



For Lease

1015 - 4th Street SW, Calgary, Alberta

Opportunity

12-story office building centrally located in the Beltline, offering convenient access to the financial core. This property is within walking distance of the 4th and 3rd street C-train stations, hotels, restaurants, a variety of retail amenities and the +15 pathway system.

Contact

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Senior Manager, Leasing

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Opportunity

1015 – 4th Street SW
Calgary, Alberta

Features

Total Square Footage

123,245 SF

Number of Floors

12

Underground Parking

3 levels

Parking Ratio

1 per 1,900 PSF

Parking Rates

\$375/stall/month

Operating Costs

\$16.80 PSF (Est. 2023)

On-site retail

F45 Fitness, Tim Hortons

Public Transit

Walking Distance

Upgrades

Elevators, lobby areas and washrooms



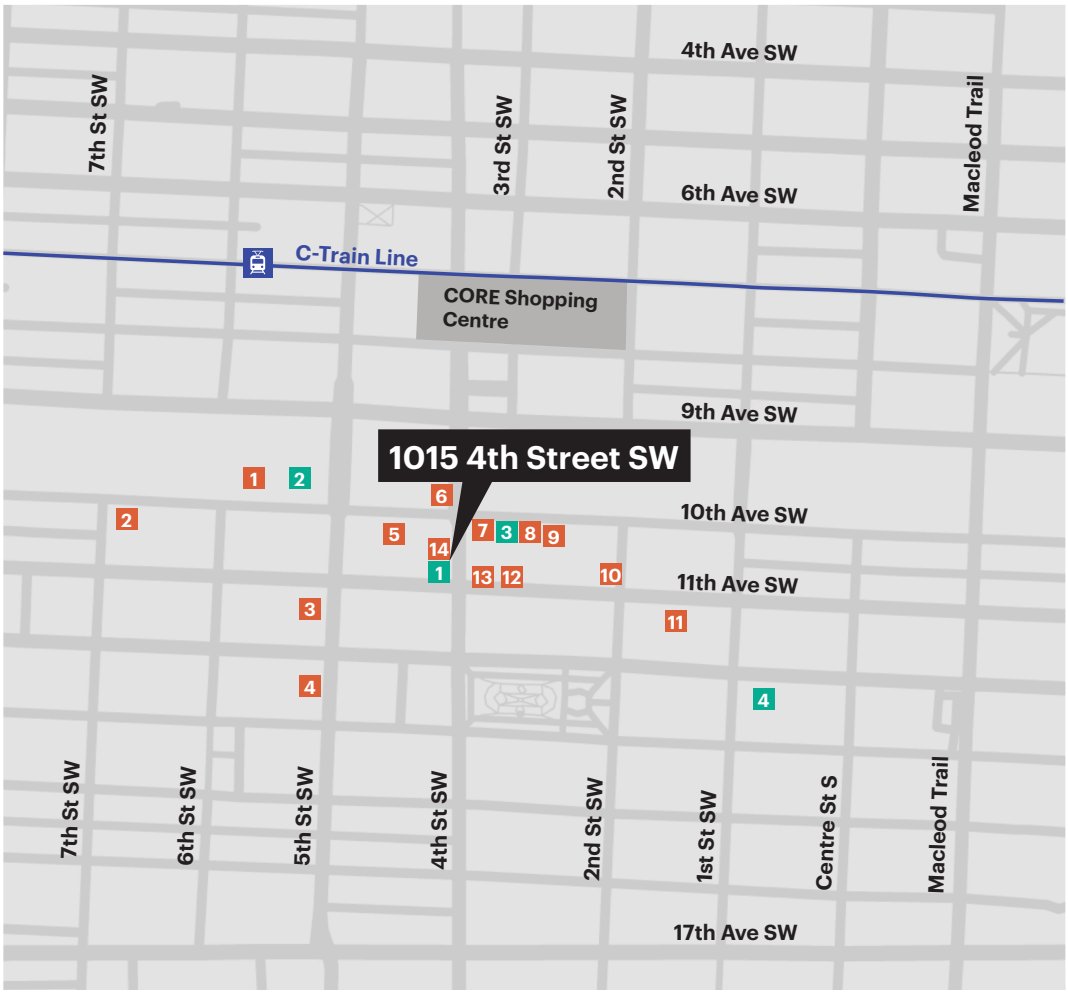
Location

1015 – 4th Street SW
Calgary, Alberta

Driving Times

Downtown Calgary 750M

Calgary International Airport 25mins



Food

- 1. Orchard
- 2. Bridgette Bar
- 3. Last Best Brewing
- 4. Hudsons Canada's Pub
- 5. Pampa Brazilian Steakhouse
- 6. LLuca and Pazzi
- 7. Rodney's Oyster House
- 8. CRAFT Beer Market
- 9. National on 10th
- 10. Vintage Chophouse
- 11. Central Taps + Food
- 12. Quesada
- 13. Subway
- 14. Tim Hortons

