

# 444 FIFTH

## DOWNTOWN CALGARY



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### PROPERTY HIGHLIGHTS

- A 23-storey office tower in downtown Calgary on the corner of 5th Avenue and 4th Street SW
- Directly plus 15 connected to Chevron Plaza, Roslyn Building and Fourth & Fourth - accumulating to over 20,500 pedestrians daily
- Plus 15 access to CNRL Centre (formerly Shell Centre) and the Core Shopping Centre
- Targeting a food service amenity on plus 15

### SPACE FOR LEASE

<b>AVAILABLE</b>	1,312 square feet
<b>ADDRESS</b>	444 5 Avenue SW, Calgary, AB
<b>LANDLORD</b>	Aspen Properties
<b>YEAR BUILT</b>	1972; Renovated 2014

**TAURUS**  
PROPERTY GROUP

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<b>SW &amp; SE CALGARY</b>	<b>NW &amp; NE CALGARY</b>	<b>DOWNTOWN CALGARY</b>
<b>FEATURED LISTING</b>	<b>MEDICINE HAT</b>	<b>100% LEASED</b>

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## SPRINGBOROUGH CENTRE - SW CALGARY

**AVAILABILITY:** 2nd floor: 3,065 sq ft 3rd floor: 770 sq ft ; 1,400 sq ft ; 2,766 sq ft



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### COMMENTS

- Situated in West Calgary, just off 69<sup>th</sup> Street and 17<sup>th</sup> Avenue SW
- Within the epicenter of the city’s most affluent neighbourhoods in terms of education and average income levels
- Abundant surface parking for staff and visitors
- Four schools and universities within one block of the centre with over 4,000 students
- Close proximity to the 69 Street LRT station

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## ASPEN VILLAGE - SOUTHWEST CALGARY



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### COMMENTS

- Mixed-use project in Springbank Hill, south of 17 Avenue and north of 19 Avenue SW, that combines retail, commercial services and residential uses
- Completion date: Mid 2026
- Targeted uses: food & beverage, specialty food, grocery, home goods, beauty/esthetics, boutique fitness, pet service, daycare, medical, pharmacy, spa, apparel

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## SOLO ON FOURTH - SOUTHWEST CALGARY

**AVAILABILITY:** 1,179 - 2,056 sq ft



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### COMMENTS

- Five-storey apartment situated in Mission, on the corner of 19<sup>th</sup> Avenue and 4<sup>th</sup> Street SW, with retail podium at its base
- Excellent profile to busy fourth street’s ‘Restaurant Row’, which handles 15,000 vehicles daily
- Targeted uses: sit down restaurant, quick service restaurant, pet, beauty/wellness, medical, boutique fitness

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## ELEVEN - SOUTHWEST CALGARY

AVAILABILITY: 1,314 sq ft ; 1,327 sq ft ; 2,303 sq ft



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### COMMENTS

- 44-storey development on the corner of 11th Ave & 11th St SW, with a retail podium at the base of a residential tower
- Over 26,000 vehicles and 7,000 pedestrians passing site daily
- 7,400 residential units within a three block radius
- Co-tenancies: Offline Wellness Club and Sienna Nail & Beauty Bar

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## HANSON SQUARE - SOUTHWEST CALGARY

AVAILABILITY: 4,107 sq ft



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### COMMENTS

- Mixed-use building on the corner of 17th Avenue & 8th Street SW, located in the heart of the retail & entertainment district
- Exposure to over 25,000 vehicles and 8,700 pedestrians passing the site daily
- Street front and underground public parking available
- Co-tenants includes: Best Buy, Myodetox, Mogoyan Noodles, TD Bank, Era Style Loft and Mirra Masa

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## TRANSALTA PLACE - SOUTHWEST CALGARY

AVAILABILITY: 2,968 sq ft



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### COMMENTS

- Surrounded by two residential towers making up the premier commercial development, Keynote Urban Village
- Situated between downtown Calgary and the Beltline, providing convenient access to the LRT and Stampede grounds
- Co-tenancies include: Sunterra Market, 5 Vines, Starbuck and Muse Aesthetics

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## KEYNOTE R2 - SOUTHWEST CALGARY

AVAILABILITY: 4,787 sq ft



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### COMMENTS

- Fully built out restaurant space available
- Mixed-use building within the Keynote Urban Village complex
- Comprised of two residential towers with 250 suites
- Located in Victoria Park, facing 11th Avenue SE - a major traffic artery in the neighbourhood

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## WILLOW PARK VILLAGE - SOUTHEAST CALGARY

AVAILABILITY: 997 sq ft



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### COMMENTS

- 112,000 sq ft open-air shopping mall on Macleod Trail, shadow anchored by South Centre Mall
- Primarily local boutiques offering a wide variety of products with 15 retailers exclusive to the centre
- Co-tenants include: Deville Coffee, Cobs Bread, Belmont Diner Code Ninjas, Crave Cupcakes and more!

