



# McFarlane Tower

Office space for lease

700 - 4<sup>th</sup> Avenue SW, Calgary | Alberta

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## Lease Information

Suite	SQ/FT	Availability	
Suite 220	1,949 SF	Immediately	
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 1900	~3,800 SF	Immediately	



## Building Information

### Building Details

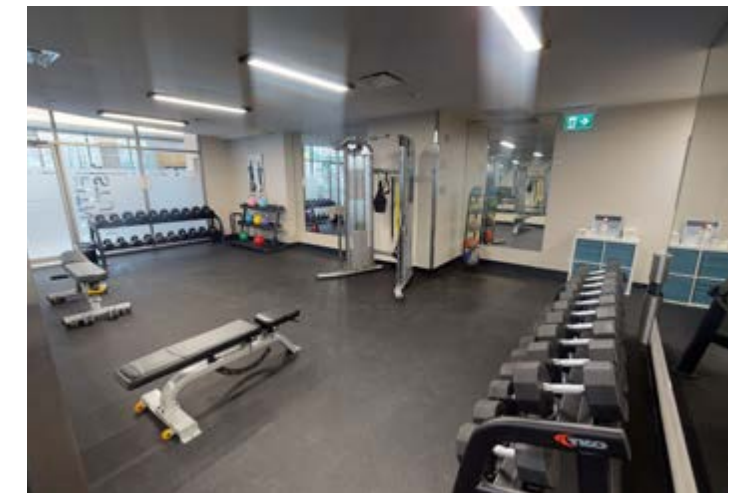
<b>Constructed</b>	1980
<b>Building Rentable Area</b>	204,354 square feet
<b>Average Floorplate</b>	12,300 square feet
<b>Number of Floors</b>	19
<b>Landlord</b>	SCREO I Calgary Office Inc.
<b>HVAC</b>	Monday - Friday   6:00 am - 6:00 pm
<b>Security</b>	Monday - Friday   6:00 am - 5:45 pm
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs &amp; Taxes</b>	\$15.74 per SF (2024 estimate)
<b>Parking</b>	1:1,368 square feet   Parkade Height: 6'2" @ \$495 / stall / month reserved underground

### Highlights

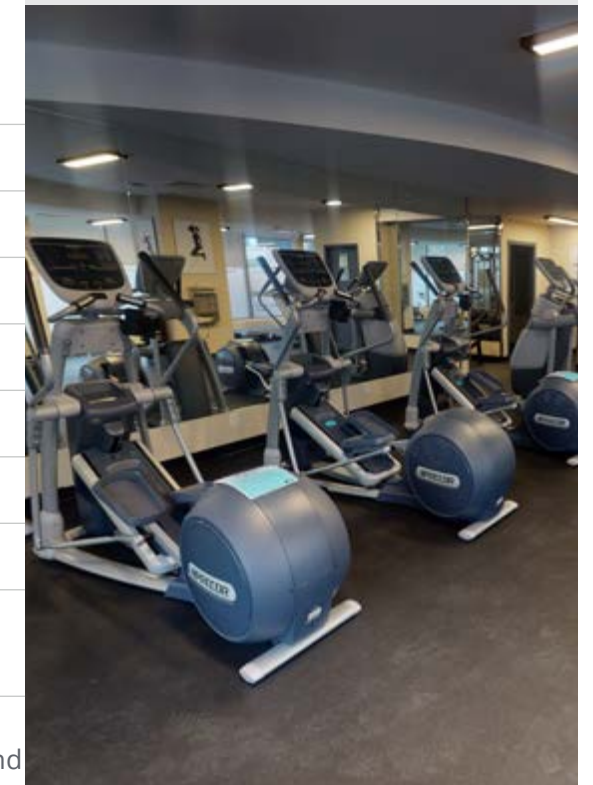
- New fitness centre
- Showers and change rooms exclusive for tenant use
- Dog friendly
- Great views overlooking the McDougall Centre building and park
- +15 connection is within one blocks
- BOMA Silver Certified
- Fitwel Viral Response Certified

