



# Fourth & Fourth

Office space for lease



435 4<sup>th</sup> 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	
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

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

### Highlights

- +15 connections to 444 5<sup>th</sup> 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

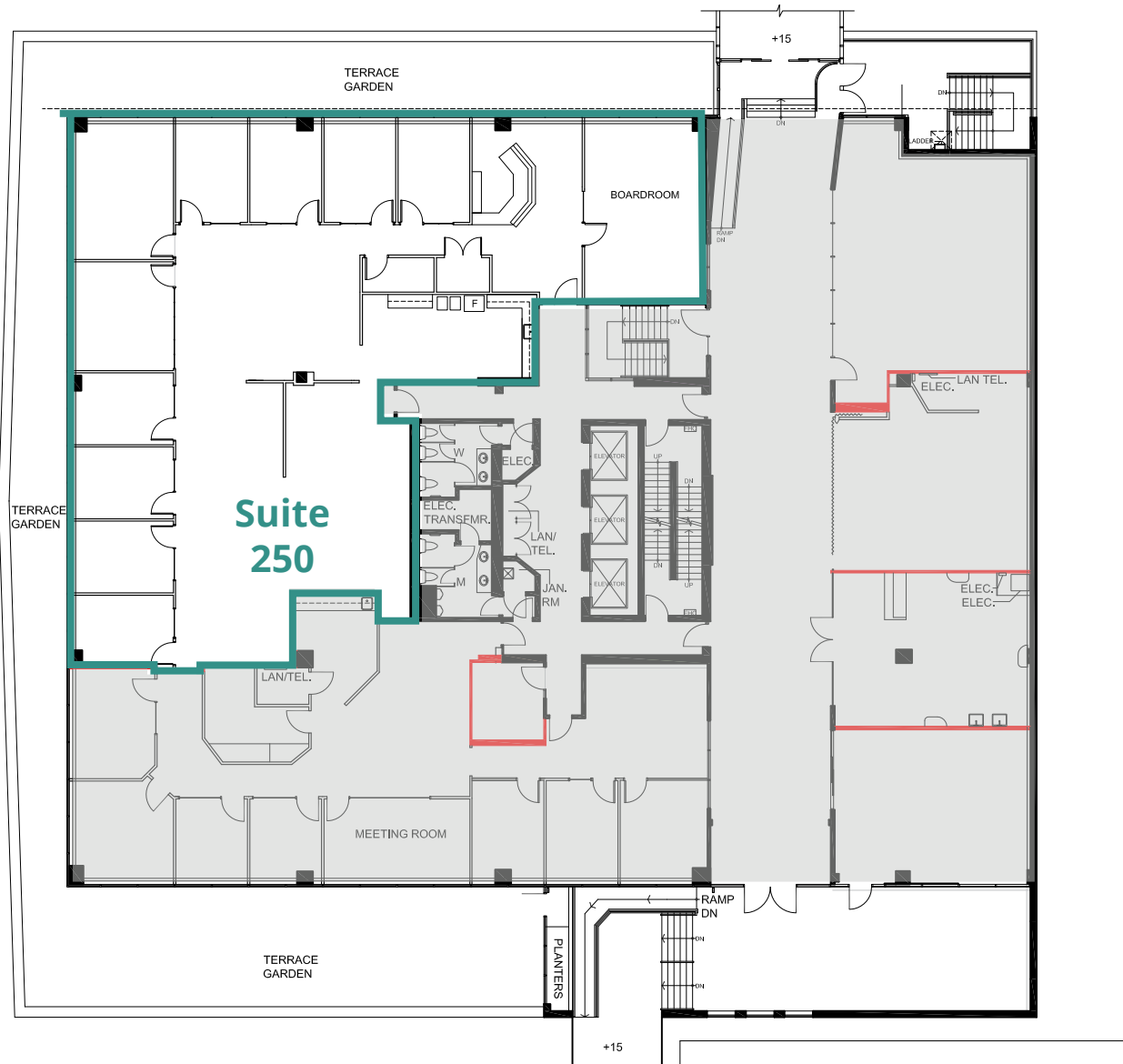
- Wall mounted bike rack located in parkade
- Non-reserved
- Looking to add future bike pump and stand
- Total bike parking - 18



