

RETAIL SPACE FOR LEASE



THE AMPERSAND

140 & 144 4 Avenue SW, Calgary, Alberta

Retail Availability:

Suite 110W - 4,436 SF

Suite 130N - 724 SF (demisable)

TAURUSGROUP.COM

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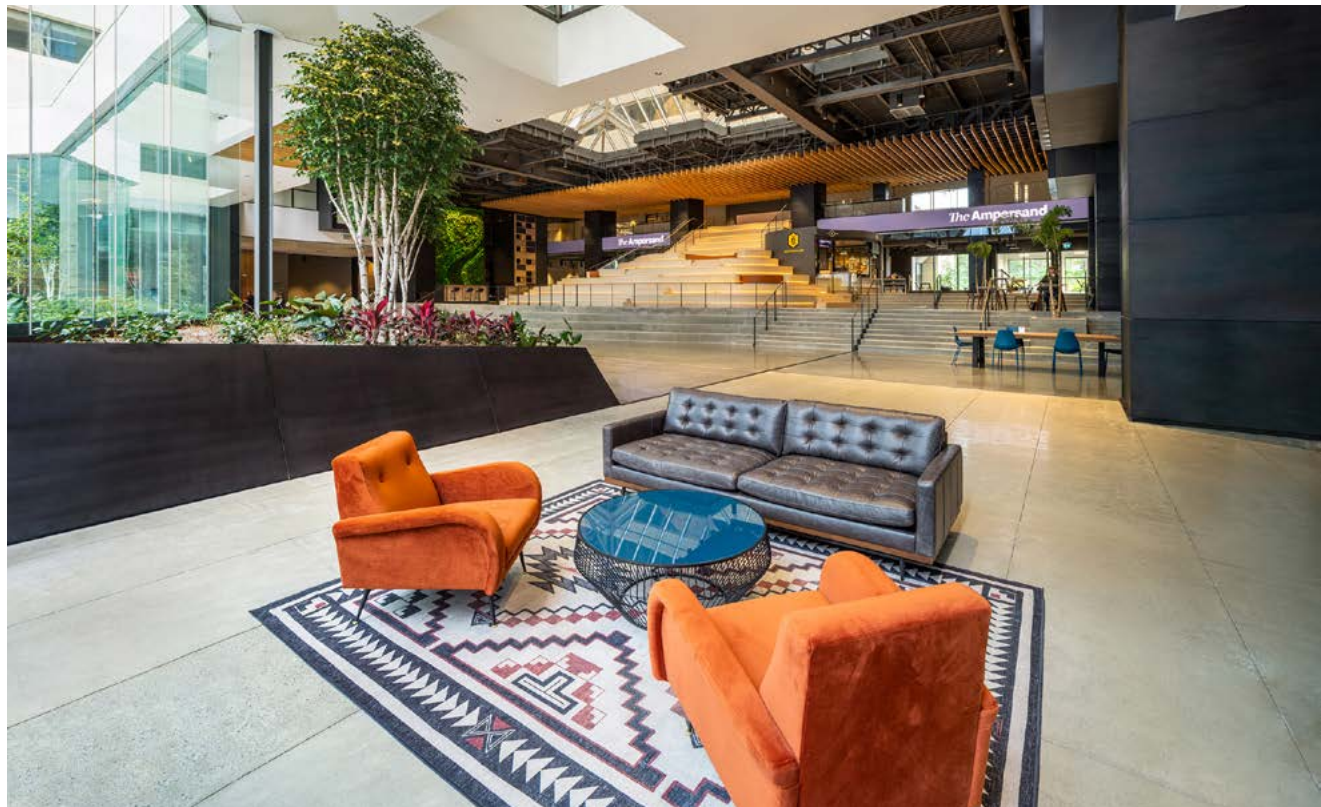


ABOUT

BUILDING HIGHLIGHTS

The Ampersand is an A-class complex featuring three towers - showcasing over 1 million square feet. The three office towers are connected by a 20,000 square foot, glass atrium which was renovated to include a library, social stair, café and food market.

