

RETAIL SPACE FOR LEASE



THE AMPERSAND

140 & 144 4 Avenue SW, Calgary, Alberta

Retail Availability:

Suite 130N - 724 SF (demisable)

BERNIE BAYER

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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

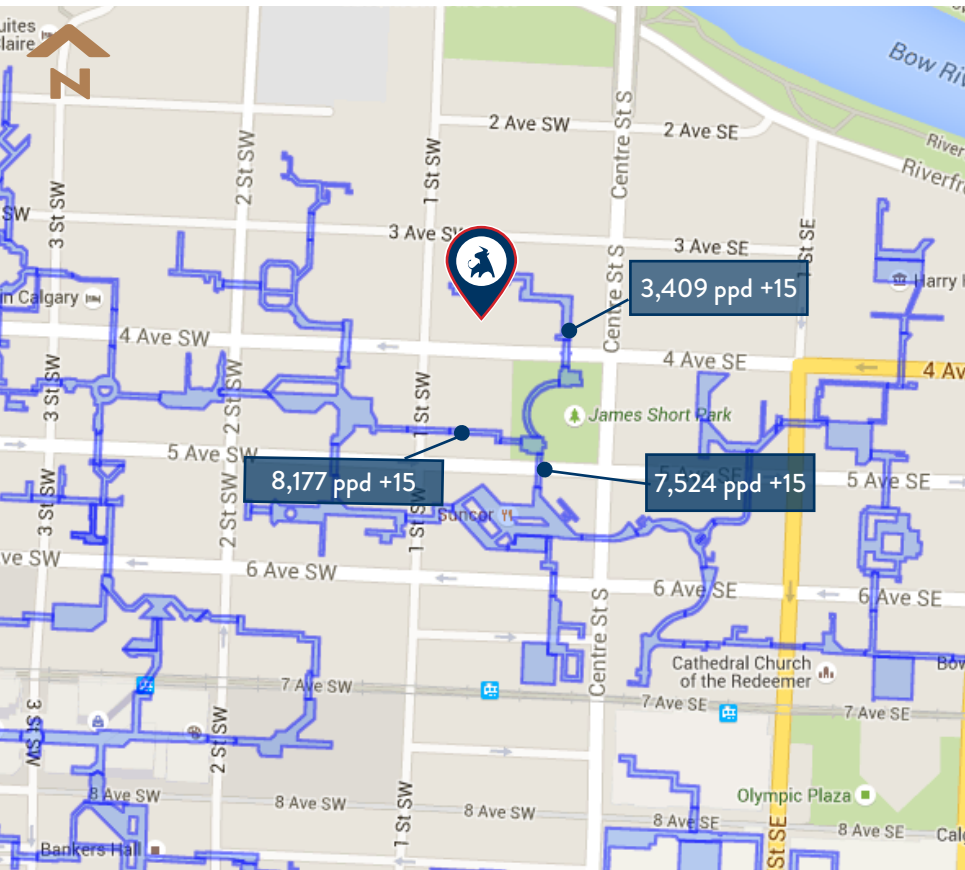


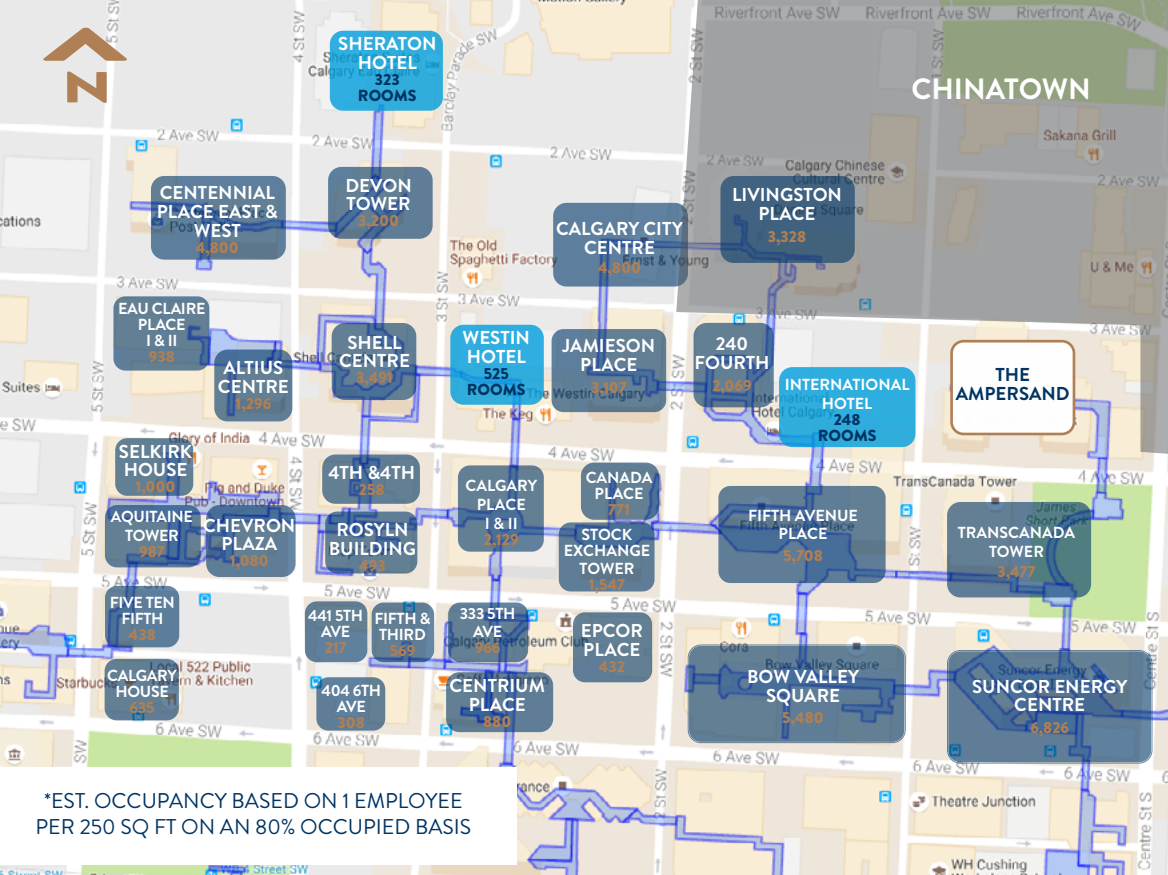
ABOUT

