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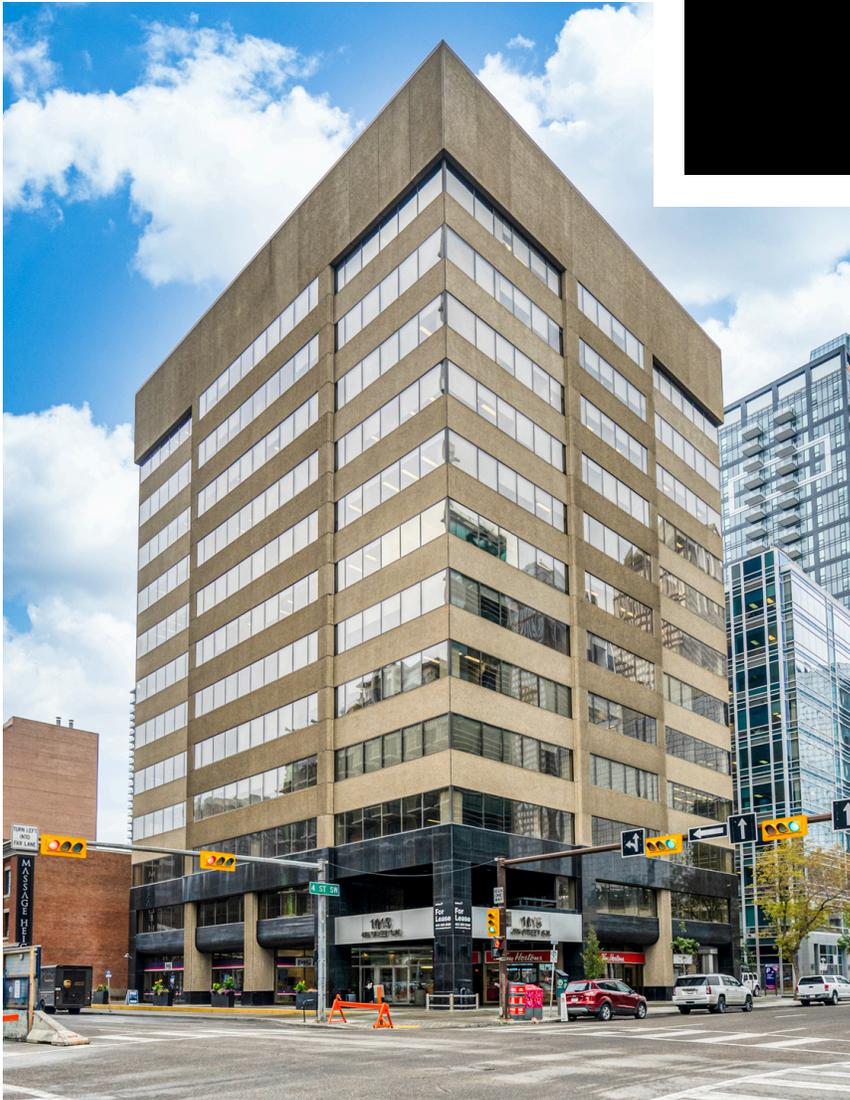
Anthem



1015 4 STREET SW

**PLUG AND PLAY OPTIONS
FROM 588 SF - 7,972 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
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PROPERTY FEATURES:

Building Area: 123,245 SF
Term Lengths: Flexible
Net Rent: Market
Op Costs (2026 Budget): \$17.24 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
300	7,753	Immediately	21 offices, boardroom, kitchen, reception & server room
500	7,384	Immediately	14 offices, boardroom, meeting room, kitchen, reception, open area & server room.
535	588	Immediately	2 offices
600	7,459	Immediately	4 offices, large open area, boardroom, meeting room, reception, multiple kitchen/cafes & copy room
1130	3,078	Immediately	Reception, boardroom, 4 offices, meeting room, kitchen, server room & open area



