



# For Lease

## Jamieson Place

308 4 Ave SW, Calgary, AB

Available retail space:

950 SF and 3,502 SF

Prime main floor space with interior and exterior entrances now available in this highly visible Class AA office tower



## Property overview

- 38 story AA class office tower comprising 810,000 SF
- 26,000 square foot winter garden on the Plus 15 level with an Analog Coffee
- Retail and service opportunity on the main floor level
- Plus 15 connected to two adjacent buildings, including KPMG Tower

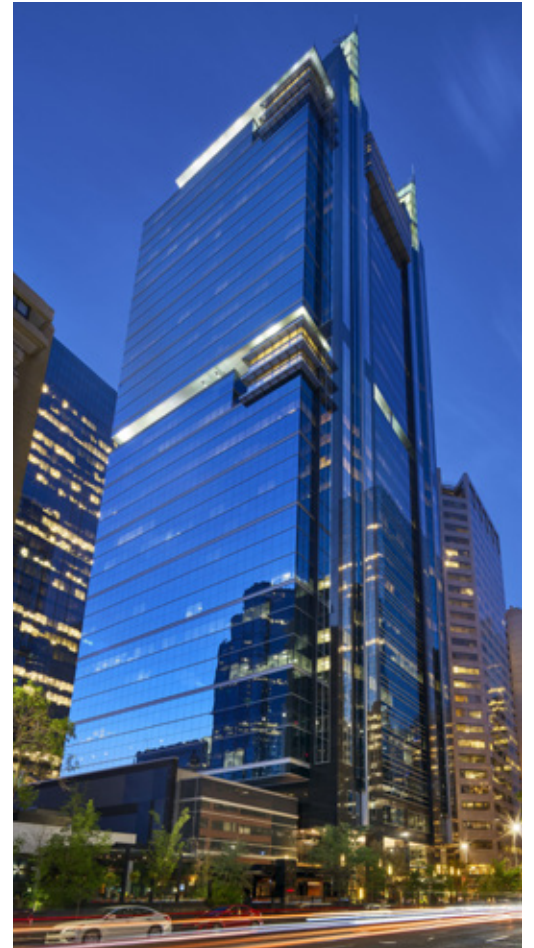
## Jamieson Place Certifications & Awards

- Winner of multiple office building awards, including excellence in sustainability, health support, and accessibility
- LEED Gold and BOMA Best certified