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)





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 2025 ESTIMATES

NORTH/WEST TOWER

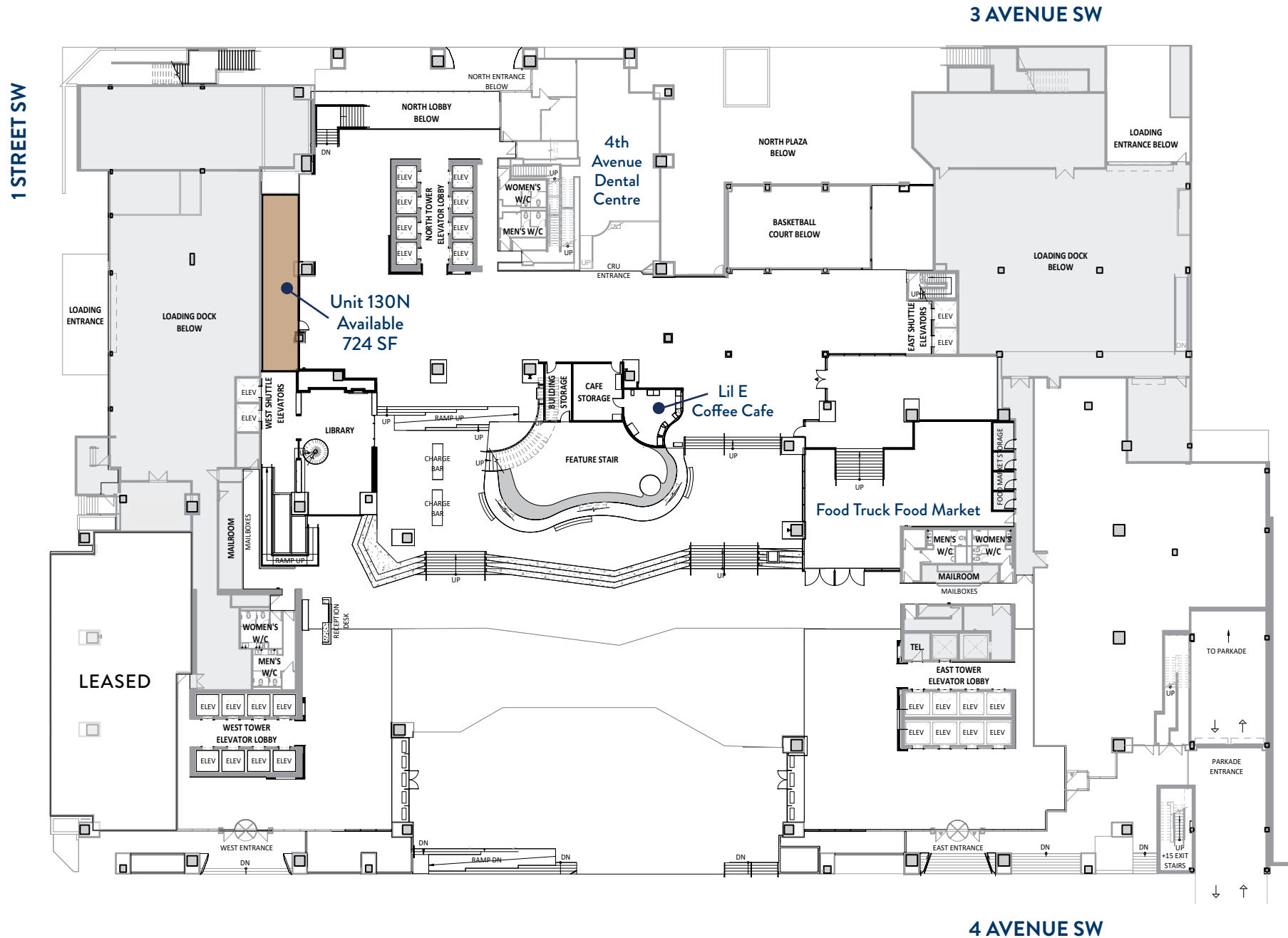
Operating Costs	\$ 18.97 PSF
Property Tax	\$ 3.28 PSF
Total	\$ 22.25 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

TENANTS



MAIN FLOOR



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.

