



# McFarlane Tower

Office space for lease

700 - 4<sup>th</sup> Avenue SW, Calgary | Alberta

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## Lease Information

Suite	SQ/FT	Availability
Suite 470	3,802 SF	Immediately
Suite 480	1,652 SF	Immediately
Suite 600	2,323 SF	30 Days Notice
Suite 700	7,338 SF	September 1, 2026 <i>(or potentially sooner)</i>
Suite 900	12,354 SF	Immediately
Suite 1900	~3,800 SF	Immediately

Contiguous for 5,454 SF



## Building Information

### Building Details

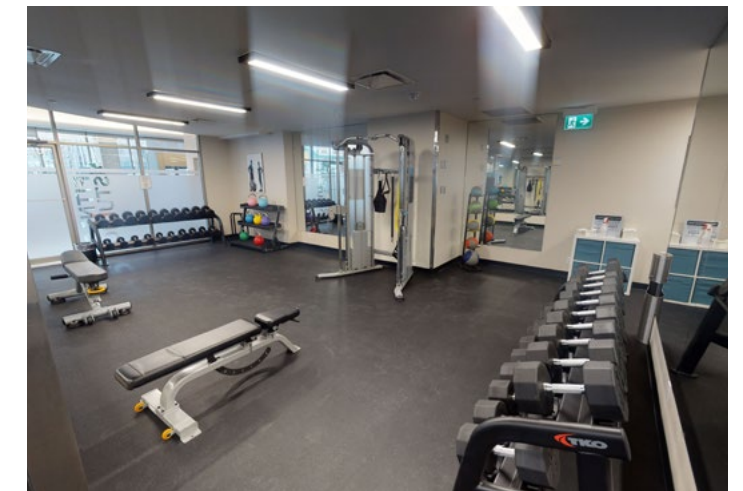
<b>Constructed</b>	1980
<b>Building Rentable Area</b>	204,354 square feet
<b>Average Floorplate</b>	12,300 square feet
<b>Number of Floors</b>	19
<b>Landlord</b>	SCREO I Calgary Office Inc.
<b>HVAC</b>	Monday - Friday   6:00 am - 6:00 pm
<b>Security</b>	Monday - Friday   6:00 am - 5:45 pm
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs &amp; Taxes</b>	\$15.76 per SF (2025 estimate)
<b>Parking</b>	1:1,368 square feet   Parkade Height: 6'2" @ \$495/stall/month reserved underground

### Highlights

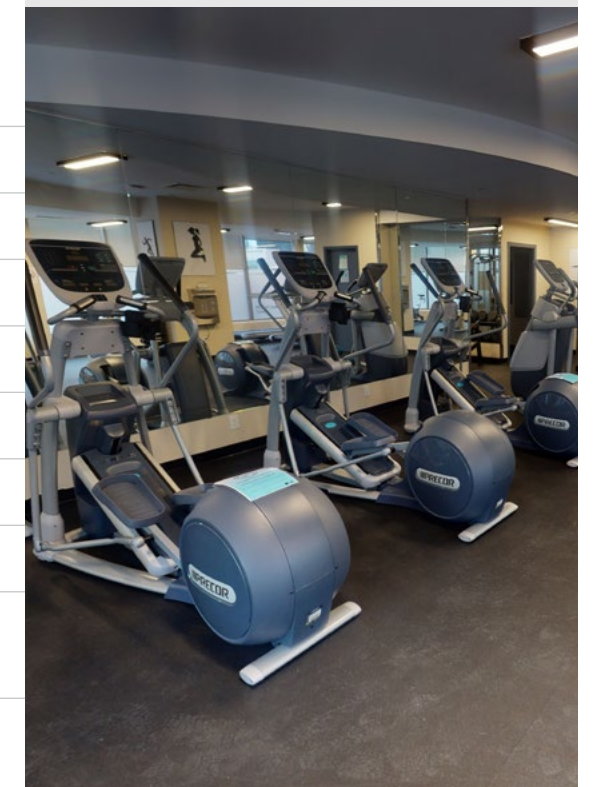
- New fitness centre
- Showers and change rooms exclusive for tenant use
- Dog friendly
- Great views overlooking the McDougall Centre building and park
- +15 connection is within one blocks
- BOMA Silver Certified
- Fitwel Viral Response Certified

