

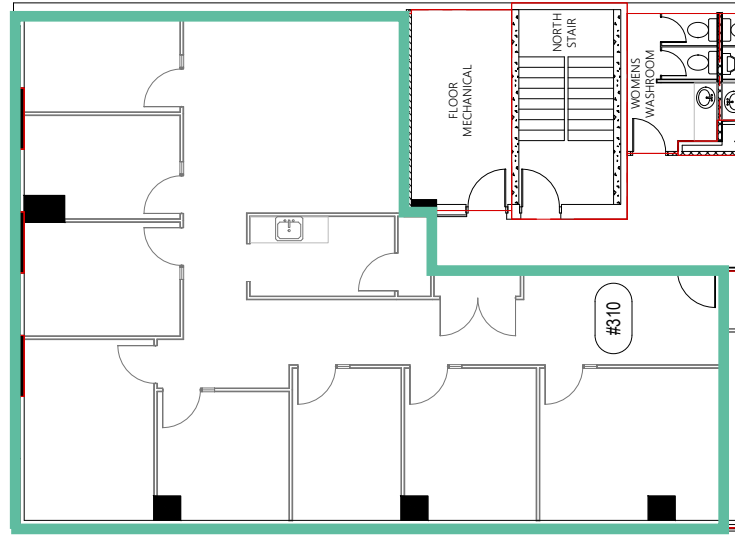
For Lease | Office Space

744 -4th Avenue SW  
Calgary, AB

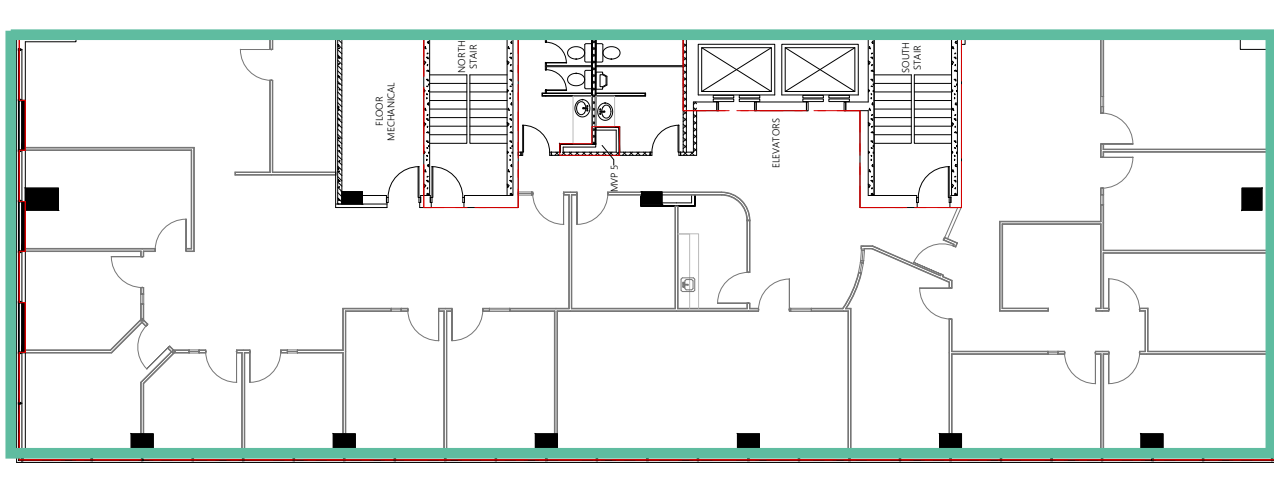
**AVISON  
YOUNG**

Downtown Office Space  
**744 - 4th Avenue SW, Calgary, AB**

Suite 310: | 2,308 SF

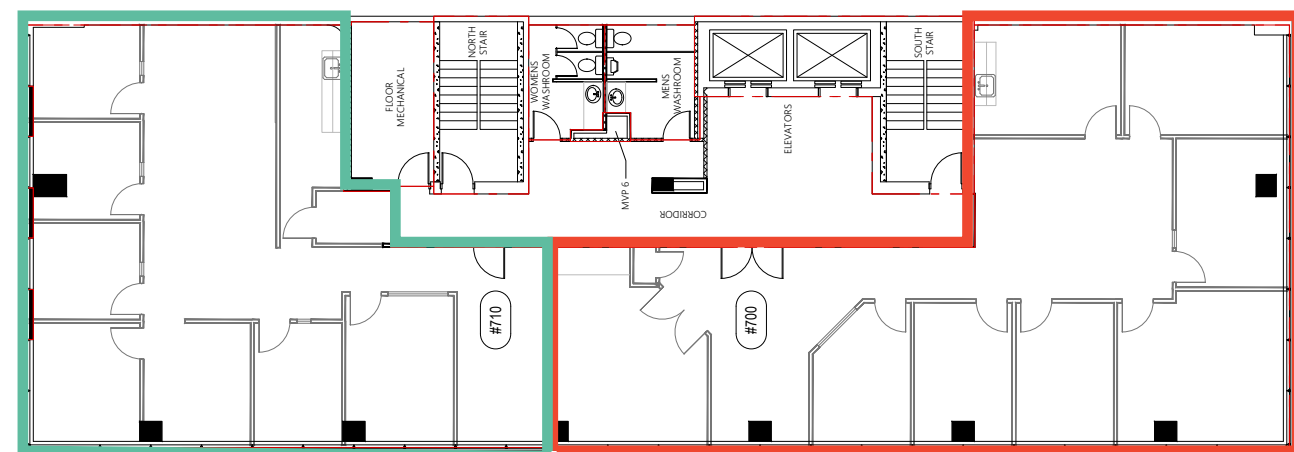


Suite 600 | 4,867 SF



Suite 710 | 2,189 SF

Suite 700 | 2,677 SF



## Great downtown office space available for lease

- Newly built out
- Across the street from direct access to the +15 system
- Three blocks to the LRT
- Close to amenities and within walking distance to the Bow River Pathway system
- Café on Main floor

## Get more information

**Eric Horne, Principal**  
403 232 4339  
eric.horne@avisonyoung.com

**Jason Kopchia, Associate**  
587 293 3361  
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Calgary, AB T2P 1G1  
403 262 3082

avisonyoung.com

**For Lease | Office Space**

744 -4th Avenue SW  
Calgary, AB

**Lease Space**

Suite	Size	Available
310	2,308 sf	Immediately
600	4,867 sf	Immediately
700	2,677 sf	Immediately
710	2,189 sf	Immediately
900	4,867 sf	Immediately
1000	2,134 sf	Immediately
1005	1,124 sf	Immediately
1100	4,867 sf	Immediately

