

RETAIL SPACE FOR LEASE



THE AMPERSAND

140 & 144 4 Avenue SW, Calgary, Alberta

BERNIE BAYER

Direct: (403) 206-2131
bbayer@taurusgroup.com

Retail Availability:

Suite 130N - 724 SF (demisable)

TAURUSGROUP.COM

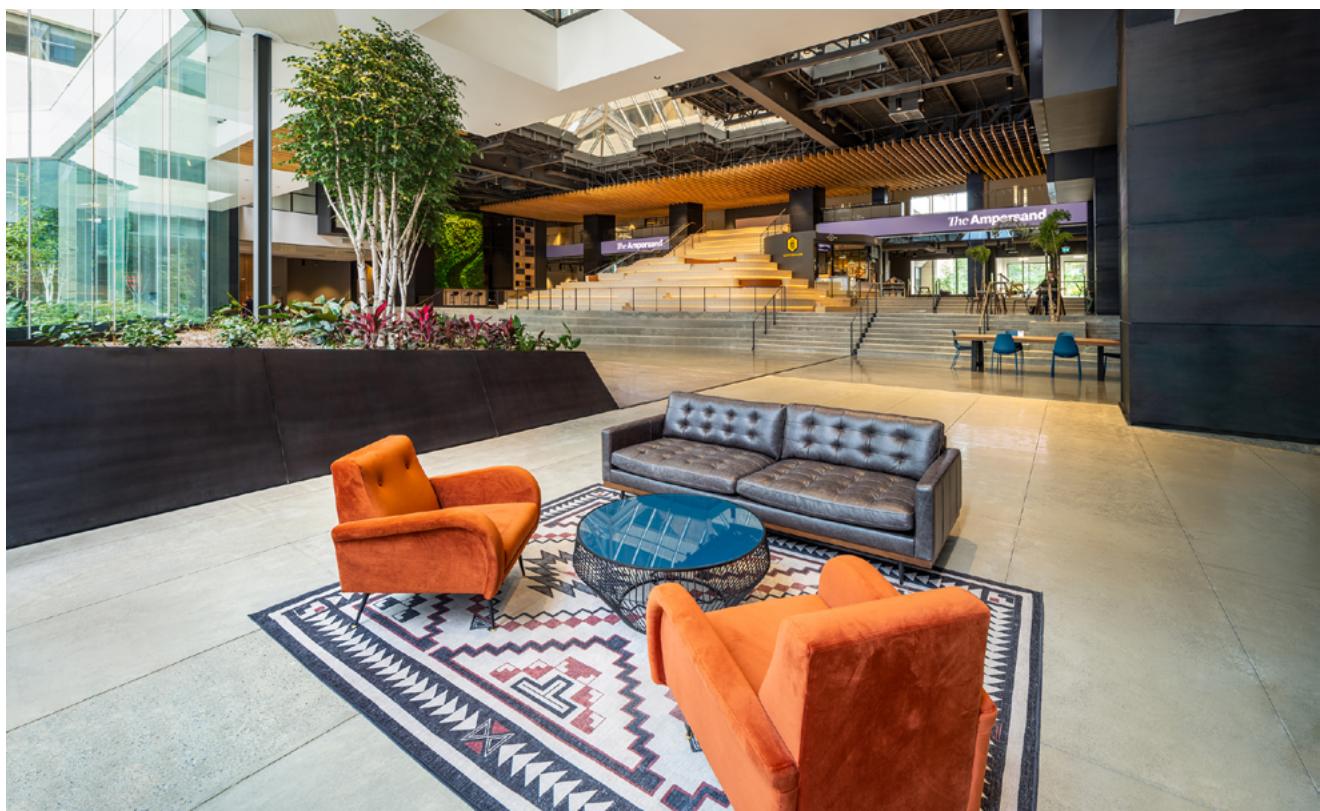

TAURUS
PROPERTY GROUP

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