### Bike Storage

- Bike cage located in the loading dock, key accessed
- Non-reserved
- Bike racks in parkade as well are first come first serve and are card swipe access
- Total bike parking - 34



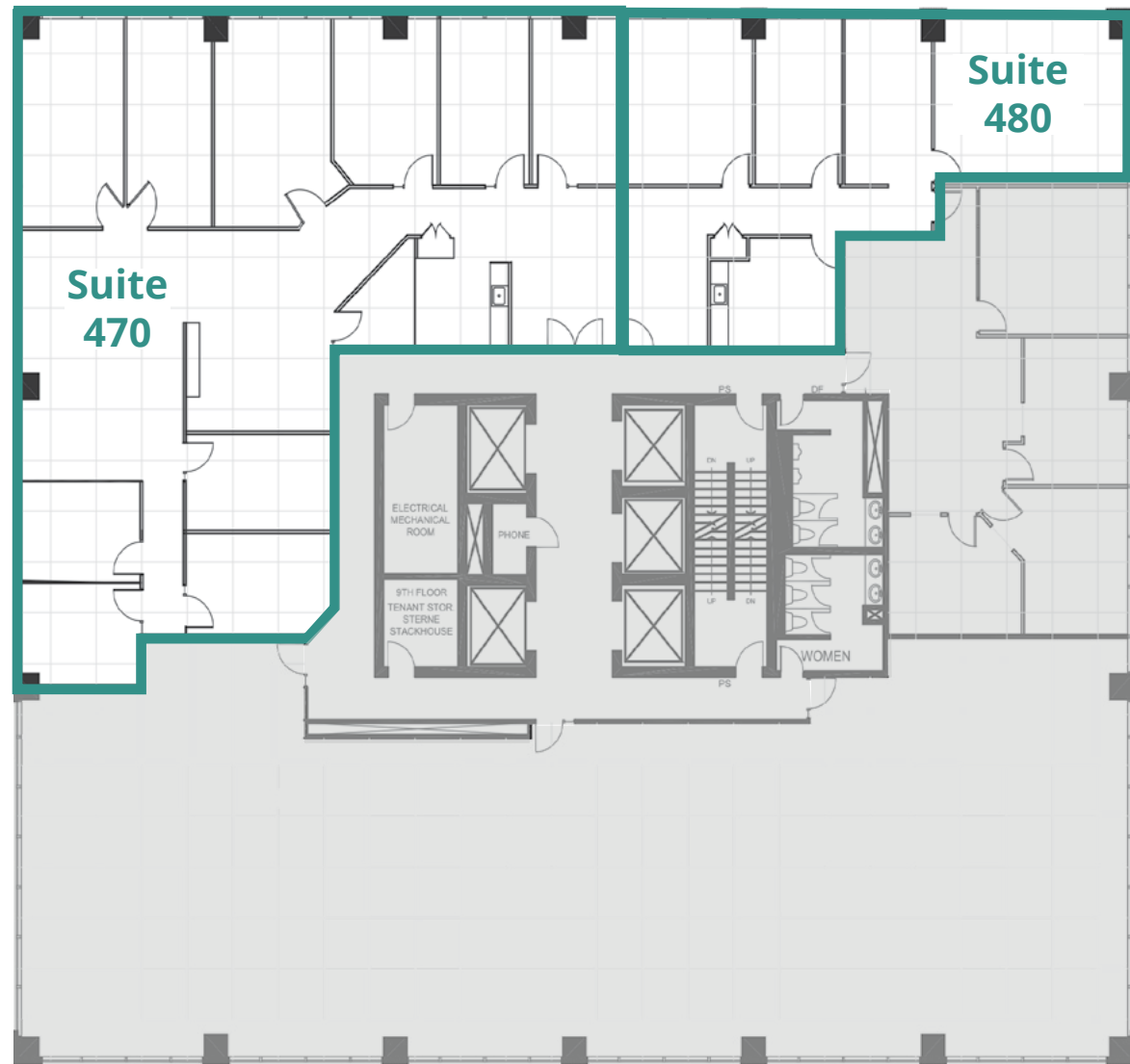
[Click for a Virtual Tour of the Fitness Centre!](#)



