



RETAIL SPACE FOR LEASE

444 FIFTH

444 5 Avenue SW, Calgary, Alberta

Retail Availability:
Unit 240 - 1,312 SF

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com

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

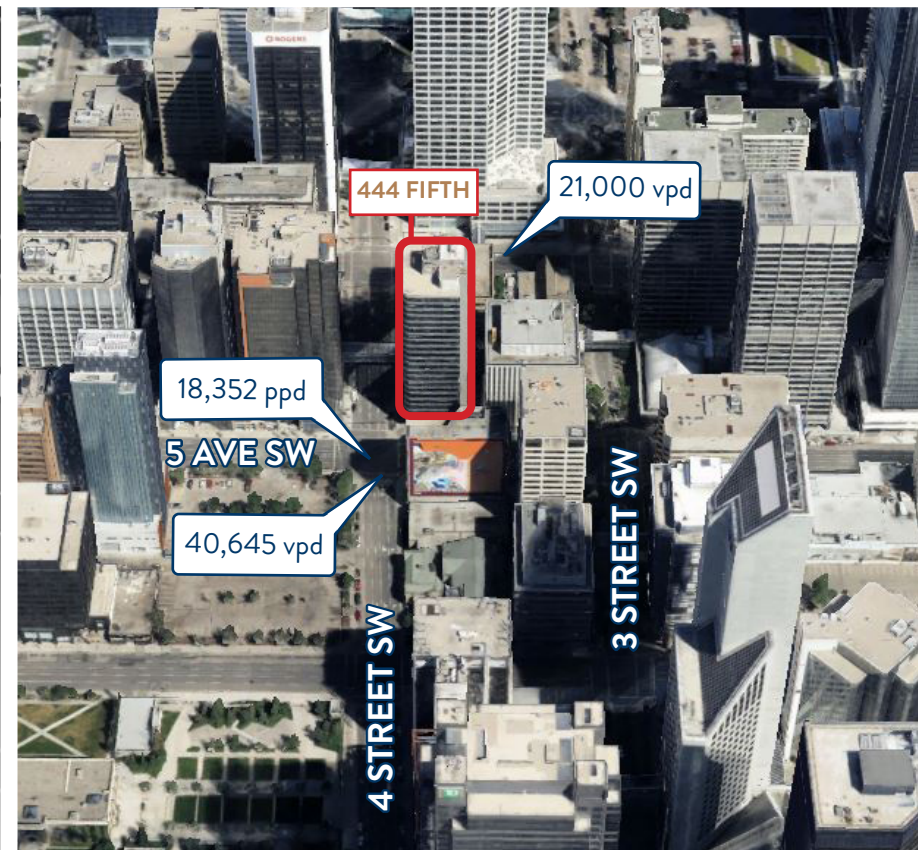
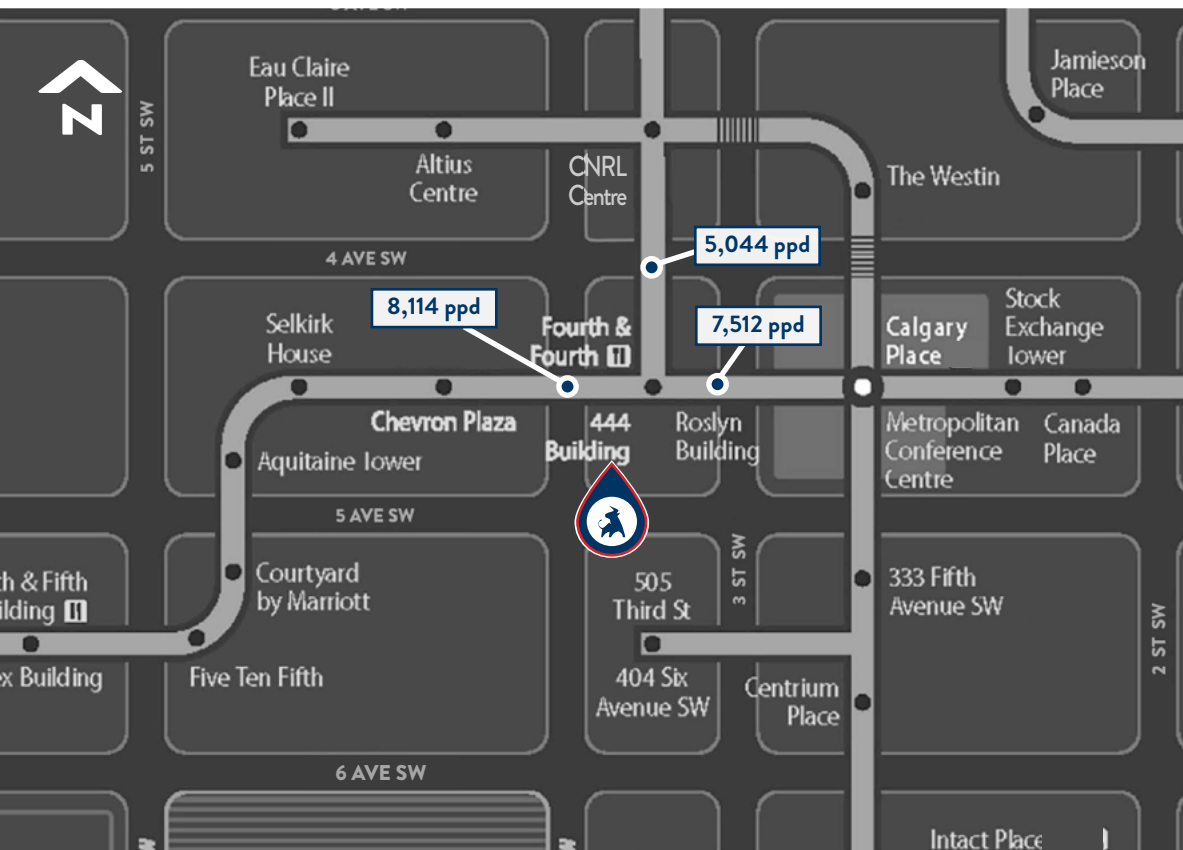


