



McFarlane Tower

Office space for lease

700 - 4th Avenue SW, Calgary | Alberta

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Lease Information

Suite	SQ/FT	Availability	
Suite 450	7,426 SF	March 1, 2026	
Suite 470	3,802 SF	30 Days Notice	Contiguous for 12,880 SF
Suite 480	1,652 SF	Immediately	
Suite 650	2,849 SF	Immediately	
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	



Building Information

Building Details

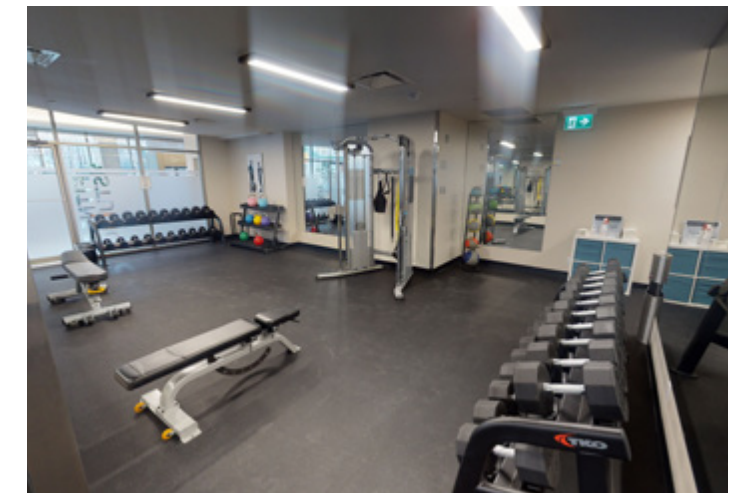
Constructed	1980
Building Rentable Area	204,354 square feet
Average Floorplate	12,300 square feet
Number of Floors	19
Landlord	SCREO I Calgary Office Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm
Security	Monday - Friday 6:00 am - 5:45 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$16.15 per SF (2026 estimate)
Parking	1:1,368 square feet Parkade Height: 6'2" @ \$495/stall/month reserved underground

Highlights

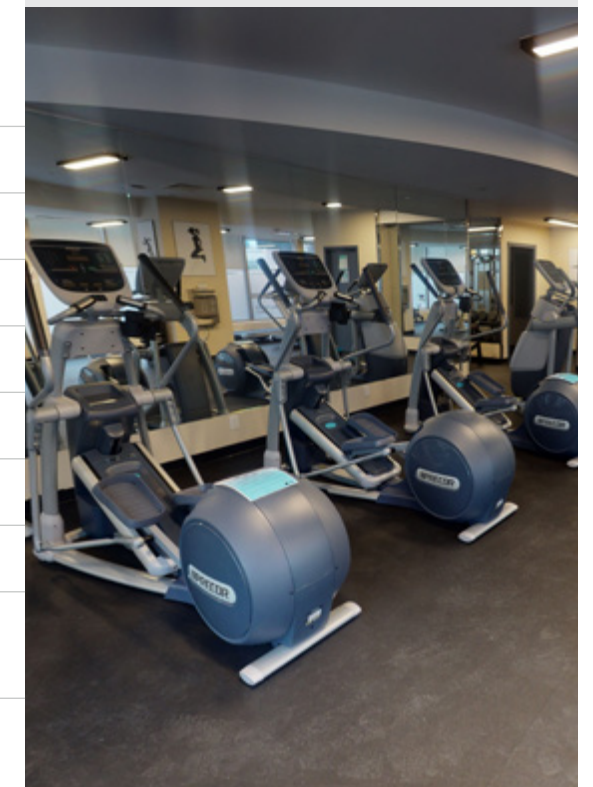
- New fitness centre
- Showers and change rooms exclusive for tenant use
- Dog friendly
- Great views overlooking the McDougall Centre building and park
- +15 connection is within one blocks
- BOMA Silver Certified
- Fitwel Viral Response Certified

