



RETAIL SPACE FOR LEASE

# 444 FIFTH

444 5 Avenue SW, Calgary, Alberta

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Retail Availability:  
Unit 240 - 1,312 SF

HEATHER WIETZEL

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[TAURUSGROUP.COM](http://TAURUSGROUP.COM)





## 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



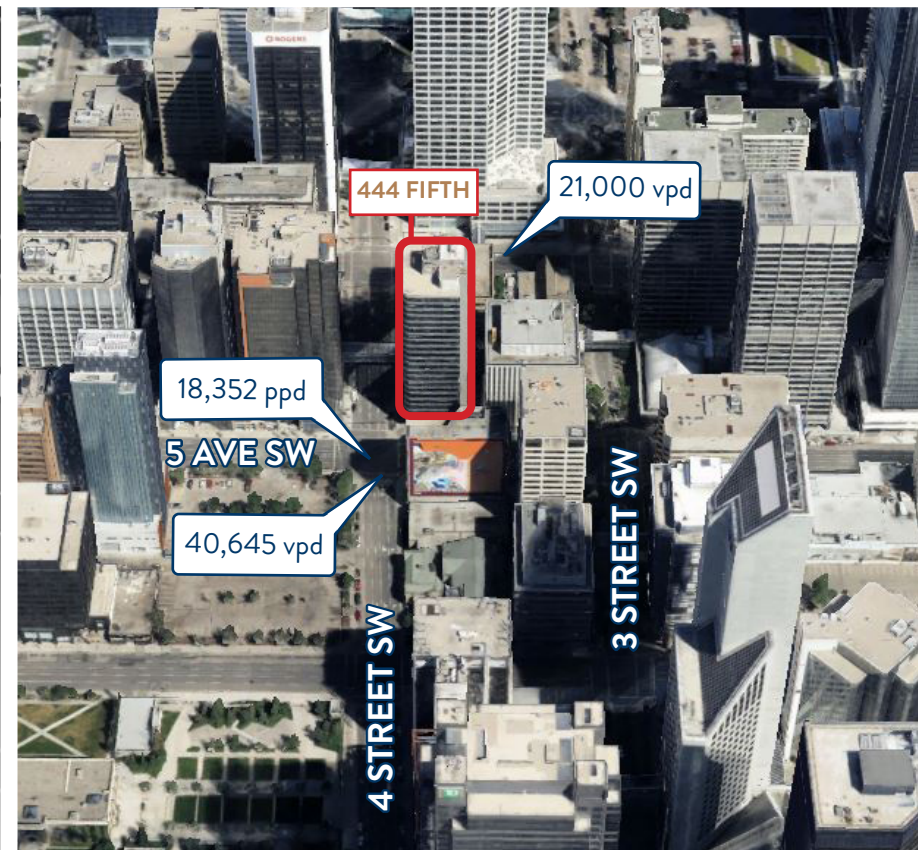
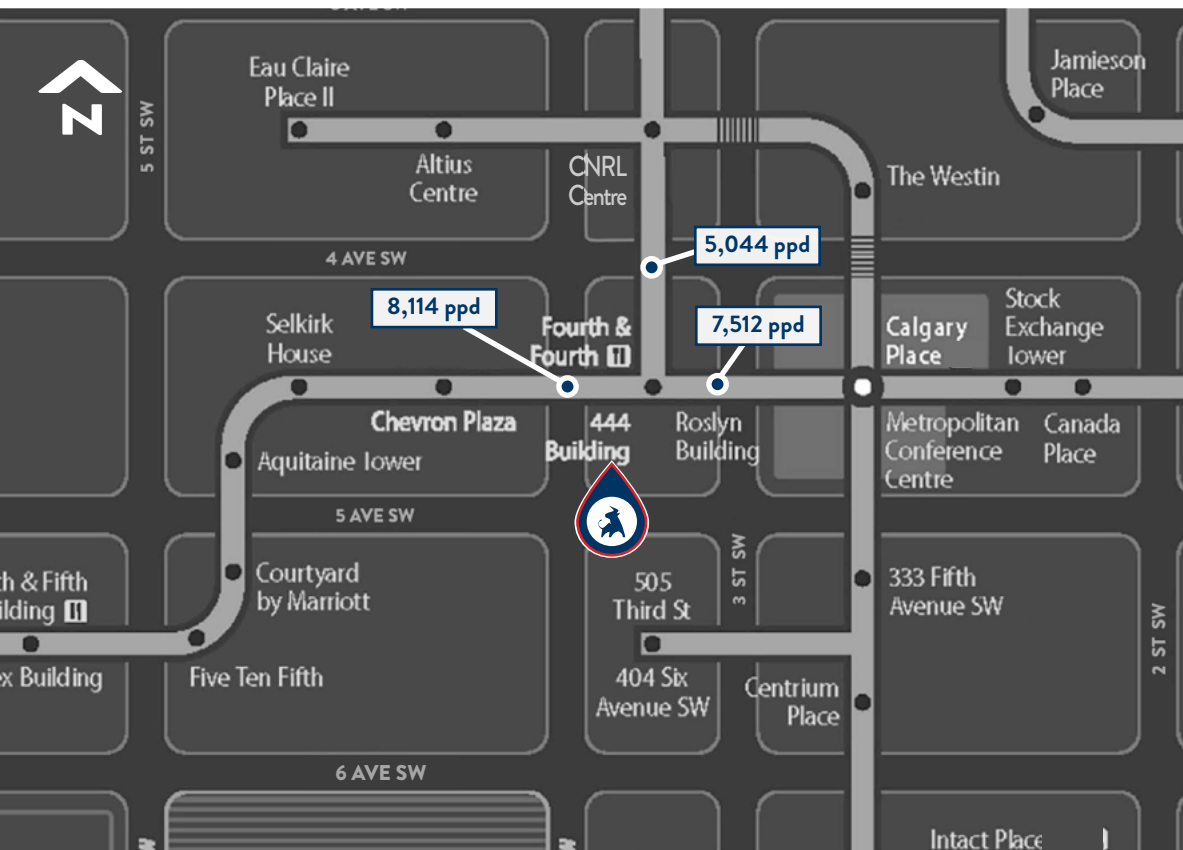


