

RETAIL SPACE FOR LEASE



240 FOURTH

240 4 Avenue SW, Calgary, Alberta

Unit 109 - 390 SF

Unit 209 - 385 SF

Unit 225 - 488 SF

TAURUSGROUP.COM

ABBY BILLARD

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ABOUT

BUILDING HIGHLIGHTS

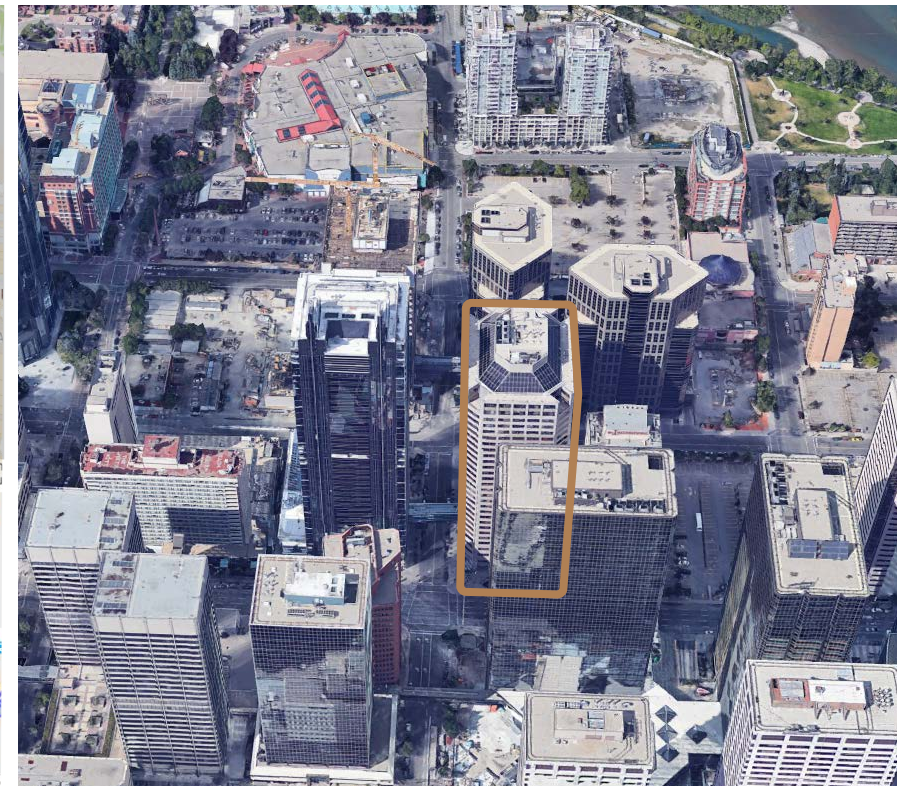
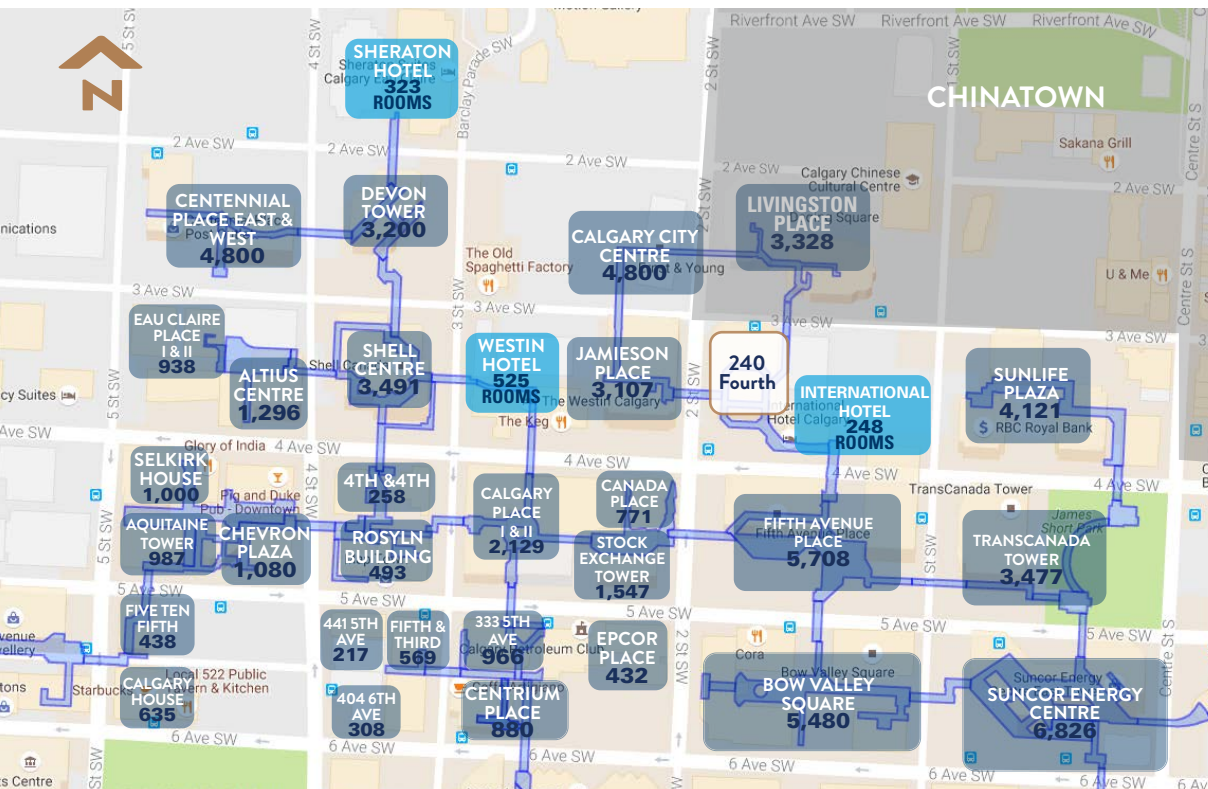
240 Fourth showcases 6,533 square feet of retail space at the base of a 653,854 square foot, class 'A' office tower.

