

---

# AVISON YOUNG

---

**High Quality,  
Office Space  
Available for  
Purchase**

## **Solaire Building**

888 - 4 Avenue SW, Calgary, AB



**Willem Thoma**

Associate Vice President,  
Occupier Services

+1 403 512 8812

[willem.thoma@avisonyoung.com](mailto:willem.thoma@avisonyoung.com)

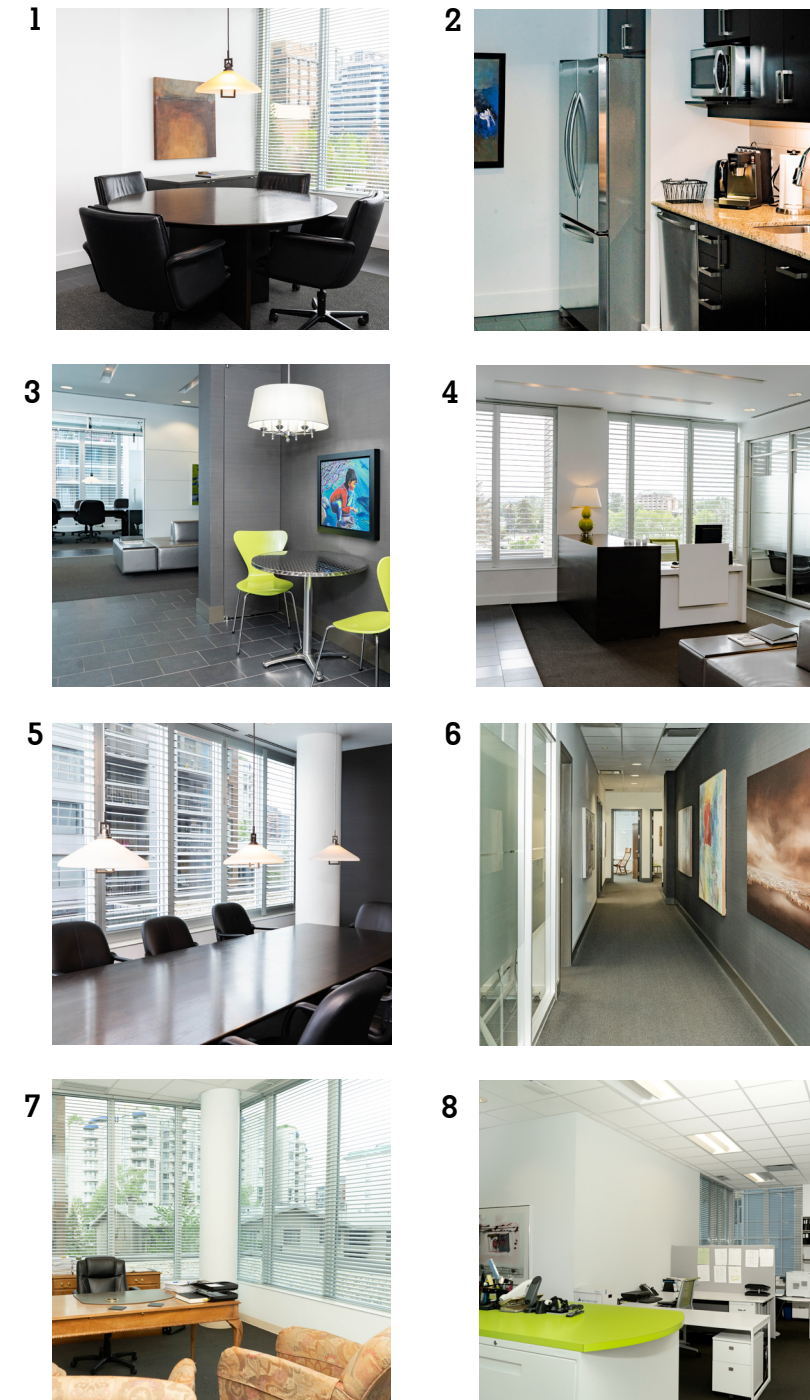
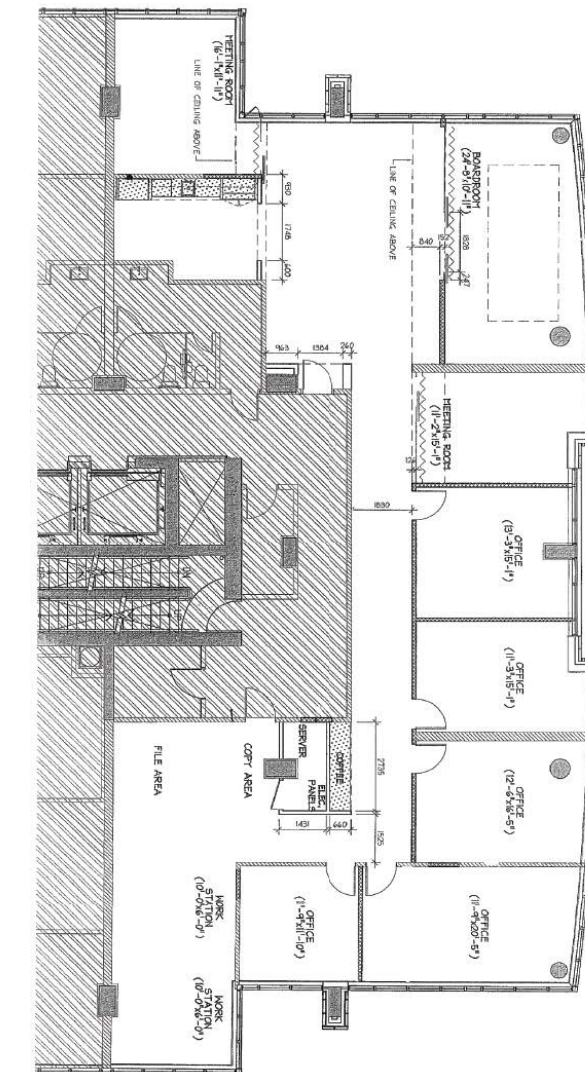


