



DREAM
COLLECTION



A CLASS OFFICE LEASING OPPORTUNITIES

444 7 Avenue SW

THE BUILDING –

Leasing Opportunities

Building Specifications

Size	245,000 SF
Number Of Floors	10
Annual Net Rent	Market Rate
Operating Costs & Taxes	\$19.62 (PSF/YR)

Building Features

- High end fitness and well appointed conference facilities available for tenants use
- +15 Connected to First Canadian Centre, TD Square and The CORE

On-site Amenities

- The Tastemarket Canadian Kitchen by SAIT

Nearby Amenities

- CORE Shopping Centre
- Harley Hotchkiss Gardens
- Hy's Steakhouse & Cocktail Bar
- The Keg Steakhouse + Bar
- East & West LRT Stations

Parking

- 1 : 2,234 SF
- \$550/month reserved and \$450/month unreserved Barclay Parkade

Certifications



BOMA Best
Certified Gold



WELL Health and Safety
Rated 2020





10th Floor
Suite 1010 | 17,073 SF

8th Floor
Suite 850 | 3,956 SF

7th Floor
Suite 710 | 8,296 SF

6th Floor
Suite 600 | 27,765 SF

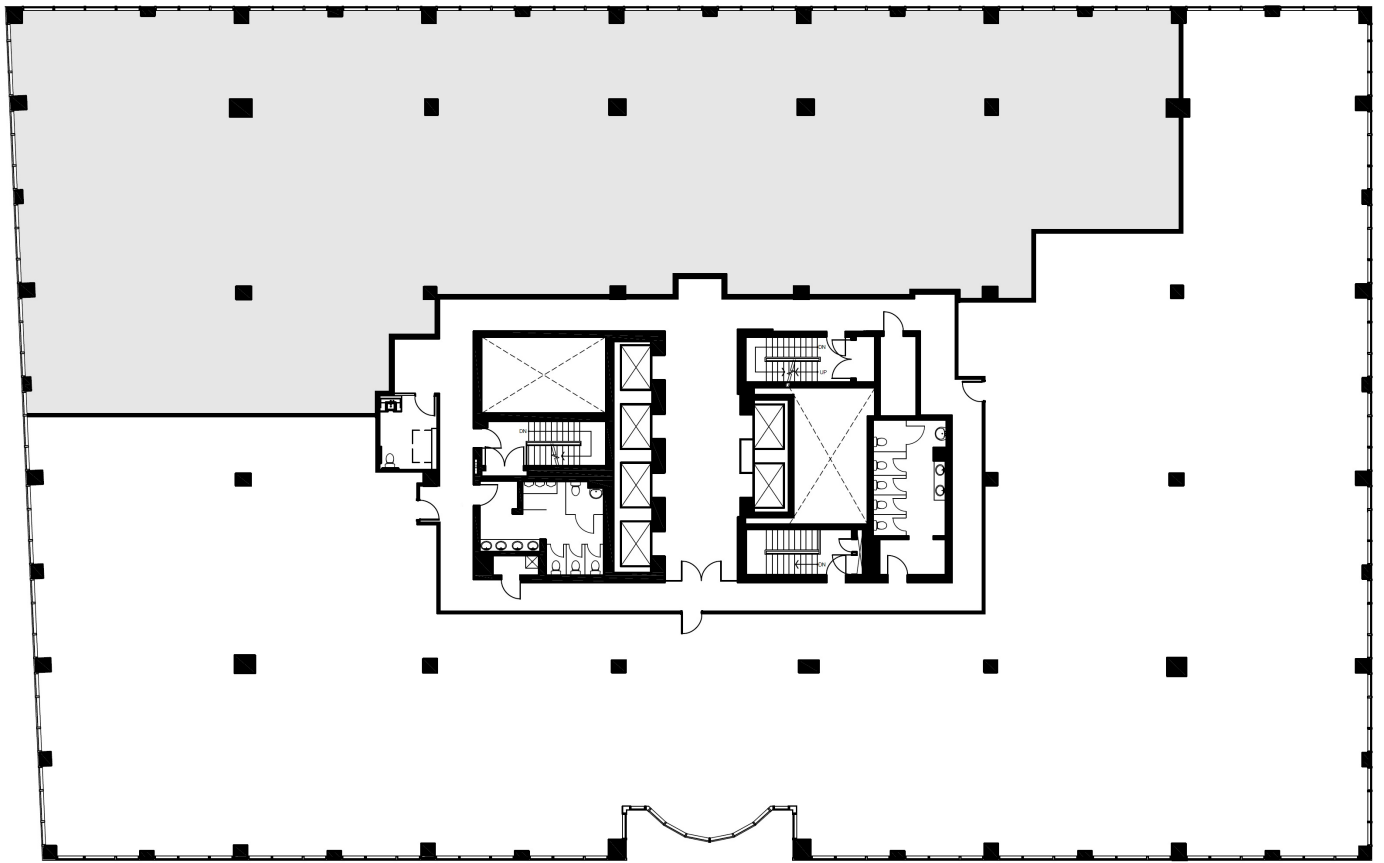
2nd Floor