# Floor Plans

## Floor 2

5,438 SF



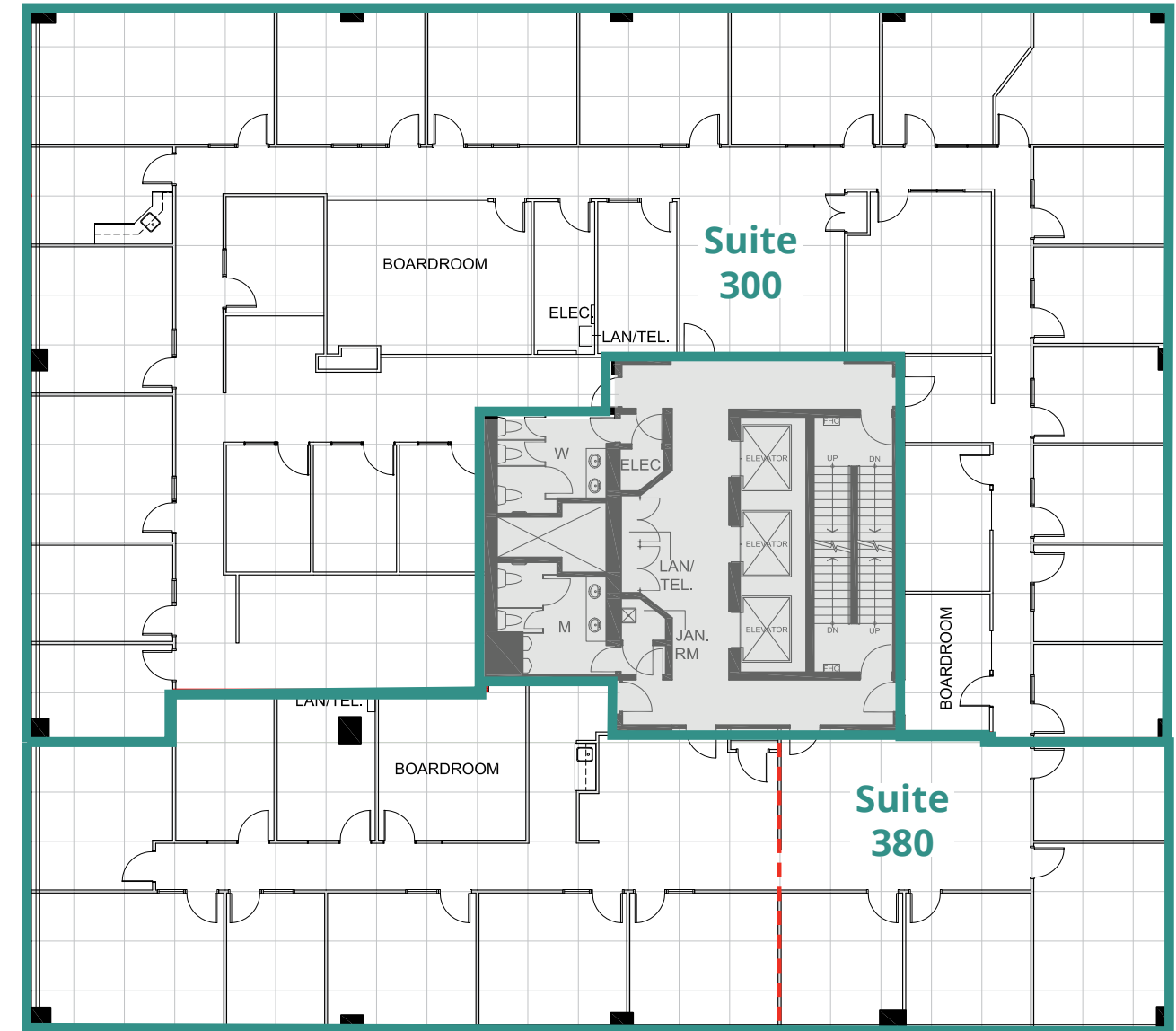
**Suite 250 | 5,438 SF**

- 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