- Centrally located and connected to Fifth Avenue Place, Jamieson Place and Livingston Place through the Plus 15
- Building includes a food court and several amenity tenants



ABOUT LOCATION HIGHLIGHTS

- Traffic counts of 24,000 vehicles per day on 4 Avenue SW
- Plus 15 traffic counts of 3,761 from Jamieson Place, 5,184 from Livingston Place, and 8,939 from Fifth Avenue Place
- Daytime population of over 17,500 in a one block radius of 240 Fourth
- Attached to the 248-room International Hotel



COMMUNITY DEMOGRAPHIC DATA



POPULATION

Downtown: 15,150
1 Block Radius: 611
Calgary: 1,260,421



AVERAGE AGE

Downtown: 40.8
1 Block Radius: 45.7
Calgary: 36.7



HOUSEHOLD SIZE

Downtown: 1.7
1 Block Radius: 1.6
Calgary: 2.6



DAYTIME POPULATION

Downtown: 165,937
1 Block Radius: 17,759



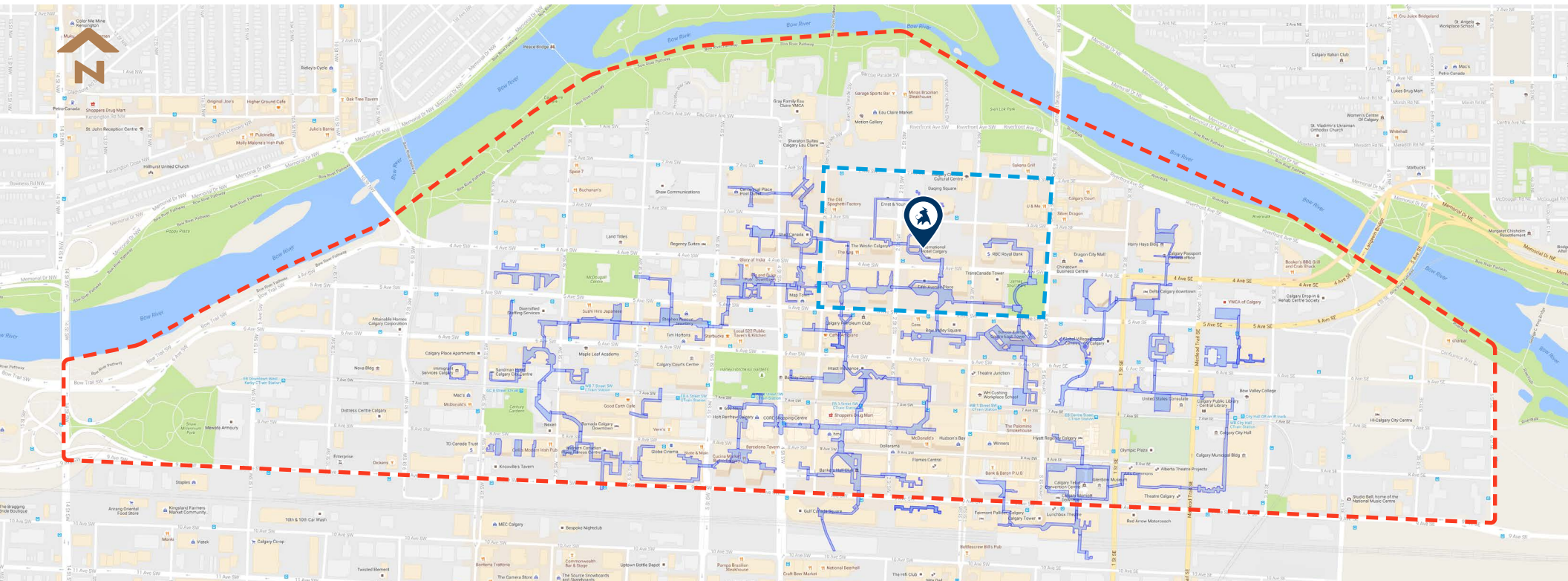
HOUSEHOLD INCOME

Downtown: \$102,223
1 Block Radius: \$91,293
Calgary: \$113,878



POST-SECONDARY EDUCATION

Downtown: 78.9%
Calgary: 69.1%



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 653,854 sq ft
Retail Size: 6,533 sq ft

