

FOR LEASE

CBRE

M-Tech Building

Calgary, Alberta

1401 1st Street SE



Property Information



Move-In Ready Space





Fully Furnished Spaces

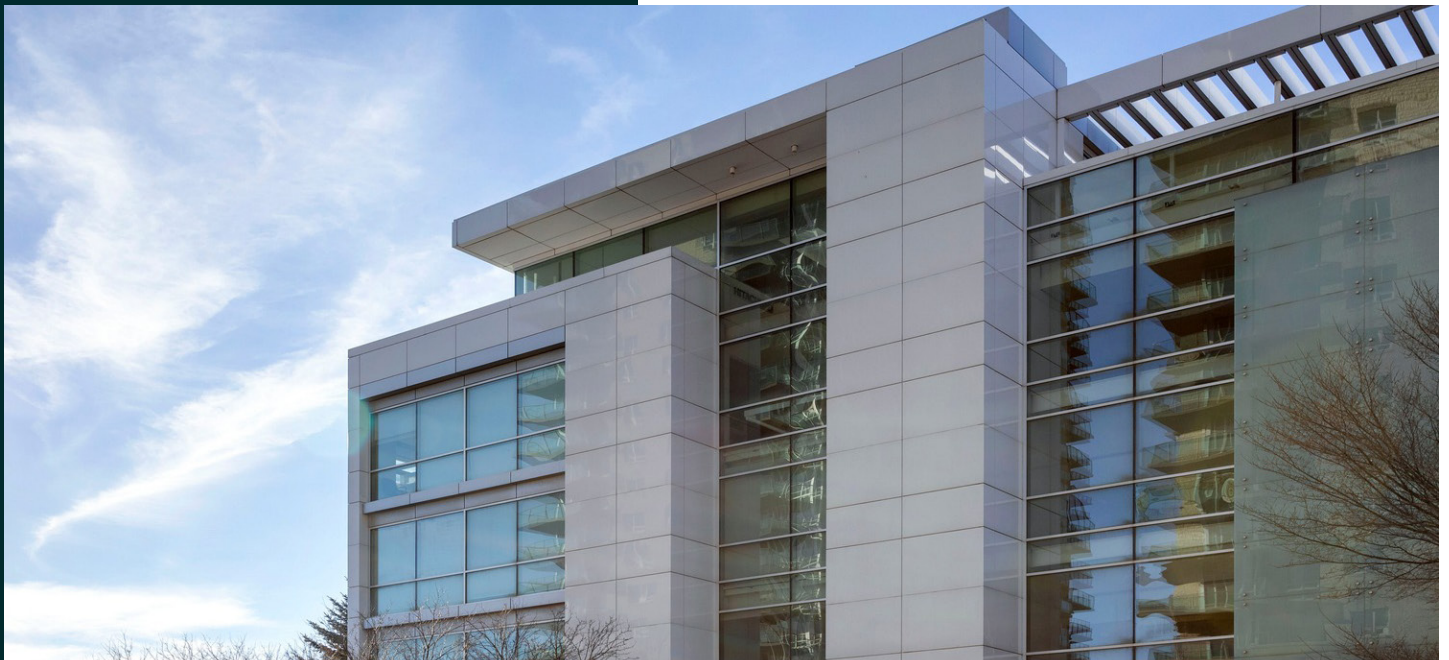


High Quality Finishings



Multiple Amenities in Immediate Area

Year Built	2004
Operating Costs	\$16.30
Net Rental Rate	Market
Space available:	Main Floor: 1,600 SF Suite 300: 7,989 SF* Suite 400: 8,802 SF* <i>Virtual Tour</i>  Suite 500: 5,661 SF* <i>Virtual Tour</i> 
Availability:	Immediately *30 days Notice
Parking Ratio	1 stall per 730 SF
Parking Rate	\$220 per Stall



About the Building

Built in 2004, 1401 1st Street SE was designed by nationally renowned architects Dale. M Taylor, Mark Bukart and Walker McKinley. Built on the inspiration of the Getty Museum in Los Angeles, California, with a contemporary and zen interior design.