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## SHAWNESSY STATION - SOUTHEAST CALGARY

AVAILABILITY: 1,206 sq ft



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### COMMENTS

- Three-phase, mixed-use development along Macleod Trail with 169 residential suites above 22,704 sf of main-level retail in first phase
- Exposure to over 90,000 vehicles daily and high volumes of pedestrian traffic with LRT Station directly adjacent from site
- Targeted Uses: coffee, specialty food, pet, pharmacy

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## UXBOROUGH - NORTHWEST CALGARY

**AVAILABILITY:** Phase 1: 1,740 sq ft



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### COMMENTS

- Exceptional mixed-use development located immediately across from Foothills Medical Centre and Calgary Cancer Center
- Exposure to over 54,000 vehicles daily on the TransCanada Highway and high volumes of pedestrian traffic accessing the nearby hospital and university
- Co-tenancies: Willowbrae Daycare, Good Habit Co

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## MEREDITH BLOCK - NORTHEAST CALGARY

**AVAILABILITY:** 2,800 sq ft ; 4,051 sq ft



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### COMMENTS

- Mixed-use building nestled between 4th Street NE and Edmonton Trail, fronting onto Meredith Road NE
- Less than a 15 min walk to downtown and 5 min walk to Bridgeland LRT station
- Targeted uses: health & beauty, specialty medical, food & beverage and pet services

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**100% LEASED**



## BROOKFIELD PLACE - DOWNTOWN CALGARY

**AVAILABILITY:** Main: 2,300 sq ft Food Court: 452 sq ft (kiosk)



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### COMMENTS

- In the heart of downtown located along the LRT line and connected directly to Stephen Avenue Place and Bow Valley Square through the Plus 15 network
- Over 2,200 people working in the tower per weekday
- Co-tenancies: Hula Poke, Dirtbelly, Deville, Chachi's, Canadian Crew Barbershop and Dr.Chong's Chiropractic Care

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## BANKERS HALL - DOWNTOWN CALGARY

**AVAILABILITY:** 465 - 7,368 sq ft



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### COMMENTS

- Five storey glass atrium at the base of two 52-storey office towers
- Premiere office address and retail hub in downtown Calgary
- Plus 15 connected into The Core, Royal Bank Building, Gulf Canada Square & Bankers Court
- First class, mixed-use shopping environment with retailers offering unique high quality merchandise

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## STEPHEN AVENUE PLACE - DOWNTOWN CALGARY

**AVAILABILITY:** 582 - 9,261 sq ft



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### COMMENTS

- Three level, high profile retail podium at the base of a 40 floor office tower with direct access to Stephen Avenue
- Centrally located in Calgary's downtown core; connected to The Bay, The Core and Brookfield Place via Plus 15
- Recent extensive renovation, including main level restaurant, Barbarella; a future Plus 15 food hall; and 40th floor restaurant, Major Tom, listed as one of 'Canada's Top 100 Best Restaurants in 2022'

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## THE AMPERSAND - DOWNTOWN CALGARY

AVAILABILITY: 724 sq ft



### COMMENTS

- Three tower, A-class office complex that was recently renovated to showcase a 20,000 square foot, glass atrium that includes a library, social staircase, café and food-truck market
- Connected to the TransCanada building and The Harmony Parkade through the Plus 15
- Steps away from Chinatown, Eau Claire, the Bow River pathway and East Village

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## THE EDISON - DOWNTOWN CALGARY

AVAILABILITY: 5,300 sq ft



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### COMMENTS

- 28-storey office tower located on the corner of 1st Street and 9th Avenue SW, in Calgary's downtown commercial district
- Renovated and repositioned in 2017 to attract creative and tech industries - office component currently 80% leased
- Offers a variety of amenities, dedicated for building tenants, including an iron lab fitness facility, golf simulator, basketball court, outdoor patio and café with views from the 28th level

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## MILLENNIUM TOWER - DOWNTOWN CALGARY