LANDLORD

Quadreal Property Group

ZONING

CR20 - C20/R20

PARKING

No public parking

MUNICIPAL ADDRESS

240 4 Avenue SW, Calgary, Alberta

YEAR BUILT

1988

LEGAL DESCRIPTION

Plan: C
Block: 14
Lot: 1-17, 34-40

ADDITIONAL RENT 2022 ESTIMATES

Operating Costs	\$17.01 PSF
Property Tax	\$ 2.90 PSF
Total	\$ 19.91 PSF

Premises Utilities Separately Metered
Management Fee Included



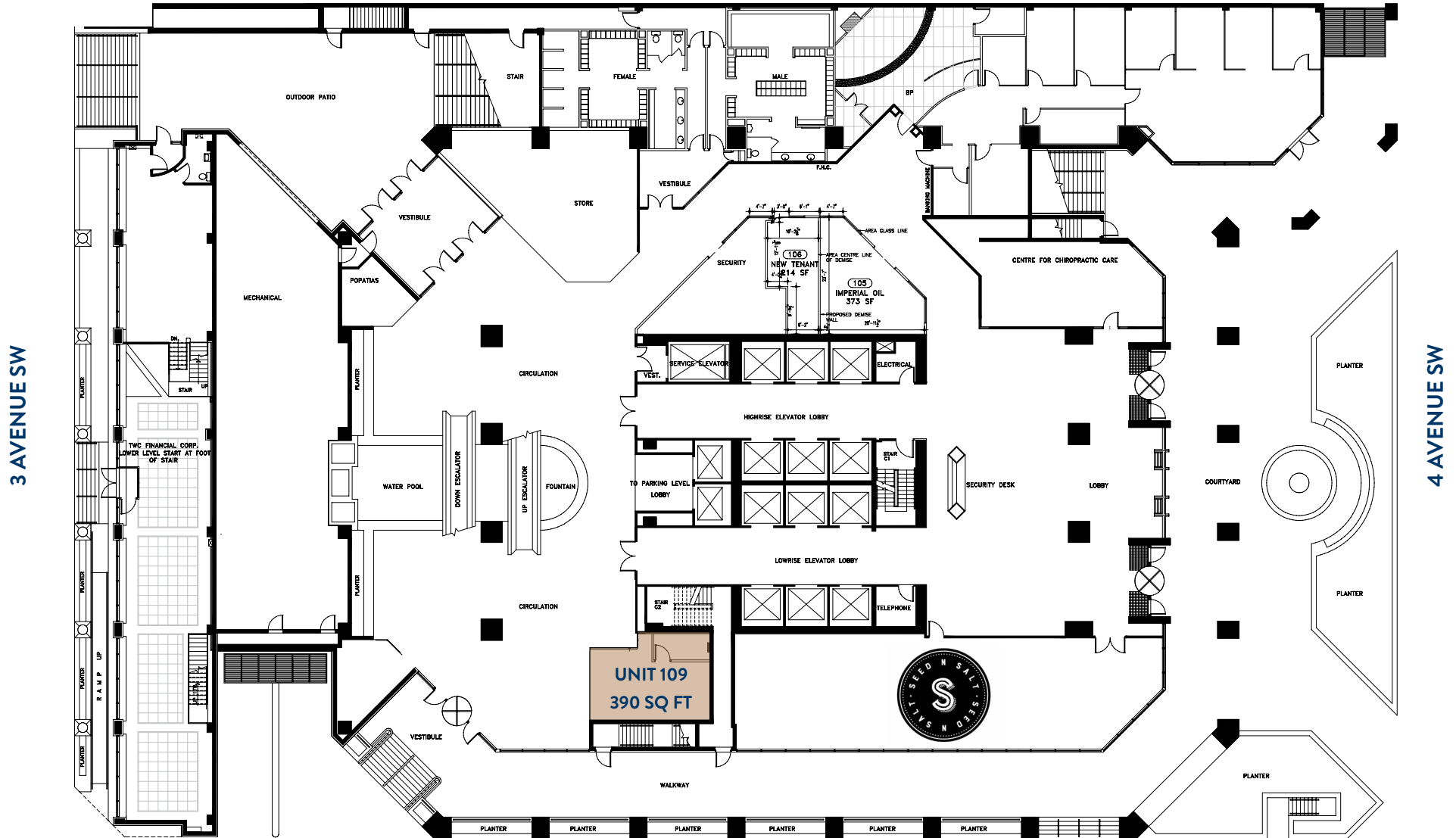
TENANTS



MAIN FLOOR



INTERNATIONAL HOTEL

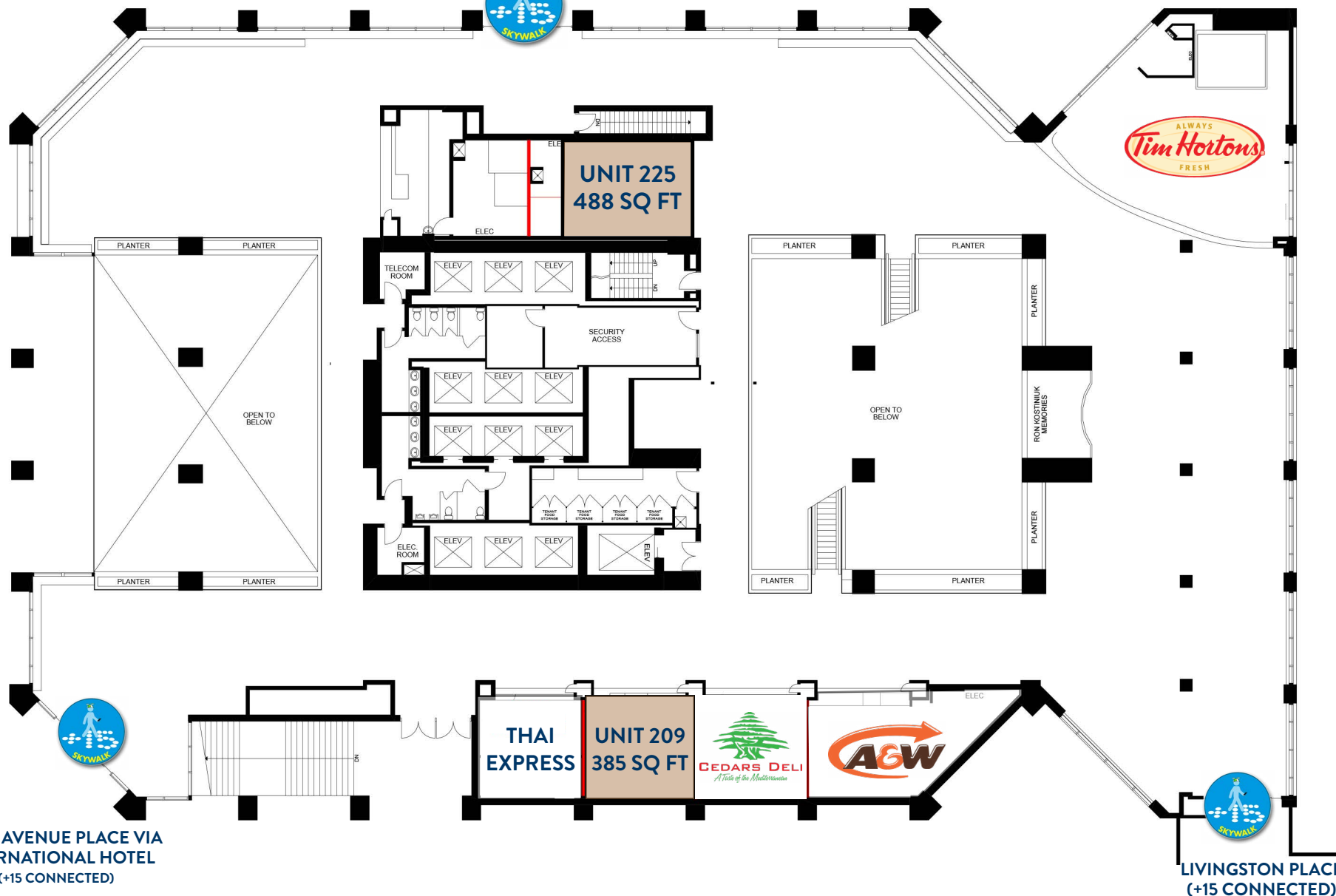


2 STREET SW

SECOND FLOOR



JAMIESON PLACE (+15 CONNECTED)