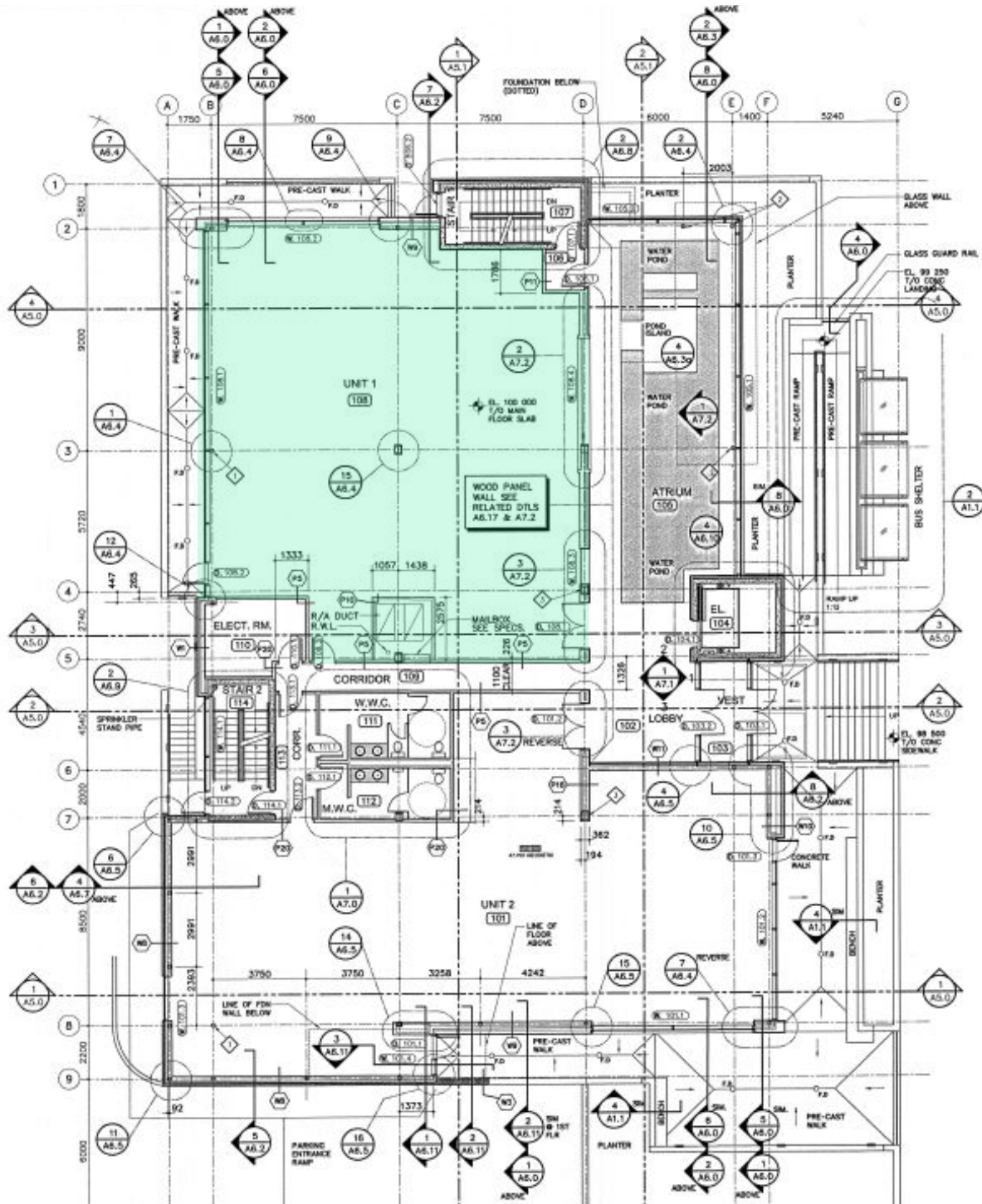
1401 encompasses contemporary and Zen interior design from its minimalist notions, use of patterns of light, natural matter and disallowance of any clutter.

The minimalist notions, use of patterns of natural light and matter evokes the sense of optimism. 1401 was built upon the notion of going against the norm of the typical office building.

The main entry off MacLeod Trail opens into the public atrium and reveals the shallow reflecting pond and water feature on its main floor. Above the pond are the suspended meeting rooms and lounge with catwalk bridges criss-crossing the atrium space. The atrium is finished in a combination of limestone porcelain flooring, composite metal and a rich 60-foot high walnut veneer wall that slices through each floor and acts as the threshold into each tenant space.