Suite 250 | 4,291 SF

THE BUILDING -

Suite 1010

17073 SF | Base building

Available immediately

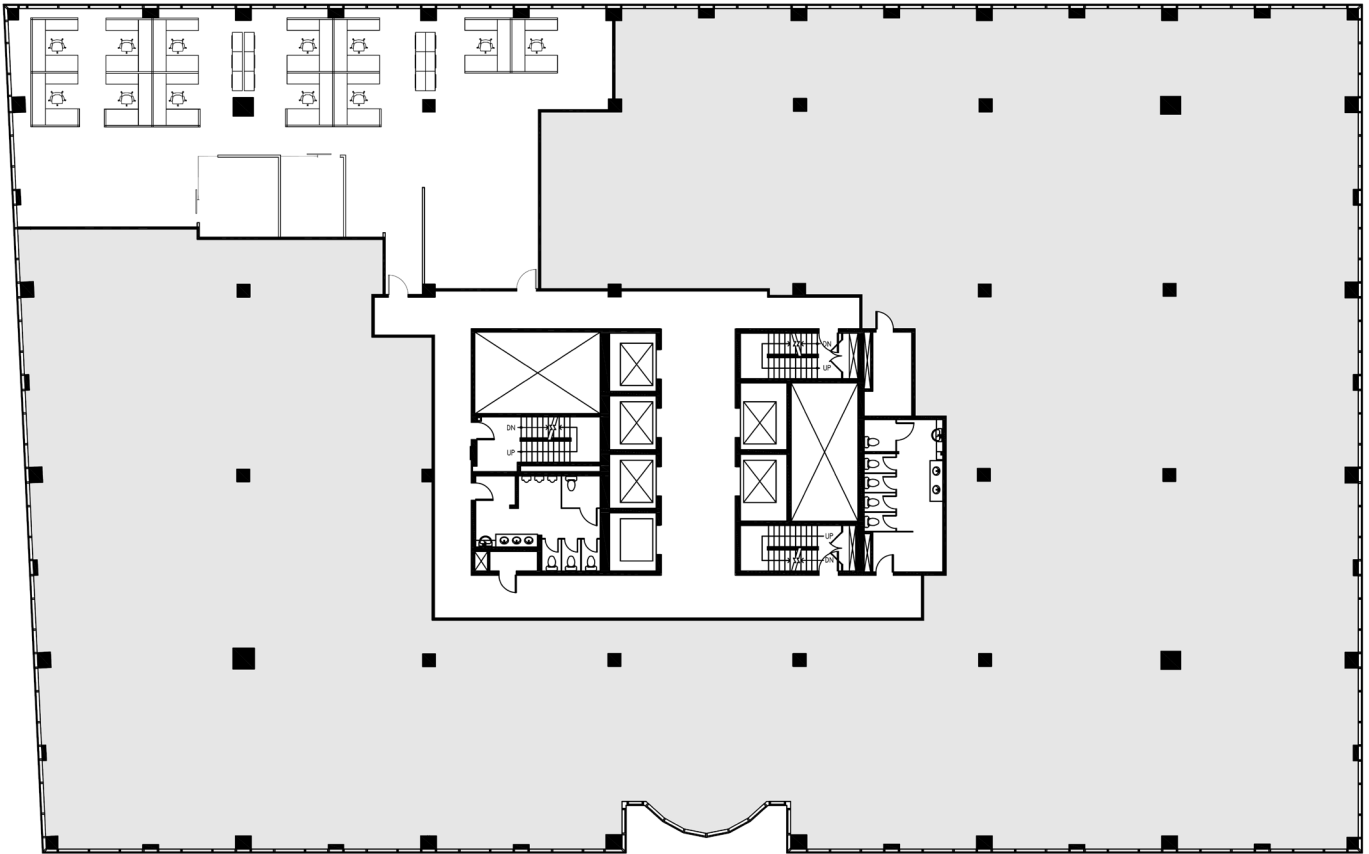


Suite 850

3,956 SF | Open plan layout

Available immediately

- 2 interior offices
- 12 workstations
- Reception



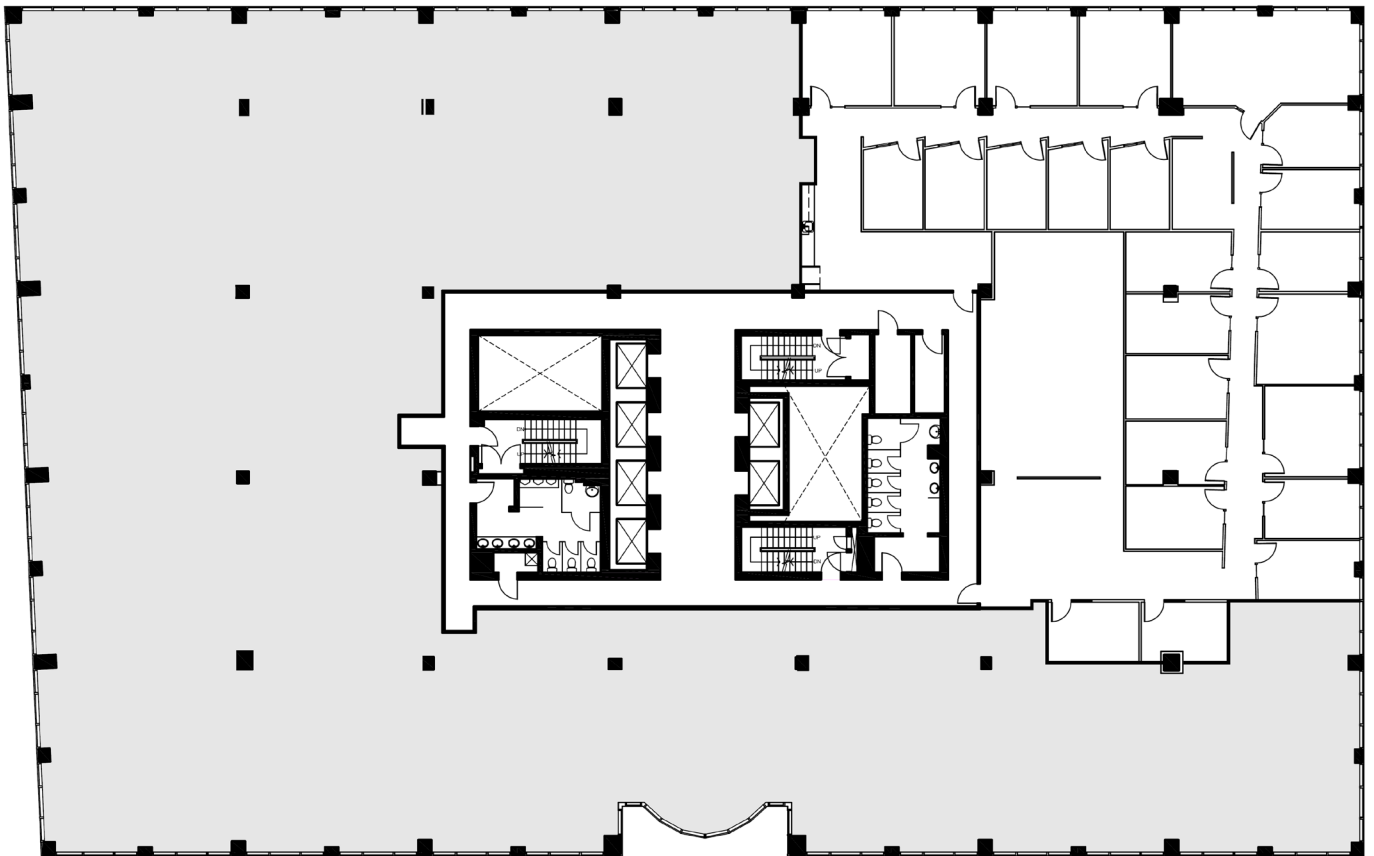
THE BUILDING -

Suite 710

8,296 SF | Office intensive layout

Available immediately

- 11 exterior offices
- 12 interior offices
- Boardroom
- Rolling file storage
- Copy area
- Storage area
- Kitchen
- Reception