# Floor Plans

## Floor 4

5,454 SF



**Suite 470 | 3,802 SF**

**Suite 480 | 1,652 SF**

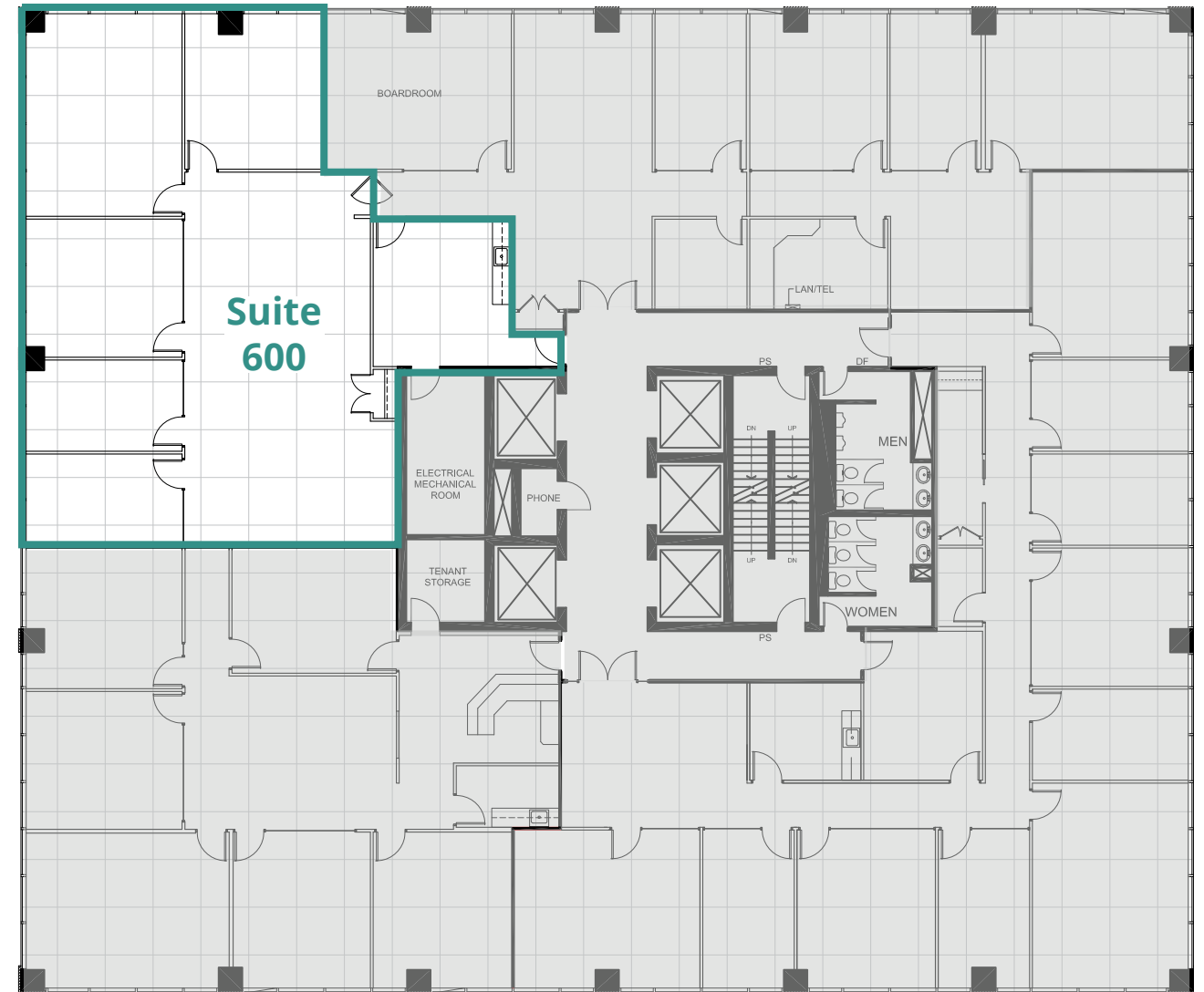
- 7 exterior offices
- 2 interior offices
- boardroom
- open area
- kitchen
- reception

