
**AVISON
YOUNG**

**High Quality,
Plug & Play
Office Space for
Sale or Lease**

Solaire Building

888 - 4 Avenue SW
Calgary, AB



Willem Thoma

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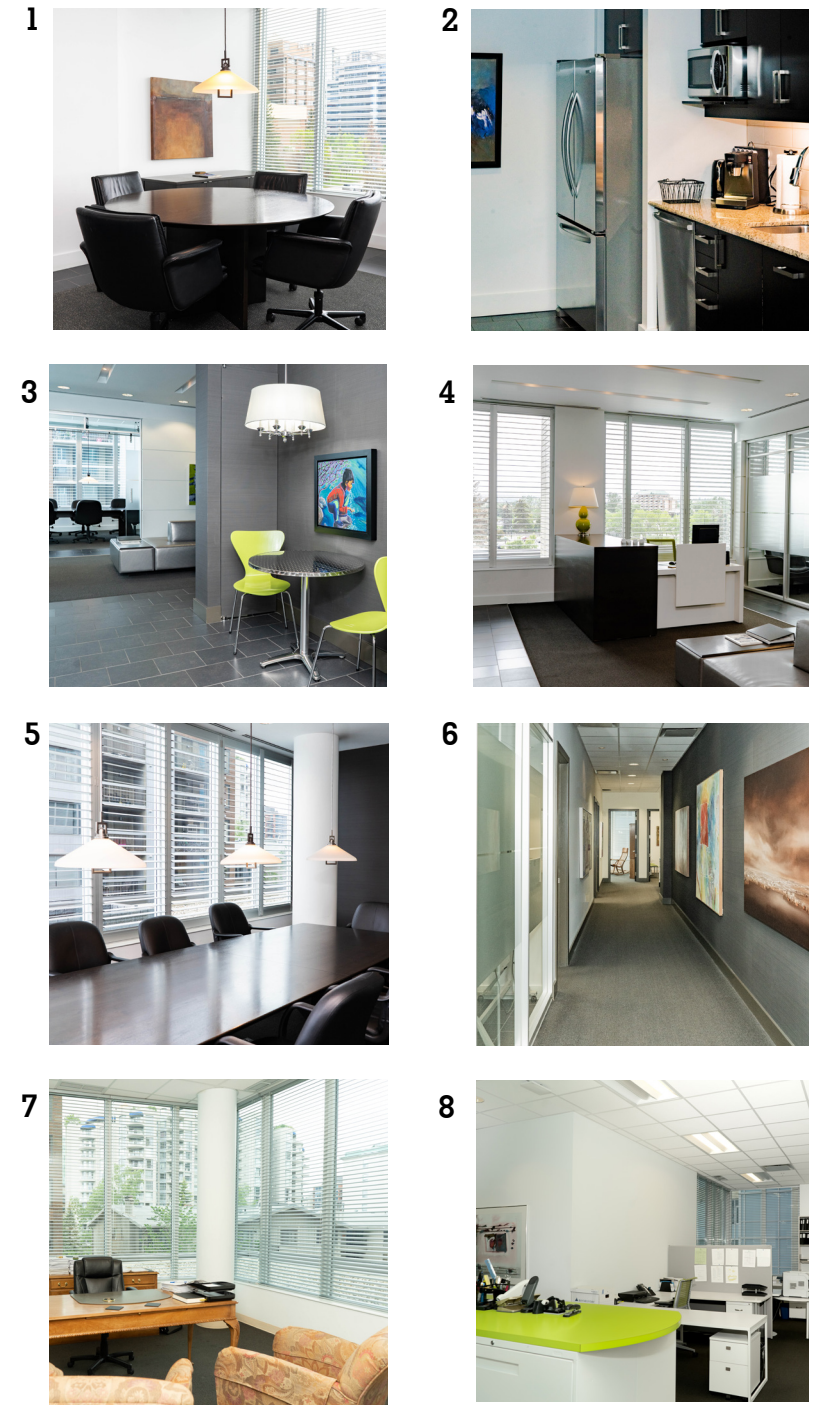
Suite 403

4,285 sf



Suite Description

5 Perimeter Offices	Reception
2 Workstations	Kitchen
2 Meeting Rooms	Coffee station
Boardroom	Copy/file area



Property Description

Premises is in fabulous condition with high end tenant fixtures (fully furnished) and leasehold improvements.