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



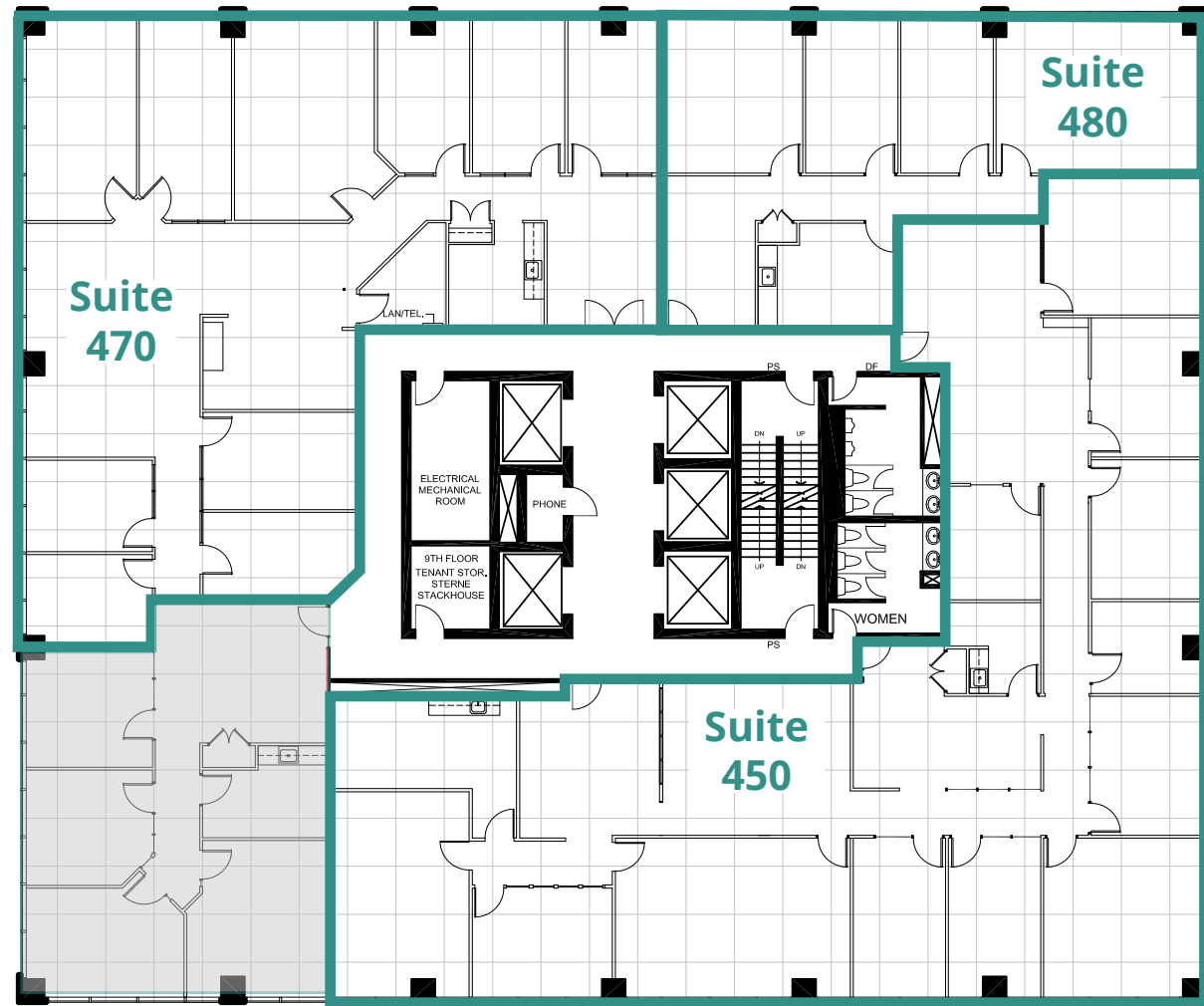
[Click for a Virtual Tour of the Fitness Centre!](#)



