



Building Information

Building Size:	241,398 sf
Shipping & Receiving:	Yes
# of Floors:	10
Surface Transit Route:	Yes
Year Built:	1963
Direct Subway Access:	Yes
# of Passenger Elevators:	5
Total Parking:	118

444 7th Avenue SW

444 7 Avenue SW, Calgary, Alberta T2P 1S9

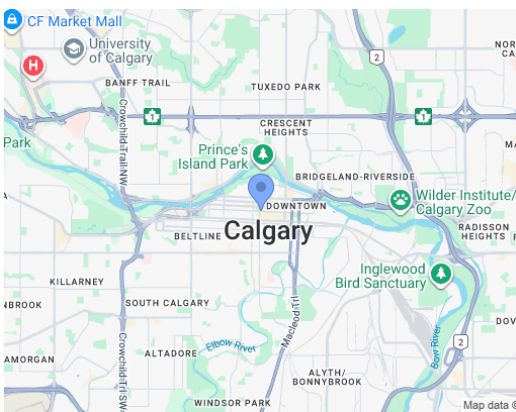


Building Description

Ten storey, Class "A" office building with +15 connection and excellent parking ratio. Located in the core of downtown Calgary in a high-density office node and multi-level retail uses.

Amenities

Main lobby, +15 level, conference centre and fitness facility recently constructed/renovated. Building is +15 connected. Direct access to east- and west-bound LRT, with stations within one block radius. THE Downtown Sports Clinics is located on the +15 level.



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General

Year Built
1963

Last Renovated
2016

BOMA Best
Gold

WELL Health and Safety Rating
Certified

Building Zoned
Commercial

Tenant Cost

Operating Costs
\$ 16.96 /sf

Realty Tax
\$ 2.28 /sf

Total Additional Rent
\$ 19.24 /sf

Building Size

Number of Floor(s)
10

Typical High Rise Floor
27,765 sf

Typical High Rise Gross Up
16 %

Typical Low Rise Floor
27,765 sf

Typical Low Rise Gross Up
16 %

Total Office Space
241,398 sf

Total Space
241,398 sf

Construction

Clear Height
8'6"

Interior Wall Type
Dry Wall

Exterior Finish
Glass

Washrooms per Floor
2

HVAC Hours of Operation
7 am - 6 pm

Satellite Dish Capability
Yes

Fibre Optic Capability
Yes

Shipping & Receiving
Yes

Elevators

Number of Mid Rise Elevator(s)
5

Number of Freight Elevator(s)
1

Safety & Access

Fire Detection System
Yes

Security System
Yes

Barrier Free Access
Yes

Sprinkler System
Yes

Manned Security
Yes

Parking

Above Ground Stall(s)
71

Below Ground Stall(s)
47

Total Parking Stalls
118

Surface Stall Ratio
1 / 2,230 sf

Above Ground Ratio
1 / 3,700 sf

Below Ground Ratio
1 / 5,600 sf

Parking Cost (per month)
\$ 550.00

Description

Underground reserved parking is available for \$550.00 per month.

Anchor Tenants

Field Law

THE Downtown Sports Clinics

Public Transport

Surface Transit Route
Yes

Direct Subway Access
Yes