*Potential for contiguous unit (Suite 401) to be made available for lease or sale (pricing & details subject to interest). Floorplan for reference provided herein.

Well appointed exterior office layout with a mix of open, meeting, and boardroom areas.

Chattels (including furniture and art) potentially available.

Scenic, unobstructed views to the North and Bow River Valley with ample natural light.

Premises includes fresh air intake, in-suite heating and A/C.

Available within 60 - 90 days (negotiable).

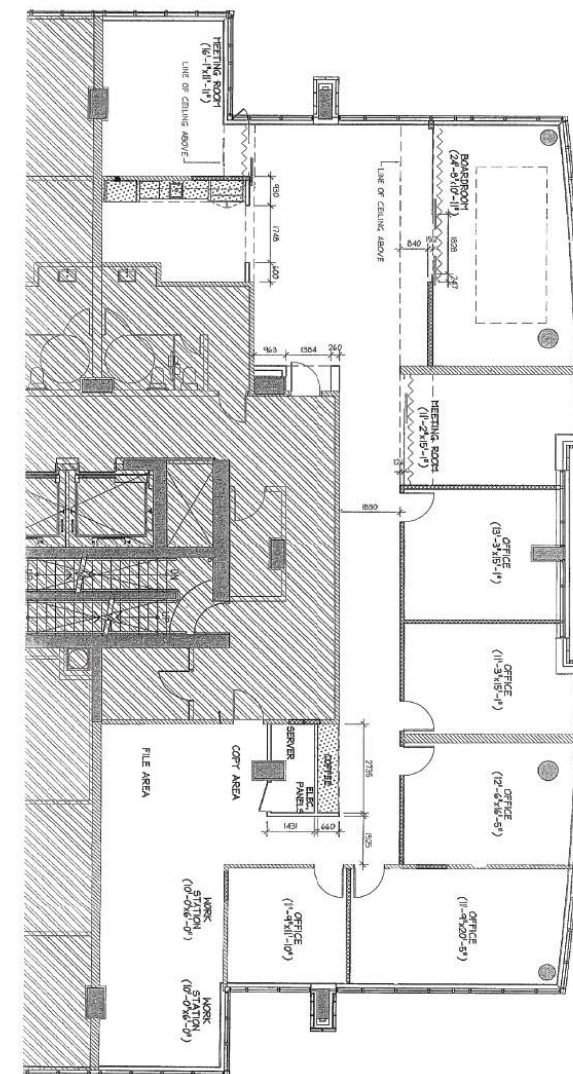
Professionally managed building with full-time concierge, property management, and security.

Fitness facility at no additional cost.

Excellent location with convenient access & egress in and out of the downtown core.

Particulars

Address:	888 - 4 Avenue SW Suites 403
Year of Completion:	2010
Basic Rent:	Market Headlease Rates
Additional Rent:	\$16.06 (est. 2024)
Rentable Area:	4,285 sf - 8,570 sf * Minimum Divisible (4,285 sf)
Asking Price for Suite 403:	\$1.9M or \$443 per sq. ft. for current unit
Asking Price/Rate for Contiguous Unit:	Negotiable. Call for Details.
2024 Property Taxes:	\$37,000
2024 Condo Fees:	\$31,816.20
Parking:	4 reserved underground stalls, Titled and included in price Free visitor parking for clients
Parking Price (Lease Scenario):	\$200/stall
Storage:	Same-floor, secured storage located in unit across the hall



