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**Anthem** 

**1015 4 STREET SW**

**PLUG AND PLAY OPTIONS  
FROM 1,046 SF - 10,911 SF**

OFFICE  
SUITES FOR LEASE



Located at 1015 4th Street SW, this 12-storey office building is centrally located in the beltline, offering convenient access to Calgary's financial core. The property is within walking distance of 4th and 3rd street C-Train stations, hotels, restaurants, a variety of retail amenities and the +15 pathway system. The building features three levels of underground parking with recent upgrades to the elevators, lobby areas, and washrooms.

**Scout**  
Real Estate Ltd

Lori Suba (Lead)  
President & Broker  
(403) 850-4248  
lsuba@scoutrealestate.ca

Andrew Kay  
Associate  
(403) 354-3434  
akay@scoutrealestate.ca

Matthew Weiss  
Associate  
(403) 689-1393  
mweiss@scoutrealestate.ca

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# PROPERTY FEATURES:

Building Area: 123,245 SF  
Term Lengths: Flexible  
Net Rent: Market  
Op Costs (2024 Budget): \$16.70 PSF  
Improvement Allowance / Turnkey: Negotiable

Parking Ratio: 1 stall per 1,900 SF  
Parking Rate (2024):  
Underground parking - \$375 per stall per month  
Surface parking - \$300 per stall per month

Amenities: Conference facility



## DINING

1. Orchard
2. Bridgette Bar
3. Last Best Brewing
4. Hudsons Canada's Pub
5. Pampa Brazilian Steakhouse
6. Luca and Pazzi
7. Rodney's Oyster House
8. CRAFT Beer Market
9. National on 10th
10. Vintage Chophouse
11. Central Taps + Food
12. Quesada
13. Subway
14. Tim Hortons

## HOTEL & FITNESS

1. F45
2. Marriott
3. UNDRCARD
4. Hotel Arts

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# LEASING OPPORTUNITIES:

<u>Suite</u>	<u>Size (SF)</u>	<u>Available</u>	<u>Description</u>
200	1,881	Immediately	Open plan space with new carpet
225	1,864	Immediately	Reception, 2 offices, workstation area, boardroom, & kitchen
250	2,136	Immediately	Open plan, 2 offices, boardroom & kitchen
260	3,101	Immediately	Show Suite - Reception, boardroom, 2 meeting rooms, large open area & breakout room
300	7,753	Immediately	21 offices, boardroom, kitchen, reception & server room
330	3,158	Immediately	Boardroom, 4 offices, kitchen, open area with 24 workstations
745	1,046	July 1, 2024	Reception, waiting area, three offices and kitchen
1130	3,078	Immediately	Reception, boardroom, 4 offices, meeting room, kitchen, server room & open area