- Connected to the TransCanada building and The Harmony Parkade (formerly known as James Short) through the Plus 15
- Offers 60,000 square feet of amenities, dedicated for the building's tenants
- Targeted uses include: restaurant, convenience, hair & beauty

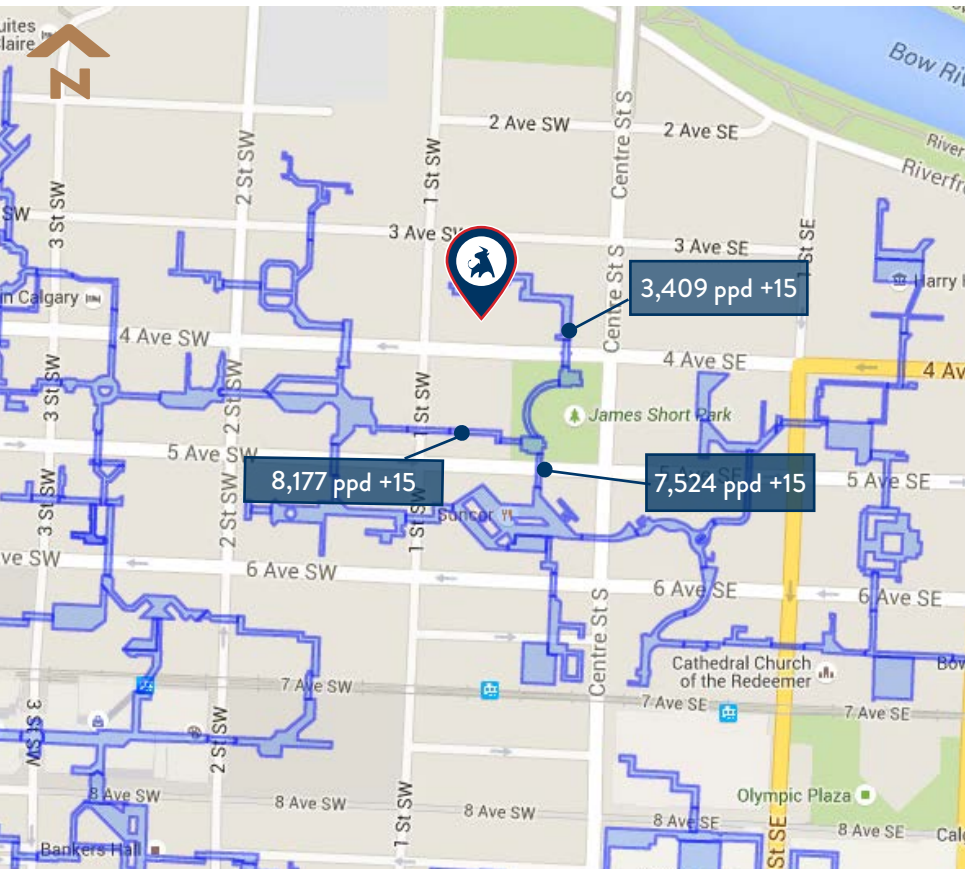


ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Conveniently located in the downtown Calgary commercial district - steps away from Chinatown, Eau Claire the Bow River pathway and East Village
- Three blocks from LRT and serviced by multiple bus routes surrounding the development
- Daily Plus 15 traffic counts of 3,409 from the TransCanada Building and Harmony Parkade (867 stalls)