VARIETY OF SUITE SIZES AND CONFIGURATIONS

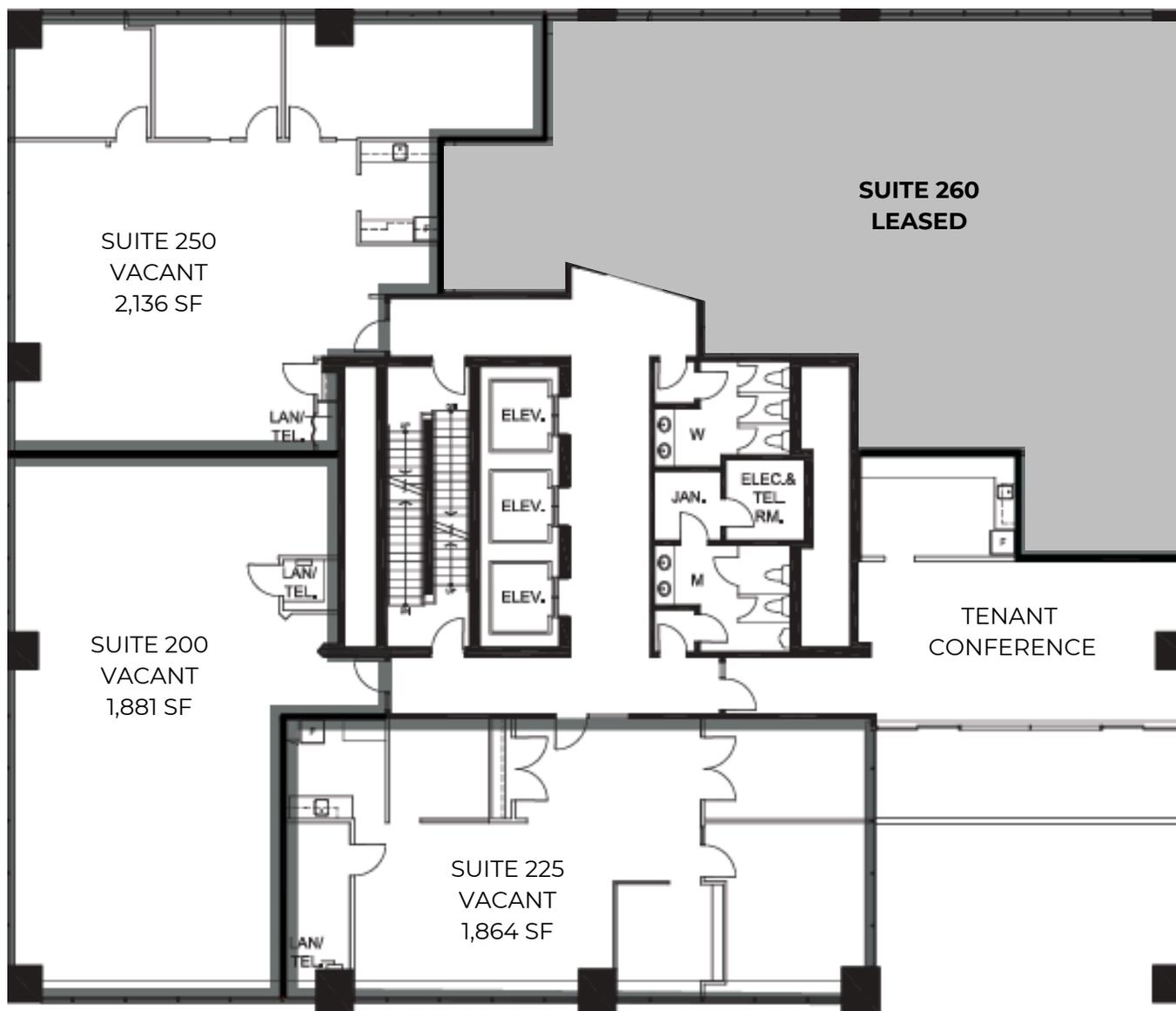


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SECOND FLOOR LEASING OPPORTUNITIES:



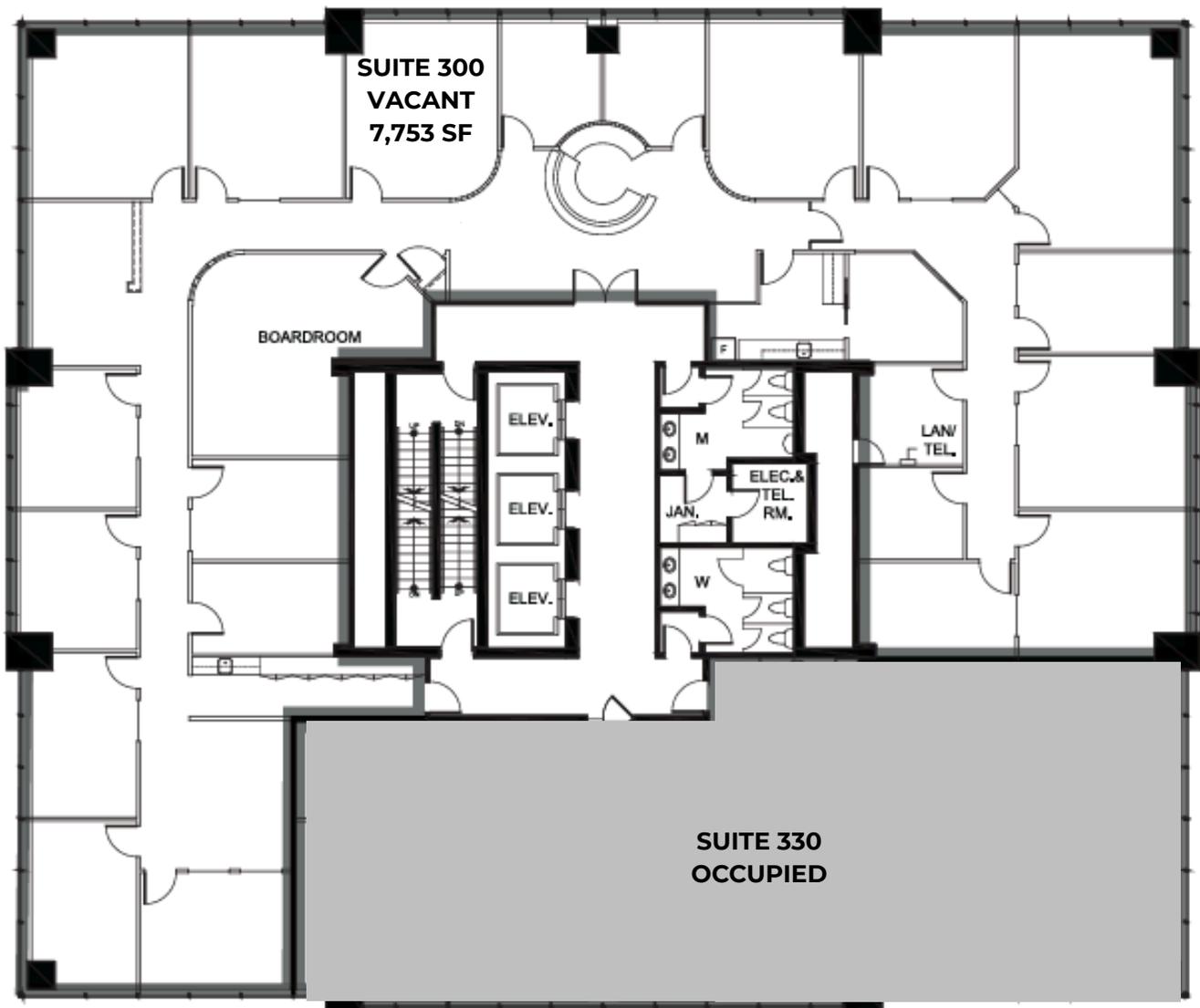
- SUITE 200 - Open plan space with new carpet and paint
- SUITE 225 - Reception, 2 offices, workstation area, boardroom & kitchen
- SUITE 250 - Open plan, 3 offices, boardroom & kitchen

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THIRD FLOOR LEASING OPPORTUNITIES:



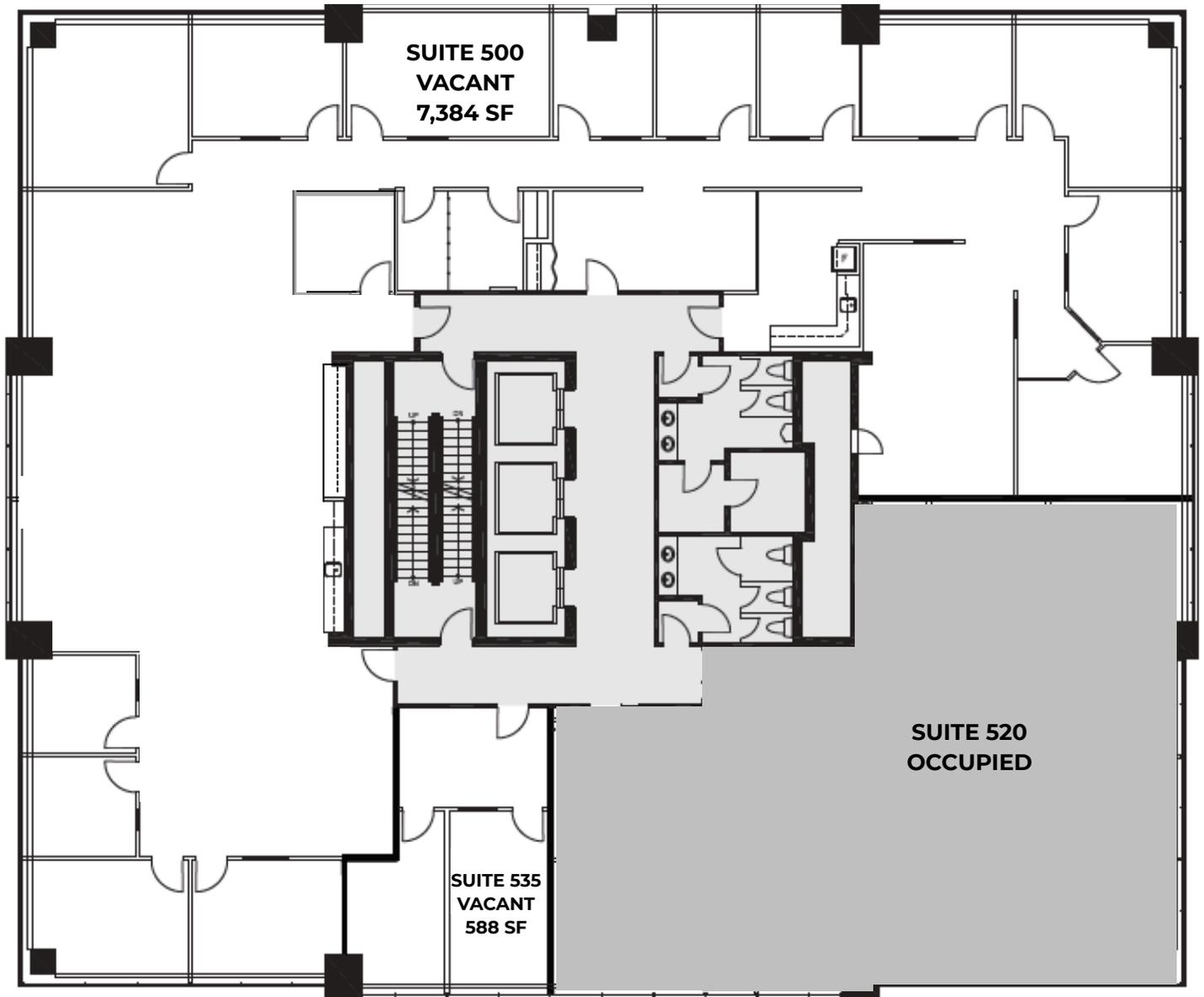
SUITE 300 - 21 offices, boardroom, kitchen, reception and server room

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FIFTH FLOOR LEASING OPPORTUNITIES:



- SUITE 500 - 14 offices, boardroom, meeting room, kitchen, reception, open area, server room
- SUITE 535 - 2 offices