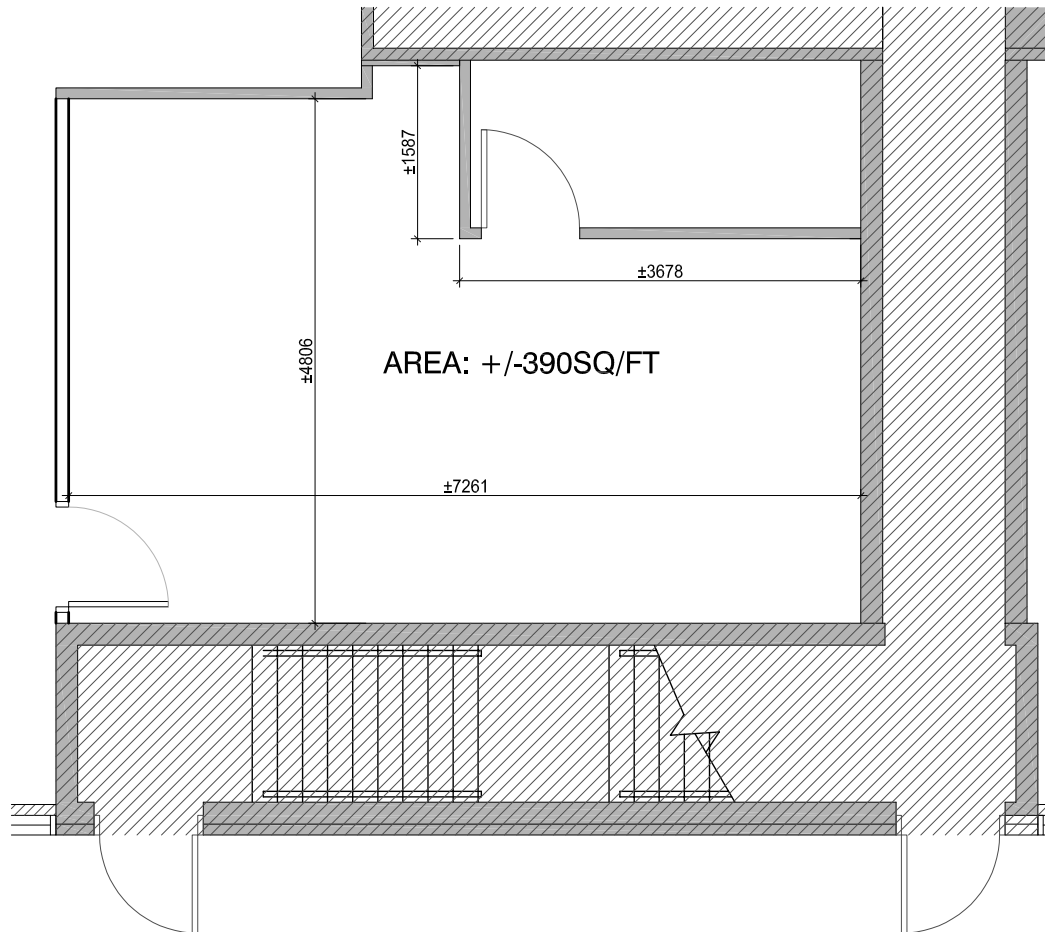


FIFTH AVENUE PLACE VIA
INTERNATIONAL HOTEL
(+15 CONNECTED)

LIVINGSTON PLACE
(+15 CONNECTED)

UNIT PLAN

UNIT #109



UNIT

109

RETAIL AREA

390 Square Feet

CEILING HEIGHT

8'7"

