

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

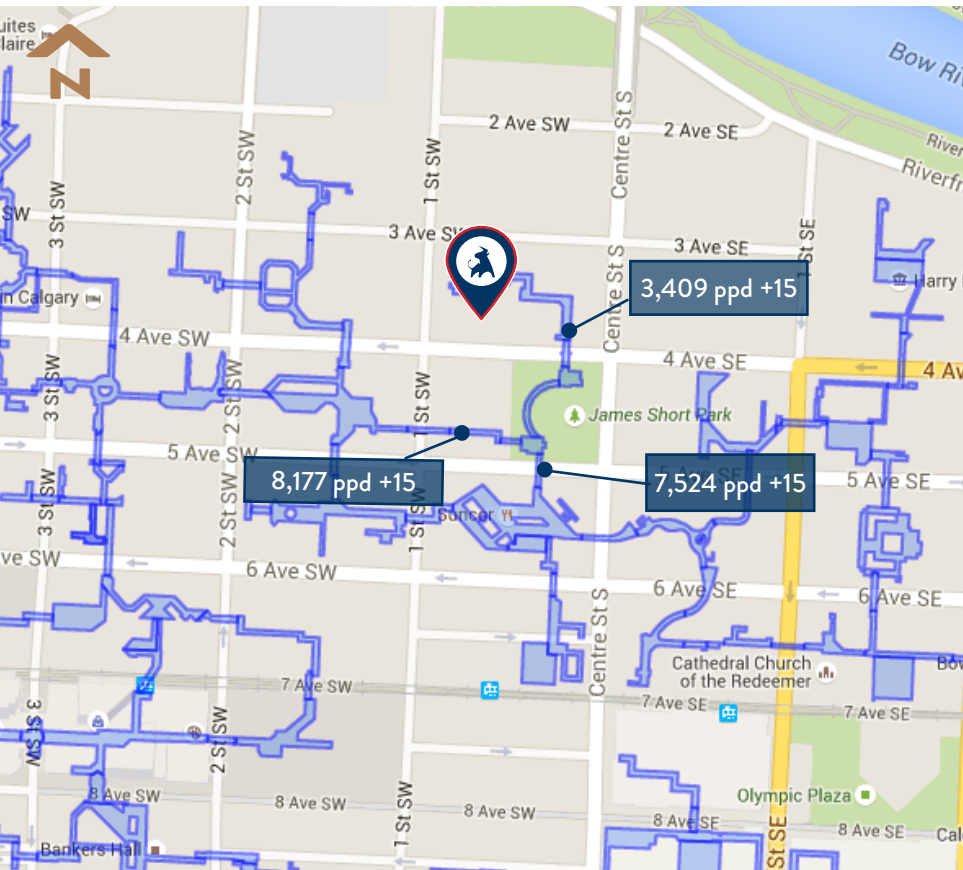


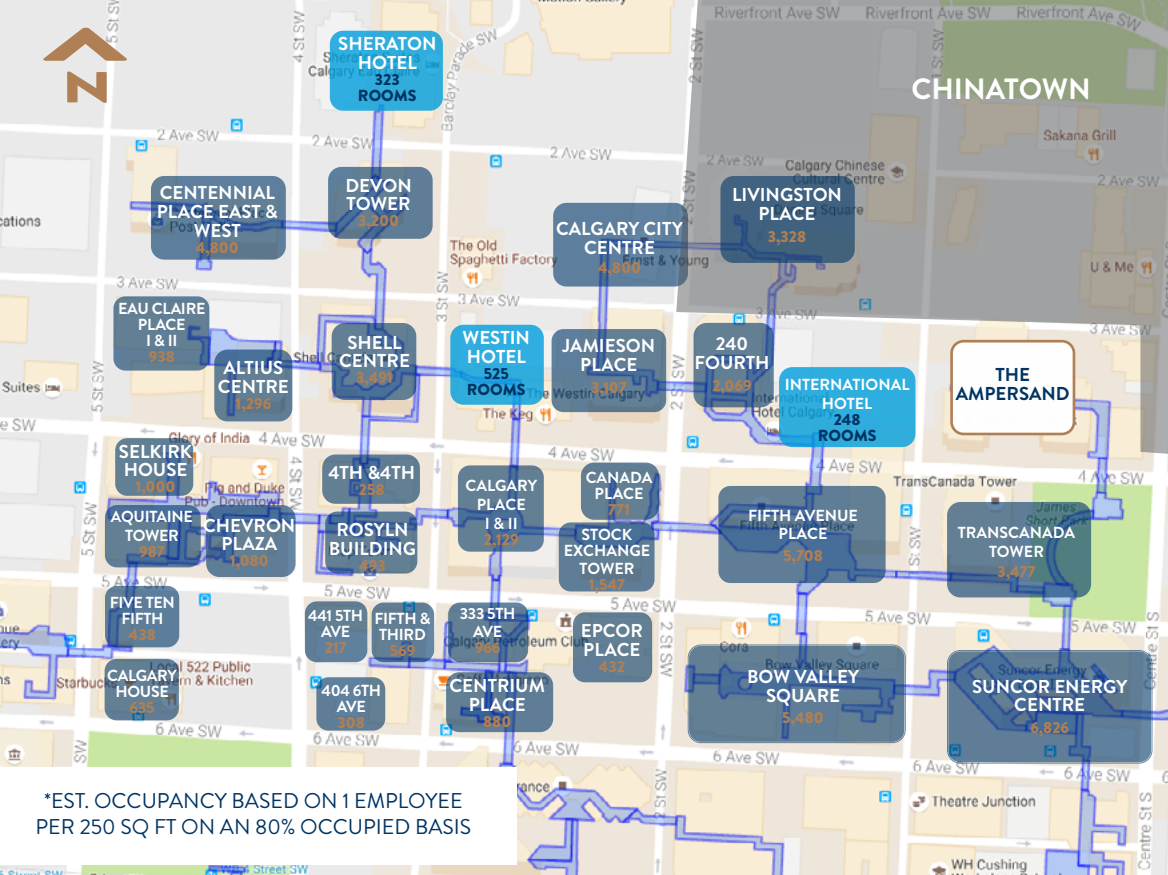
ABOUT

# 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