Floor Plans

Floor 4

12,880 SF



Suite 450 | 7,426 SF

- 10 exterior offices
- boardroom
- meeting room
- open area
- 2 kitchens
- reception

Suite 470 | 3,802 SF

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

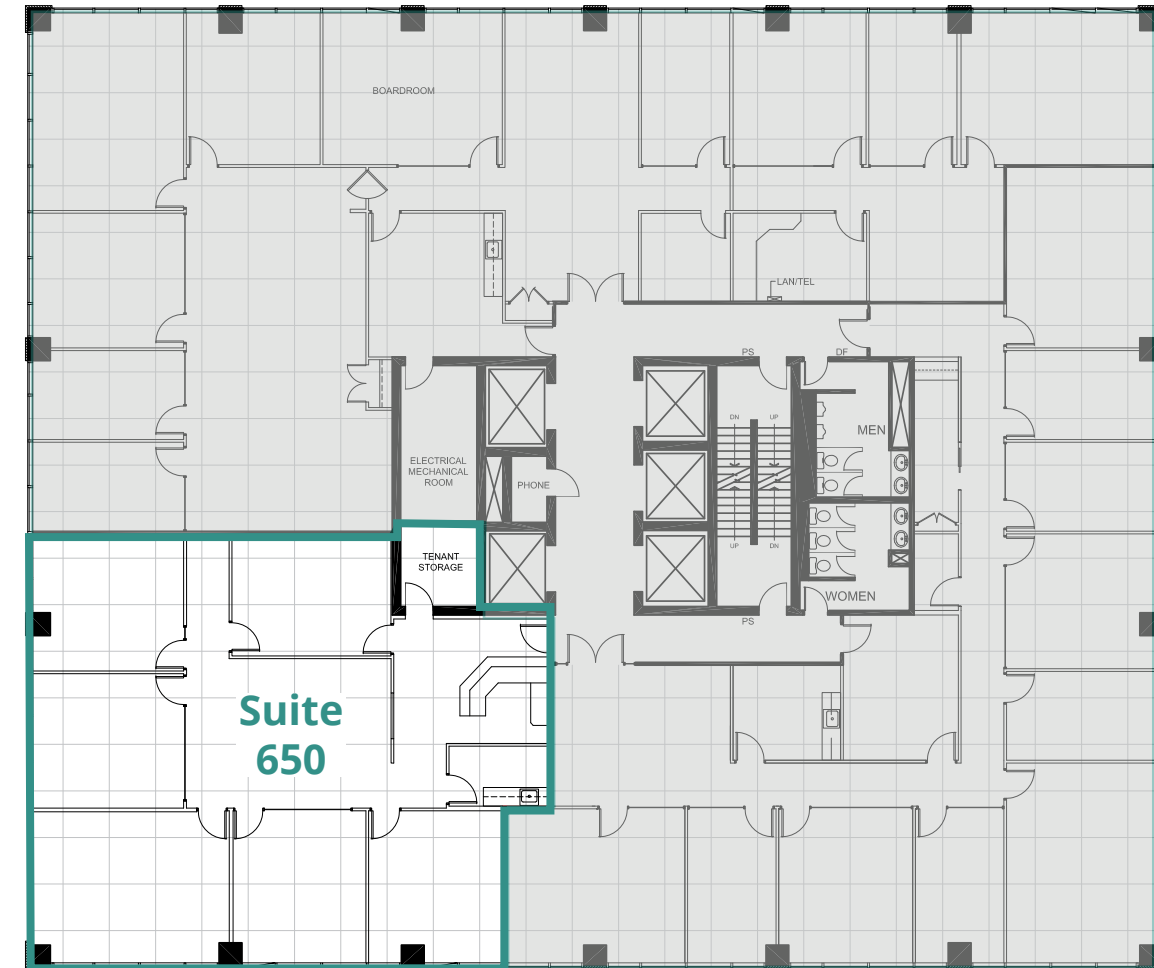
Suite 480 | 1,652 SF

- 3 exterior offices
- boardroom
- kitchen
- reception

Floor Plans

Floor 6

2,849 SF



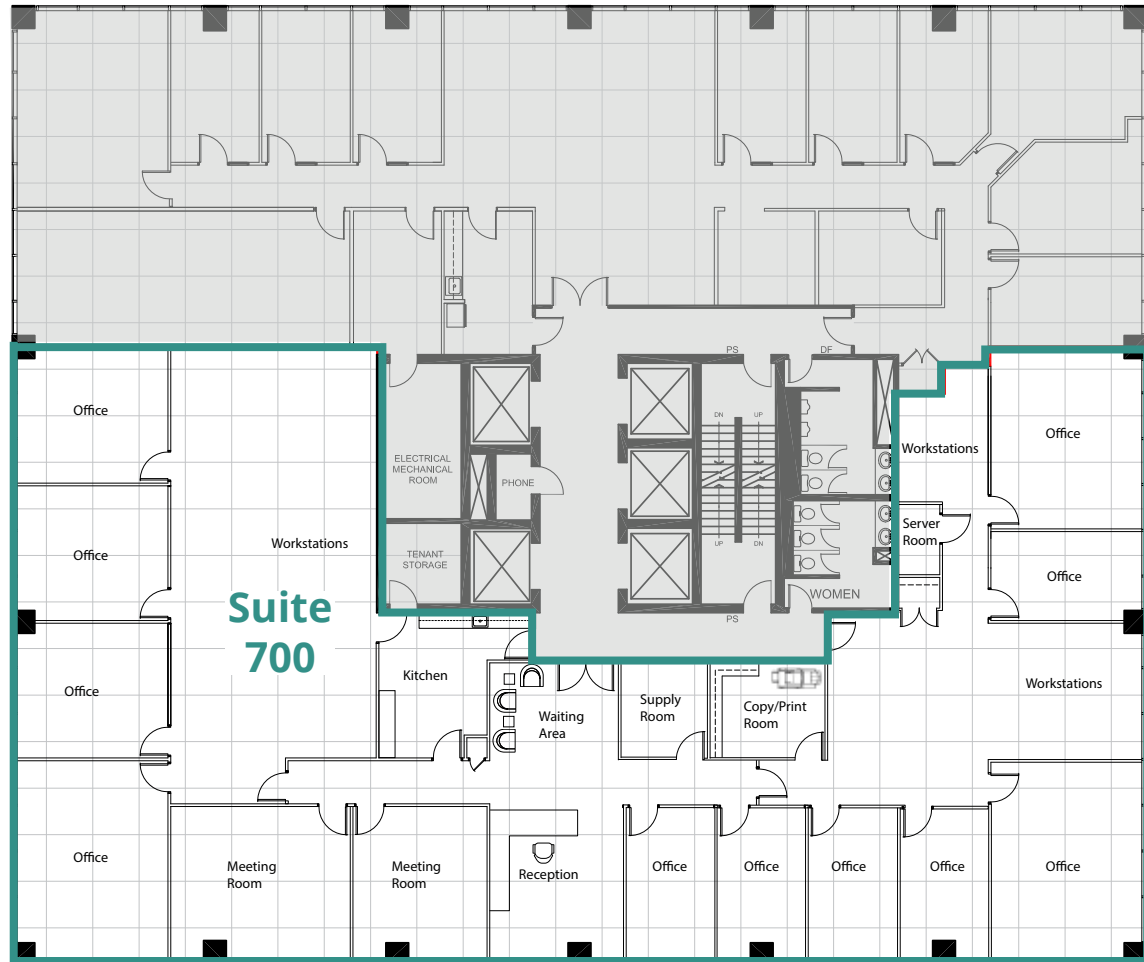
Suite 650 | 2,849 SF

- 5 exterior offices