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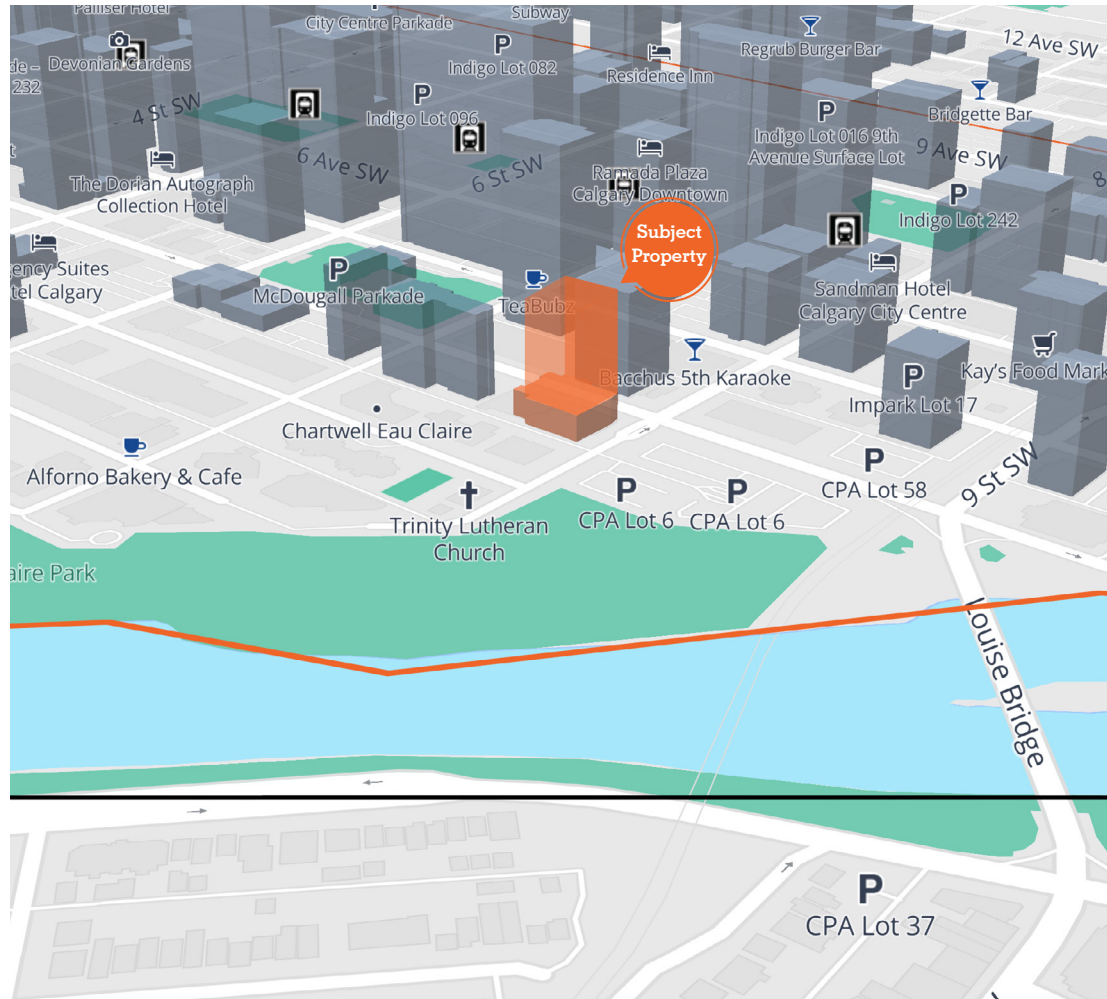
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Features & Amenities

- The suite has been thoughtfully designed with custom modern finishes and attention to detail.
- Generously-sized offices are flooded with an abundance of natural light from ceiling-high windows.
- Several amenities within walking distance including: restaurants, river pathway, coffee shops, retail, public transit routes.
- Restaurants close by such as Buchanan's, Alfornos.
- Parkade membrane redone last year.
- Access to fully equipped fitness centre.
- Full-time concierge situated in the main lobby for pick-ups and to accept deliveries.
- On-site building manager/operator.
- Public spaces are being refreshed, including the main floor reception, and individual floor lobby areas (including new carpet, paint, & furniture).
- Wired for 5G by Telus and company called Moby also installing 5G.

**Impeccable build-out
high-end design**



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**If you would like more information
please get in touch.**

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Visit us online
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