## VARIETY OF SUITE SIZES AND CONFIGURATIONS



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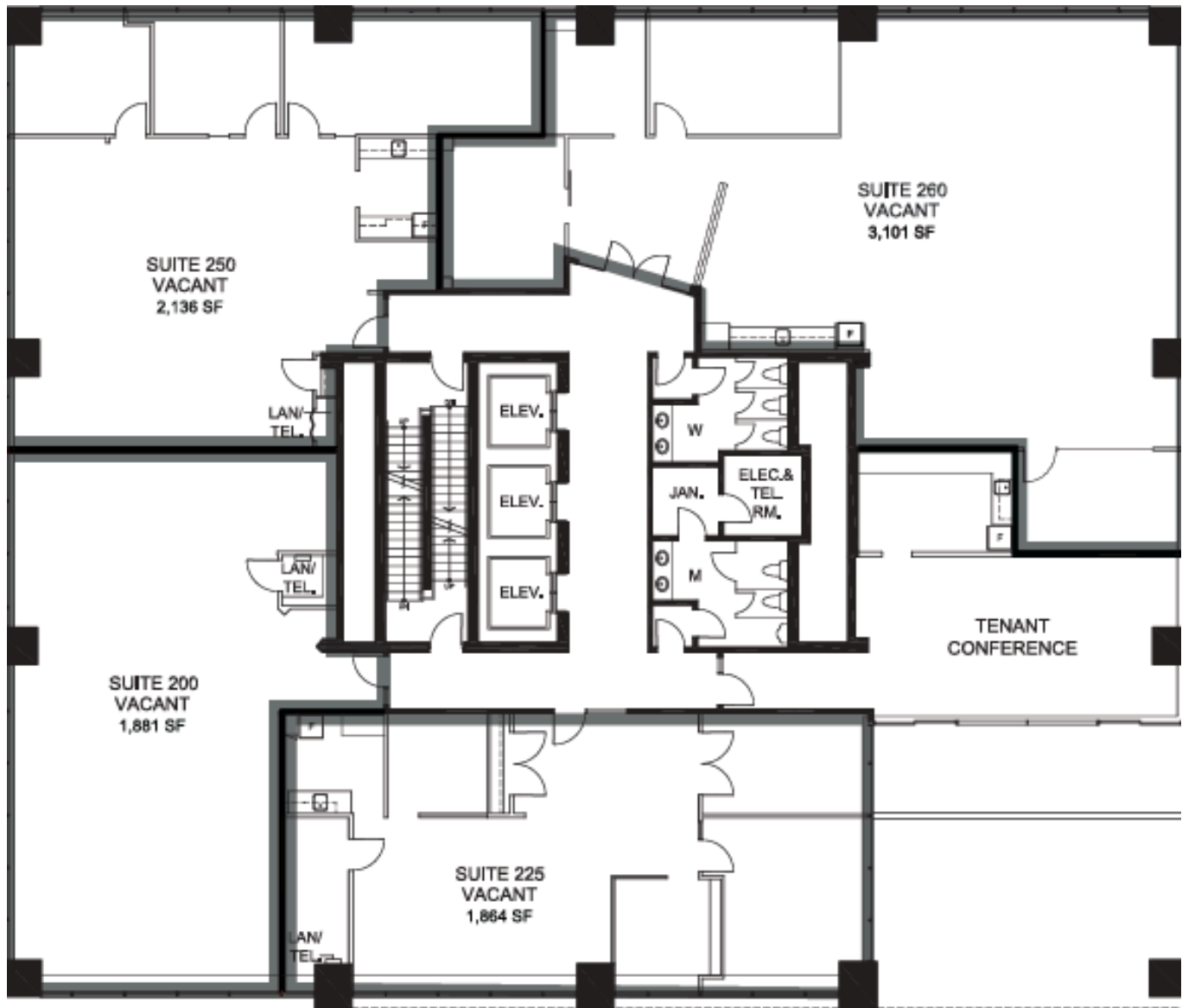
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## SECOND FLOOR LEASING OPPORTUNITIES:



- SUITE 200 - Open plan space with new carpet and paint
- SUITE 225 - Reception, 2 offices, workstation area, boardroom & kitchen
- SUITE 250 - Open plan, 2 offices, boardroom & kitchen
- SUITE 260 - Show Suite