- 3 exterior offices
- boardroom
- kitchen
- reception

# Floor Plans

## Floor 6

2,323 SF



**Suite 600 | 2,323 SF**

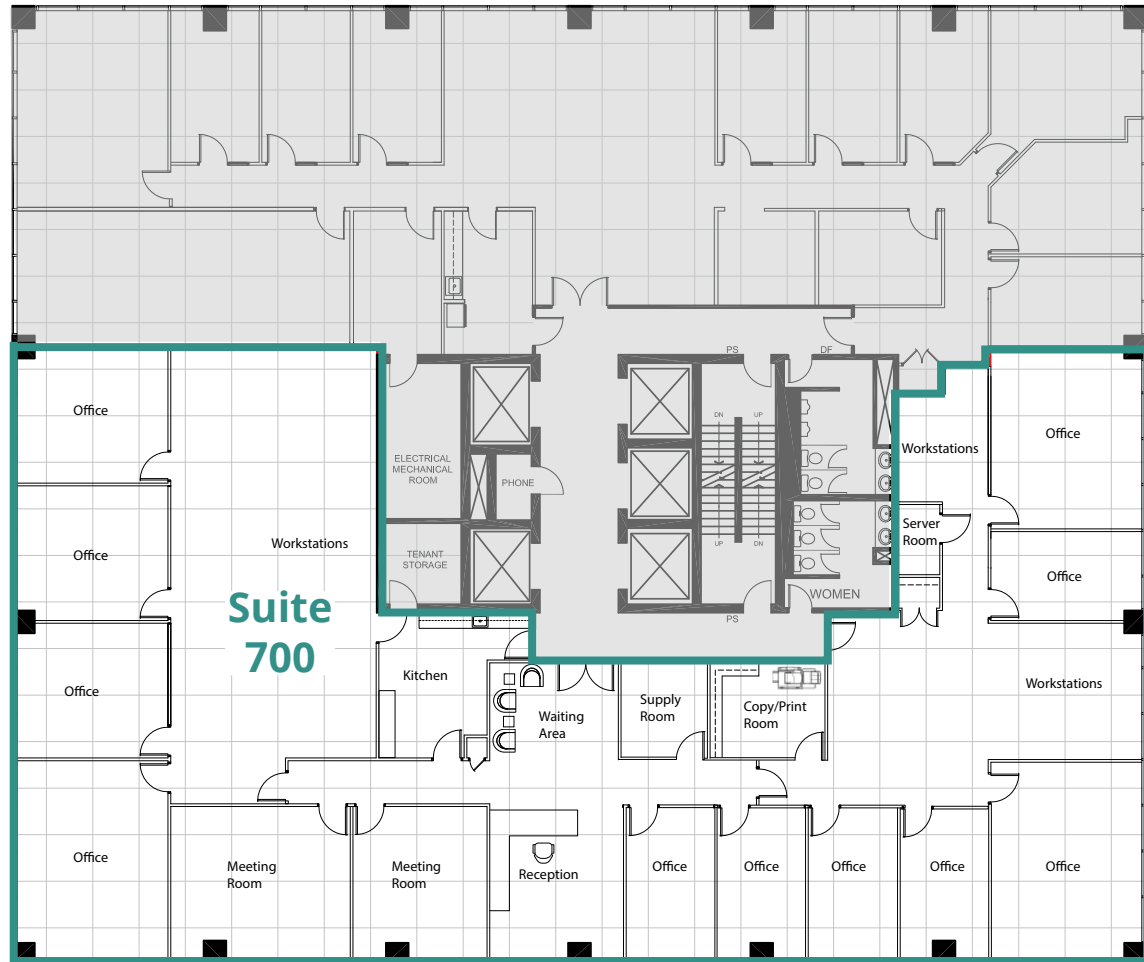
- 4 exterior offices
- small open area
- boardroom
- kitchen

[Available on 30 Days Notice](#)