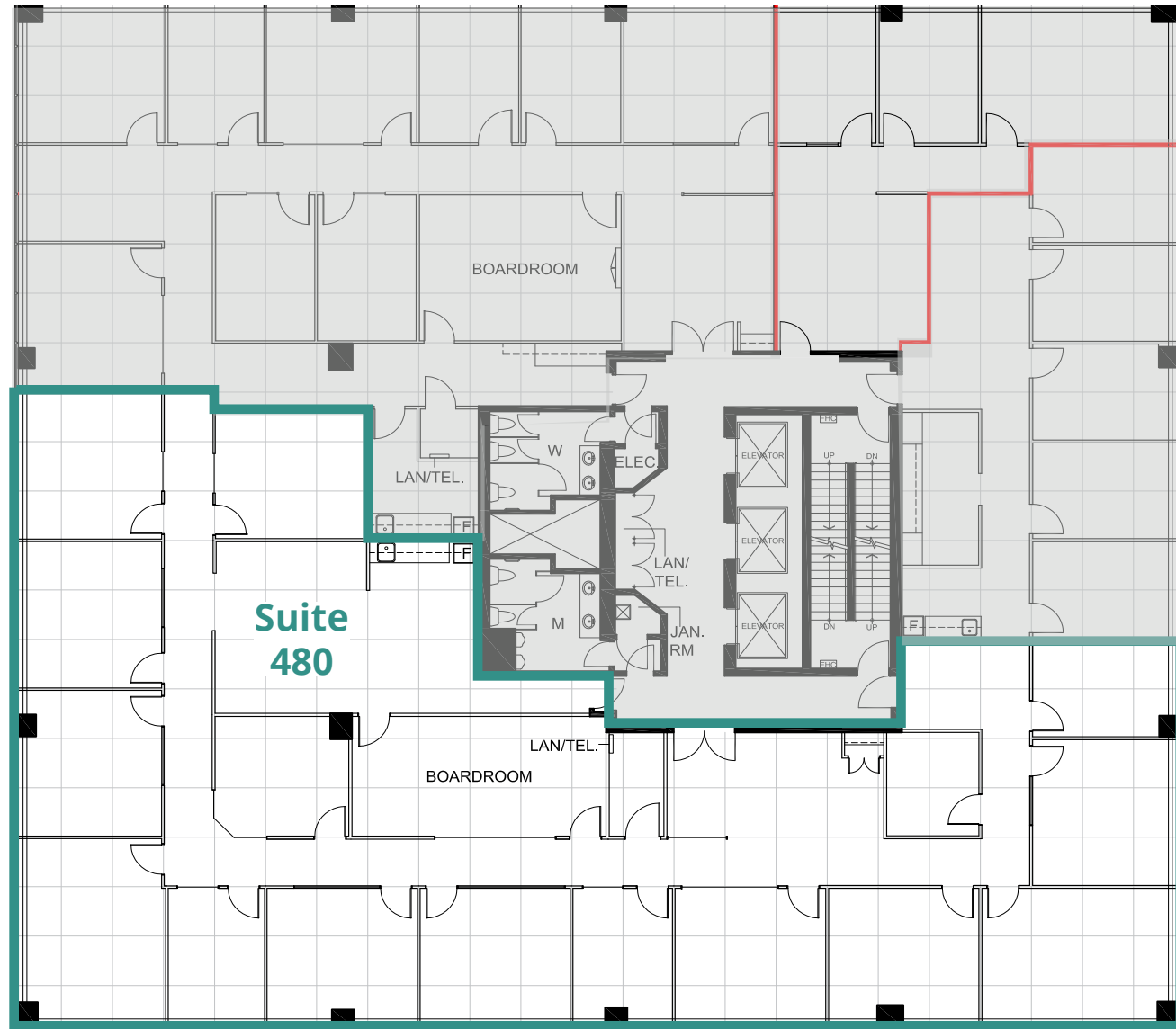
**Suite 380 | 4,528 SF | Furnished**

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