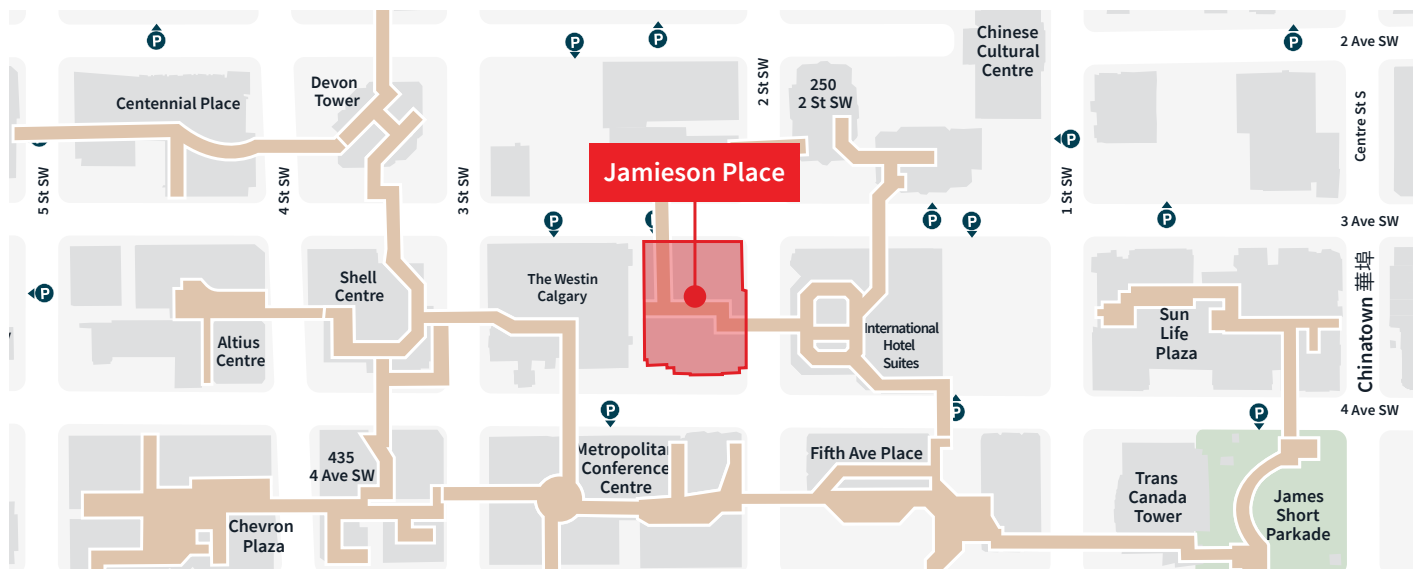


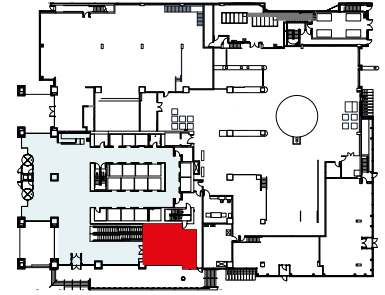
## Property details

<b>Municipal address</b>	308 4 Ave SW, Calgary, AB
<b>Available space</b>	Unit 113: <b>950 SF</b> Unit 109: <b>3,502 SF</b>
<b>Lease rate (PSF)</b>	Market
<b>Additional rent (PSF)</b>	\$23.80 (Est. 2026)
<b>Available</b>	Unit 113: Immediately Unit 109: June 1 <sup>st</sup> , 2026
<b>Zoning</b>	CR20 - C20/R20 Commercial - Residential Core
<b>Major tenants</b>	ARC Resources, Certarus, TAQA
<b>Other retailers</b>	Analog Coffee, Owen's Landing