# Floor Plans

## Floor 7

7,338 SF



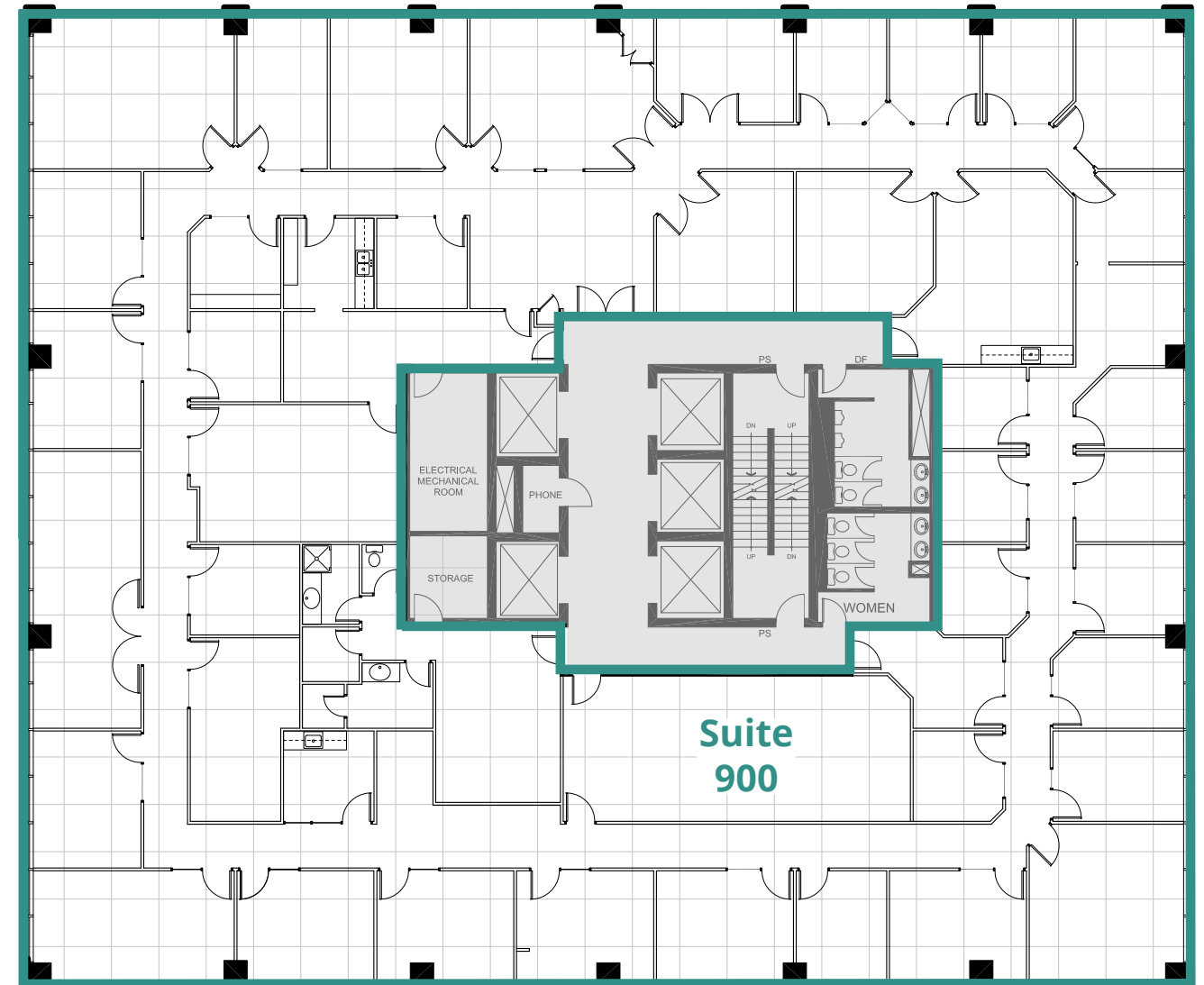
### Suite 700 | 7,338 SF

- 11 exterior offices
- 2 meeting rooms
- open areas for workstations
- kitchen
- reception/waiting area
- supply room
- copy/print room
- server room

