



RETAIL SPACE FOR LEASE

444 FIFTH

444 5 Avenue SW, Calgary, Alberta

Retail Availability:
Unit 240 - 1,312 SF

HEATHER WIETZEL

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TAURUSGROUP.COM



TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

444 Fifth is a 23-storey office tower in Calgary's downtown core with the property situated on the corner of 5th Avenue and 4th Street SW.

- > Directly Plus 15 connected to Chevron Plaza, Roslyn Building and Fourth & Fourth
- > Food service amenity opportunity on Plus 15
- > Office component of the development is 94% occupied

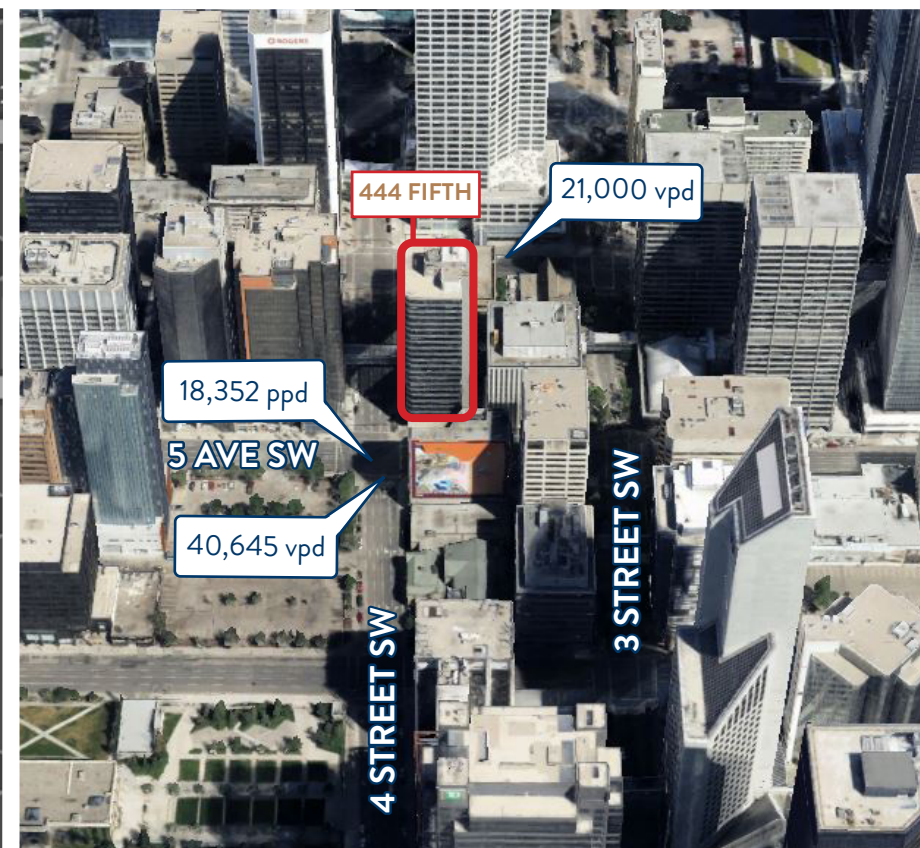
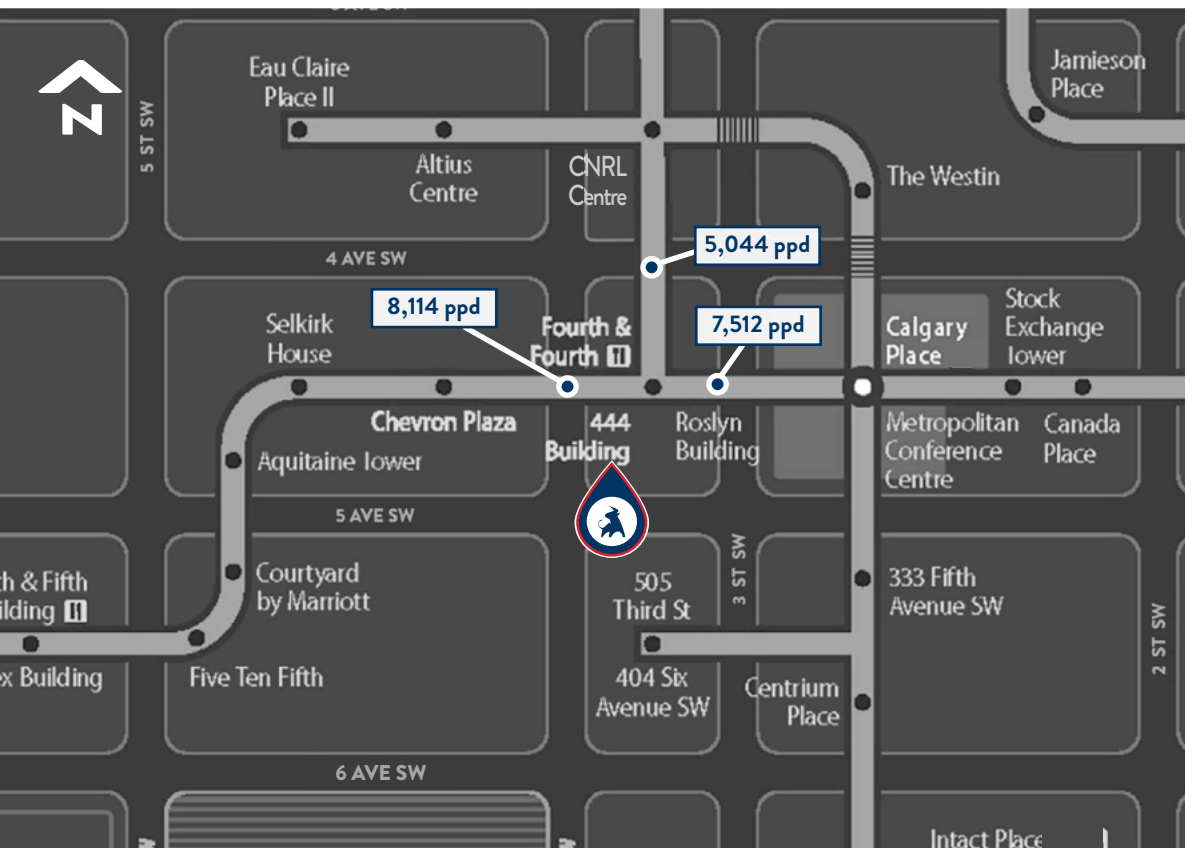


ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > Two blocks from LRT and is serviced by 21 bus routes
- > 40 office buildings encompassing 7.7 million square feet and 70,000 people in the two block radius surrounding the property
- > Plus 15 access to CNRL Centre (formerly known as Shell Centre) and the Core Shopping Centre
- > Immediately adjacent plus 15 connections from this property accumulate to over 20,500 pedestrians daily



COMMUNITY

DEMOGRAPHIC DATA

POPULATION



Downtown: 15,150
Calgary: 1,239,220



DAYTIME POPULATION

Downtown: 165,937

AVERAGE AGE



Downtown: 40.8
Calgary: 37.6



HOUSEHOLD INCOME

Downtown: \$102,223
Calgary: \$137,333



*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON A FULLY OCCUPIED BASIS

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Total Size: 195,127 sq ft

LANDLORD

Aspen Properties

ZONING

CR20-C20/R20
(Commercial - Residential Core)

PARKING

6 in the building
91 in building parking facility

MUNICIPAL ADDRESS

444 5 Avenue SW
Calgary, AB T2P 2T8

YEAR BUILT

1972; First and Second Level
Renovated in 2014

LEGAL DESCRIPTION

Plan: C
Block: 26
Lots: 17, 18 and 19

ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$15.90 PSF
Property Tax	\$ 0.64 PSF
Total	\$ 16.54 PSF