# Floor Plans

## Floor 4

6,382 SF

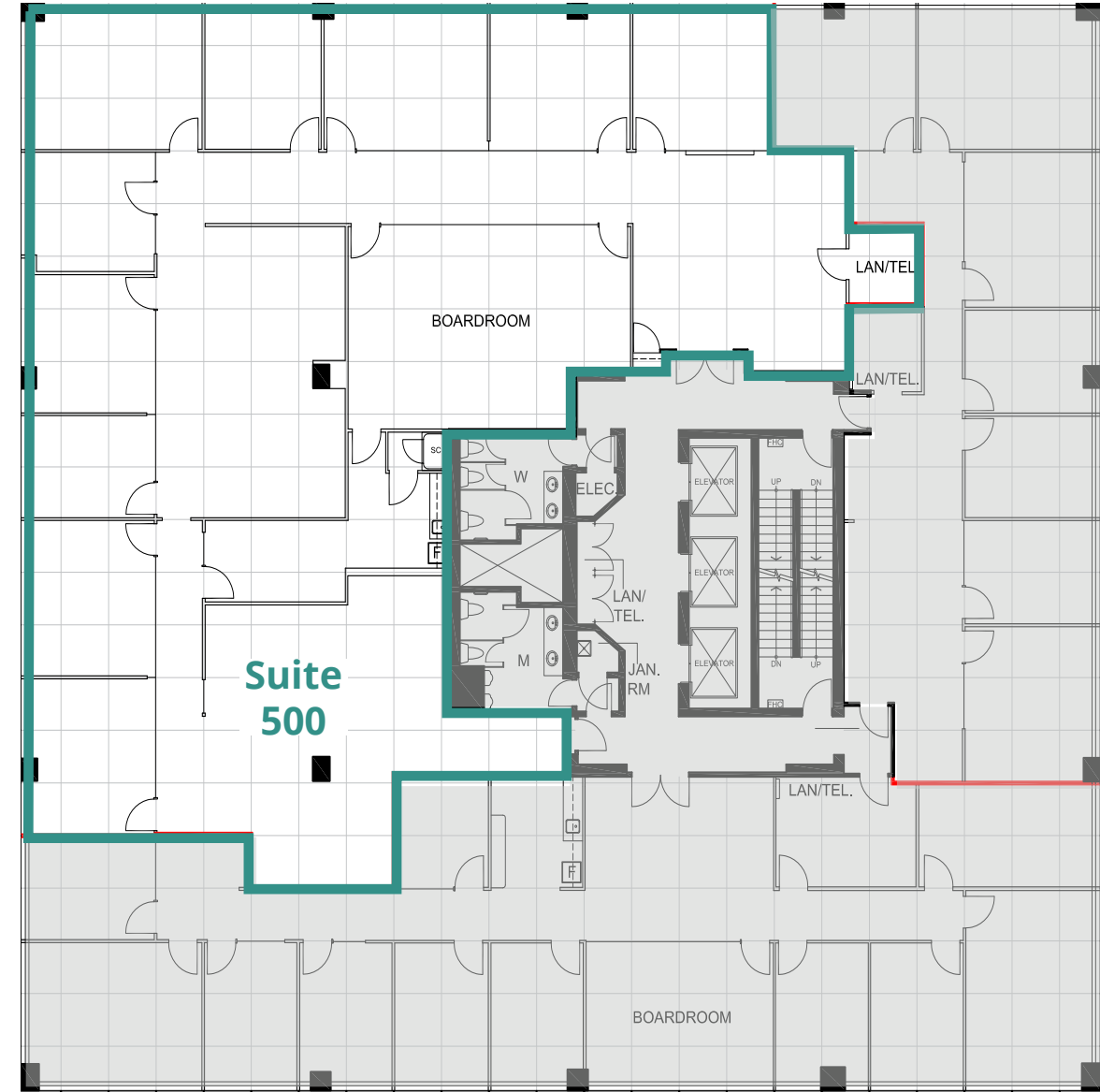


**Suite 480**

# Floor Plans

## Floor 5

6,490 SF



**Suite 500**

**Suite 480 | 6,382 SF**