Hotel & Fitness

- 1. F45
- 2. Marriot
- 3. UNDRCARD
- 4. Hotel Arts



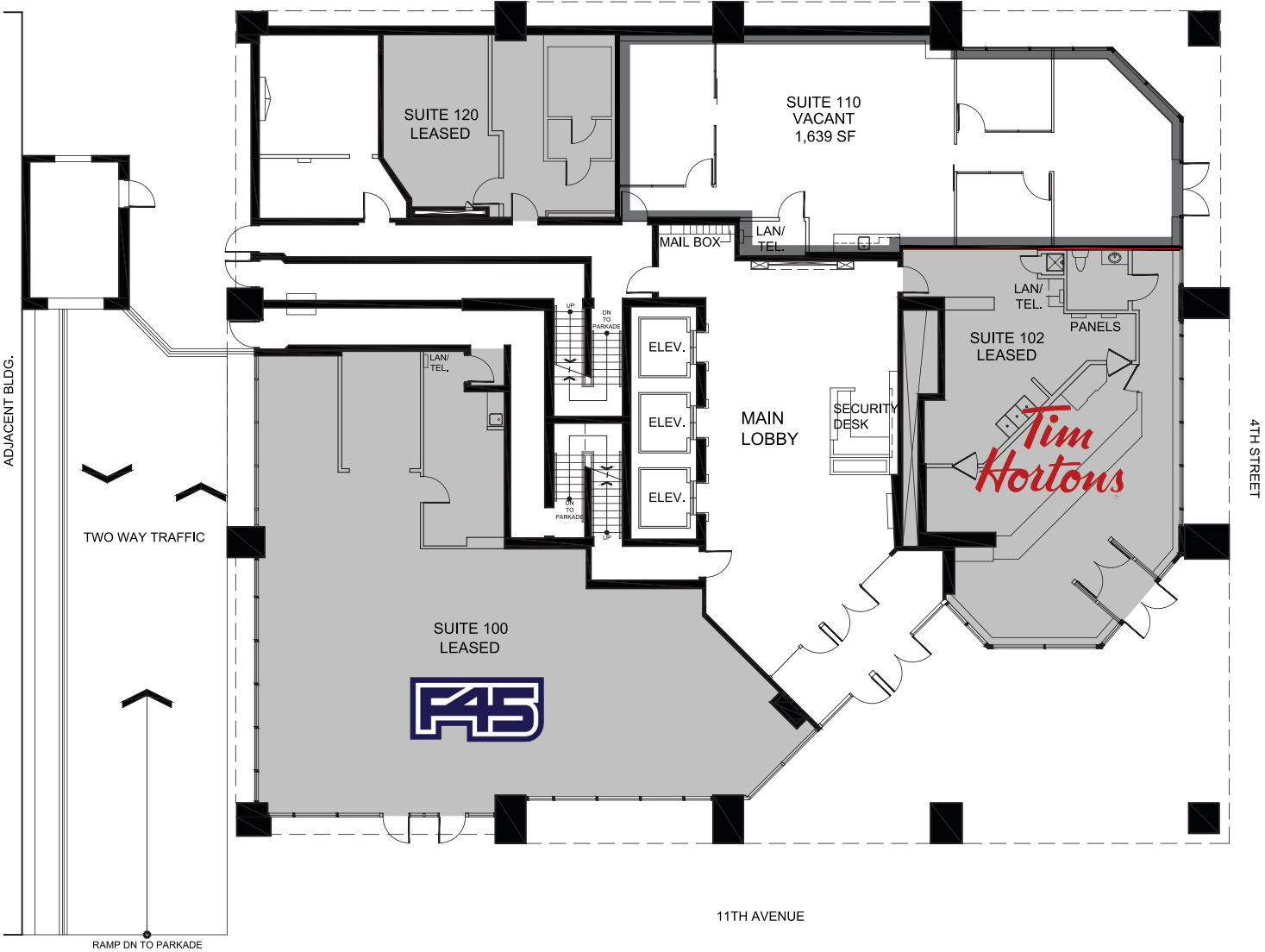
Leasing Opportunities

**1015 – 4th Street SW
Calgary, Alberta**



Suite	SF	Available	Description
110	1,639	January 1, 2023	Prime street front retail opportunity with access from 4th street
200	1,881	Immediately	Open plan space with new carpet and paint
225	1,864	Immediately	Reception, 2 offices, workstation area, boardroom and kitchen
250	2,136	Immediately	Open plan, 2 offices, boardroom and kitchen
260	3,101	Immediately	Show suite - Reception, boardroom, 2 meeting rooms, large open area, kitchen and breakout room/single office
300	7,753	Immediately	21 offices, boardroom, kitchen, reception and server room
330	3,158	Immediately	Boardroom, 4 offices, kitchen, open area with 24 workstations
703	1,821	Immediately	Reception, 4 offices, boardroom and kitchenette
730	2,145	Immediately	Reception, 4 offices, boardroom, open area and kitchen
745	1,046	Immediately	3 offices, kitchen and reception area
750	1,459	February 1, 2023	Reception, 3 offices, boardroom and kitchen
1130	3,078	Immediately	Reception, boardroom, 4 offices, meeting room, kitchen, server room and open area