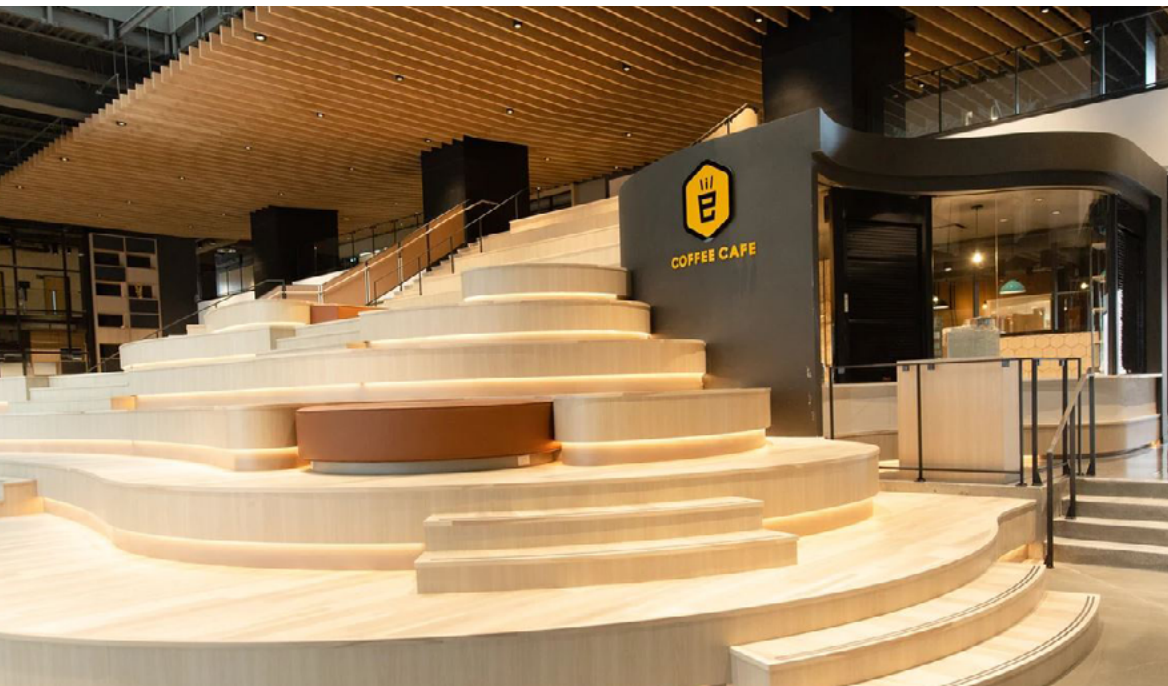
## RESIDENTIAL POPULATION

Downtown: 18,980  
Calgary (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