Premises Utilities
Management Fee

Separately Metered
Included

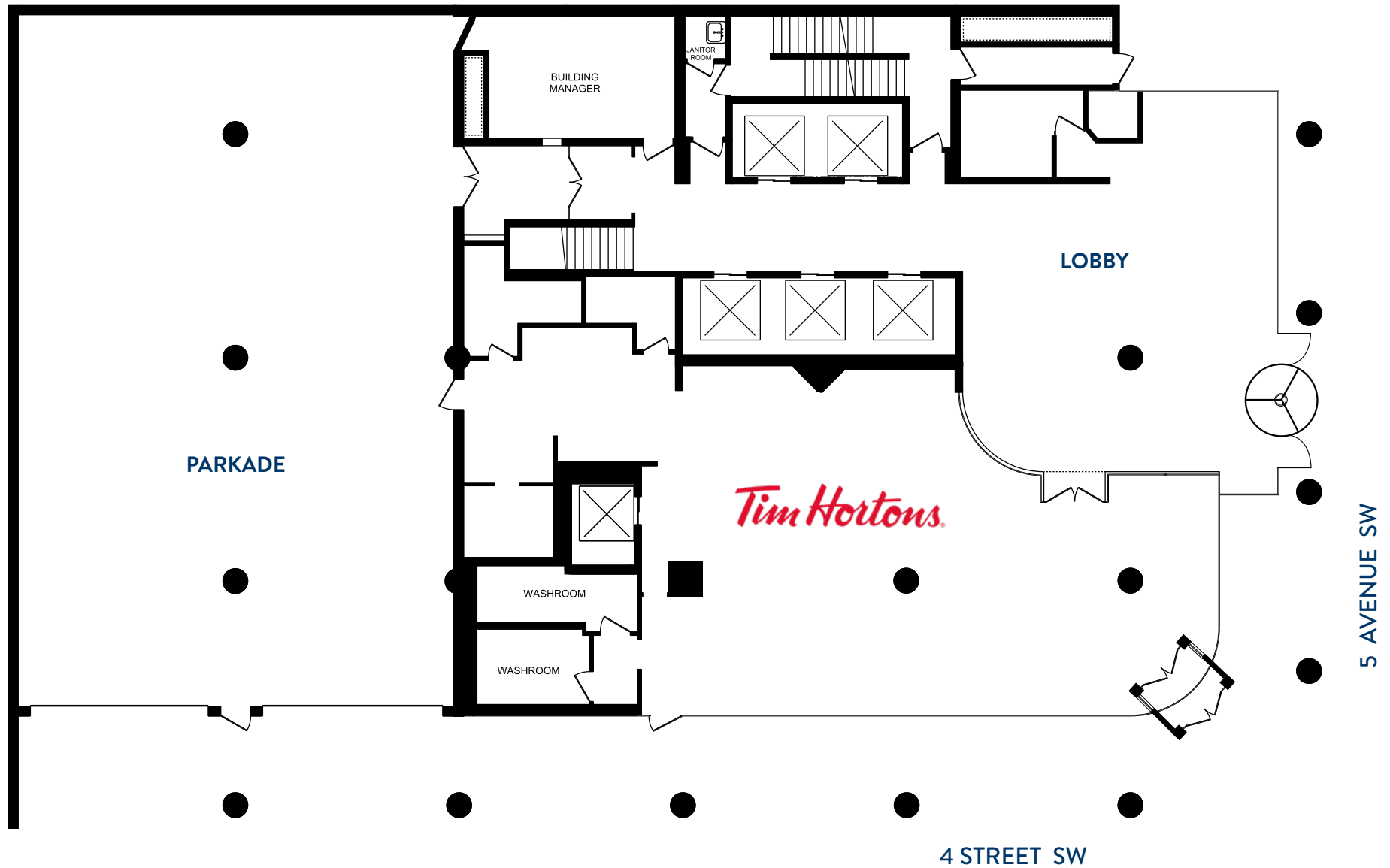


TENANTS

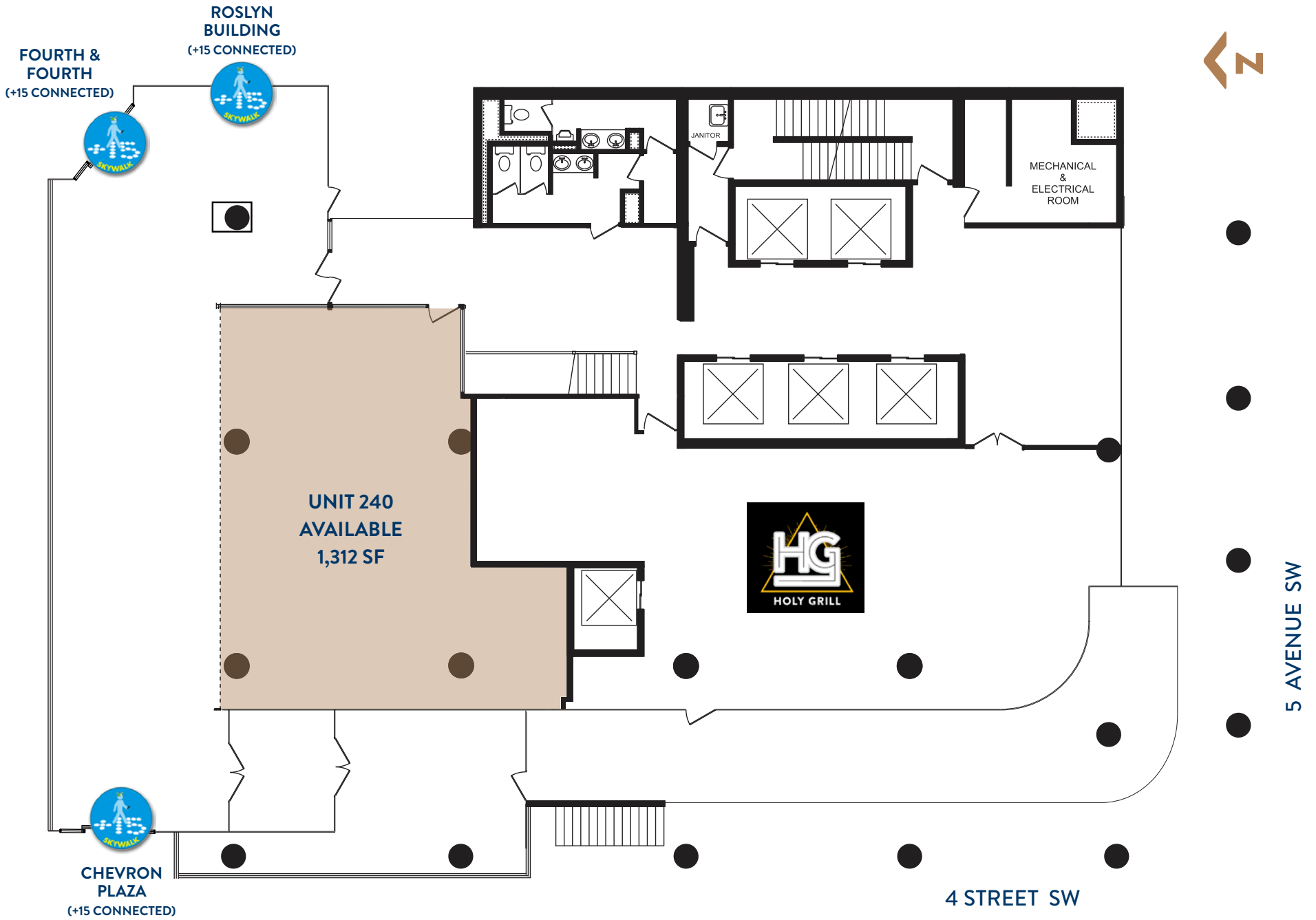