Main Floor Leasing Opportunities

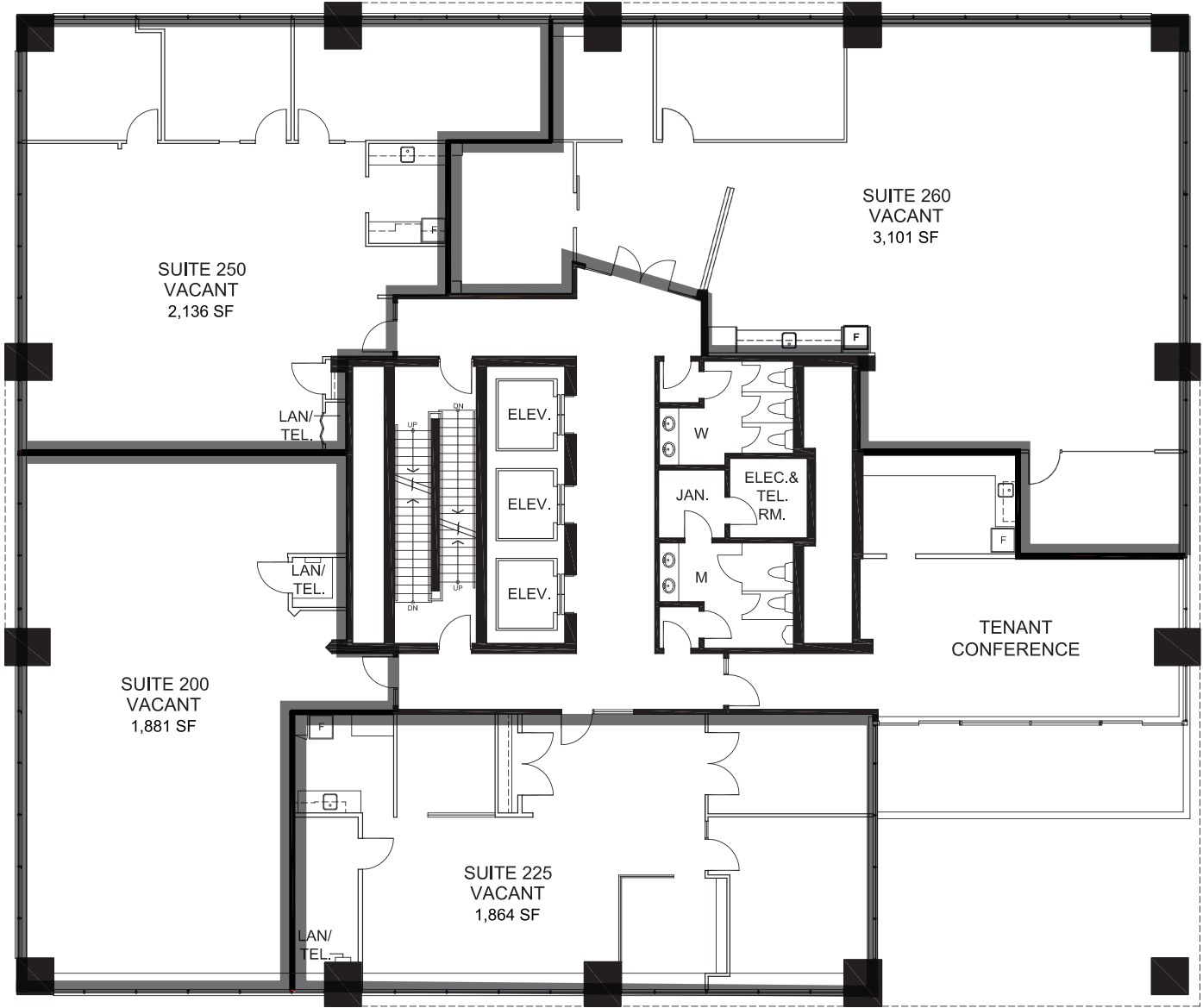


- Available
- Leased



Suite	SF	Available	Description
110	1,639	January 1, 2023	Prime street front retail opportunity with access from 4th street