## ADDITIONAL RENT 2026 ESTIMATES

### NORTH/WEST TOWER

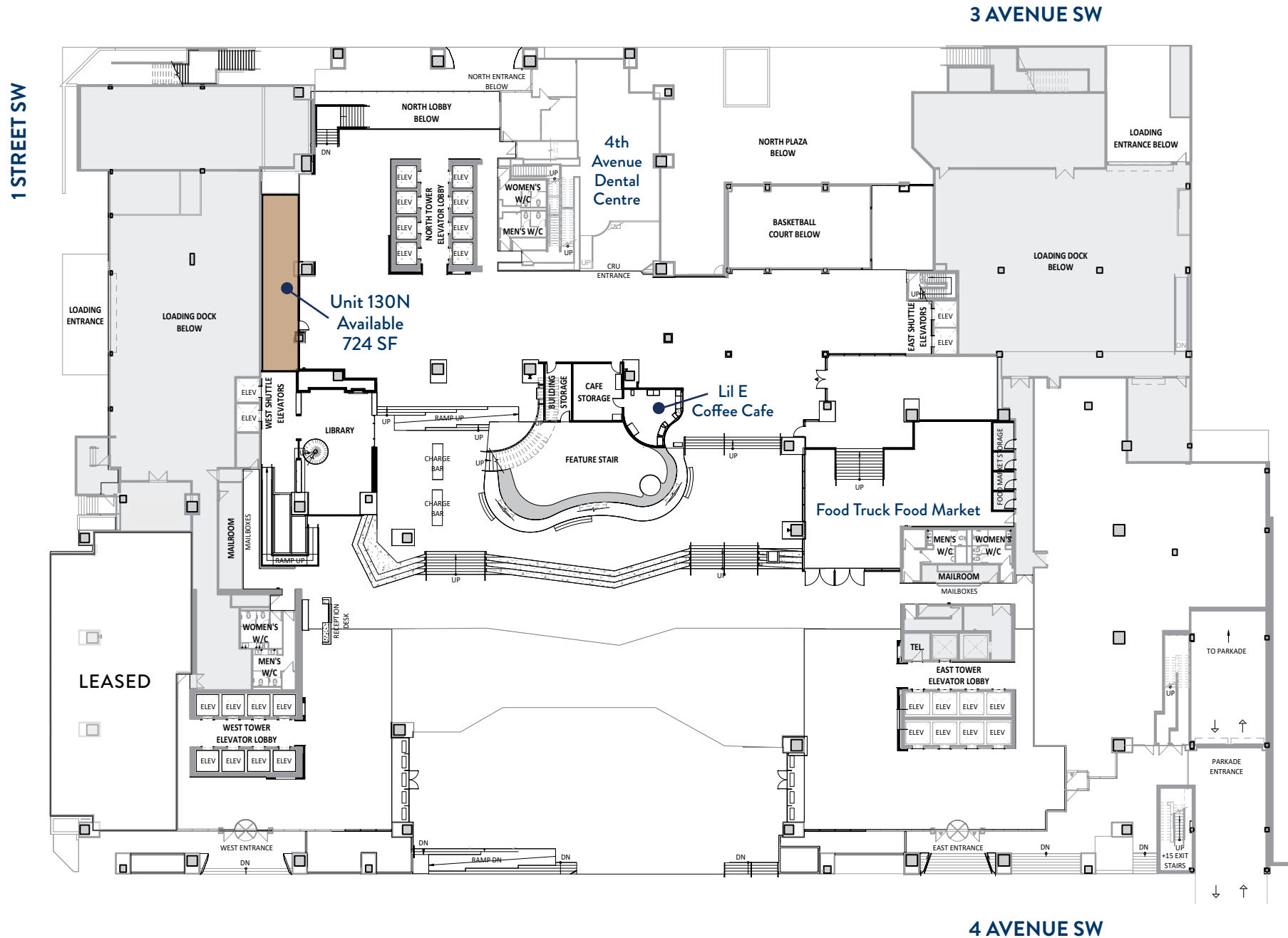
Operating Costs	\$ 20.32 PSF
Property Tax	\$ 3.02 PSF
Total	\$ 23.34 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

## TENANTS



# MAIN FLOOR



## CONNECT WITH US

# CONTACT

### GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



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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.