# Floor Plans

## Floor 9

12,354 SF



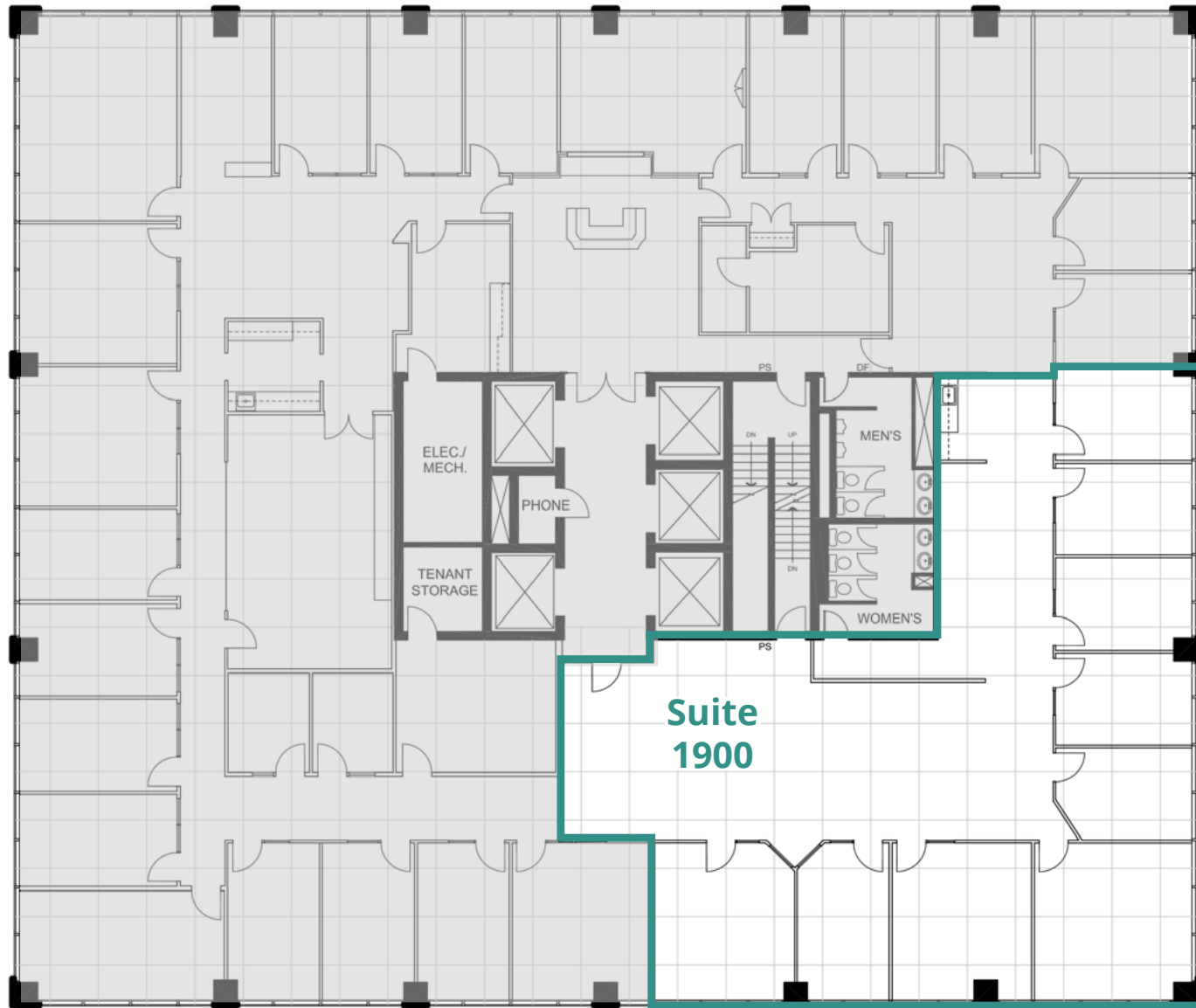
### Suite 900 | 12,354 SF

- 22 exterior offices
- 10 interior offices
- 2 boardrooms
- 4 meeting rooms
- 3 kitchens
- copy area
- reception