*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON AN 80% OCCUPIED BASIS

COMMUNITY DEMOGRAPHIC DATA



RESIDENTIAL POPULATION

Downtown: 18,980
 Calgary: 1,306,784



DAYTIME POPULATION

Downtown: 110,062
 1 Block Radius: 8,629



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 1,075,000 sq ft

LANDLORD

Aspen Properties

ZONING

CR20 - C20/R20

PARKING

Two underground parkades - 648 stalls
1 stall per 1,875 sq ft

MUNICIPAL ADDRESS

140 & 144 4 Avenue SW, Calgary, AB

YEAR BUILT

1981; Renovated 2020

LEGAL DESCRIPTIONS

Plan: 9212003 Plan: C
Block: 15 Block: 15
Lot: 1A Lot: 10-15 & 25-31



ADDITIONAL RENT 2024 ESTIMATES

EAST TOWER

Operating Costs	\$ 17.49 PSF
Property Tax	\$ 3.54 PSF
Total	\$ 21.03 PSF

NORTH/WEST TOWER

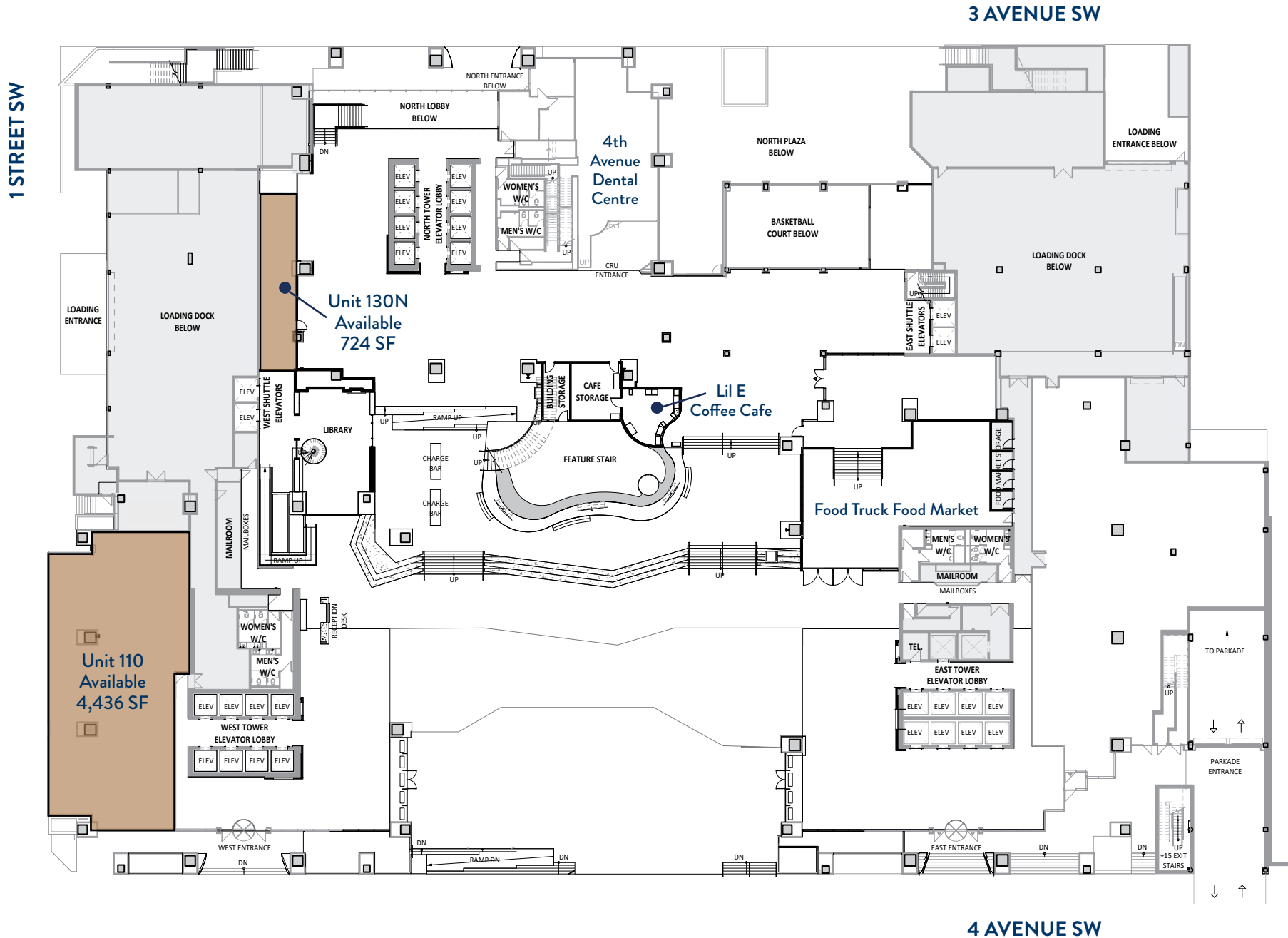
Operating Costs	\$ 18.50 PSF
Property Tax	\$ 3.28 PSF
Total	\$ 21.78 PSF