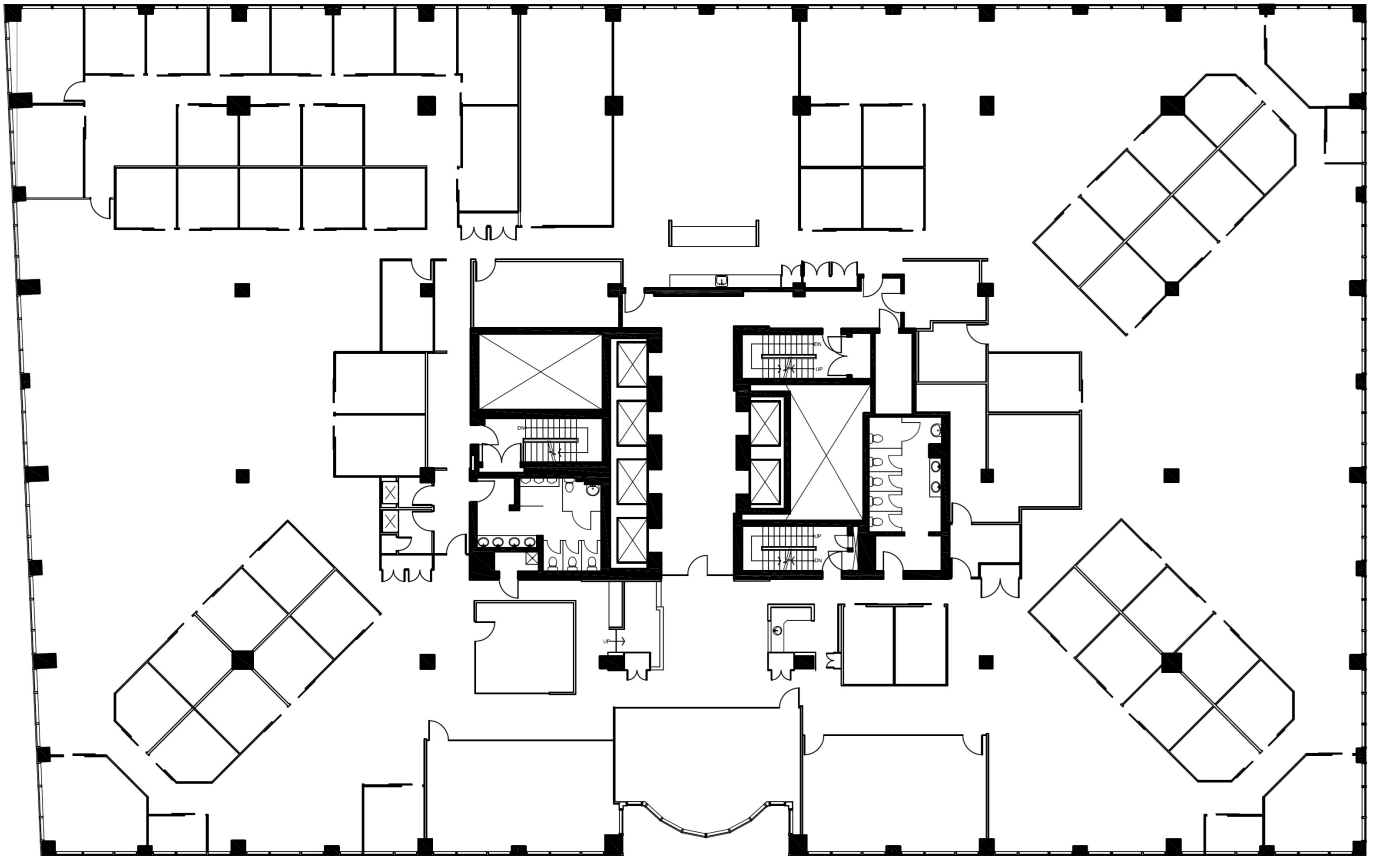


Suite 600

27,765 SF | Mix of offices and open plan layout

Available October 1, 2026

- 16 exterior offices
- 39 interior offices
- 3 boardrooms
- Meeting rooms
- File/copy areas
- 2 kitchens
- Reception