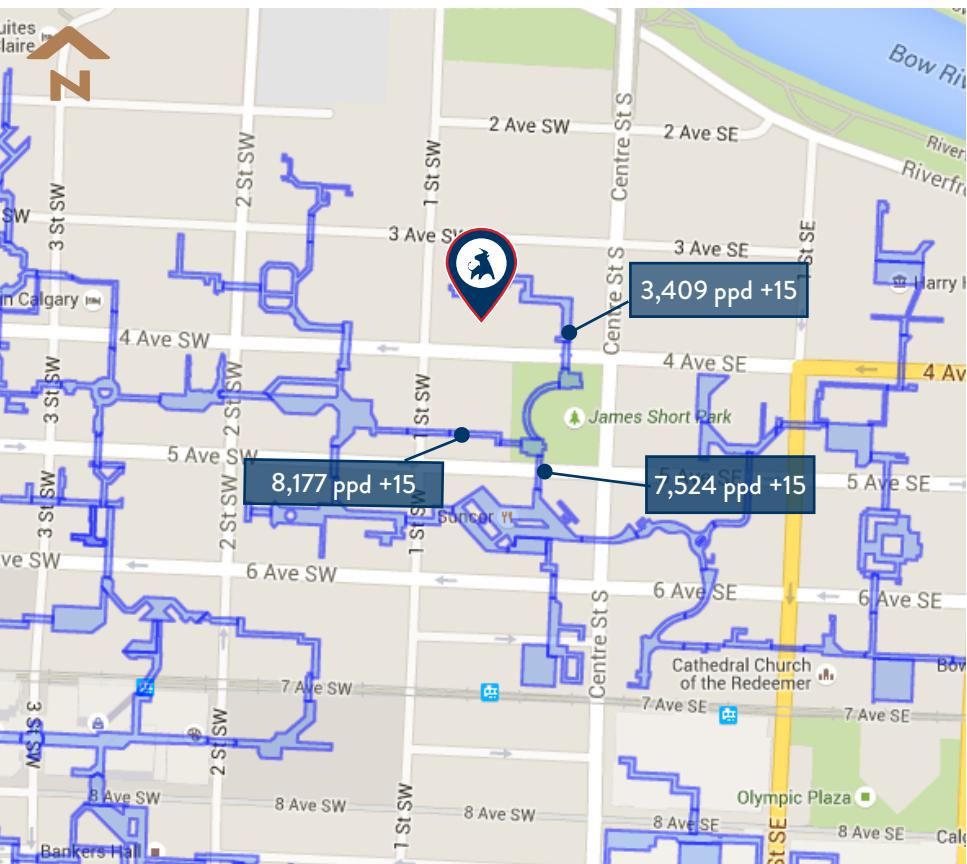


ABOUT

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

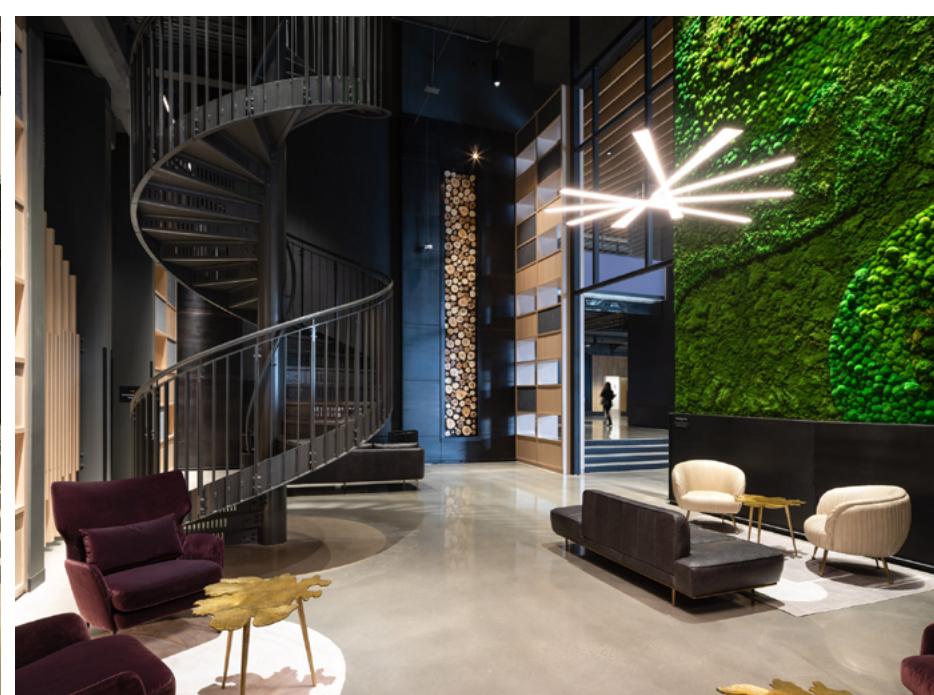
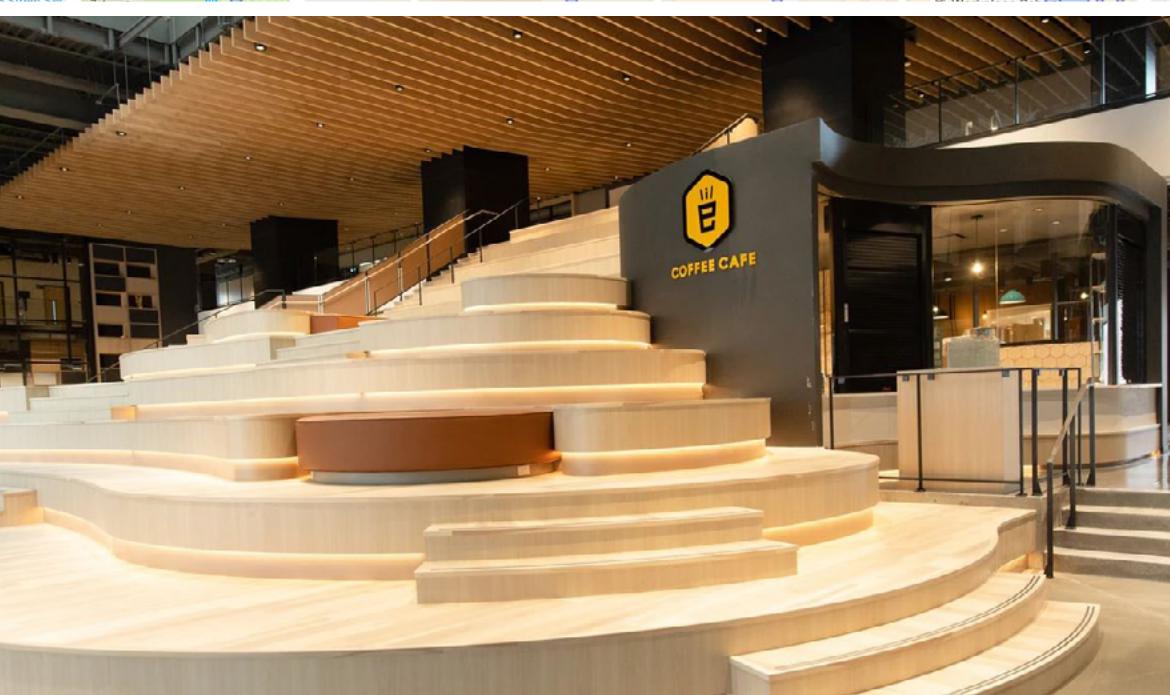