Premises Utilities Separately Metered
Management Fee Included

TENANTS

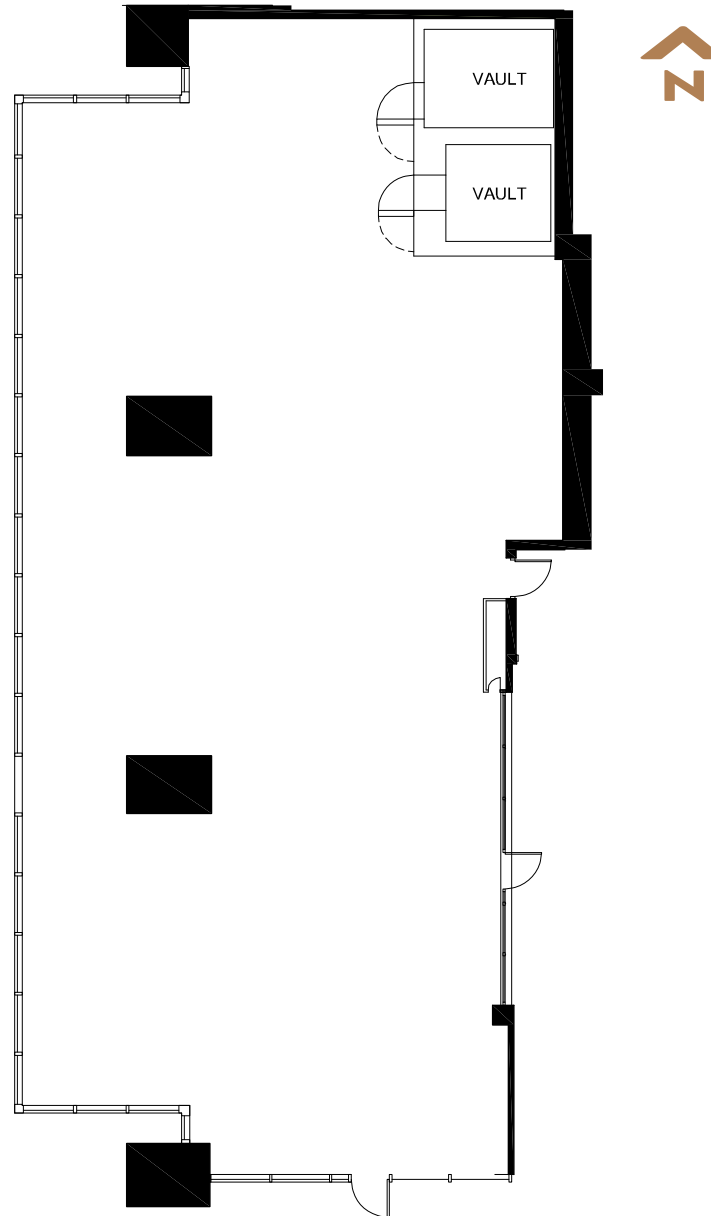


MAIN FLOOR



UNIT PLAN

UNIT #110



UNIT

110

RETAIL AREA

4,436 Square Feet

CEILING HEIGHT

15' Floor to Ceiling

POWER

225A, 208V, 3Phase, 4 wire

HVAC

8,000 CFM

WATER

As Required

GAS

As Required

SEWER

As Required

GARBAGE

West Loading Dock

LOADING

Access to West loading dock and two west tower service elevators.

STORAGE

Available upon request

CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