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

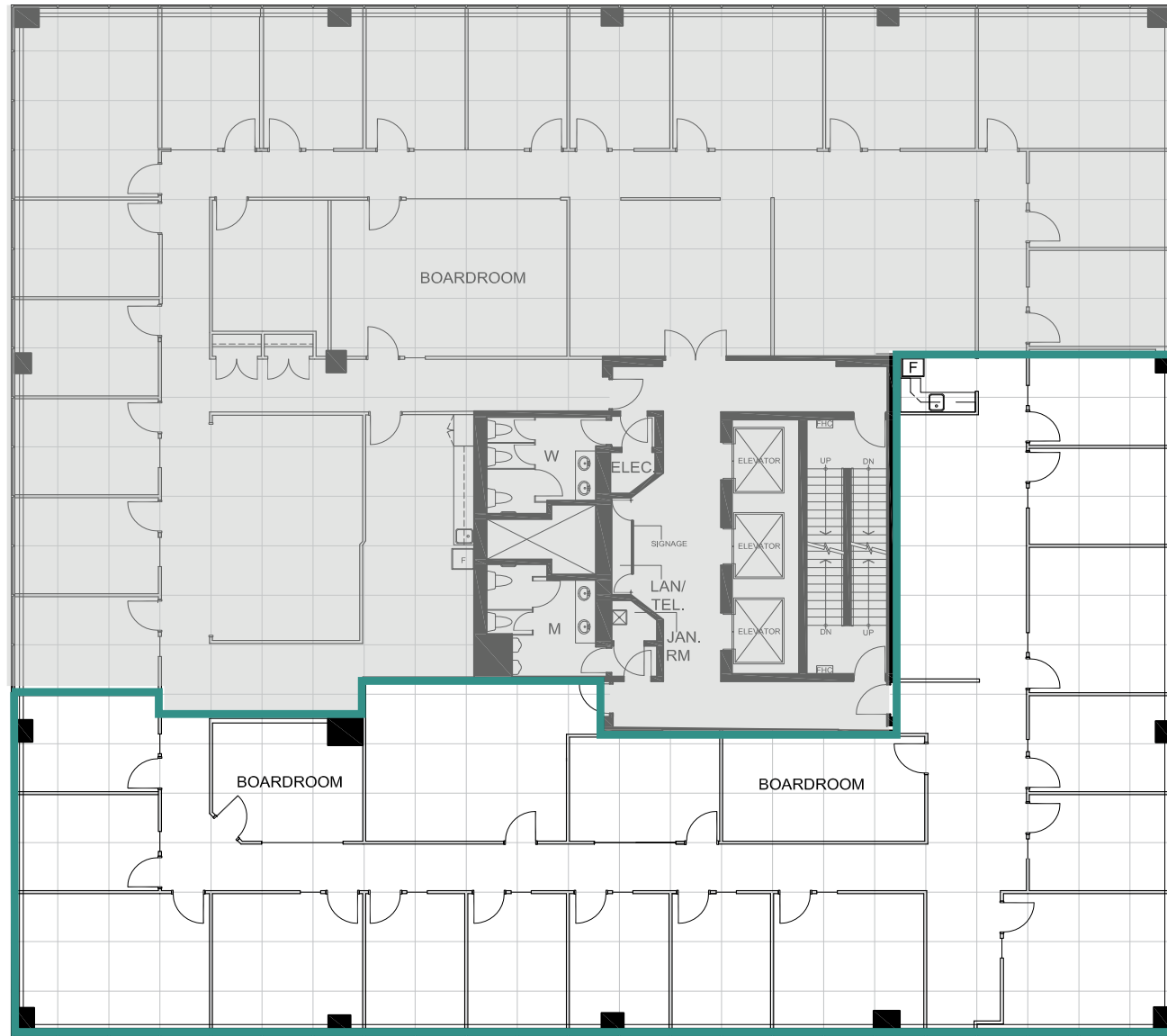
**Suite 500 | 6,490 SF**

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