### 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



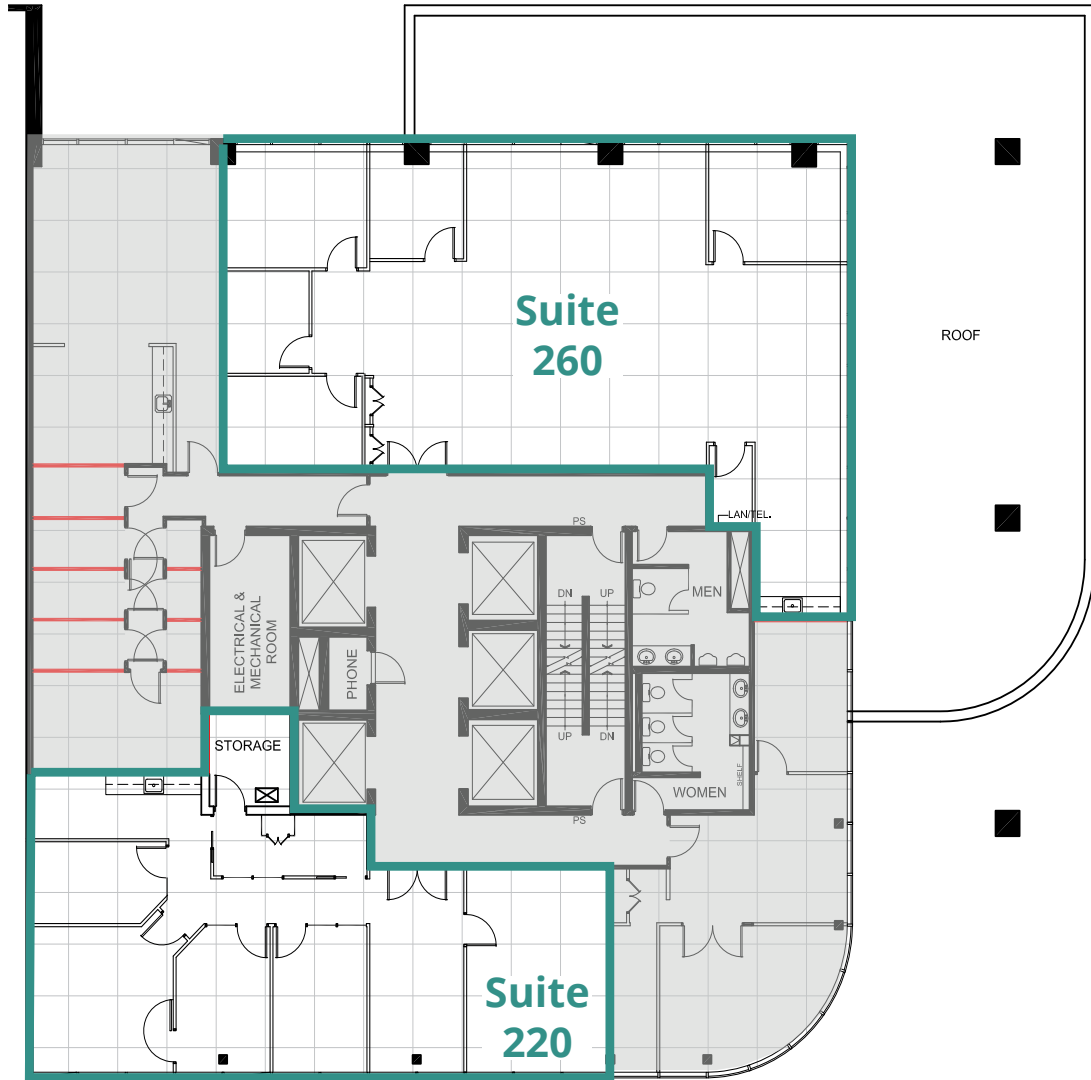
[Click for a Virtual Tour of the Fitness Centre!](#)



