

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

ABBY BILLARD

Mobile: (403) 200-9935
abillard@taurusgroup.com

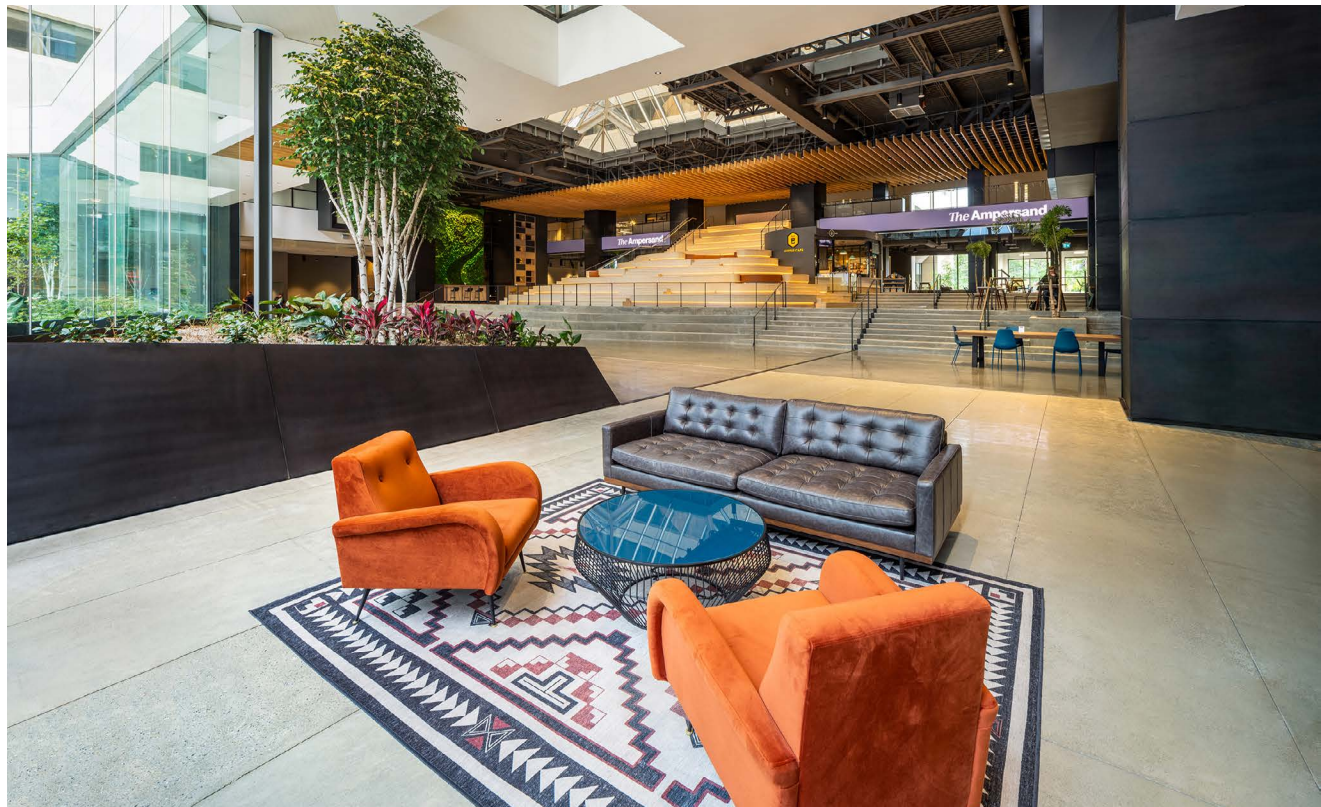


ABOUT

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