## ABOUT

# 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 2025 ESTIMATES

Operating Costs	\$ 21.10 PSF
Property Tax	\$ 0.80 PSF
Total	\$ 21.90 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

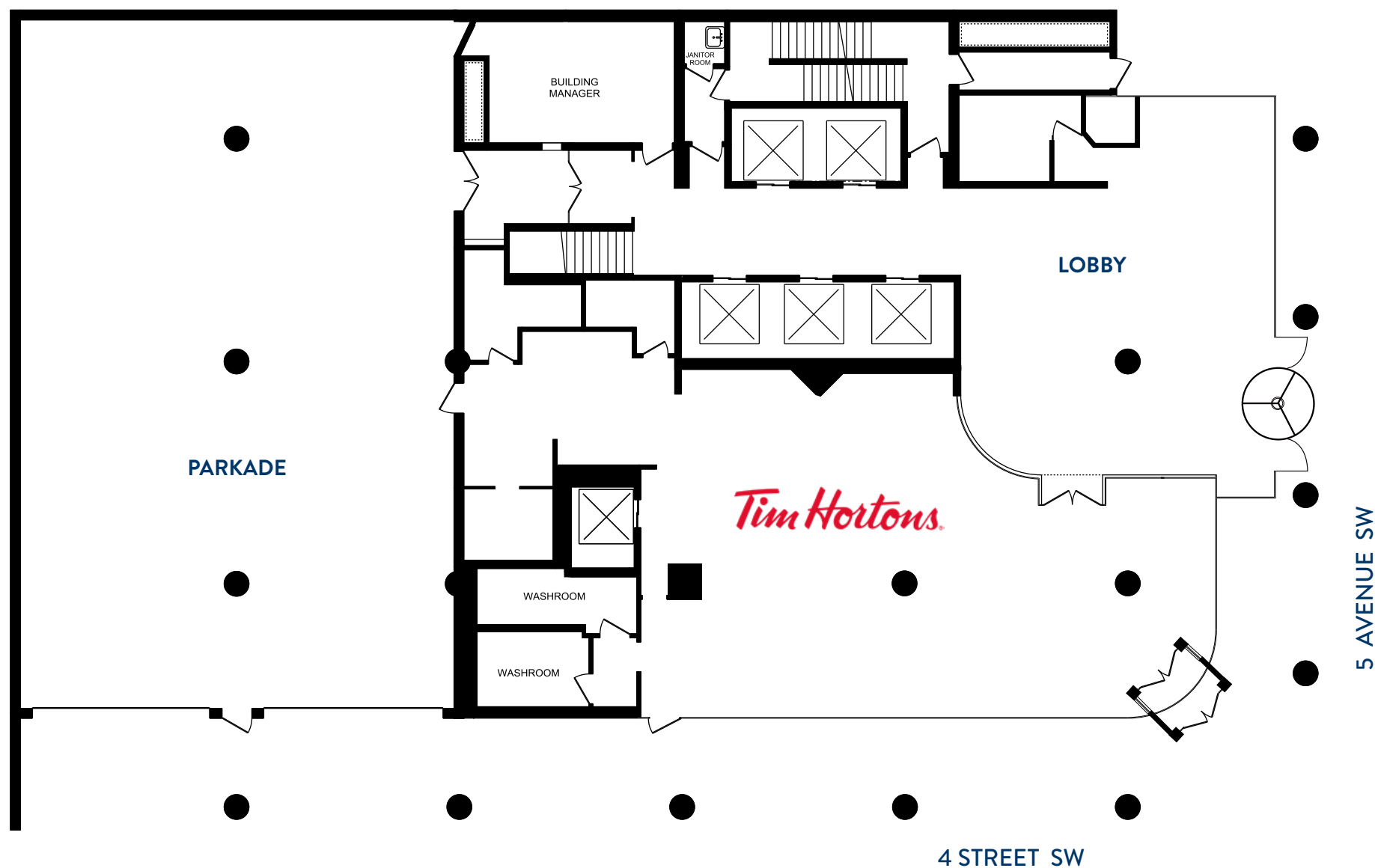


## TENANTS

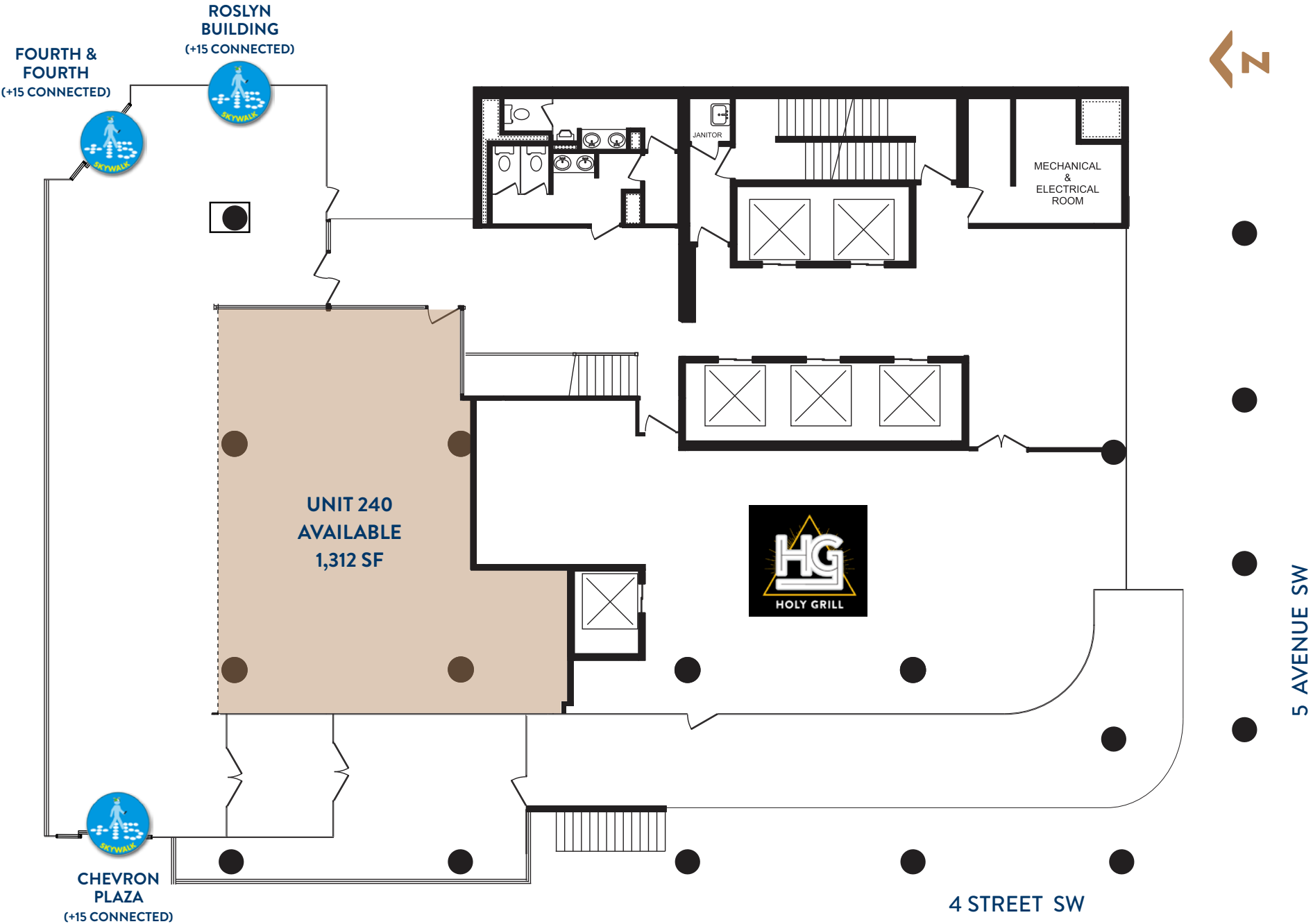
*Tim Hortons*