DREAM OFFICE -

An Elevated Workplace Experience





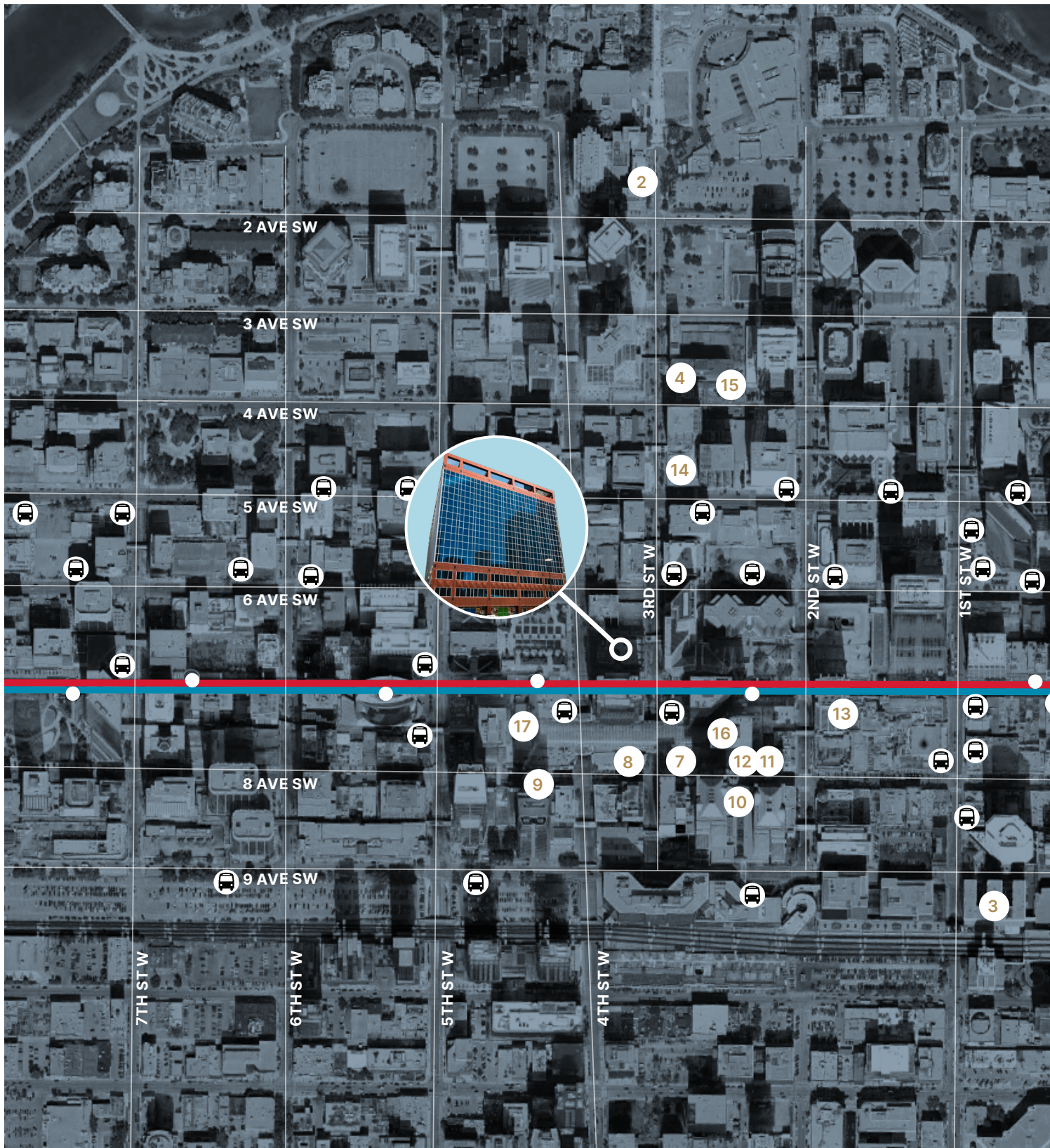
DREAM OFFICE -

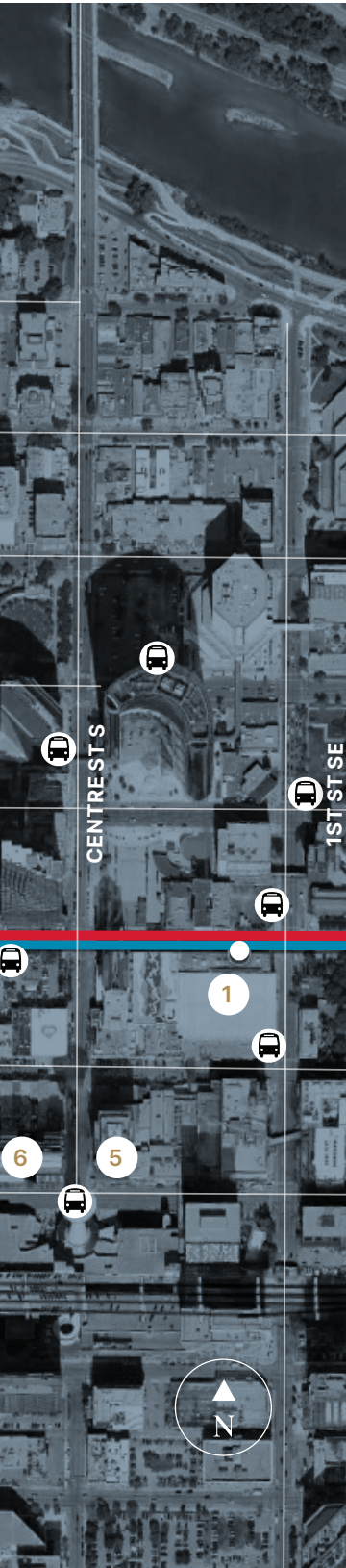
Bright Spaces with Great Views





A Hub of Convenience & Culture





Hotels

- 1 Hyatt Regency Calgary: **600m**
- 2 Sheraton Eau Claire: **600m**
- 3 Fairmont Palliser: **650m**
- 4 The Westin Calgary: **400m**
- 5 Calgary Marriott Downtown Hotel: **850m**
- 6 Le Germain Hotel Calgary: **750m**

Food & Beverage

- 7 Cactus Club Cafe: **140m**
- 8 Hy's Steakhouse & Cocktail Bar: **190m**
- 9 Cucina Market Bistro: **200m**
- 10 Earls Kitchen + Bar: **210m**
- 11 LOCAL Public Eatery 8th Avenue: **210m**
- 12 Barcelona Tavern: **210m**
- 13 Major Tom Bar: **220m**
- 14 The Rooftop YYC: **300m**
- 15 The Keg Steakhouse + Bar: **450m**

Retail & Mall

- 16 CORE Shopping Centre: **200m**
- 17 Holt Renfrew: **230m**

1 min. Walk to 4 Street SW LRT station

 Red Line/Blue Line LRT

Angus Fraser
Executive Vice President
angus.fraser@cbre.com
403 750 0508

Casey Roland
Transaction Manager
casey.roland@cbre.com
403 750 0544

Darrell Boldon
Associate Vice President
darrell.boldon@cbre.com
403 750 0531

CBRE Limited
3200 525 8 Avenue SW
Calgary, AB T2P 1G1
www.cbre.ca



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