# 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

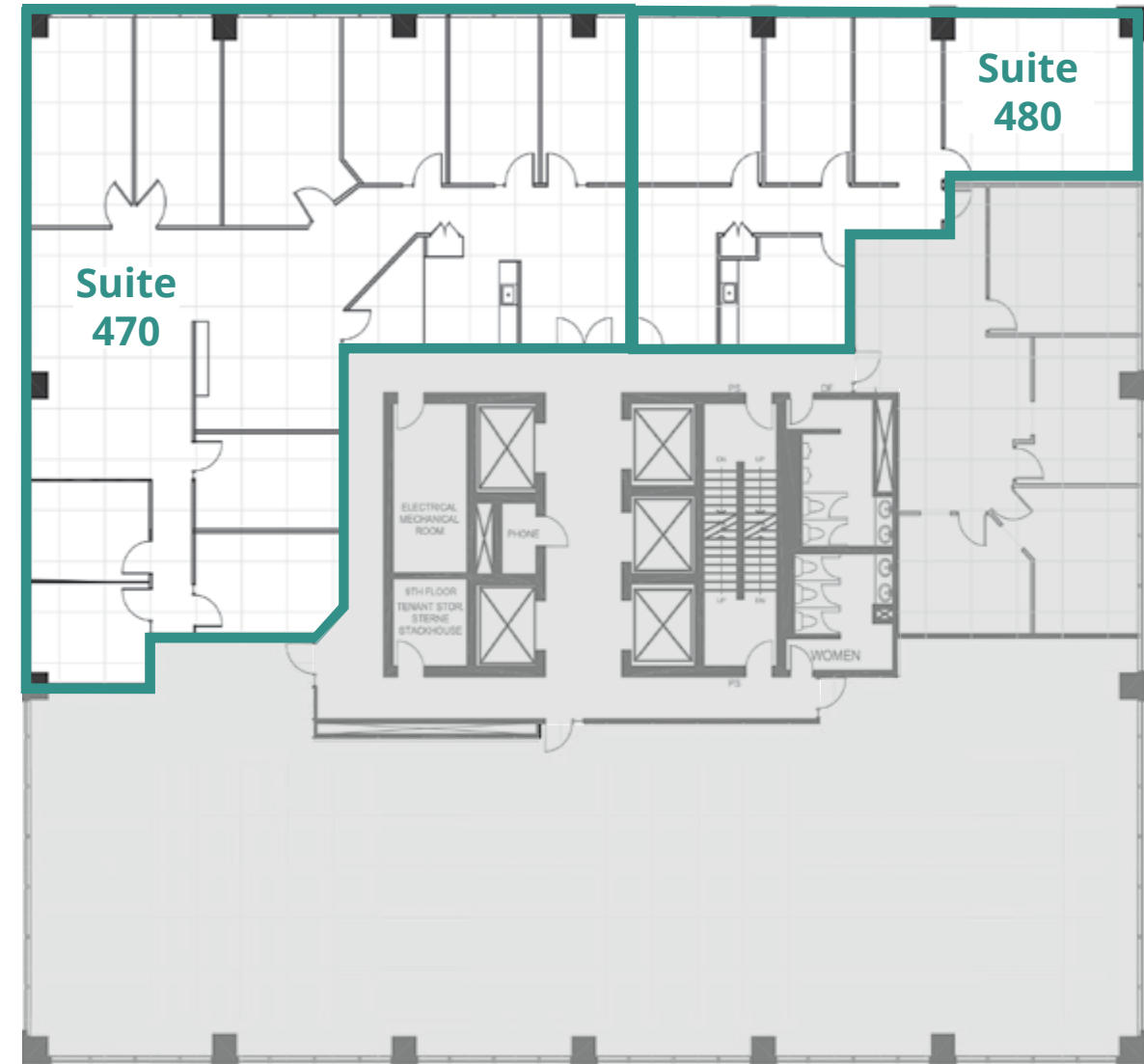
- 3 exterior offices
- 1 interior office
- meeting room
- 16 workstations
- kitchen
- server room