# Floor Plans

## Floor 6

~5,072 SF



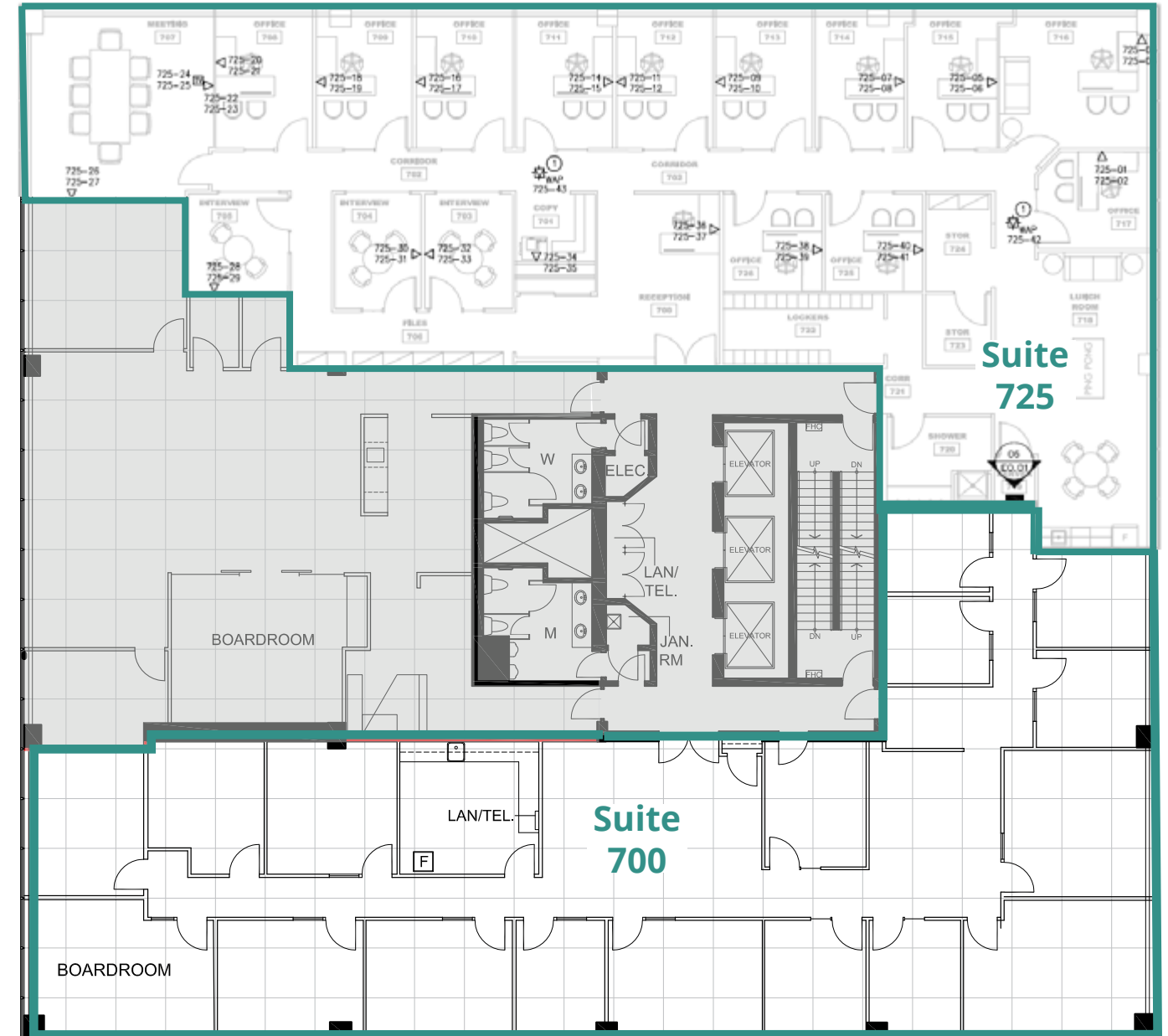
**Suite 600** | ~5,072 SF | Furnished | Not Demised