Second Floor Leasing Opportunities



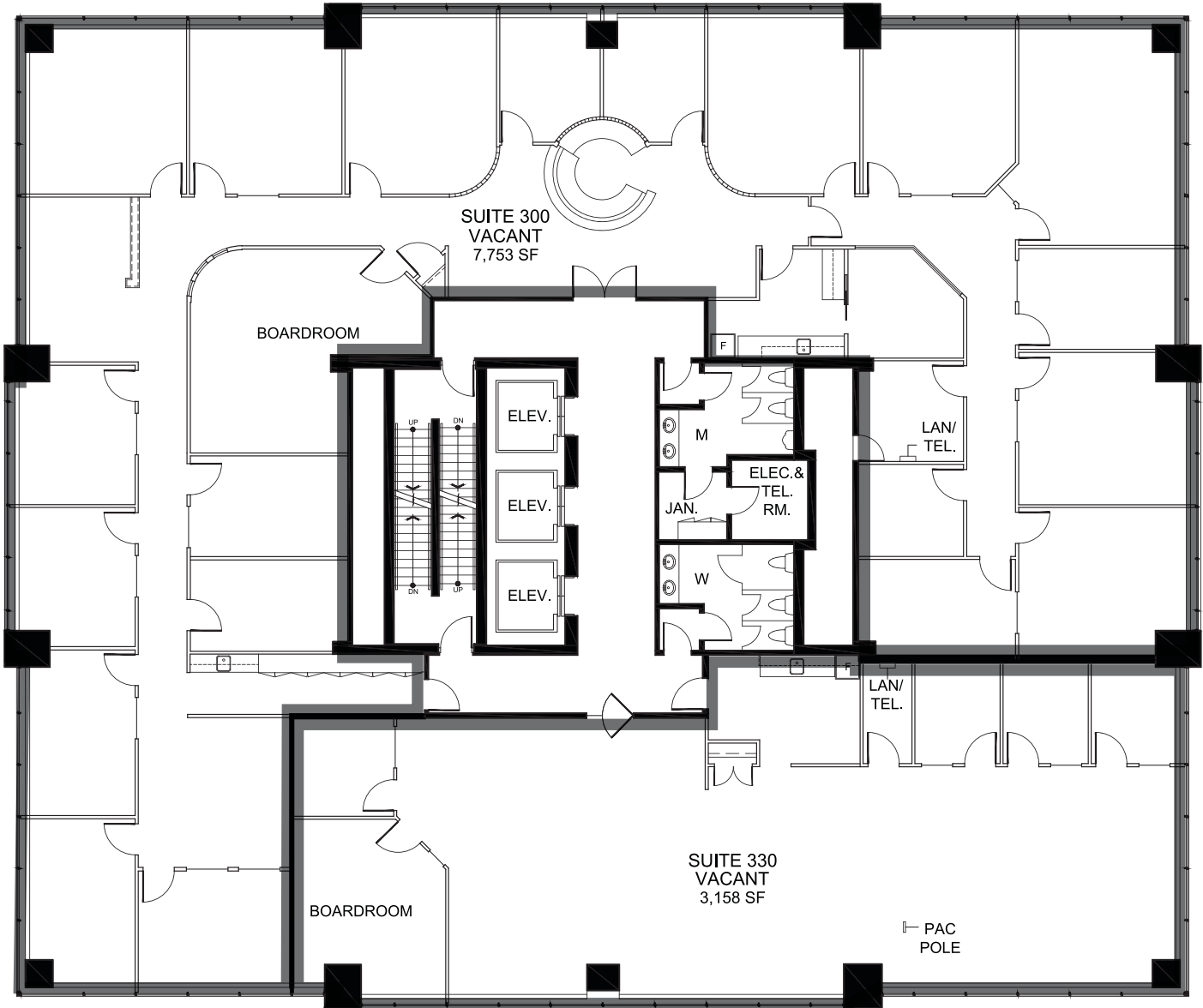
- Available
- Leased

Suite	SF	Available	Description
200	1,881	Immediately	Open plan space with new carpet and paint
225	1,864	Immediately	Reception, 2 offices, workstation area, boardroom and kitchen
250	2,136*	Immediately	Open plan, 2 offices, boardroom and kitchen
260	3,101*	Immediately	Show suite - Reception, boardroom, 2 meeting rooms, large open area, kitchen and breakout room/single office