**Available May 1, 2024**

# 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

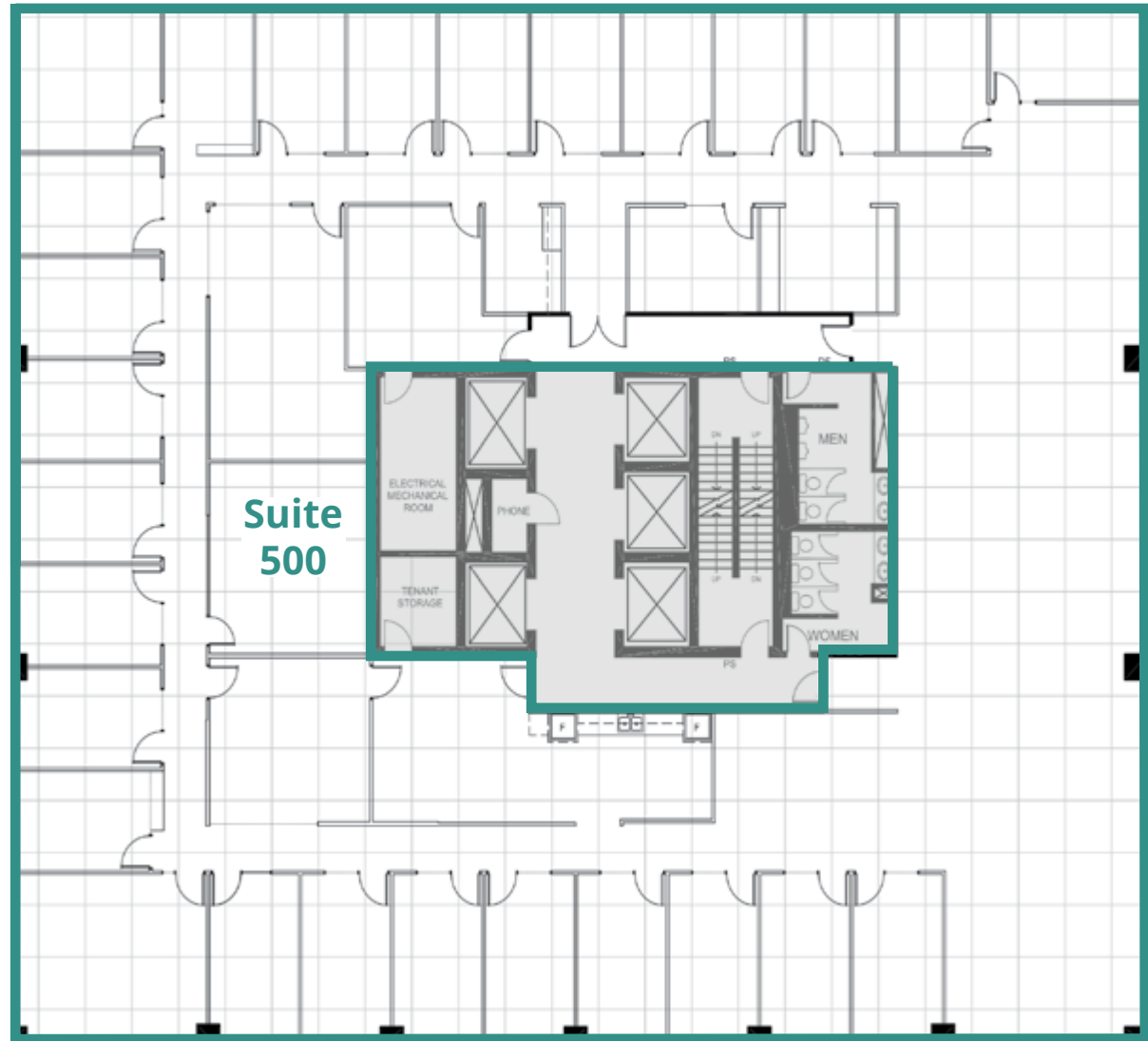
- 3 exterior offices
- boardroom
- kitchen
- reception