ABOUT

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: 19,119
Calgary (2025): 1,688,000



DAYTIME POPULATION

Downtown: 110,655



AVERAGE AGE

Downtown: 41.0
Calgary (2025): 38.9



HOUSEHOLD INCOME

Downtown: \$ 87,696
Calgary (2025): \$131,600



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

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

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

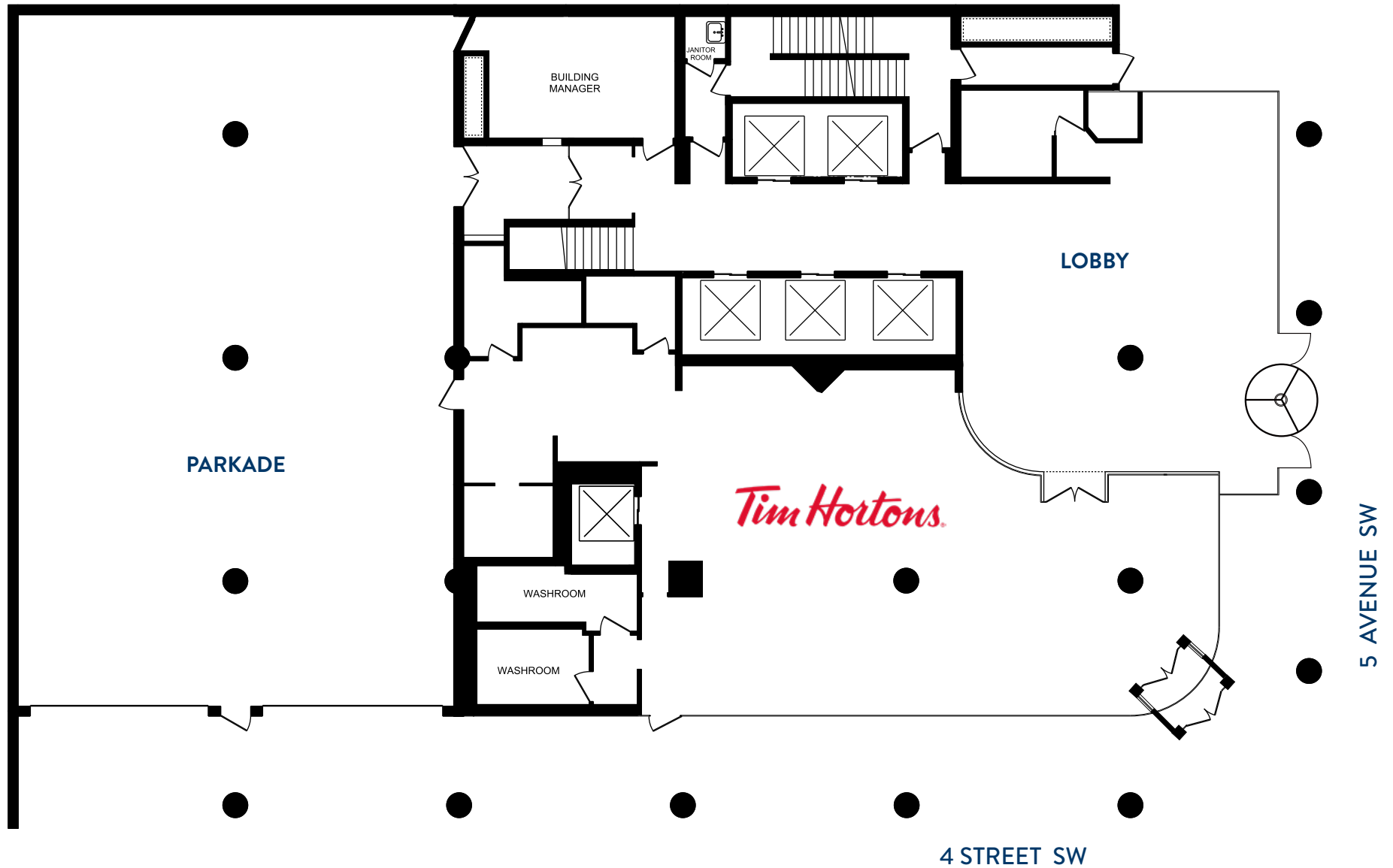


TENANTS

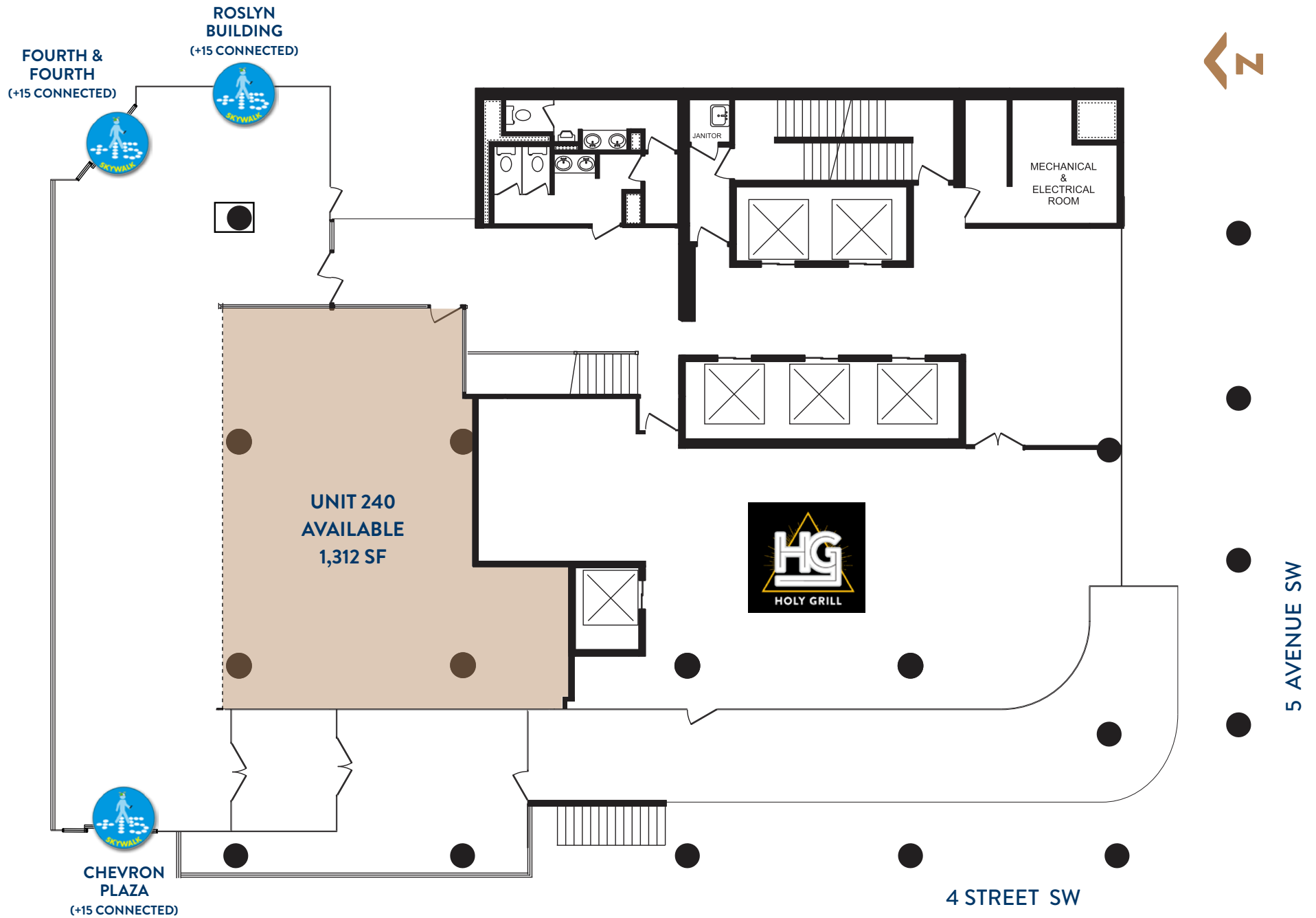
Tim Hortons



MAIN FLOOR

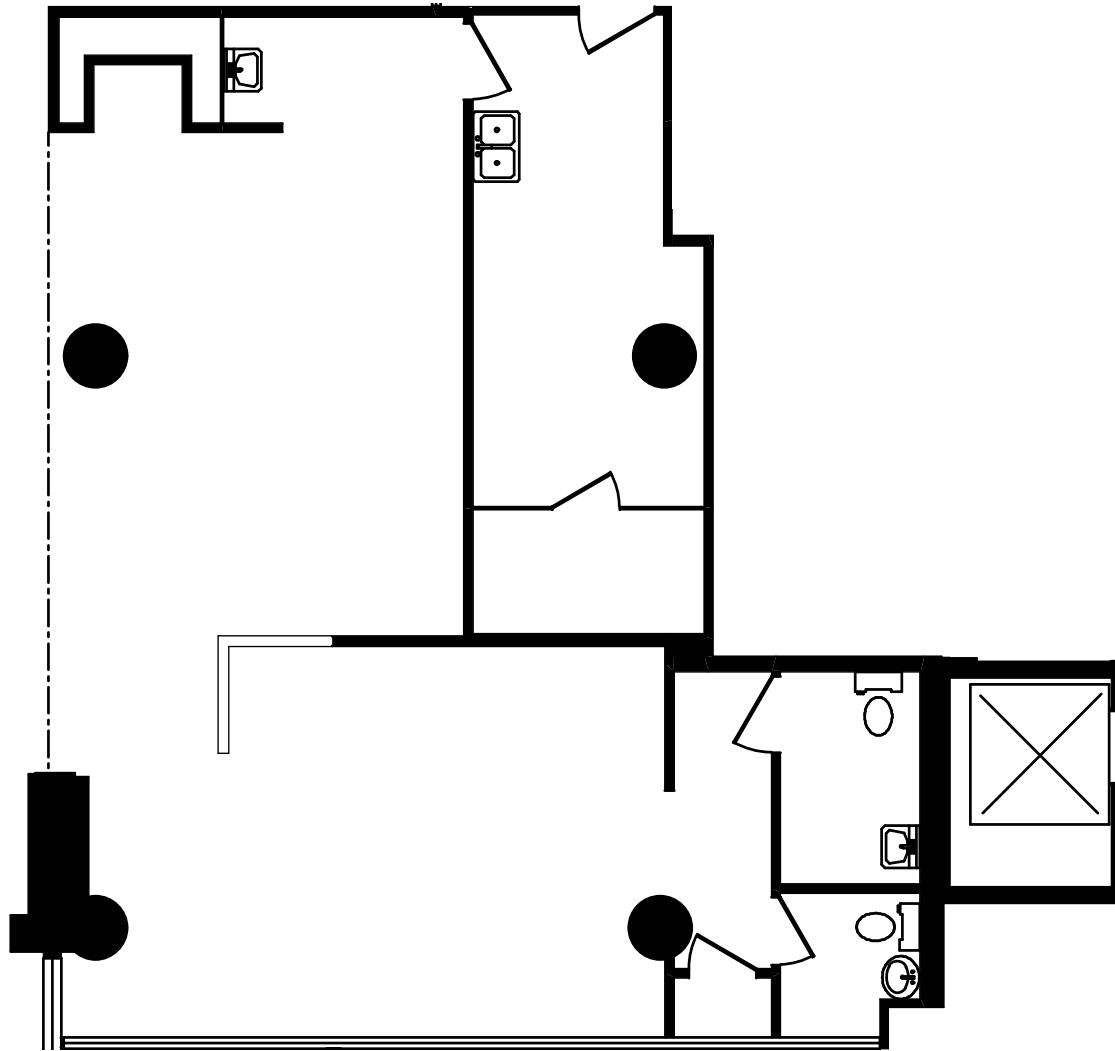


PLUS 15



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



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



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



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



hwietzel@taurusgroup.com

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.

