

Office Space for Sale

Solaire Building
Suite 609 - 888 4th Avenue SW
Calgary, AB



Willem Thoma

Associate Vice President, Occupier Services

+1 403 512 8812

willem.thoma@avisonyoung.com

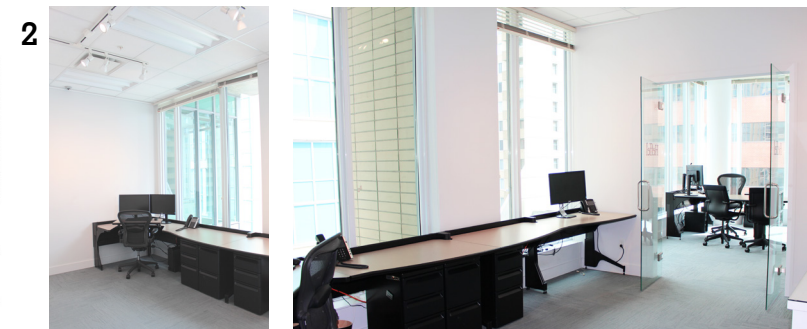
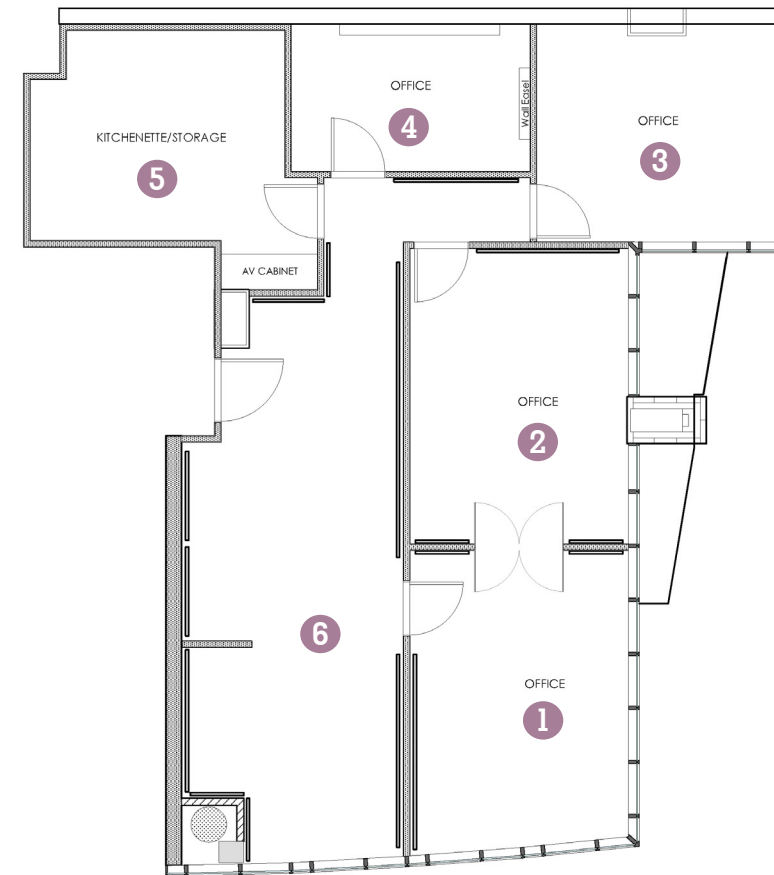
**AVISON
YOUNG**

Suite 609

1,736 sf

Suite Description

- 4 Offices
- Kitchen & Storage
- Open Area
- Furniture available
- Fully sized appliances included



Property Description

- Ample natural light with floor to ceiling windows.
- Premises includes fresh air intake, in-suite heating and A/C.
- 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.
- Building features covered loading bay.

