

FOURTH STREET LOFTS

SOUTHWEST CALGARY



PROPERTY HIGHLIGHTS

- A 29-storey, new mixed-use development on the corner of 4th Street and 14th Avenue SW, with over 20,000 vehicles passing the site daily
- Strong daytime population of 30,430 within a 10 minute walking radius of the site
- Convenient proximity to LRT, Calgary Stampede, MNP Community & Sport Centre and future Scotia Place Event Centre
- Targeted uses: quick service restaurants, sit-down restaurants, coffee, wine bar, bakery

SPACE FOR LEASE

AVAILABLE	3,200 square feet (option to demise)
ADDRESS	1409 4 Street SW Calgary, AB
LANDLORD	Western Securities
COMPLETION	Q3 2025

TAURUS
PROPERTY GROUP

HEATHER WIETZEL
403.206.6046
hwietzel@taurusgroup.com
www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

SPRINGBOROUGH CENTRE - SW CALGARY

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



COMMENTS

- Situated in West Calgary, just off 69th Street and 17th 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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

ELEVEN - SOUTHWEST CALGARY

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



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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

ASPEN VILLAGE - SOUTHWEST CALGARY



COMMENTS

- Mixed-use project in Springbank Hill, facing 17 Avenue, 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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

HANSON SQUARE - SOUTHWEST CALGARY

AVAILABILITY: 4,107 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

TRANSALTA PLACE - SOUTHWEST CALGARY

AVAILABILITY: 2,968 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

KEYNOTE R2 - SOUTHWEST CALGARY

AVAILABILITY: 4,787 sq ft (C/L)



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

SHAWNESSY STATION - SOUTHEAST CALGARY

AVAILABILITY: 1,206 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

EVOLUTION - SOUTHEAST CALGARY

AVAILABILITY: 1,545 sq ft



[VIEW BROCHURE >>](#)

COMMENTS

- Retail podium at the base of two residential towers with over 450 occupied condos
- In East Village, a master-planned, mixed-use urban village with an expected residential population of 11,500 at build out
- Community home to the Central Library, Studio Bell Music Centre, Platform Innovation Centre and The Confluence Historic Site and Parkland
- Vacancy is fully built-out for medical esthetic uses

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

WILLOW PARK VILLAGE - SOUTHEAST CALGARY

AVAILABILITY: 997 sq ft



[VIEW BROCHURE >>](#)

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!

CONTACT: BONNIE COOKE | bcooke@taurusgroup.com | 403.206.2137 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

UXBOROUGH - NORTHWEST CALGARY

AVAILABILITY: Phase 1: 1,740 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: BERNIE BAYER | bbayer@taurusgroup.com | 403.206.2131 | www.taurusgroup.com

MEREDITH BLOCK - NORTHEAST CALGARY

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



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

BROOKFIELD PLACE - DOWNTOWN CALGARY

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



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

BANKERS HALL - DOWNTOWN CALGARY

AVAILABILITY: 496 - 7,368 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

GULF CANADA SQUARE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 352 - 4,490 sq ft



[VIEW BROCHURE >>](#)

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!

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

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

[VIEW BROCHURE >>](#)

CONTACT: BERNIE BAYER | bbayer@taurusgroup.com | 403.206.2131 | www.taurusgroup.com

THE EDISON - DOWNTOWN CALGARY

AVAILABILITY: 5,300 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: BERNIE BAYER | bbayer@taurusgroup.com | 403.206.2131 | www.taurusgroup.com

MILLENNIUM TOWER - DOWNTOWN CALGARY

AVAILABILITY: 2,802 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: BERNIE BAYER | bbayer@taurusgroup.com | 403.206.2131 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

FIFTH & FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 302 - 1,185 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

444 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,312 sq ft



[VIEW BROCHURE >>](#)

COMMENTS

- 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 over 20,000 pedestrians daily
- Targeting a food service amenity on plus 15

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

CENTRIUM PLACE - DOWNTOWN CALGARY

AVAILABILITY: 646 sq ft ; 1,851 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

FIFTH AVENUE PLACE - DOWNTOWN CALGARY

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



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

STOCK EXCHANGE - DOWNTOWN CALGARY

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



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

707 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 957 sq ft ; 3,934 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

BANKERS COURT - DOWNTOWN CALGARY

AVAILABILITY: 499 sq ft ; 2,140 sq ft



[VIEW BROCHURE >>](#)

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

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

BOW PARKADE - DOWNTOWN CALGARY

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



[VIEW BROCHURE >>](#)

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

CONTACT: BRITTANY BAKER | bbaker@taurusgroup.com | 403.629.4662 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

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

CONTACT: BERNIE BAYER | bbayer@taurusgroup.com | 403.206.2131 | www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED

100% LEASED



ABERDEEN MARKET



BEDDINGTON TOWNE CENTRE



CATALYST



CREEKSIDE CROSSING



FIRST ST MARKET



MAXWELL BATES BLOCK



SOLO ON FOURTH



TROLLEY SQUARE



WATERMARK TOWER

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

DOWNTOWN CALGARY

MEDICINE HAT

100% LEASED