**Term Expiry**

Flexible

**Parking:**

Ample off site parking available

**Tenant Improvement:**

Negotiable

**Rental Rate:**

Market

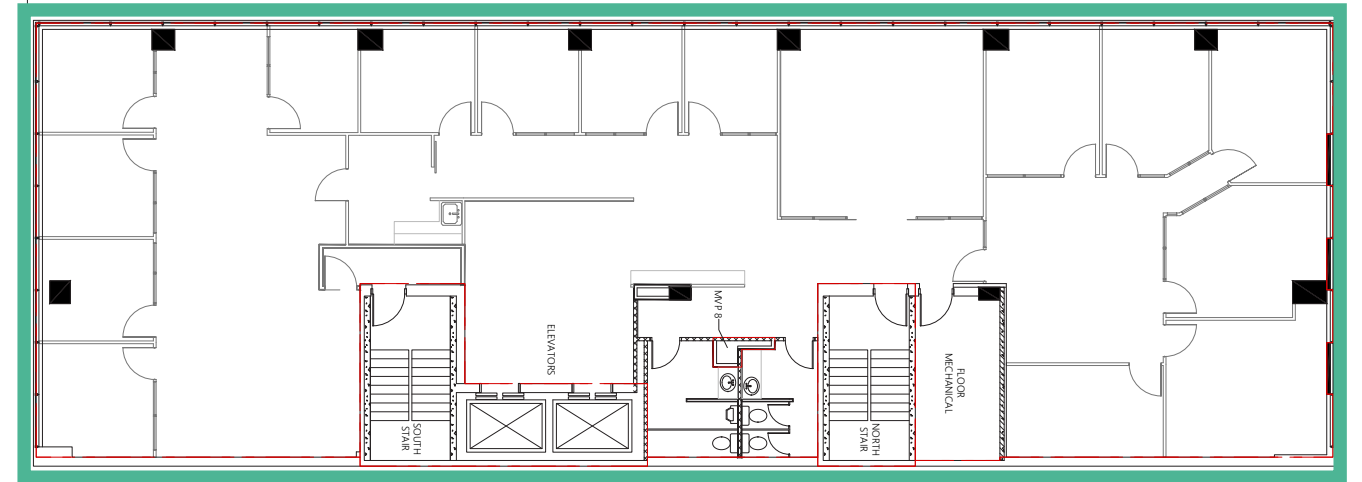
**Op Costs:**

\$13.85 psf (2021 est.)

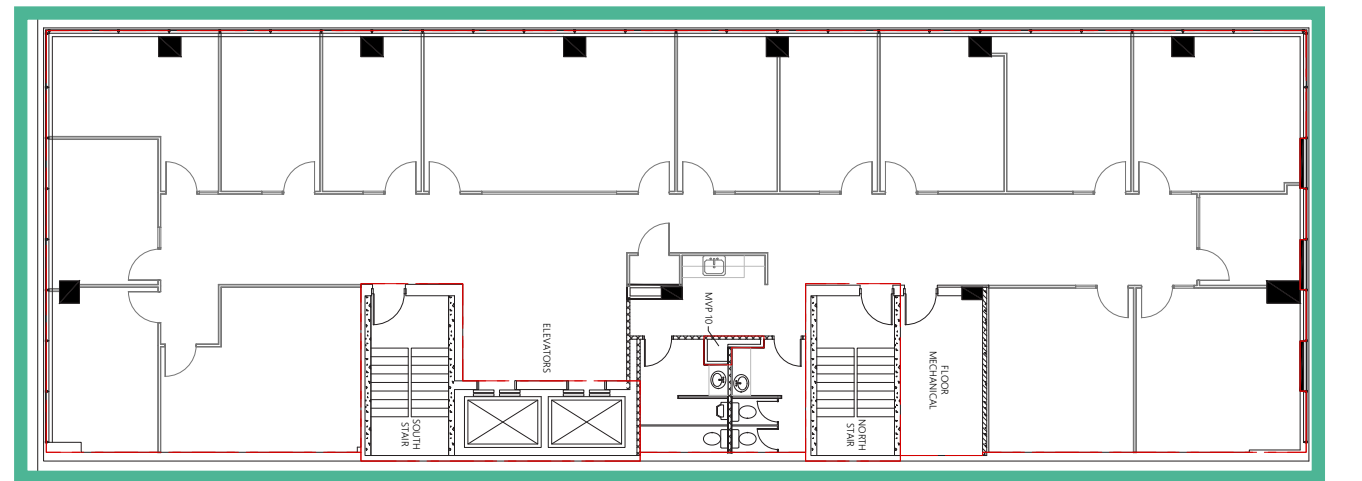
**For Lease | Office Space**

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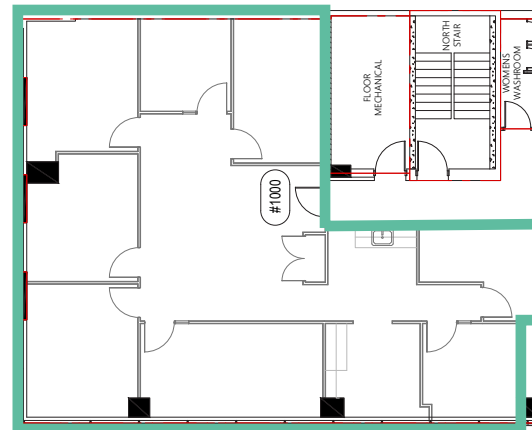
Suite 900 | 4,867 SF



Suite 1100 | 4,867 SF



Suite 1000 | 2,134 SF



Suite 1005 | 1,124 SF