AVAILABILITY: 2,802 sq ft



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### COMMENTS

- Class A, 25-storey office tower on the corner of 4th Street and 2nd Avenue SW, situated in the Eau Claire district
- Connected to the Devon Tower and Sheraton Suite Eau Claire through the Plus 15 network
- Office is 100% leased
- Daytime population over 55,000 in a 10 minute walking radius

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## GULF CANADA SQUARE - DOWNTOWN CALGARY

**AVAILABILITY:** Plus 15: 345 - 4,490 sq ft



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### COMMENTS

- 20-storey office tower in downtown commercial district, with close proximity to Stephen Avenue and The Core Shopping Centre
- Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily
- Two-level retail podium currently under renovation
- Co-tenancies: Tim Hortons, Alforno Bakery, World Gym, Pronto Pizza-Pasta, LifeMark & more!

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## FIFTH AVENUE PLACE - DOWNTOWN CALGARY

**AVAILABILITY:** Main Level: 2,950 sq ft Plus 15: 975 sq ft ; 485 sq ft (Food Court)



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### COMMENTS

- Two tower complex encompassing 1.5 million sq ft of office space with 43,000 sq ft of retail area
- Retail podium includes a large food court, drug store and several other amenity retailers
- Centrally located and connected in all four directions to the Plus 15
- Co-tenancies: Oeb Breakfast, Subway, Servus, Mercatino, Monogram

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## STOCK EXCHANGE - DOWNTOWN CALGARY

**AVAILABILITY:** 1,028 sq ft ; 4,693 sq ft



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### COMMENTS

- 13-storey, office tower located on the corner of 2nd Street and 5th Avenue SW with over 10,000 square feet of retail servicing an employment population greater than 20,000
- Directly connected to Calgary Place, Canada Place and Fifth Avenue Place via Plus 15

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**MEDICINE HAT**

**100% LEASED**



## 707 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 957 sq ft ; 3,934 sq ft



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### COMMENTS

- 27-storey office tower on the corner of 7 Ave and 5 St SW that showcases an indoor winter garden and soaring 30-foot tall lobby.
- Located immediately in front on 6 St LRT station with 12,180 boardings/weekday and within one block of 4 Street SW LRT station with 20,460 boardings/weekday
- Direct Plus 15 connections to Encor Place and Watermark Tower

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## BANKERS COURT - DOWNTOWN CALGARY

AVAILABILITY: 499 sq ft ; 2,140 sq ft



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### COMMENTS

- 100% office occupied
- Direct connection to Bankers Hall shopping atrium, containing fashion, food and health service providers
- Café Alchemist recently opened early 2020
- Plus 15 connection to The Edison planned

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## CENTRIUM PLACE - DOWNTOWN CALGARY

AVAILABILITY: 646 sq ft ; 1,851 sq ft



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### COMMENTS

- 15-storey office tower located on the corner of 3rd Street and 6th Avenue SW - a dense area of downtown with a daytime population over 10,500 within a 1 block radius
- Direct plus 15 access to First Canadian Centre, Intact Place, 505 Third and 333 Fifth Avenue
- Within walking distance of the LRT, CORE Shopping Centre and the Bow River Pathway

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## BOW PARKADE - DOWNTOWN CALGARY

AVAILABILITY: 1,000 sq ft ; 2,627 sq ft



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### COMMENTS

- The 846 stall Bow Parkade is located on a prominent corner beside Calgary’s tallest tower, Brookfield Place Calgary
- Directly adjacent from the LRT station and connected to Intact Place and Brookfield Place via the Plus 15
- Car rental opportunity available

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## FIFTH & FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 302 - 1,185 sq ft



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### COMMENTS

- 34 storey office tower in Calgary’s downtown core with a recently renovated main floor and plus 15
- Plus 15 connected in four directions, averaging more than 16,000 pedestrians daily
- Site showcases two levels of retail and services including a food court, dentist, barber, convenience store and jewelry store

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# 102 6 AVENUE SE - MEDICINE HAT

AVAILABILITY: 1,388 sq ft



## COMMENTS

- Prominent corner site at SW corner of 6th Avenue and 1 Street SE
- Excellent on-site parking
- Close proximity to City Hall, Law Courts and Riverside Veteran’s Memorial Park

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# 100% LEASED



**ABERDEEN MARKET**



**BEDDINGTON TOWNE CENTRE**



**CATALYST**



**CREEKSIDE CROSSING**



**EVOLUTION**



**FIRST ST MARKET**



**MAXWELL BATES BLOCK**



**TROLLEY SQUARE**



**WATERMARK TOWER**

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