# Floor Plans

## Floor 5

12,354 SF



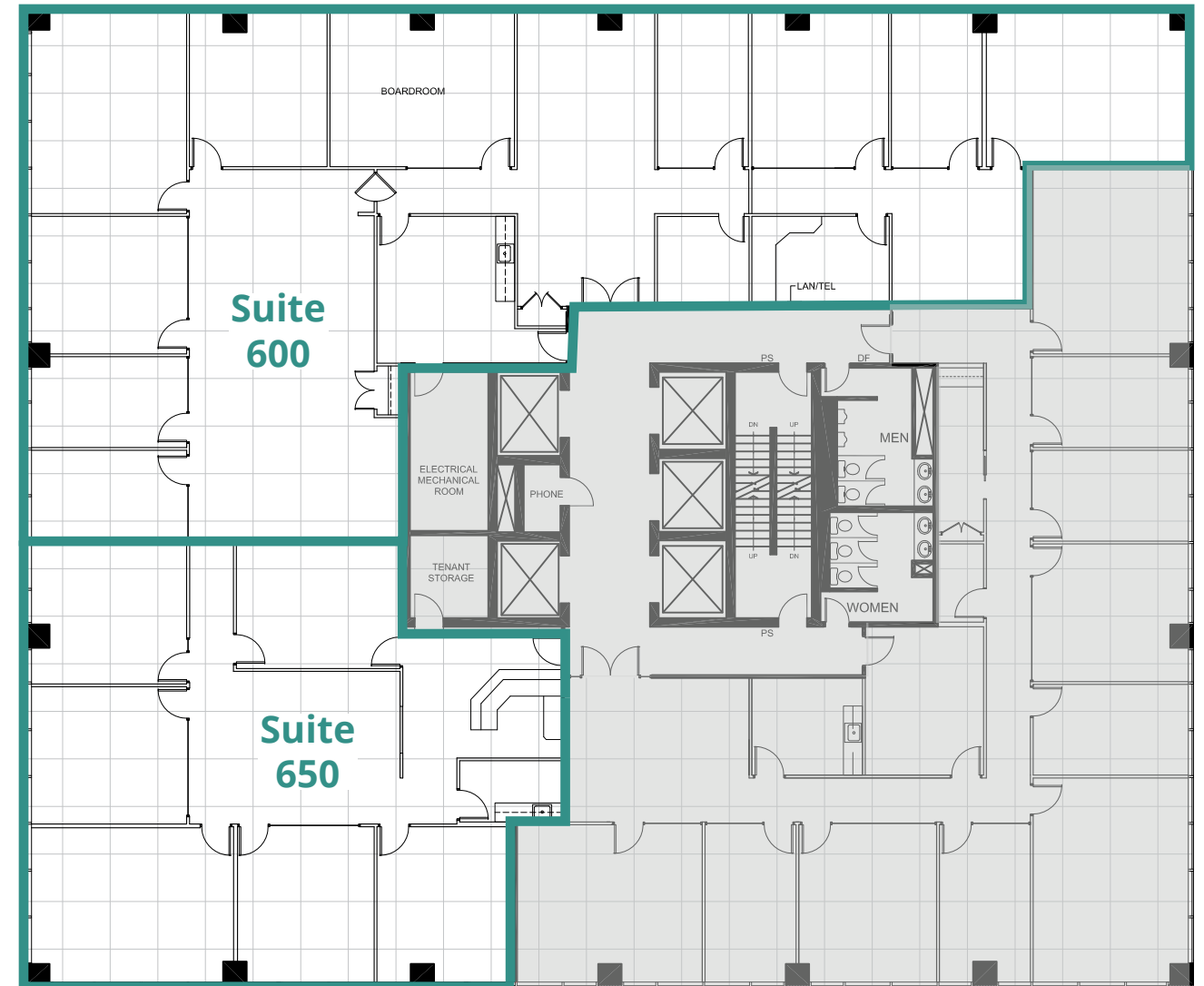
**Suite 500 | 12,354 SF**

- 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