*contiguous for up to 5,237 SF



Third Floor Leasing Opportunities



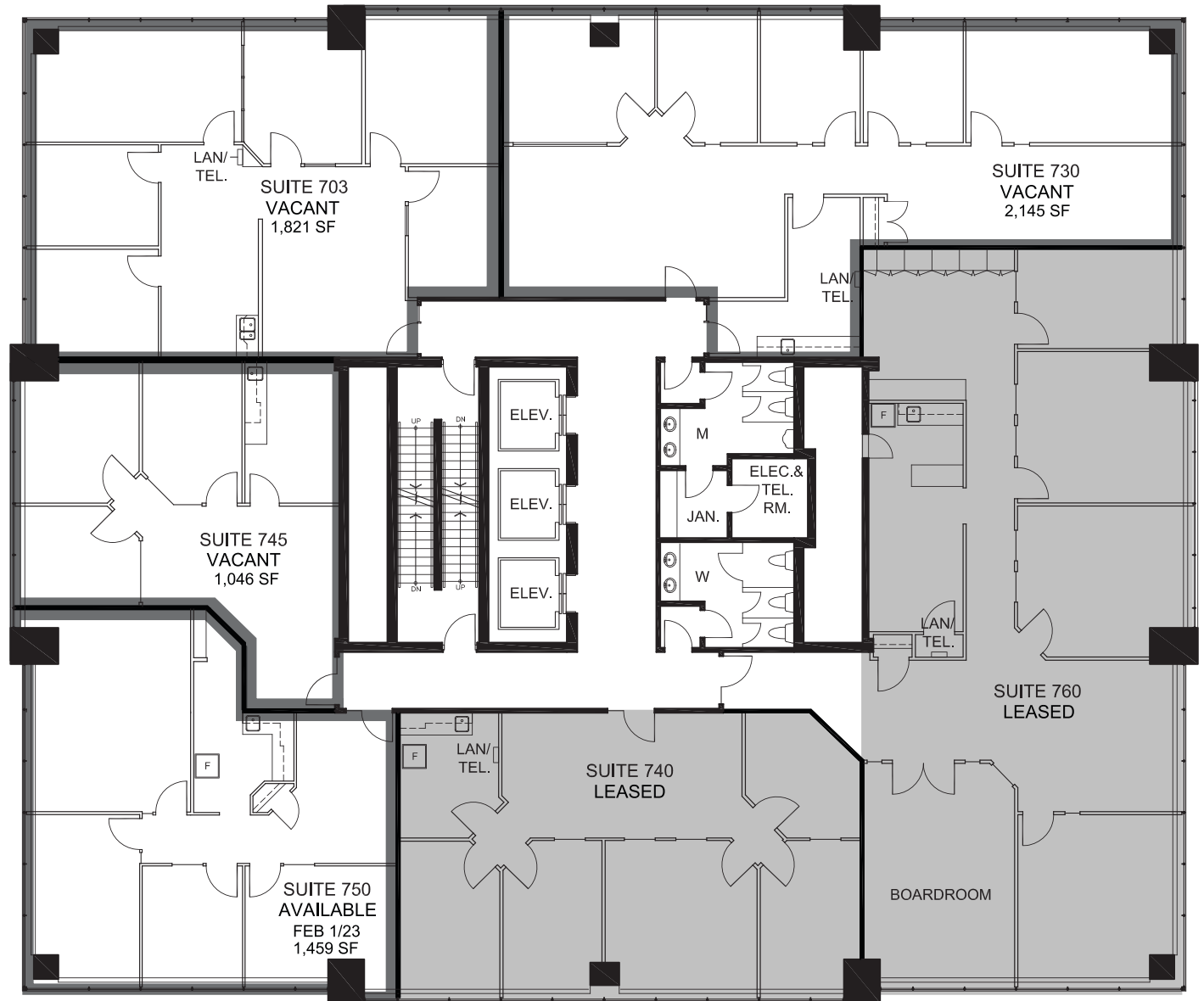
- Available
- Leased

Suite	SF	Available	Description
300	7,753*	Immediately	21 offices, boardroom, kitchen, reception and server room
330	3,158*	Immediately	Boardroom, 4 offices, kitchen, open area with 24 workstations