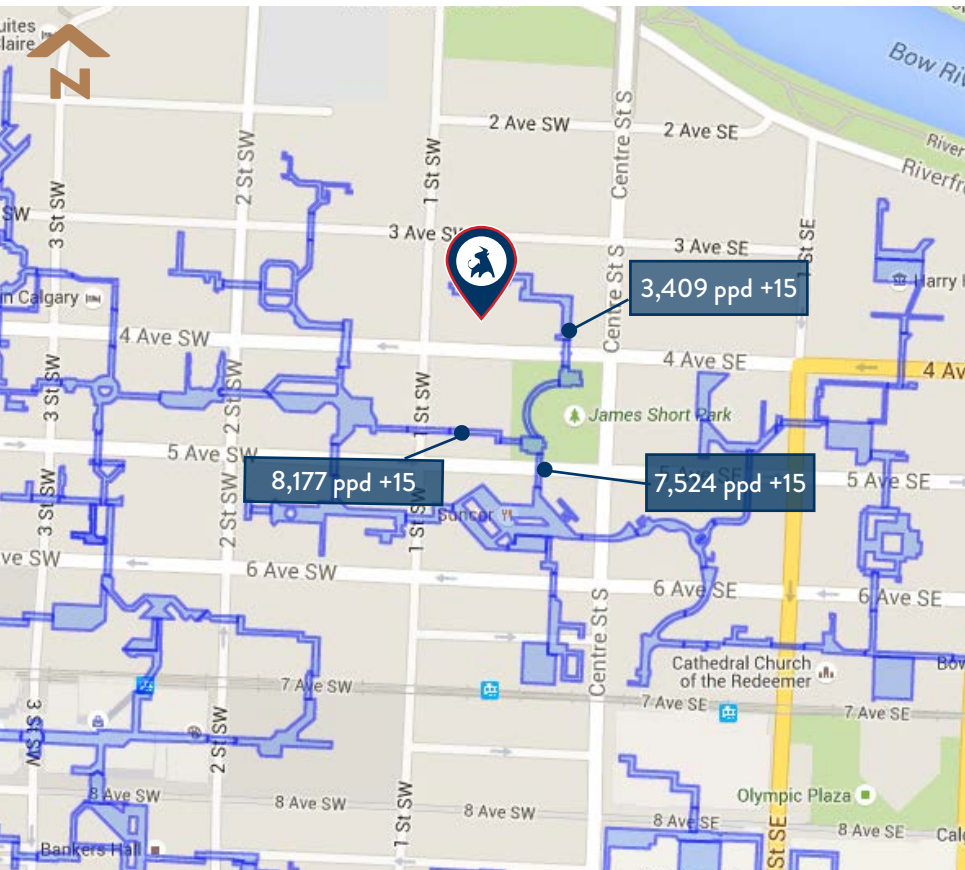


ABOUT

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



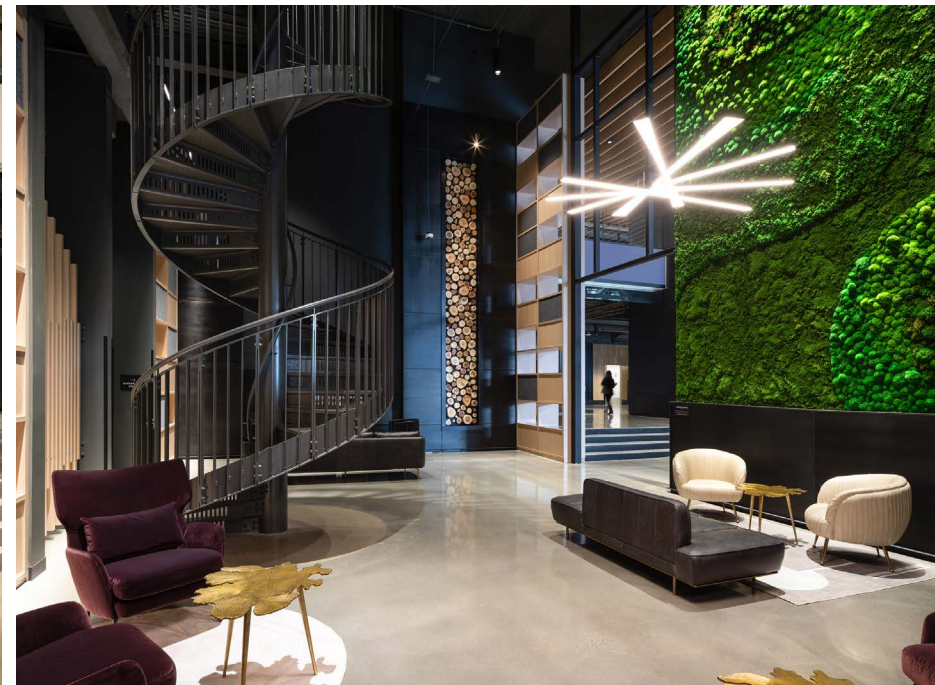
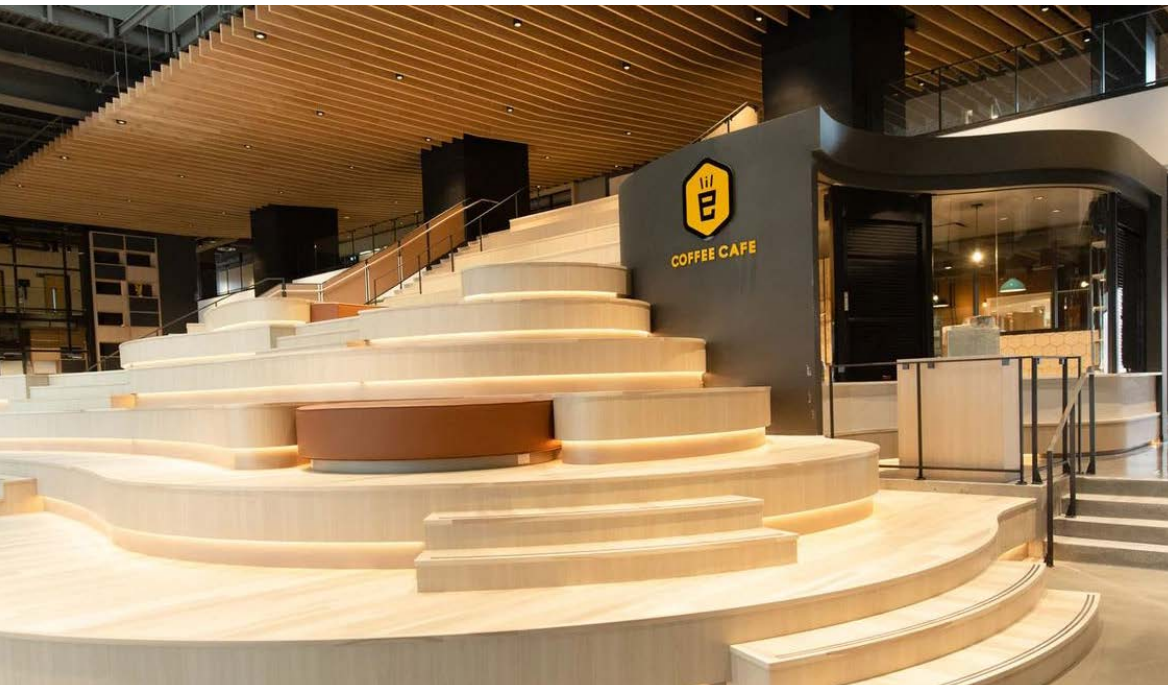
RESIDENTIAL POPULATION