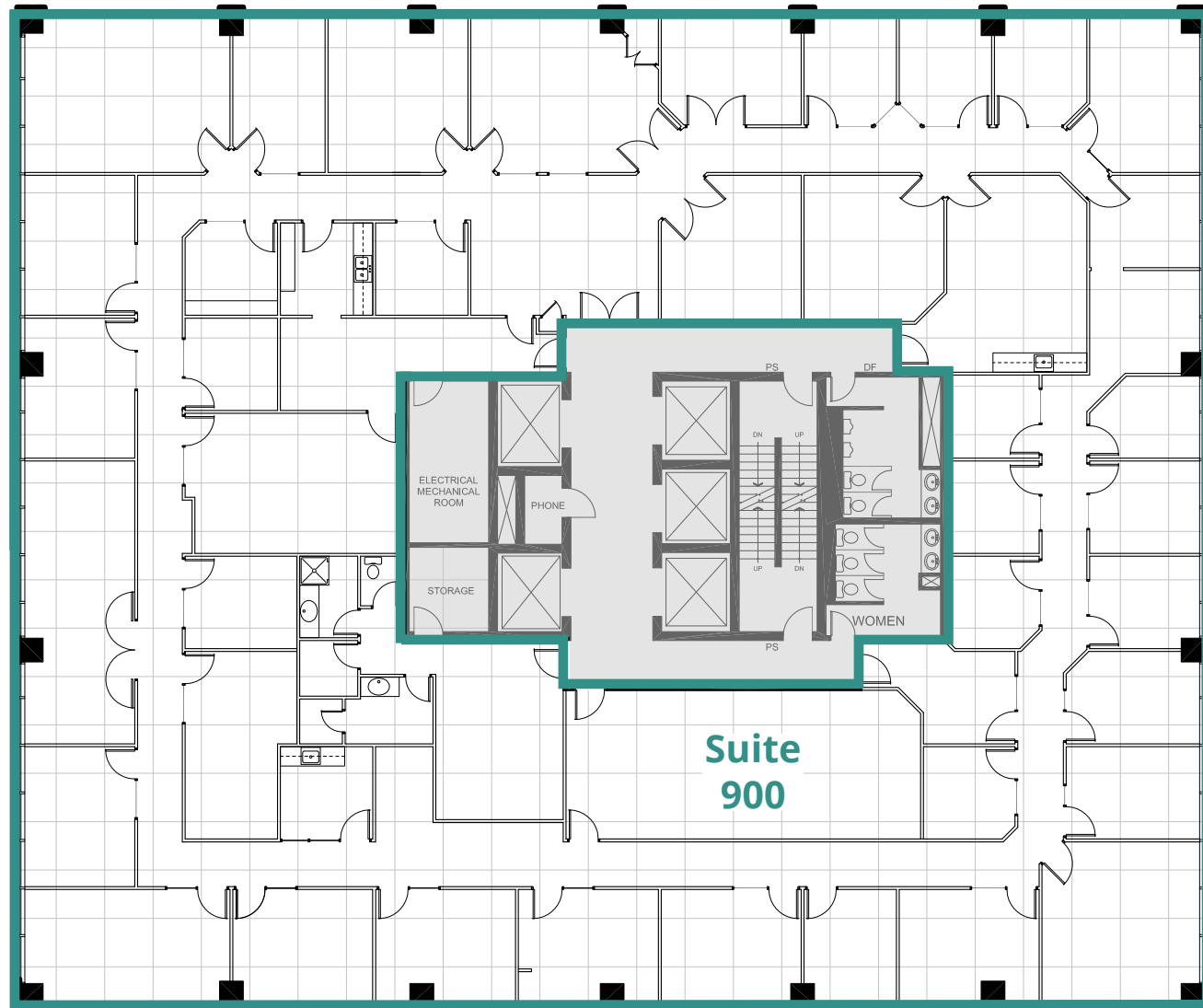
- 4 exterior offices
- 1 interior office
- boardroom
- kitchen
- reception