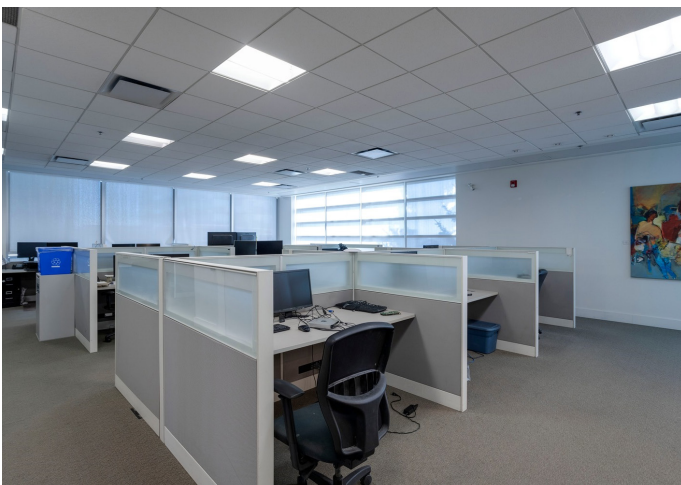
Main Floor: 1,600 SF




Photos

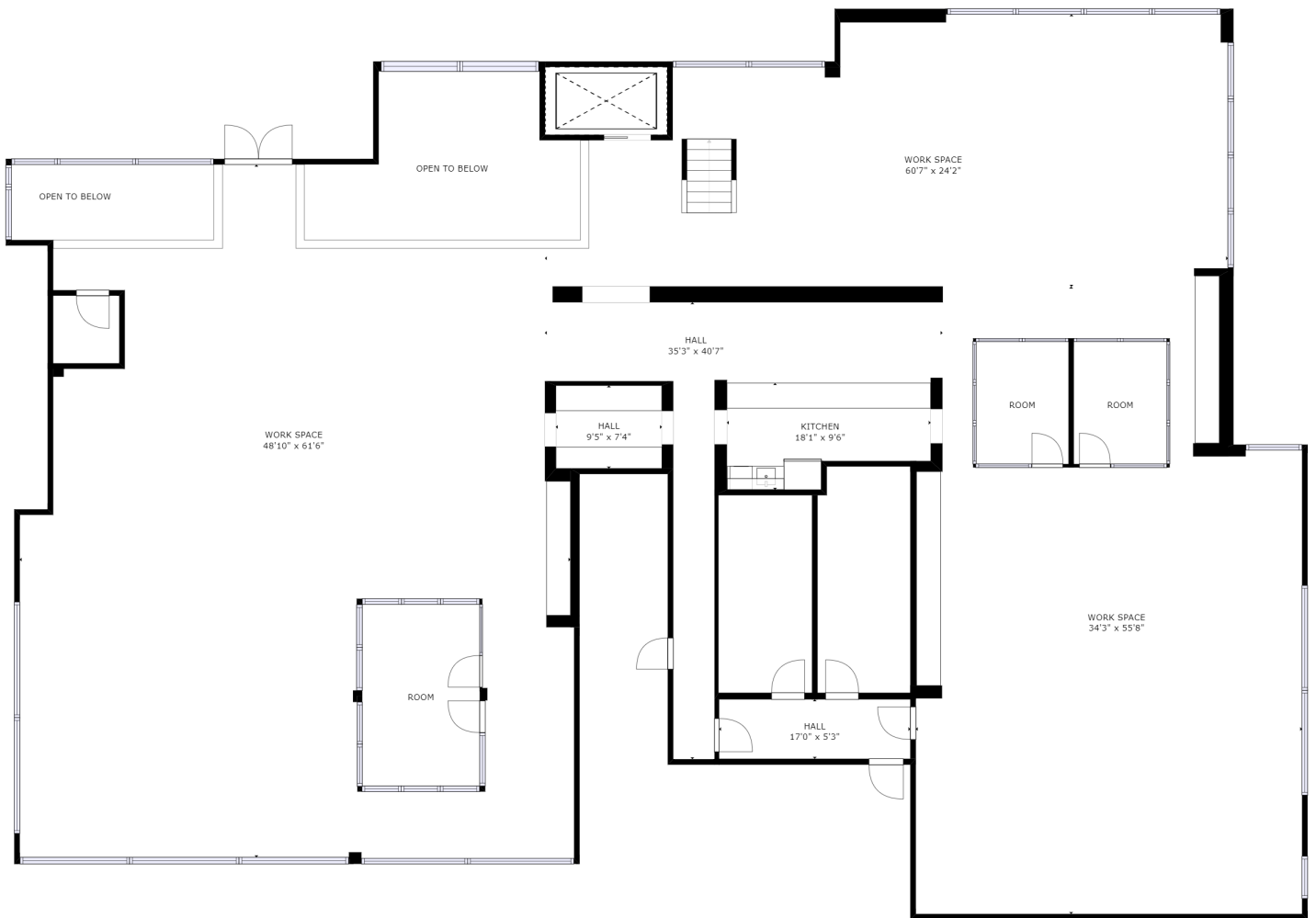


Photos



Suite 400: 8,802 SF


FULLY FURNISHED , HIGH QUALITY, MOVE-IN READY SPACE
4TH AND 5TH FLOOR ARE CONNECTED VIA INTERNAL STAIRCASE
 VIRTUAL TOUR

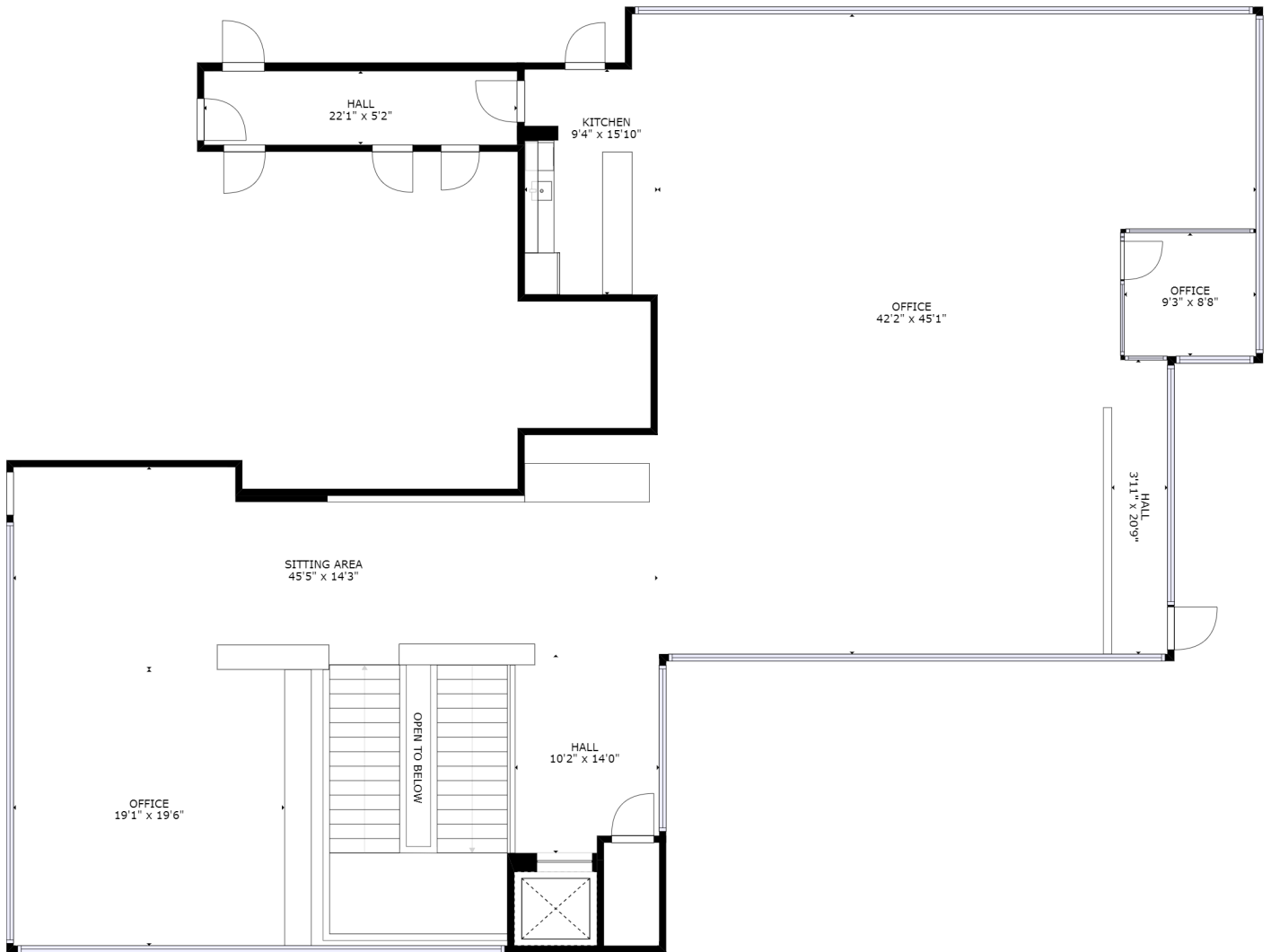


Photos



Suite 500: 5,661 SF

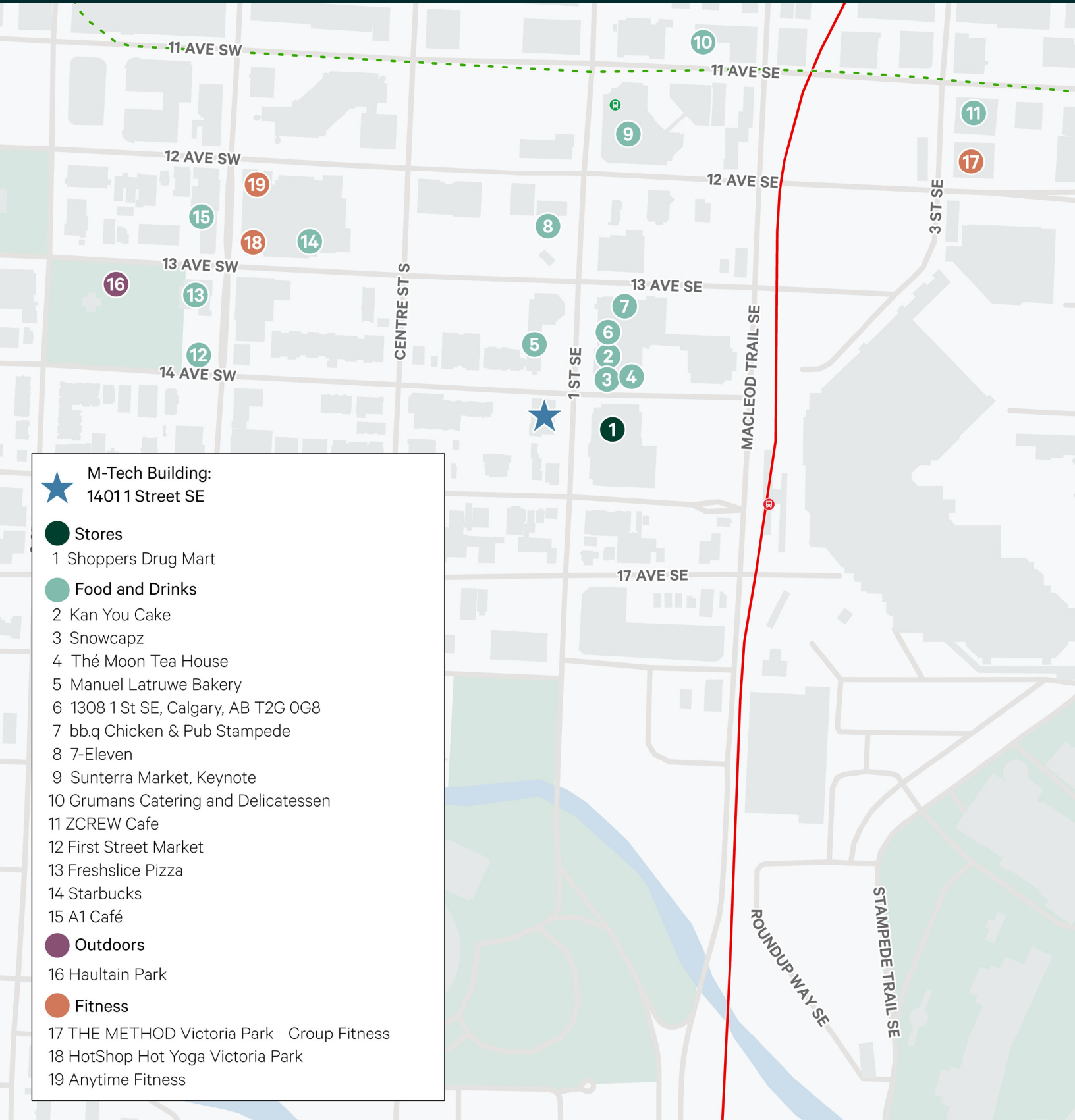
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 VIRTUAL TOUR



Photos



Location



- ★ M-Tech Building:
1401 1 Street SE
- Stores
 - 1 Shoppers Drug Mart
- Food and Drinks
 - 2 Kan You Cake
 - 3 Snowcapz
 - 4 Thé Moon Tea House
 - 5 Manuel Latruwe Bakery
 - 6 1308 1 St SE, Calgary, AB T2G 0G8
 - 7 bb.q Chicken & Pub Stampede
 - 8 7-Eleven
 - 9 Sunterra Market, Keynote
 - 10 Grumans Catering and Delicatessen
 - 11 ZCREW Cafe
 - 12 First Street Market
 - 13 Freshslice Pizza
 - 14 Starbucks
 - 15 A1 Café
- Outdoors
 - 16 Haultain Park
- Fitness
 - 17 THE METHOD Victoria Park - Group Fitness
 - 18 HotShop Hot Yoga Victoria Park
 - 19 Anytime Fitness



M-Tech

1401 1st Street SE

For more information, please contact

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