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 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

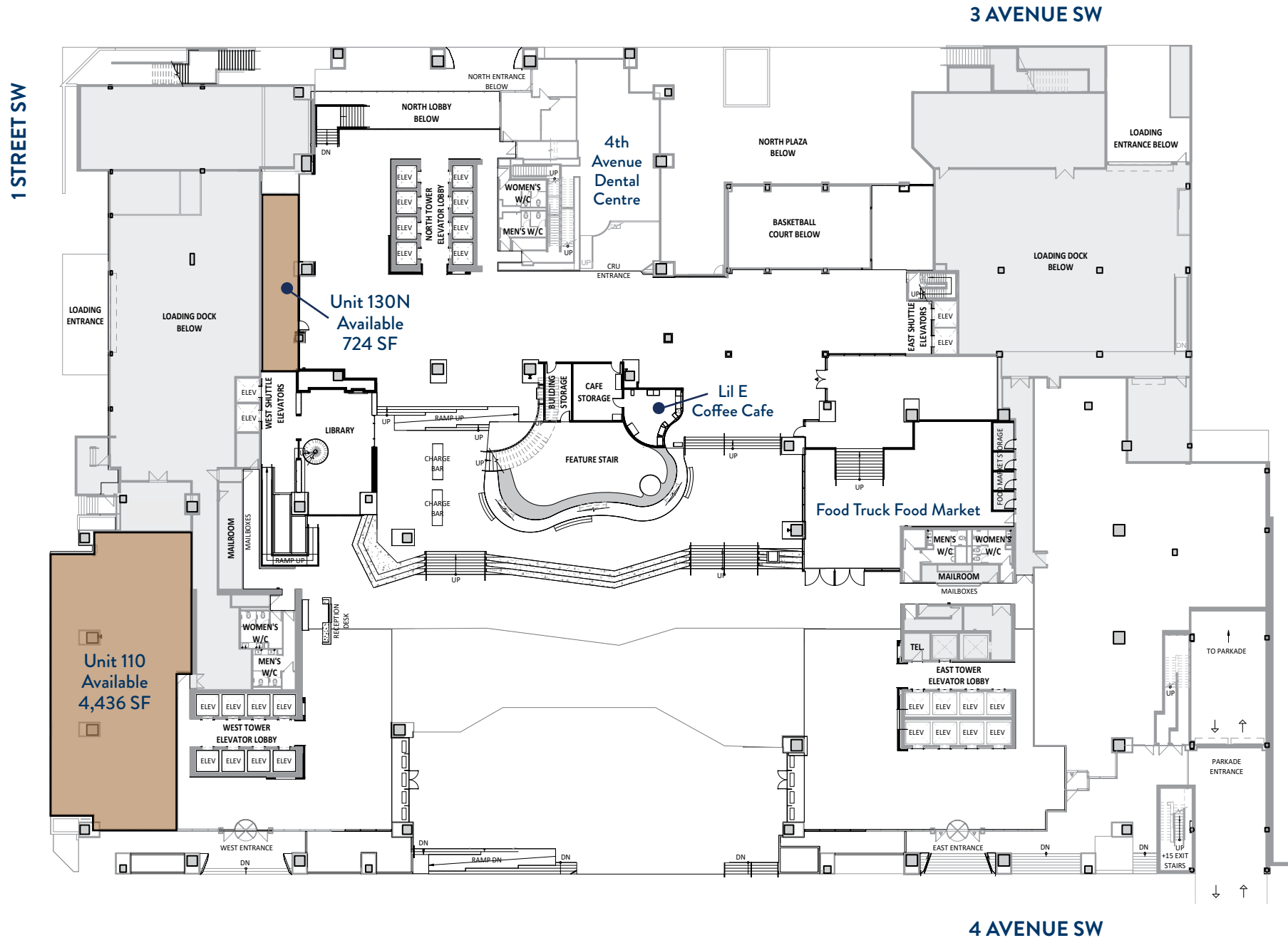
Premises Utilities
Management Fee

Seperately Metered
Included

TENANTS

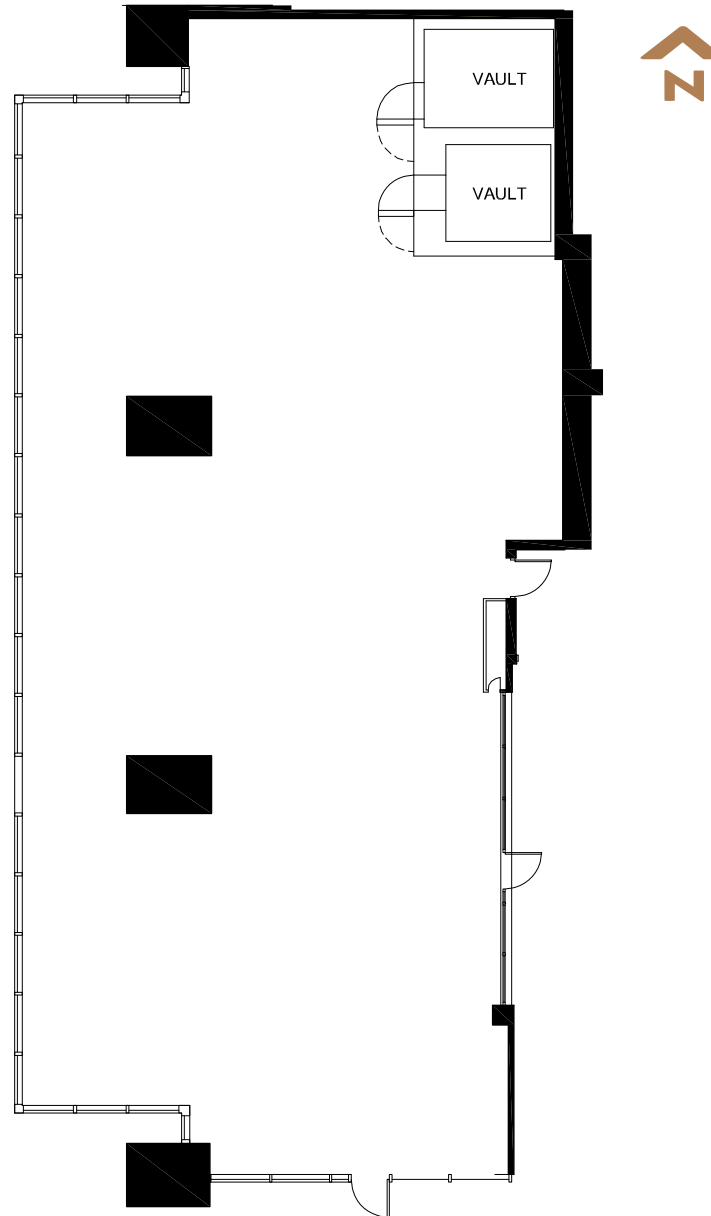


MAIN FLOOR



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
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

ABBY BILLARD



Mobile: (403) 200-9935



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Calgary, Alberta, T2R 1L9



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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.