POWER

600A

HVAC

Cooling supplied via central system

MUA

1700 CFM

WATER

No

GAS

No

SEWER

4" Line

GARBAGE

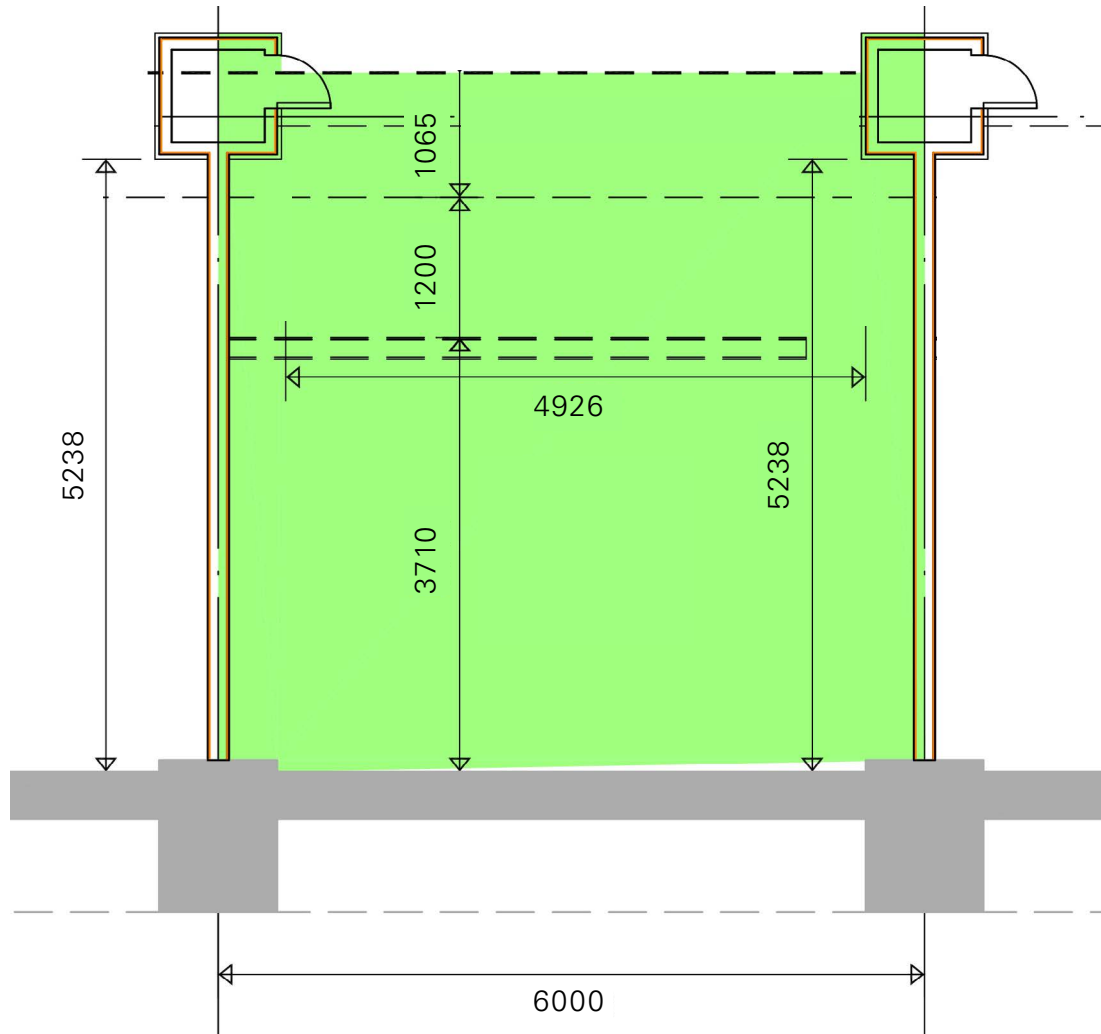
Parkade Level 1

LOADING

Freight Elevator

UNIT PLAN

UNIT #209



UNIT

209

RETAIL AREA

385 Square Feet

CEILING HEIGHT

9'8" - 10'5"

POWER

100A, 208/120V

HVAC

Cooling supplied via central system

ECOLOGY UNIT

Yes

MUA

2,966 CFM

WATER

3/8" Line

GAS

No

SEWER

1.5" Line

GARBAGE

