

FOURTH STREET LOFTS

BELTLINE CALGARY



PROPERTY HIGHLIGHTS

- New mixed use development on the corner of 4th St and 15th Ave SW, showcasing 272 residential units with 3,869 square feet of main floor retail space
- 10,000 vehicles passing site daily with daytime population of 30,500 within 10 min walking radius
- Less than a 10 min walk from the Downtown Commercial Core, Victoria Park and Mission
- Ideal for a quick-service restaurant concept

SPACE FOR LEASE

AVAILABLE	1,337 square feet
ZONING	CC-COR
YEAR BUILT	2026
LANDLORD	Western Securities Limited

TAURUS
PROPERTY GROUP

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

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

BELTLINE & DOWNTOWN

100% LEASED

ASPEN VILLAGE - SOUTHWEST CALGARY

AVAILABILITY: Phase I: 926 sq ft - 12,678 sq ft (Pre-Leasing Phase 1)



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COMMENTS

- Mixed-use project in Springbank Hill, facing 17 Avenue, that combines retail, commercial services and residential uses
- Services seven adjacent communities with a combined population over 54,800
- Phase I targeted uses: full-service restaurant, premium pub, breakfast, large format cafe, bakery

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EVOLUTION - SOUTHEAST CALGARY

AVAILABILITY: 1,545 sq ft



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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

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MEREDITH BLOCK - NORTHEAST CALGARY (BRIDGELAND)

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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HARVEST MARKET - SOUTHEAST CALGARY



COMMENTS

- Vibrant new development poised for more than 40,000 residents across Rangeview and Mahogany
- Two-building, 15,000 sq ft centre with ample on-site parking
- Completion Q2 2027
- Targeted Uses: coffee, bakery, specialty grovery, barber, pet, quick service restaurants

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WILLOW PARK VILLAGE - SOUTHEAST CALGARY

NEW LISTING

AVAILABILITY: 1,591 sq ft ; 2,477 sq ft



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: 1,270 sq ft (C/L)



COMMENTS

- Mixed-use development along Macleod Trail with 169 residential suites above 22,704 sf of main-level retail
- Exposure to over 90,000 vehicles daily and high volumes of pedestrian traffic with LRT Station directly adjacent from site
- Targeted Uses: coffee, bakery, unvented quick-service restaurant, pet, fitness, convenience

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RANGEWINDS RETAIL - SOUTHEAST CALGARY**NEW LISTING****VIEW BROCHURE >>****COMMENTS**

- Gas bar anchored convenience centre in Ogden's industrial area with over 6,800 square feet of retail space
- Directly faces the Barlow Trail and 50th Avenue SE intersection, with 27,000 vehicles passing the site daily
- Outdoor patio and a drive-thru opportunities
- Targeted uses: quick service food and beverage

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UXBOROUGH - NORTHWEST CALGARY



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COMMERCIAL

COMMERCIAL 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, Caffe Beano, Kinton Ramen, Firehouse Subs, Pacific Poke, and Lustre Nails

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

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BROADWAY ON 17TH - BELTLINE CALGARY



COMMENTS

- Three tower, mixed use development that will redefine one of Calgary’s prominent intersections - 4 St and 17Ave SW
- Will feature an open, central plaza envisioned as a hotspot not only for residents and visitors, but also the wider community
- Opportunity for large-scale flagship restaurants, grocery, and daycare

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TRANSALTA PLACE - BELTLINE CALGARY

AVAILABILITY: 1,719 sq ft (C/L) ; 2,930 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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238 11 AVENUE SE - BELTLINE CALGARY

AVAILABILITY: 4,523 sq ft



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COMMENTS

- Facing 11 Ave SE, off Macleod Trail with 34,000 vehicles & 8,000 pedestrians passing site daily
- 3 min drive / 7 min walk from future Scotia Place Event Centre and Stampede Grounds
- Targeting restaurants with takeout offerings and strong evening/ weekend business. Ghost kitchen opportunity available.

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BROOKFIELD PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main: 2,300 sq ft (restaurant opportunity)



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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: Mari Bakeshop, Hula Poke, Dirtbelly, Chachi's, Deville Coffee, Canadian Crew Barbershop

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BANKERS HALL - DOWNTOWN CALGARY

AVAILABILITY: 496 sq ft - 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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FIFTH AVENUE PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main Level: 2,950 sq ft Food Court: 395 sq ft ; 485 sq ft



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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 include: Oeb Breakfast, Servus, Marcello's, Monogram

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GULF CANADA SQUARE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 692 sq ft Food Court: 352 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
- Co-tenancies: Tim Hortons, Alforno Bakery, Garbanzo's, Servus Credit Union, LifeMark and more

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THE AMPERSAND - DOWNTOWN CALGARY

AVAILABILITY: 724 sq ft



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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

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

444 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,312 sq ft



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COMMENTS

- 23-storey office tower in downtown Calgary on the corner of 5th Avenue and 4th Street SW
- Adjacent Plus 15 connections accumulate to over 20,500 pedestrians daily
- Targeted uses: medical uses (physical therapy, chiropractor, dental naturopath), salon / barber, aesthetics, print shop, dry cleaning / alterations, non-vented quick service restaurant

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

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FIFTH & FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 302 sq ft - 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 jewellery store

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

CENTRIUM PLACE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,195 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

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

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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BOW PARKADE - DOWNTOWN CALGARY

AVAILABILITY: 2,627 sq ft

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- 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: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com**707 FIFTH - MANULIFE PLACE - DOWNTOWN CALGARY**

AVAILABILITY: Plus 15: 3,934 sq ft

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- 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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ABERDEEN MARKET



BEDDINGTON TOWNE CENTRE



BRITANNIA PLAZA



CATALYST



THE EDISON



ELEVEN



FIRST ST MARKET



HANSON SQUARE



KEYNOTE R2



MAXWELL BATES BLOCK



MILLENNIUM TOWER



SOLO ON FOURTH



SPRINGBOROUGH CENTRE



TROLLEY SQUARE



WATERMARK TOWER



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