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

# Floor Plans

## Floor 7

10,257 SF



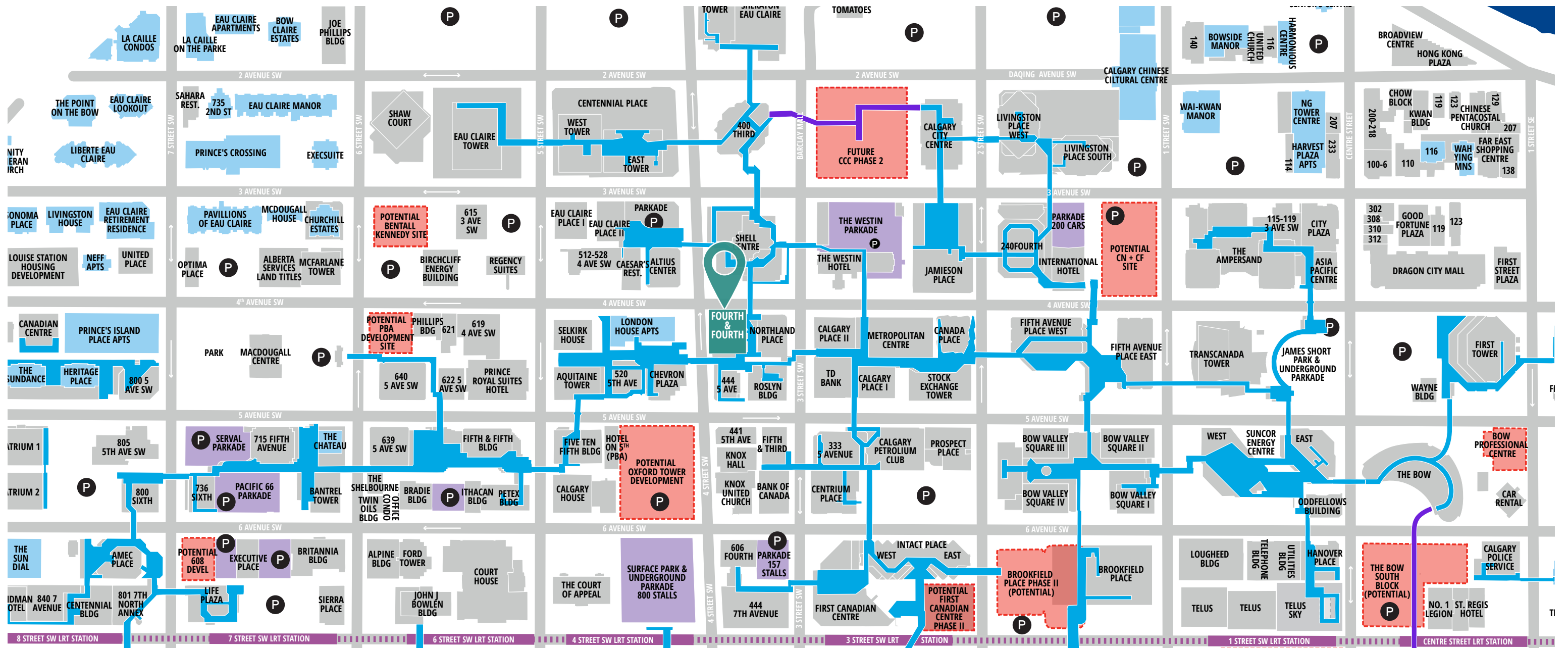
**Suite 700** | 5,047 SF

- 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

# Surrounding Area





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