# Floor Plans

## Floor 19

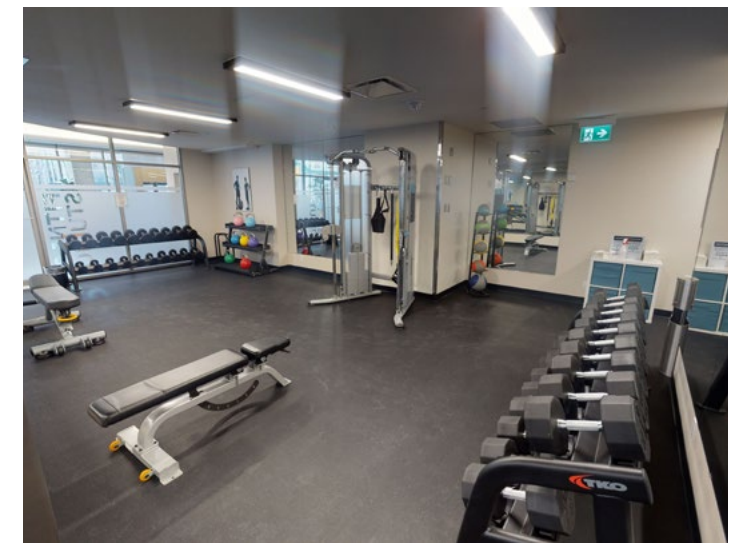
~3,800 SF



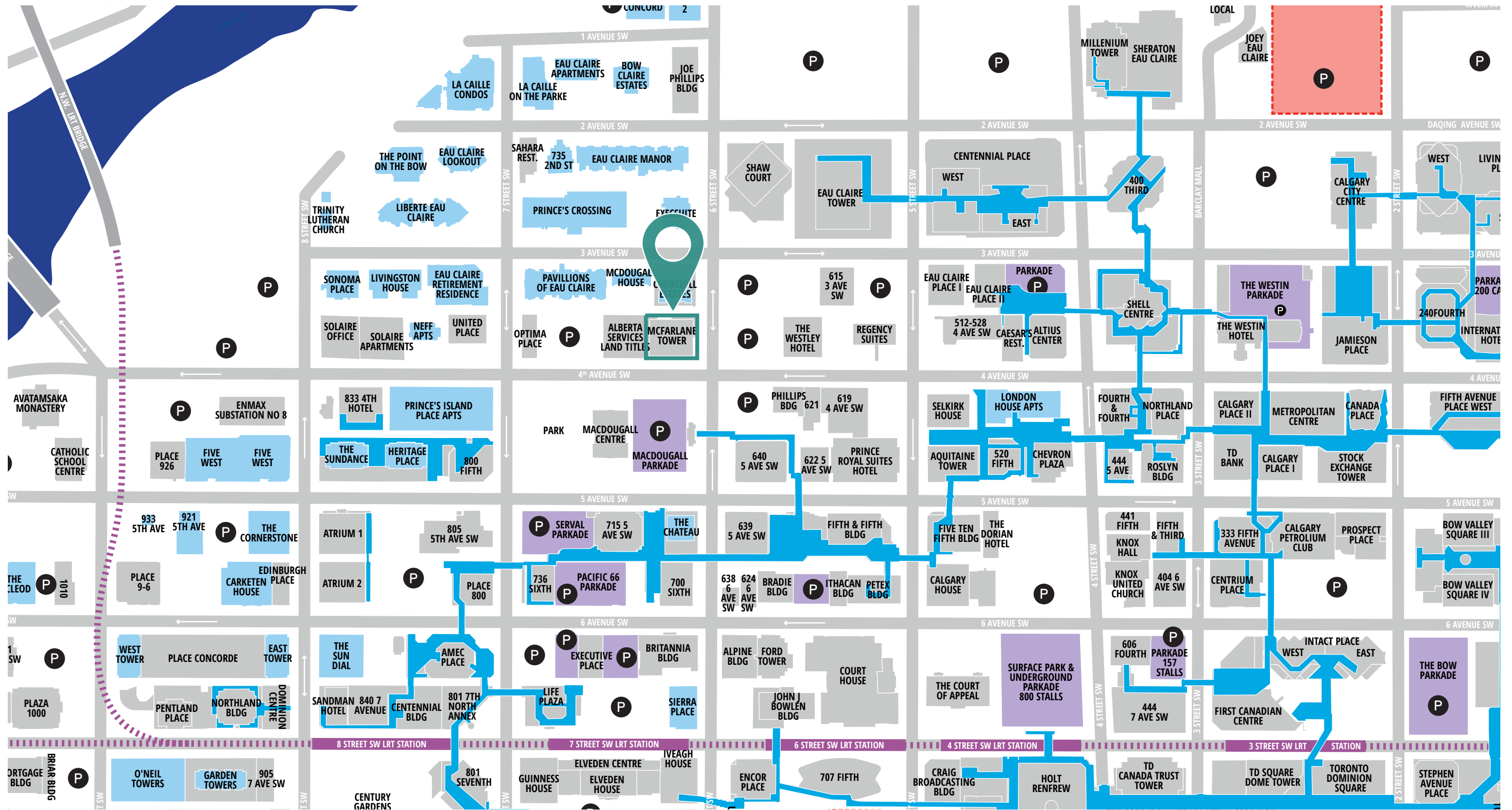
### Suite 1900 | ~3,800 SF

- 9 exterior offices
- kitchen
- reception
- small open area

# Property Photos



# Surrounding Area





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