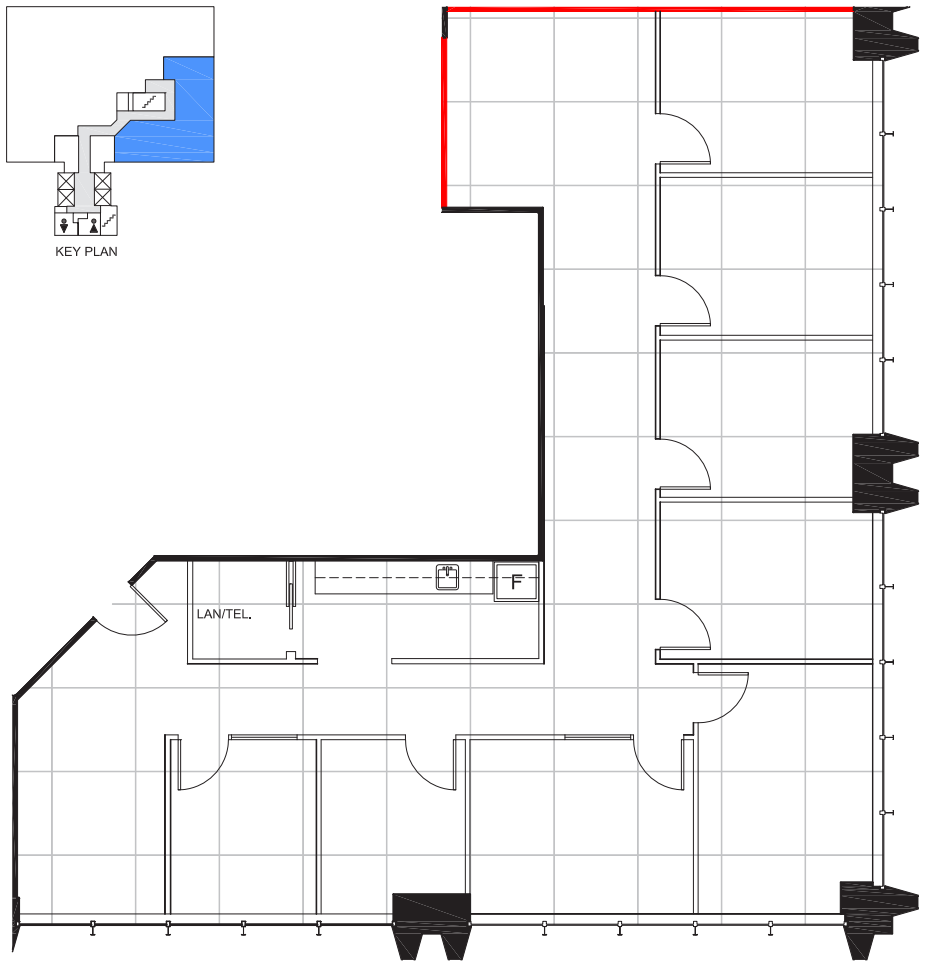
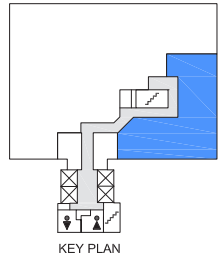
- 10 offices
- Boardroom
- Open area
- Reception
- Server room
- Kitchen



Suite 1550

2,161 sf

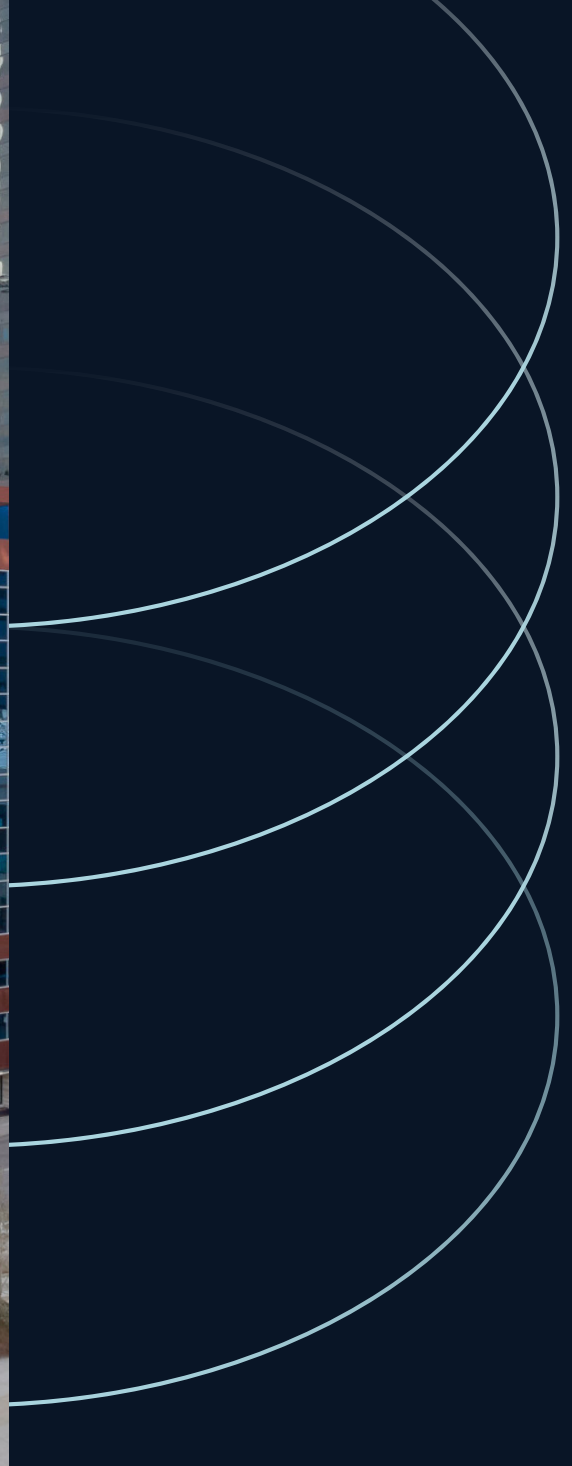
- 7 offices
- Boardroom
- Kitchen
- Reception
- Small open area



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 |



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