Tim Hortons



MAIN FLOOR

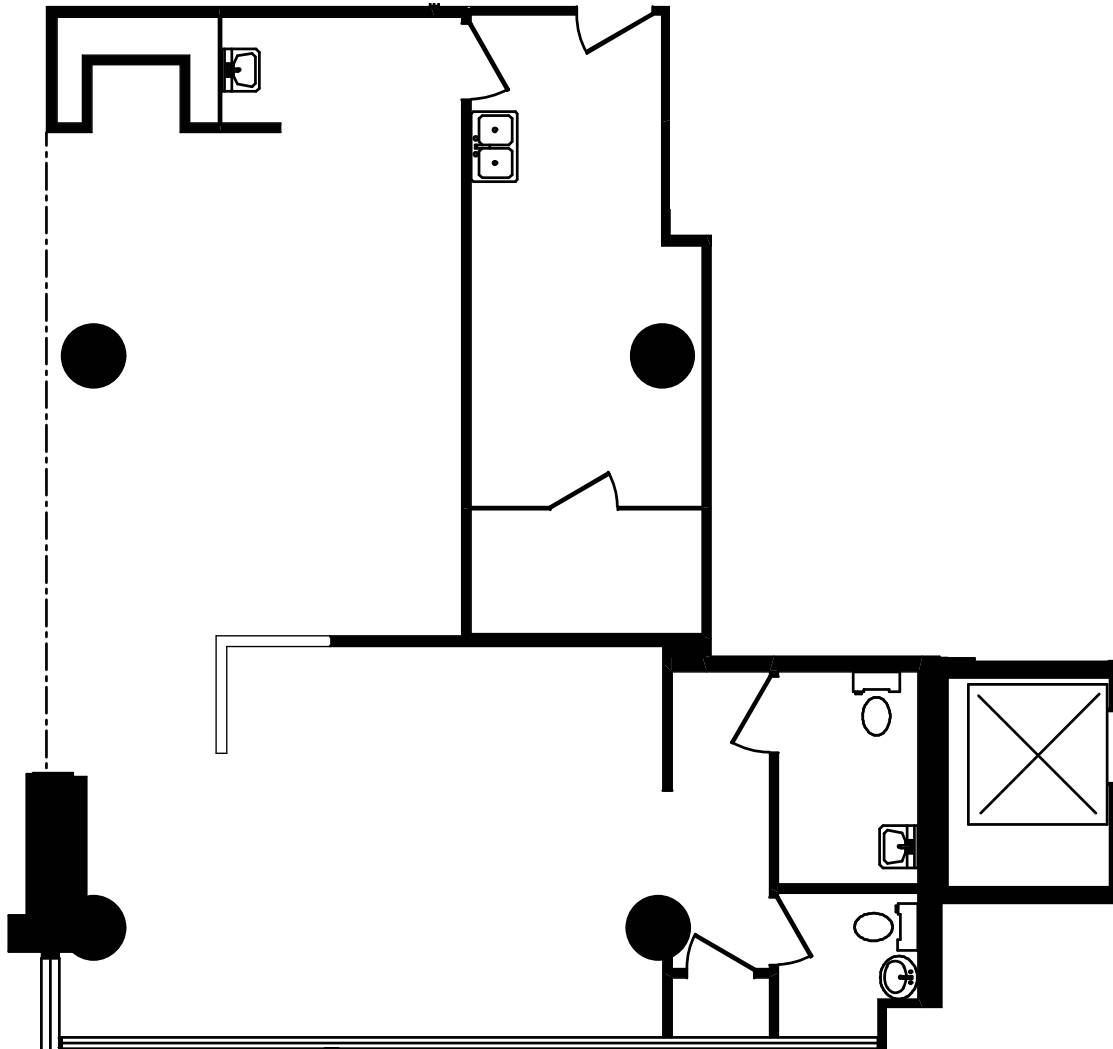


PLUS 15



UNIT PLAN

UNIT #240



UNIT

240

RETAIL AREA

1,312 square feet

CEILING HEIGHT

12'3"

POWER

200A, 120/208V

HVAC

3 Tons

WATER

1 1/2" line

GAS

No

SEWER

4" line

GARBAGE

Main Floor

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.