\*Suites 250 & 260 contiguous for up to 5,237 SF

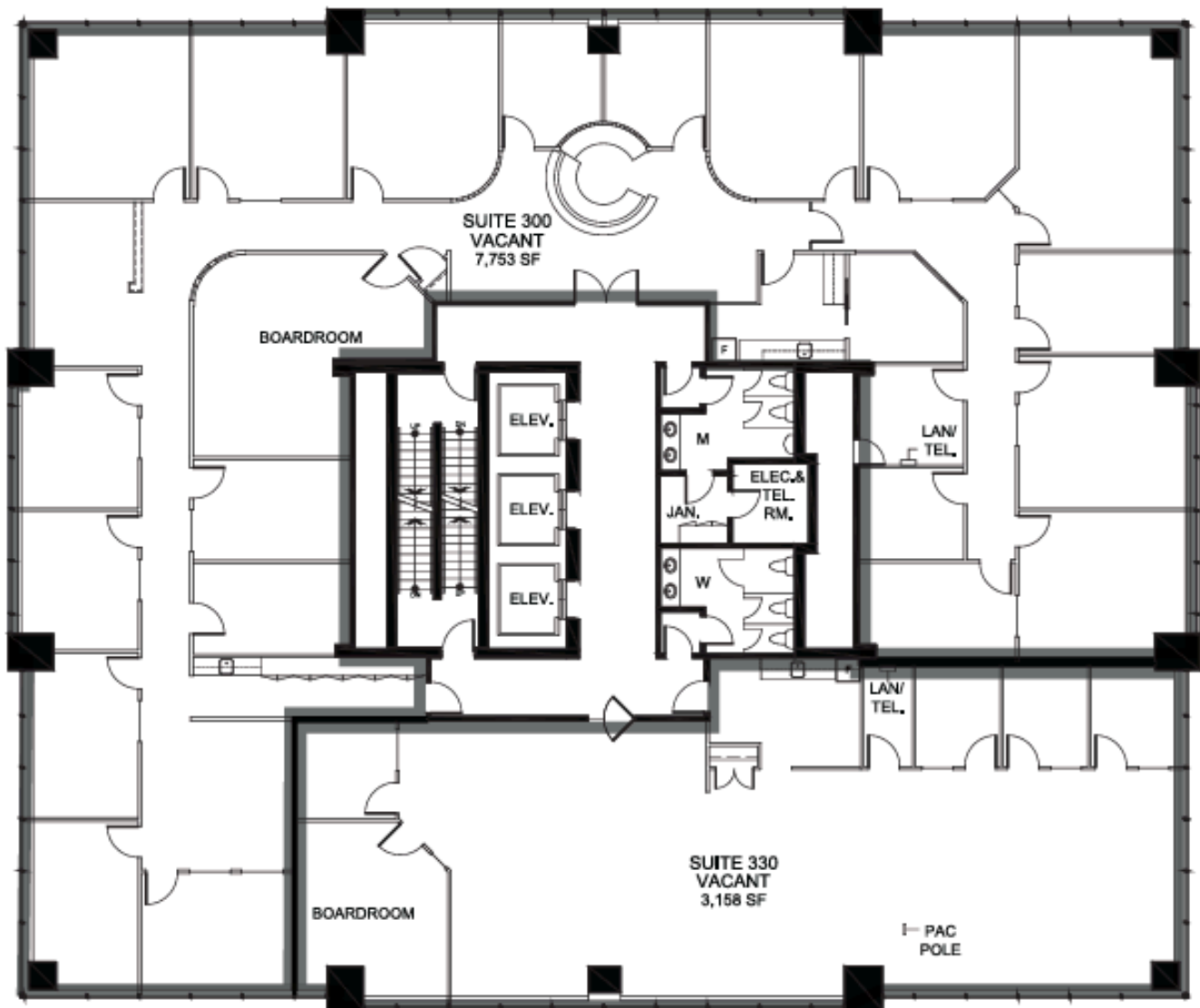
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## THIRD FLOOR LEASING OPPORTUNITIES:



SUITE 300 - 21 offices, boardroom, kitchen, reception and server room  
SUITE 330 - Boardroom, 4 offices, kitchen, open area with 24 workstations