# Suite 403

## 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.

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

Furnishings 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 immediately.

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
Rentable Area:	4,285 sf
Asking Price:	\$1.5M or \$350 per sq. ft.
2024 Property Taxes:	\$37,000.00
2024 Condo Fees:	\$37,362.24
Parking:	4 reserved underground stalls, Titled and included in price Free visitor parking for clients
Storage:	Same-floor, secured storage located in unit across the hall

### Willem Thoma

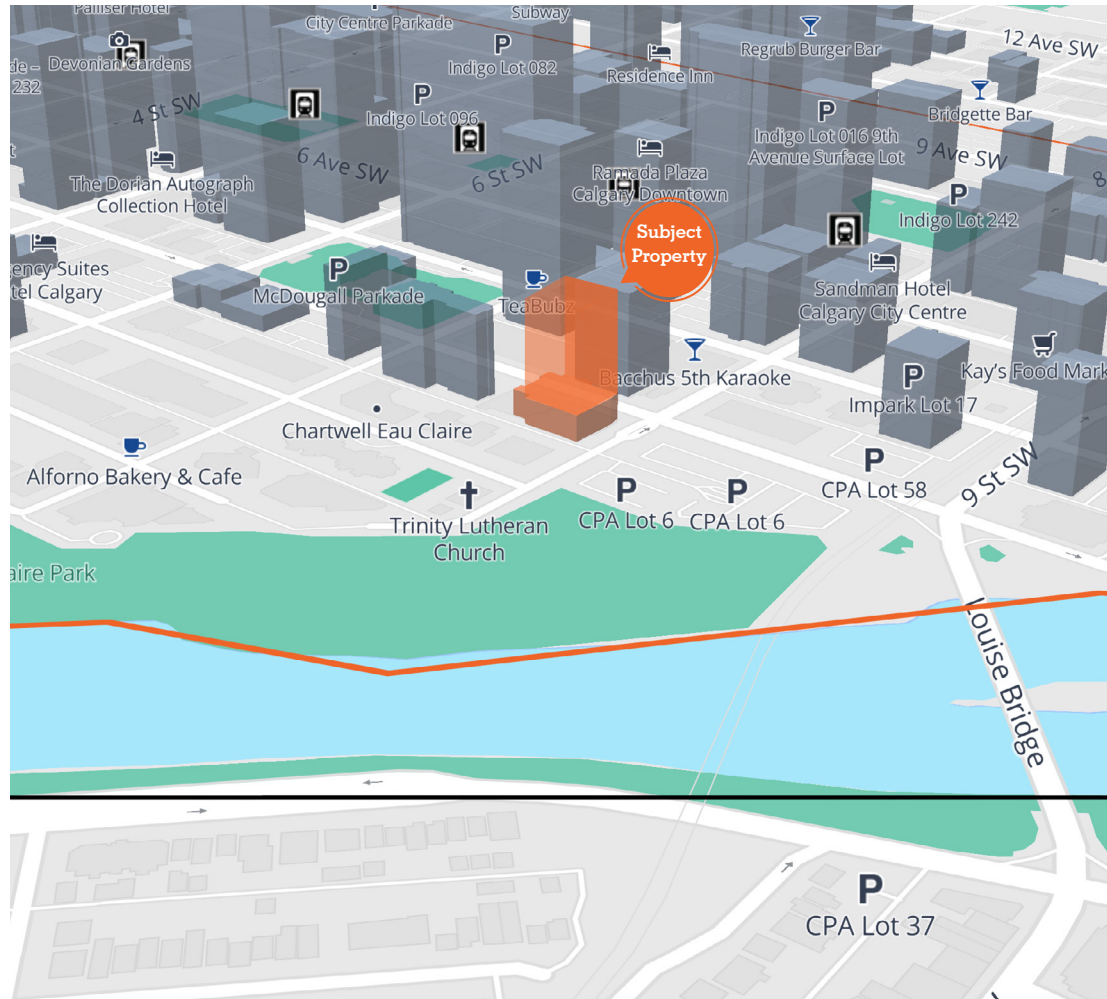
Associate Vice President,  
Occupier Services  
+1 403 512 8812  
willem.thoma@avisonyoung.com



**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**



**Willem Thoma**  
Associate Vice President,  
Occupier Services  
+1 403 512 8812  
willem.thoma@avisonyoung.com



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

**Willem Thoma**

Associate Vice President,  
Occupier Services  
+1 403 512 8812  
willem.thoma@avisonyoung.com

**Visit us online**  
[avisonyoung.com](https://avisonyoung.com)

---

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

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