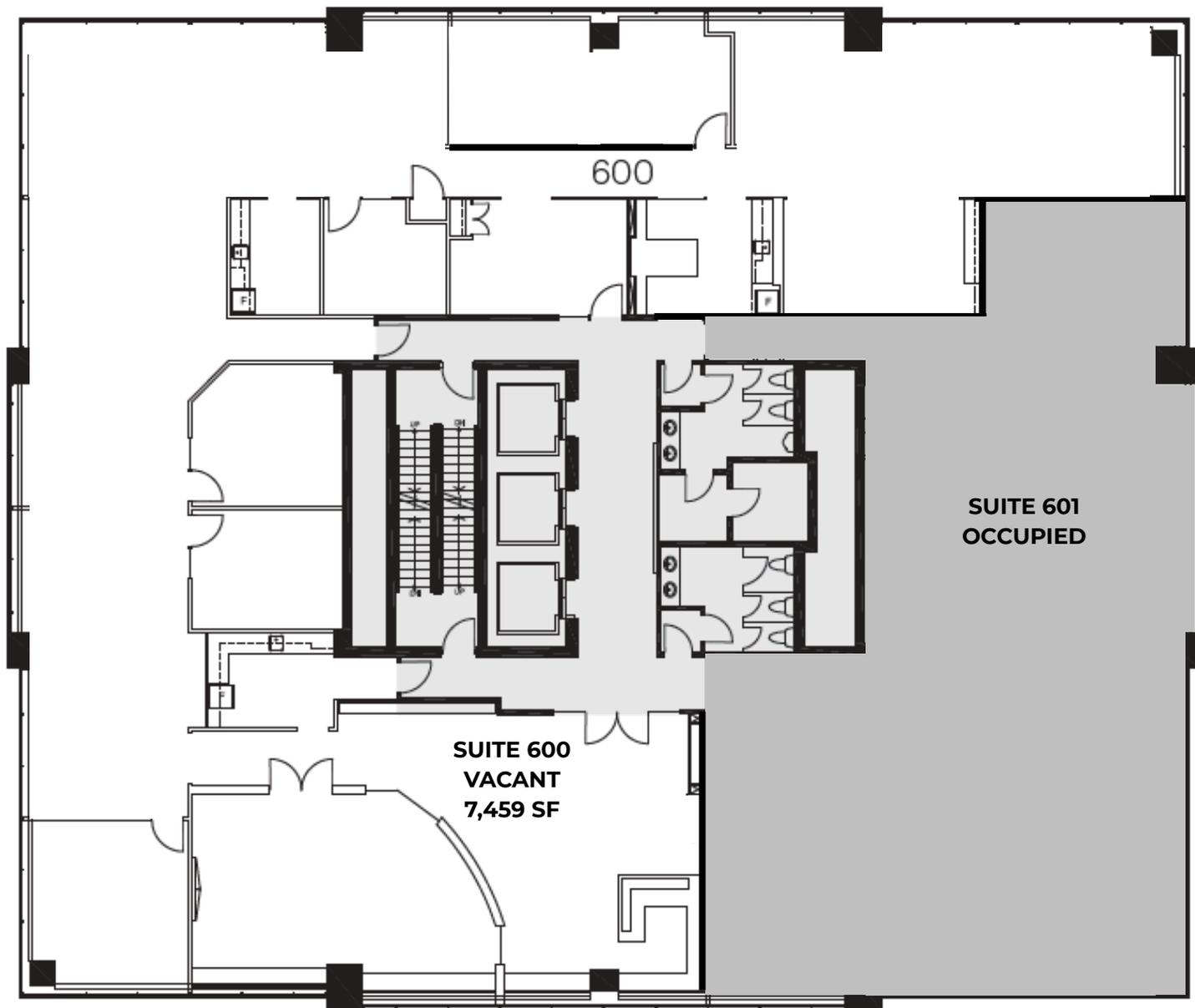
BOTH SUITES 500 & 535 ARE CONTIGUOUS FOR A TOTAL OF 7,972 SF

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SIXTH FLOOR LEASING OPPORTUNITIES:



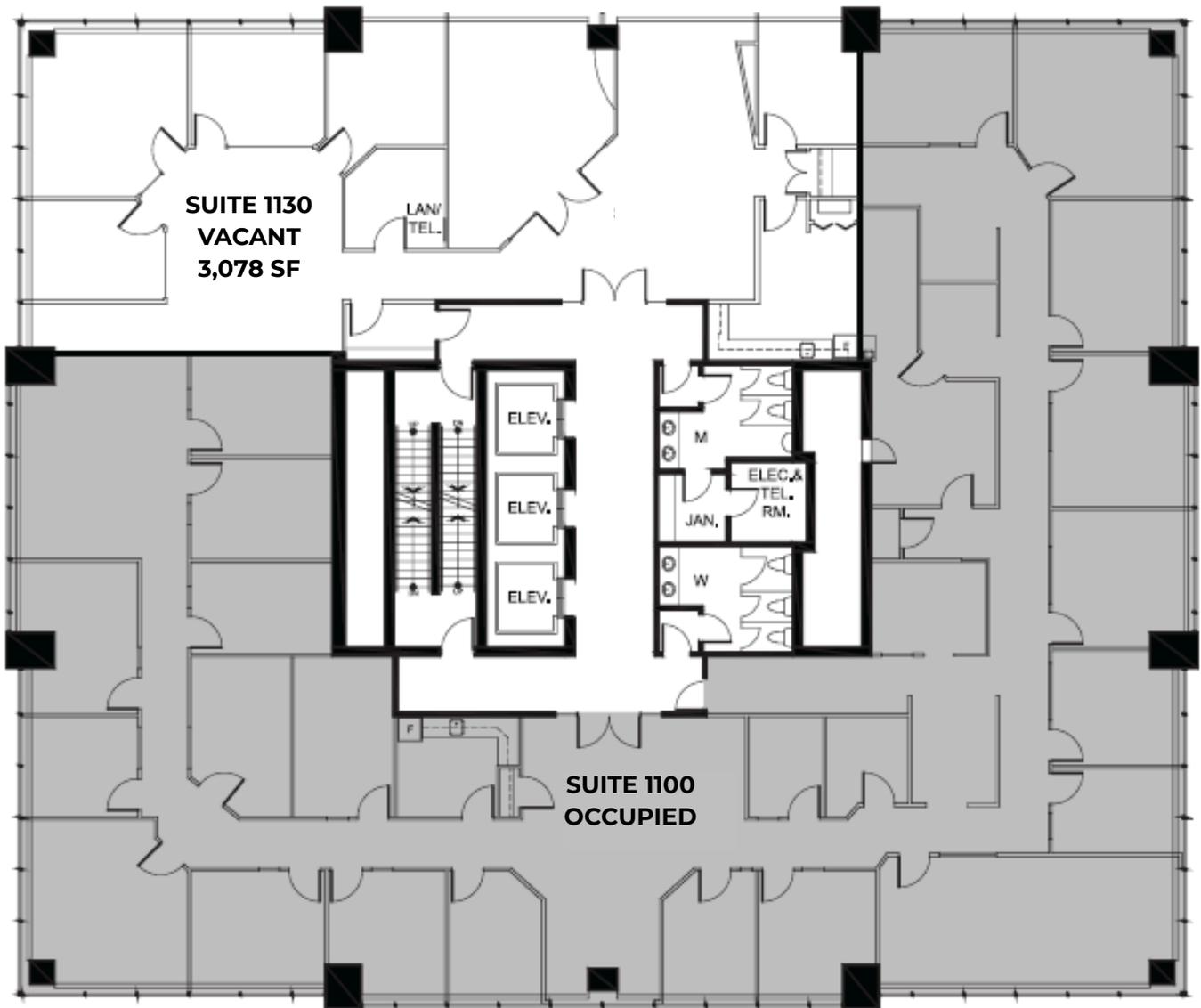
- SUITE 600 - 4 offices, large open area, boardroom, meeting room, reception, multiple kitchen/cafes & copy room

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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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