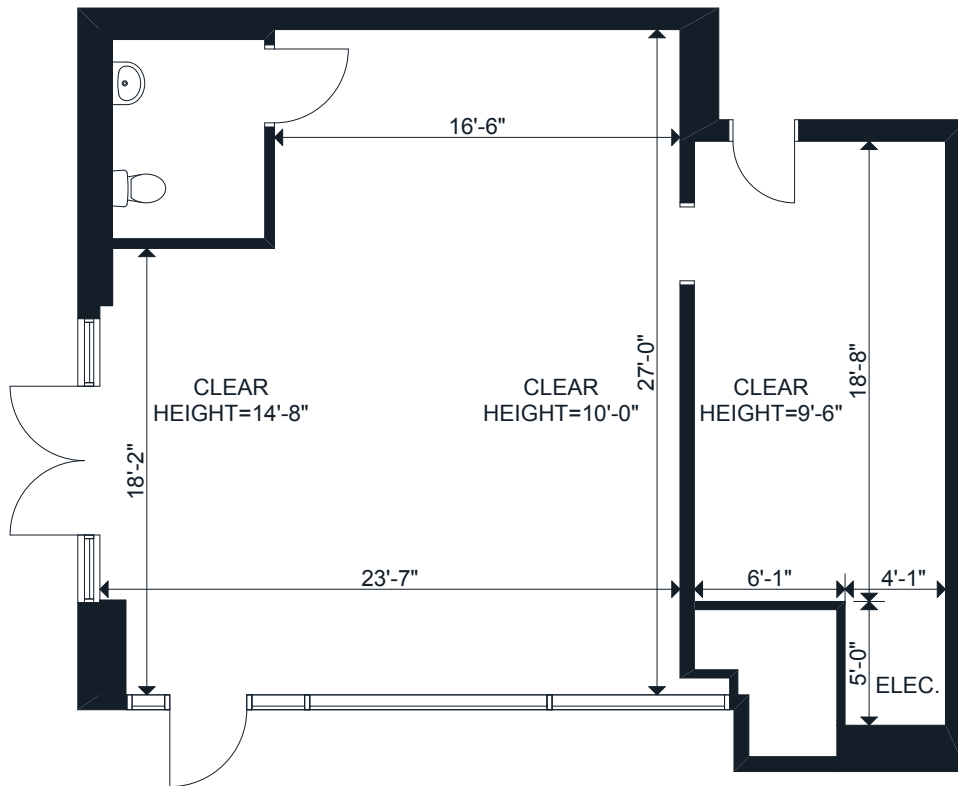


Excellent connectivity to adjacent buildings through the Plus 15 network





# Main floor leasing opportunity



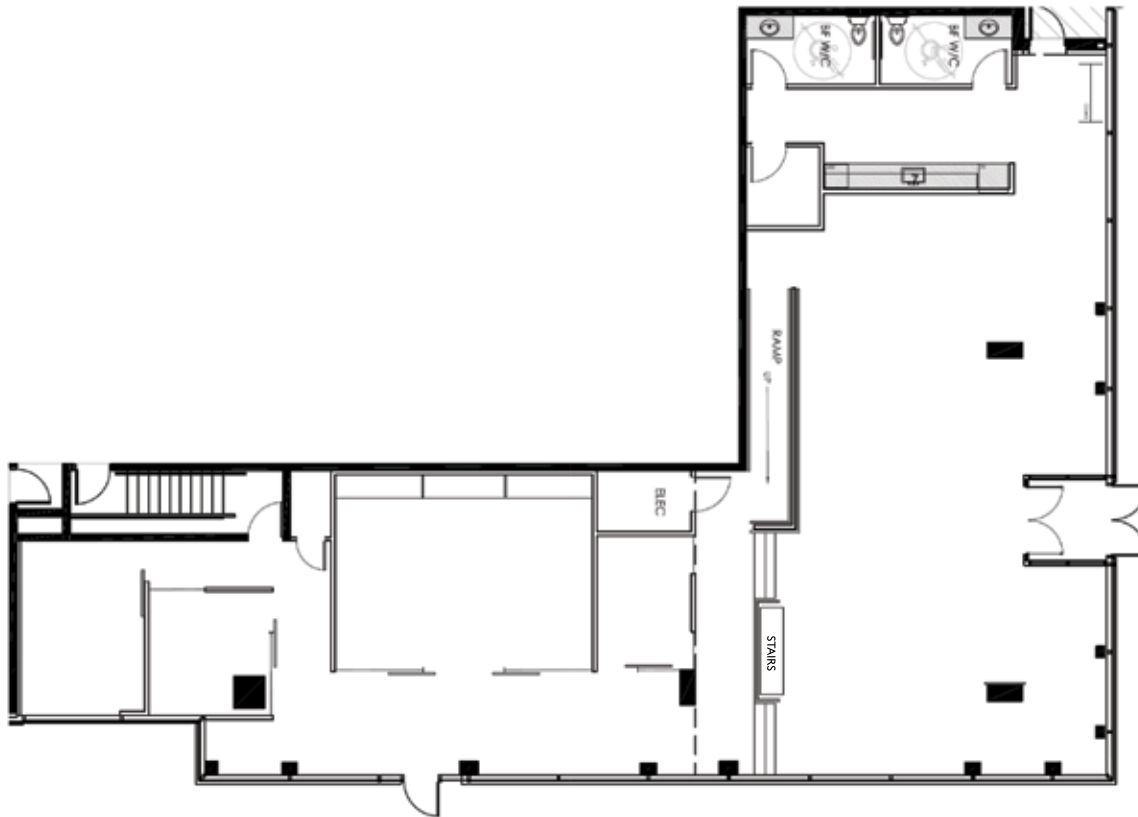
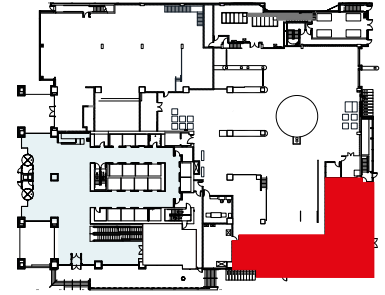
## Unit 113 Specs

Size	<b>950 SF</b>
Availability	<b>Immediate</b>
Entrance	<b>Interior entrances to lobby and building shipping/receiving Exterior entrance to 2nd St SW</b>
Power	<b>400 Amp 84 cct panel</b>
Exhaust and Venting	<b>Base building: supply and return air Supplementary: Commercial Horizontal Puron Single-Stage Water Source Heat Pump (5 Ton)</b>
Plumbing and Water	<b>20 US GAL HWT in ceiling above washroom</b>

## Preferred uses

- Nail Salon
- Chiropractor
- Massage therapist
- Physiotherapist
- Wellness Practitioner

# Main floor leasing opportunity







## Unit 109 Specs

Size	3,692 SF
Availability	June 1 <sup>st</sup> , 2026
Entrance	Interior entrances to building shipping/receiving Exterior entrances to 2nd St SW and 3rd Ave SW
Power	120/208V 200A FED from DP-02A and metered
Enhaust and Venting	2 exhaust fans - washroom and server room, 4 heat pumps
Plumbing and Water	1 Hot water tank 20G, 2 lavatories in washrooms, 2 toilets & 1 kitchen sinks

## Preferred uses

- Health and wellness
- Sit down restaurant
- Large format financial advisory services
- Education/post secondary satellite campus

## Area demographics

	1 km	3 km	5 km
 <b>Population</b>	15,513	128,561	221,349
 <b>Households</b>	8,787	66,450	105,859
 <b>Avg. household income</b>	142,710	125,833	136,903
 <b>Median age</b>	37	37	38





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