# MAIN FLOOR

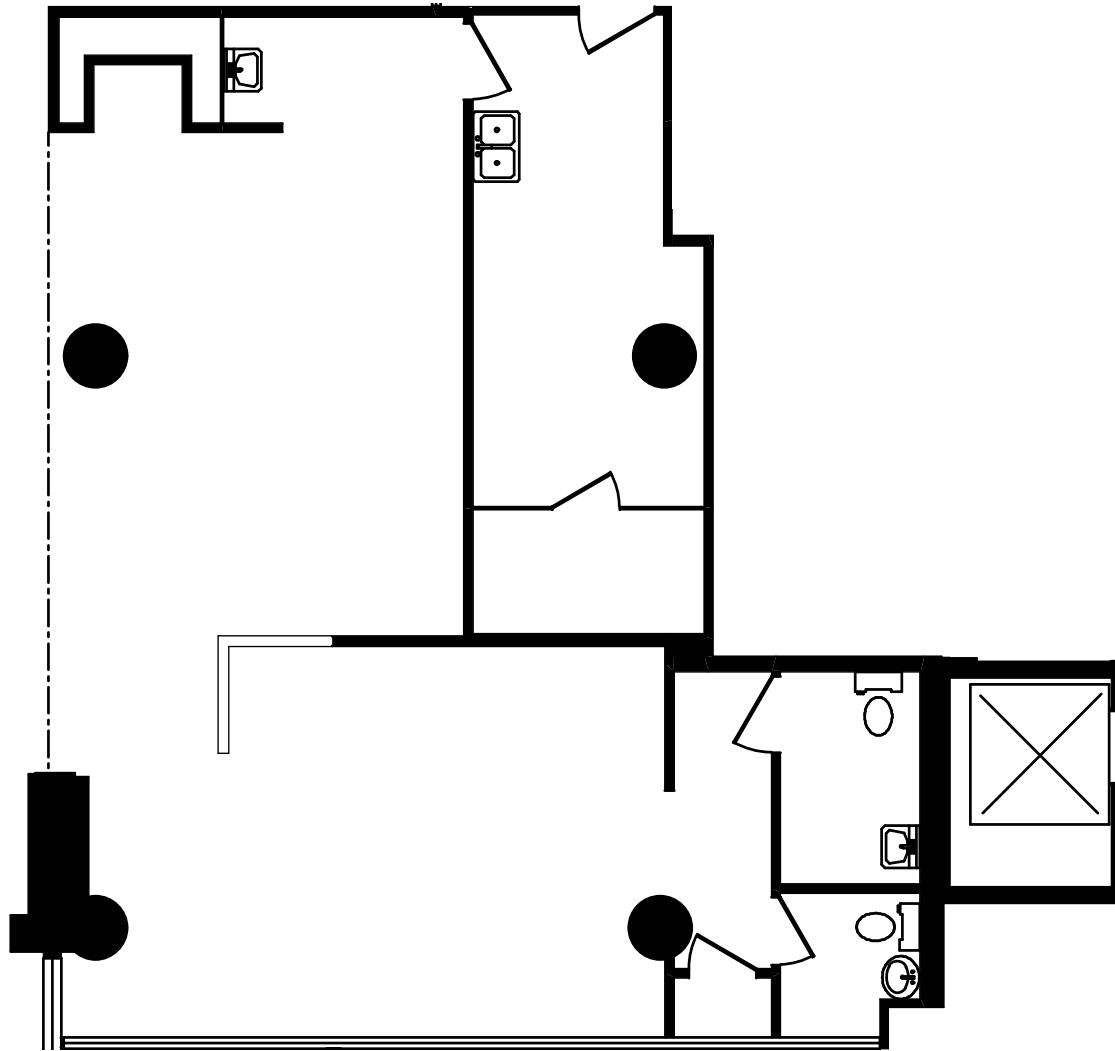


PLUS 15



## 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  
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.