*contiguous for up to 10,911 SF

Seventh Floor Leasing Opportunities



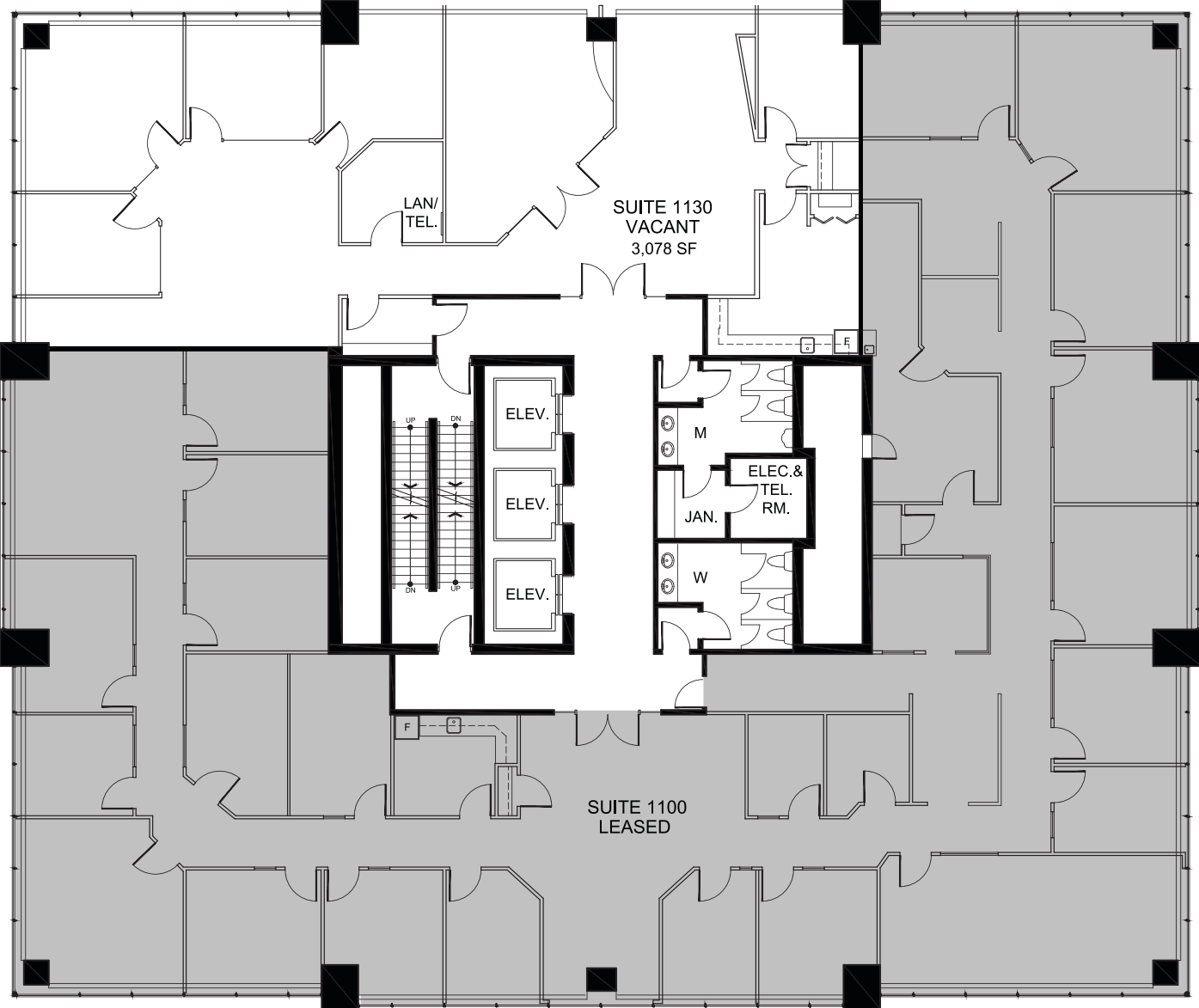
- Available
- Leased

Suite	SF	Available	Description
703	1,821*	Immediately	Reception, 4 offices, boardroom and kitchenette
730	2,145*	Immediately	Reception, 4 offices, boardroom, open area and kitchen
745	1,046*	Immediately	3 offices, kitchen and reception area
750	1,459*	February 1, 2023	Reception, 3 offices, boardroom and kitchen

*contiguous for up to 6,471 SF



Eleventh Floor Leasing Opportunities



- Available
- Leased

Suite	SF	Available	Description
1130	3,078	Immediately	Reception, boardroom, 4 offices, meeting room, kitchen, server room and open area



17,500 homes

**8.5 million sf of
commercial**

7,400 acres of land

For Leasing Inquiries

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