Downtown: 18,980
Calgary (2025): 1,688,000

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



TENANTS

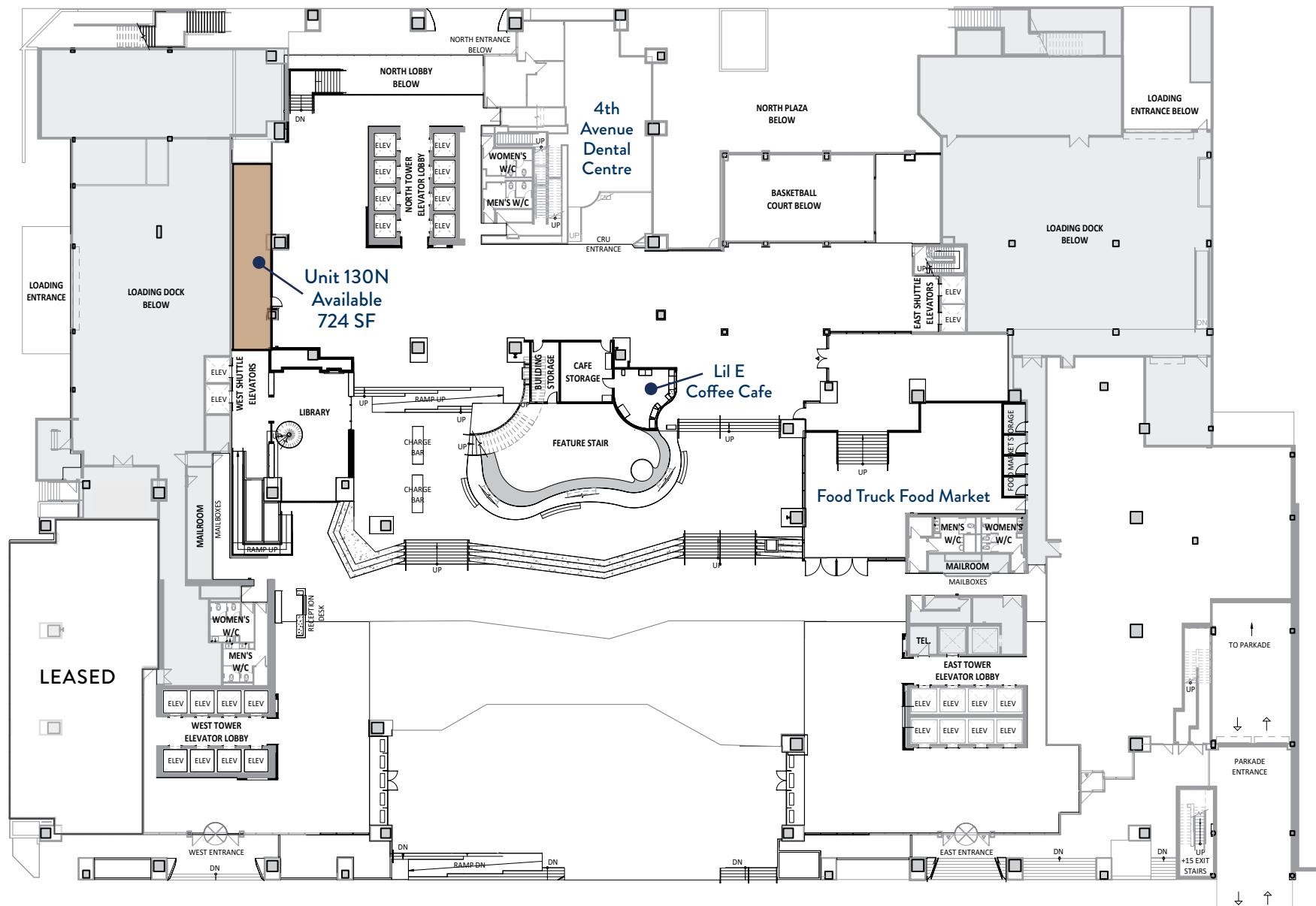


MAIN FLOOR

3 AVENUE SW

1 STREET SW

Unit 130N
Available
724 SF



4 AVENUE SW

CONNECT WITH US

CONTACT

GENERAL

-  Corporate: (403) 206-2131
-  Leasing: (403) 206-2130
-  Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9
-  inquiries@taurusgroup.com
-  taurusgroup.com

ABOUT THIS LISTING

BERNIE BAYER

-  Direct: (403) 206-2131
-  Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9
-  bbayer@taurusgroup.com

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.