Available on 30 Days Notice

# Floor Plans

## Floor 9

12,354 SF



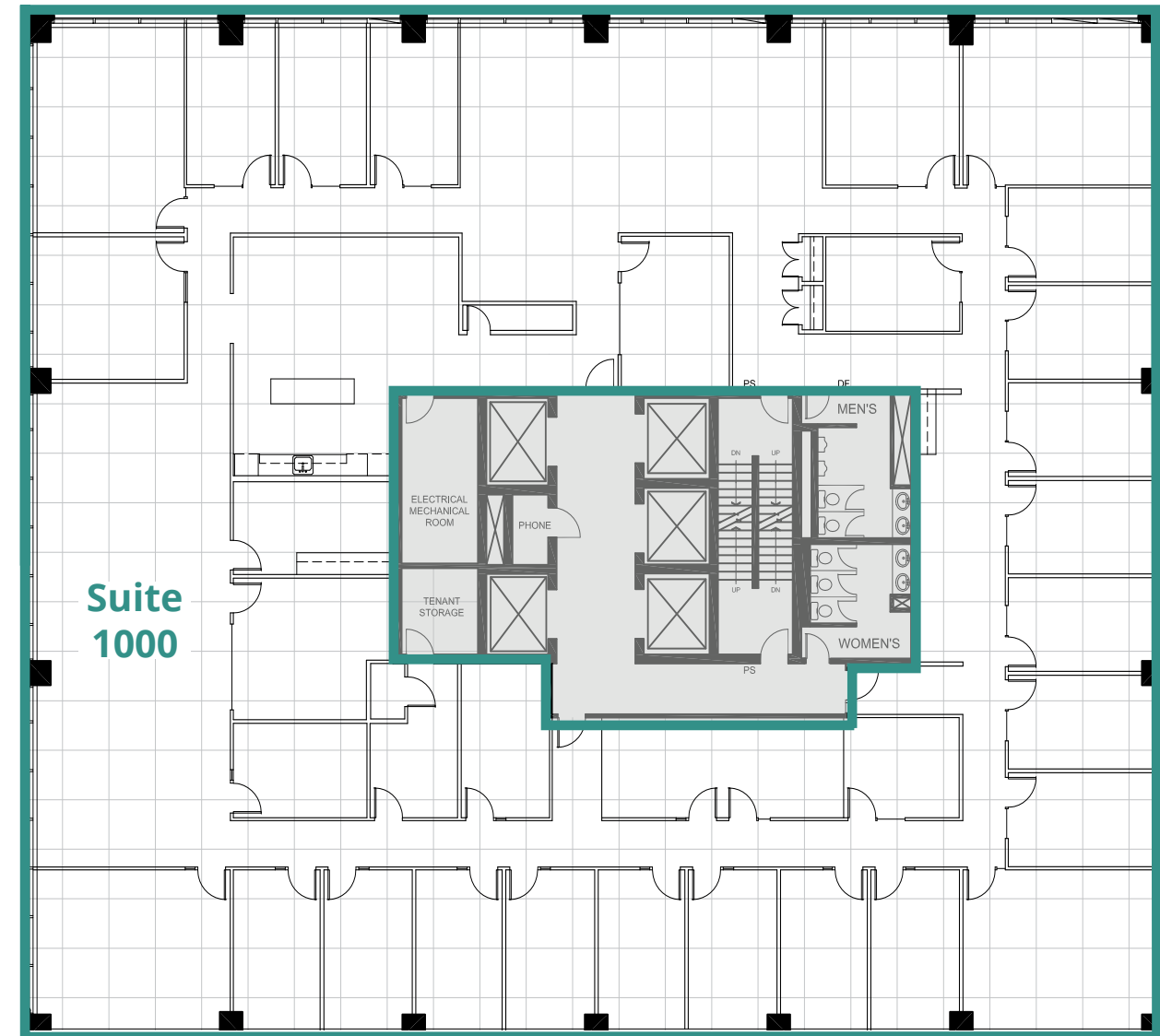
### Suite 900 | 12,354 SF

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

# Floor Plans

## Floor 10

12,354 SF



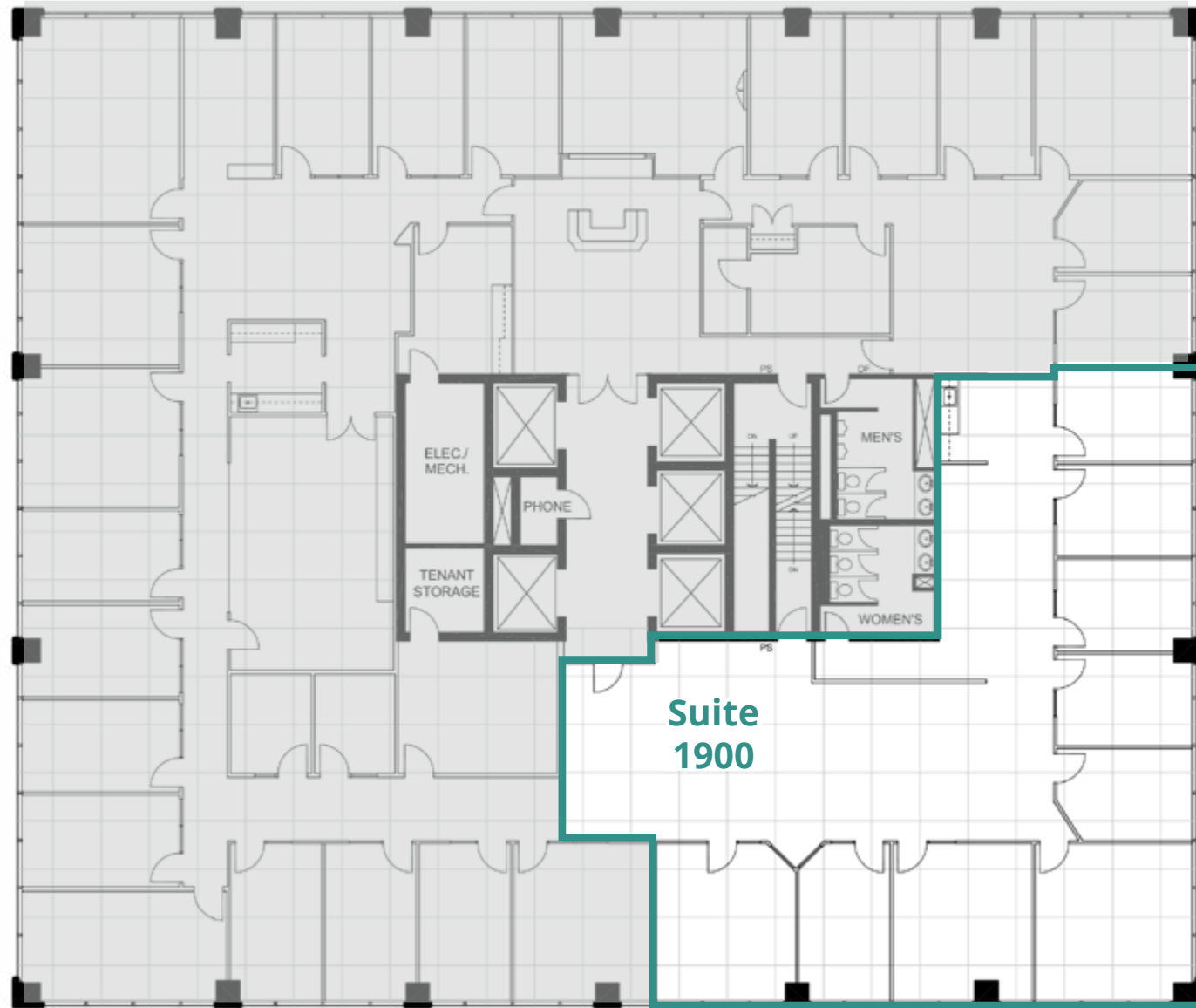
### Suite 1000 | 12,354 SF

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

# Floor Plans

## Floor 19

3,800 SF



Suite 1900 | ~3,800 SF

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

# Surrounding Area



SLATE

Colliers



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