Particulars

Address:	Suite 609 888 - 4 Avenue SW, Calgary, AB
Year of Completion:	2010
Rentable Area:	1,736 sf
Asking Price:	\$715,000 or \$411 per sf
2024 Property Taxes:	\$16,721 (\$1,393/monthly)
2024 Condo Fees:	\$14,492 (\$1,207/monthly)
Parking:	Negotiable - Call for details

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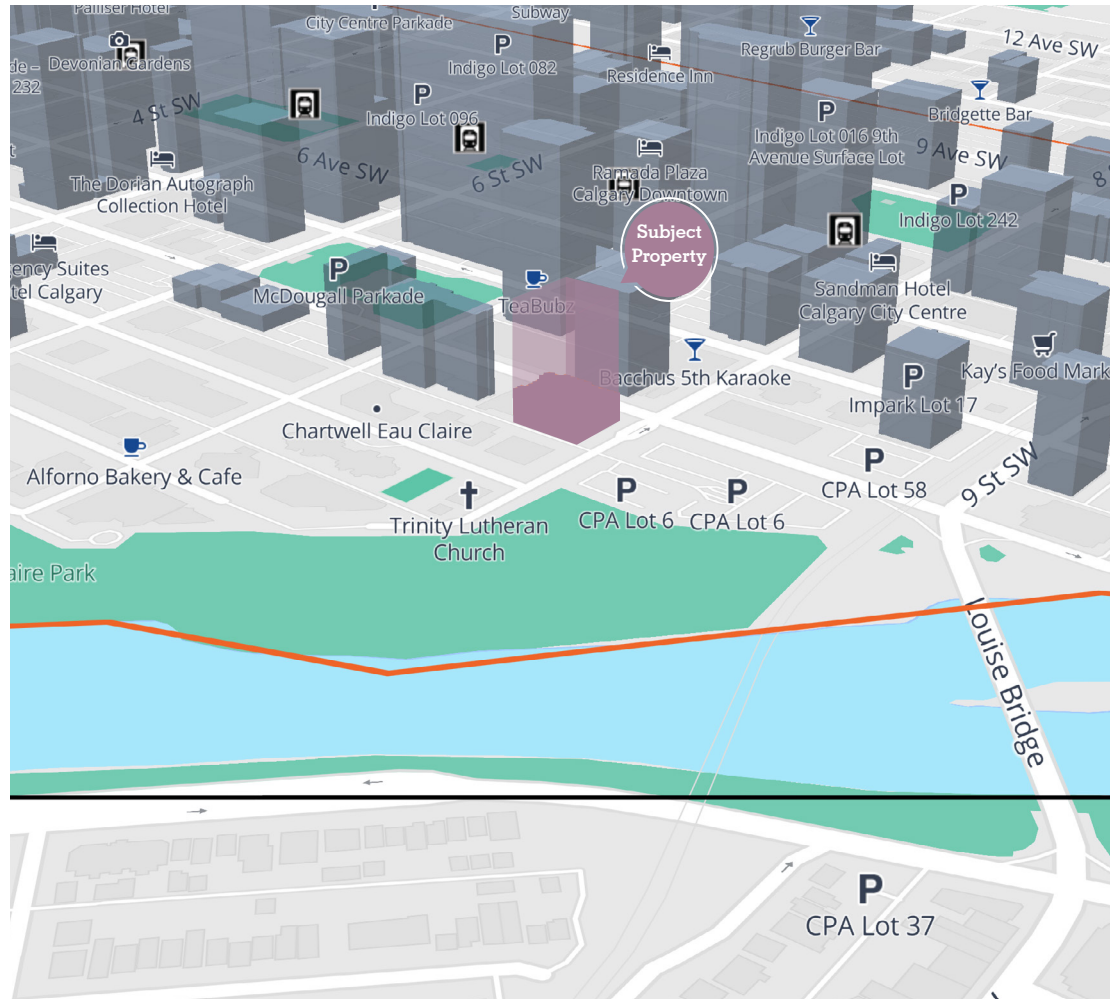
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Features & Amenties

- 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



If you would like more information please get in touch.

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