\*Suites 300 & 330 contiguous for up to 10,911 SF

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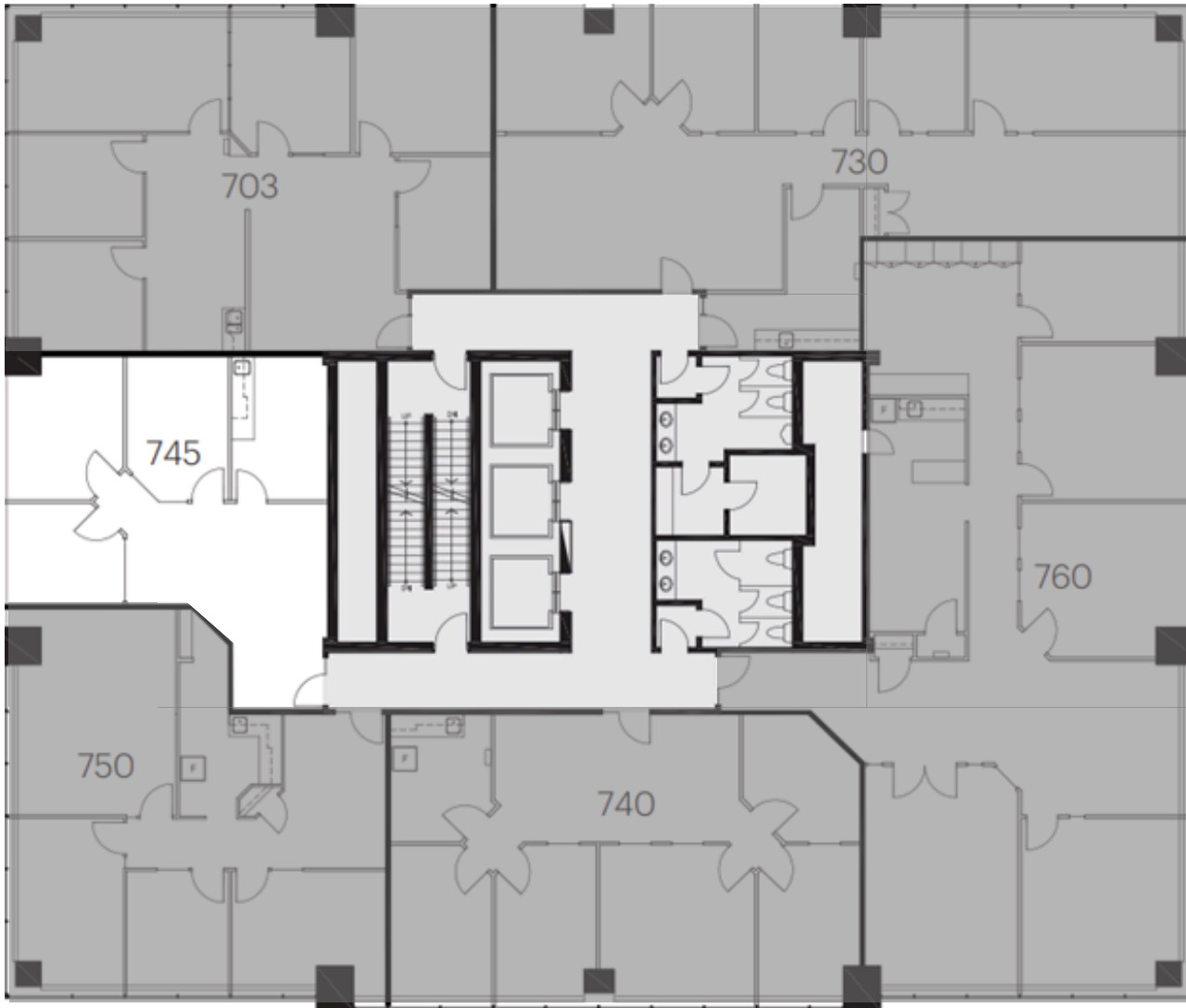
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## SEVENTH FLOOR LEASING OPPORTUNITIES:



SUITE 745 - 3 offices, reception/waiting area and kitchen

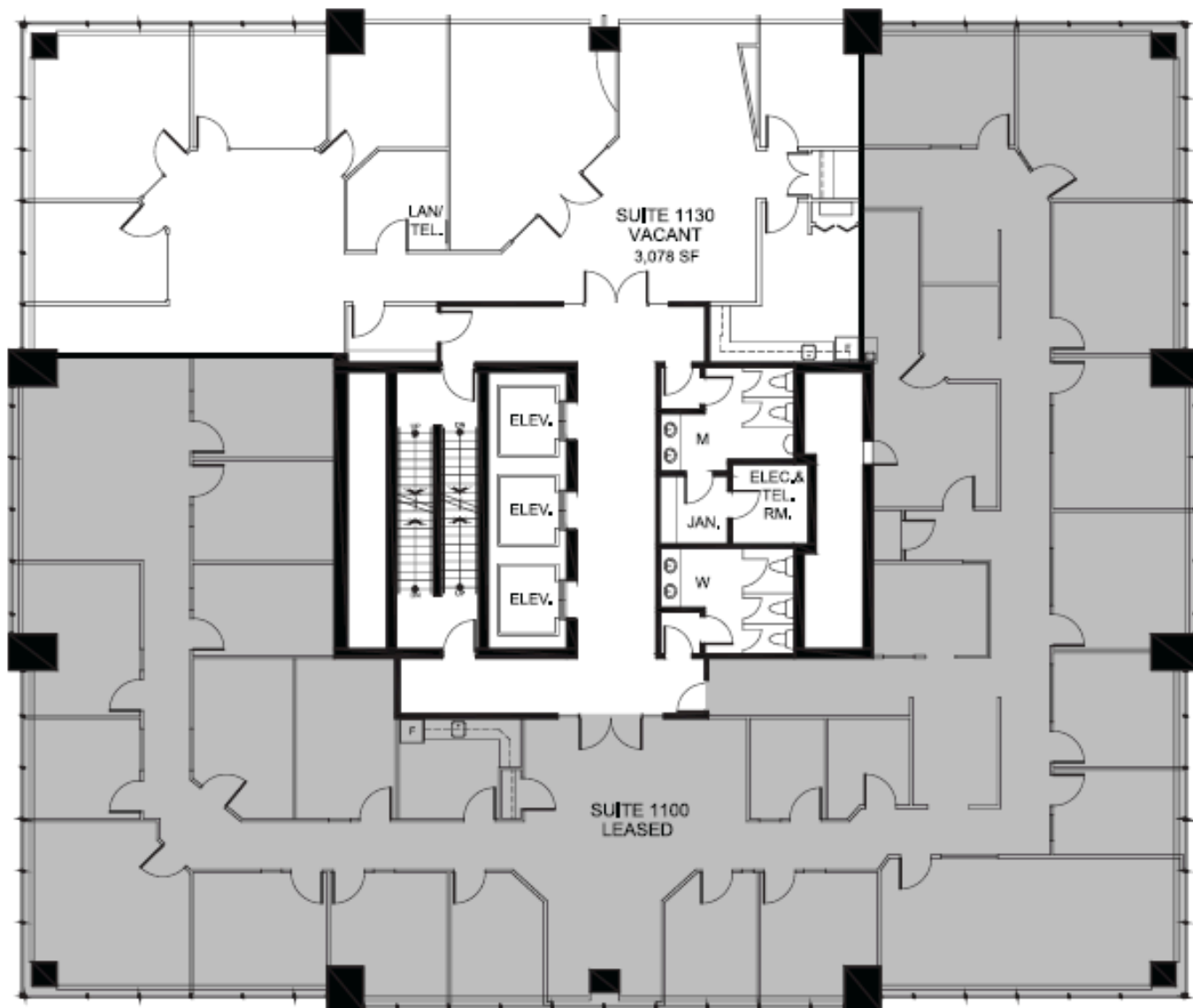
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## ELEVENTH FLOOR LEASING OPPORTUNITIES:



SUITE 1130 - Reception, boardroom, 4 offices, meeting room, kitchen, server room and open area

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For Leasing Inquiries

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