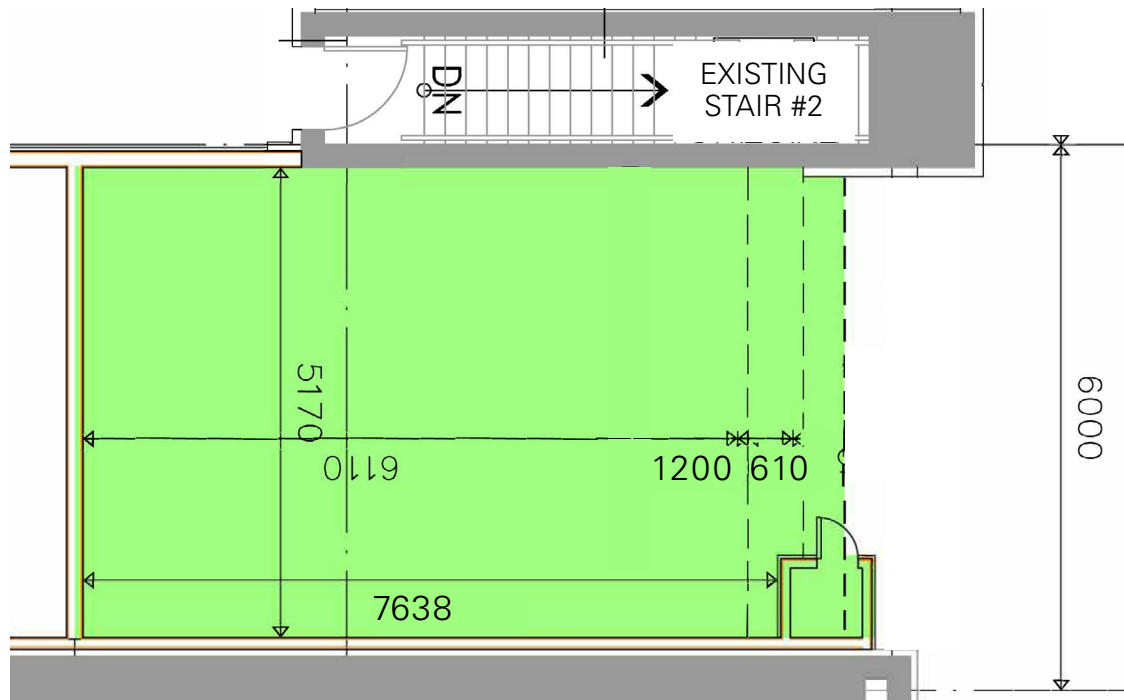
Parkade Level 1

LOADING

Freight Elevator

UNIT PLAN

UNIT #225



UNIT

225

RETAIL AREA

488 Square Feet

CEILING HEIGHT

10'

POWER

100A/600V with step down transformer to 208A/120V

WATER

3/8" line

GAS

No

SEWER

No

GARBAGE

Parkade Level 1

LOADING

Freight Elevator

CONNECT WITH US
CONTACT

GENERAL



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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.