- meeting room
- kitchen
- reception
- server/storage room

Floor Plans

Floor 7

7,338 SF



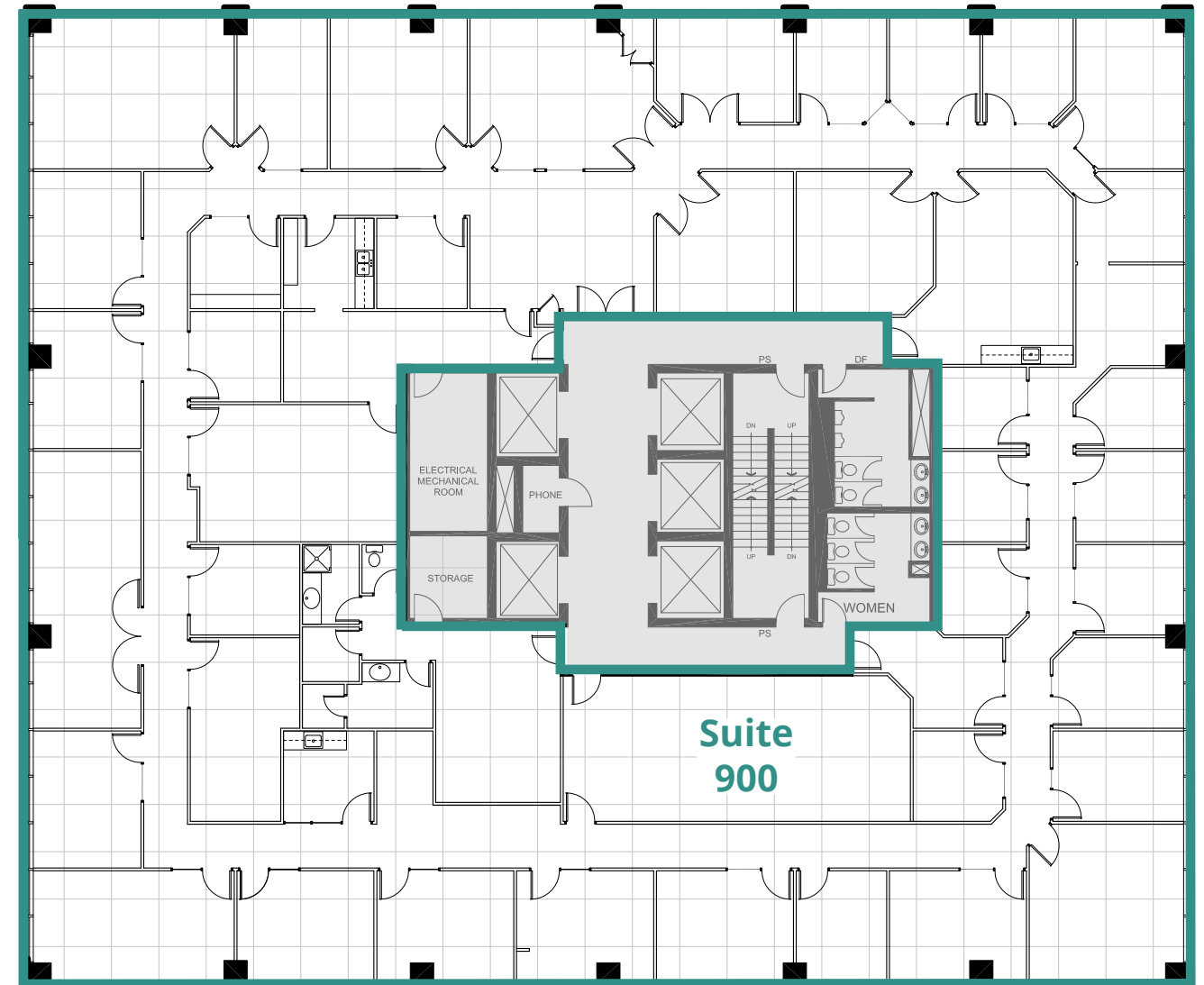
Suite 700 | 7,338 SF

- 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



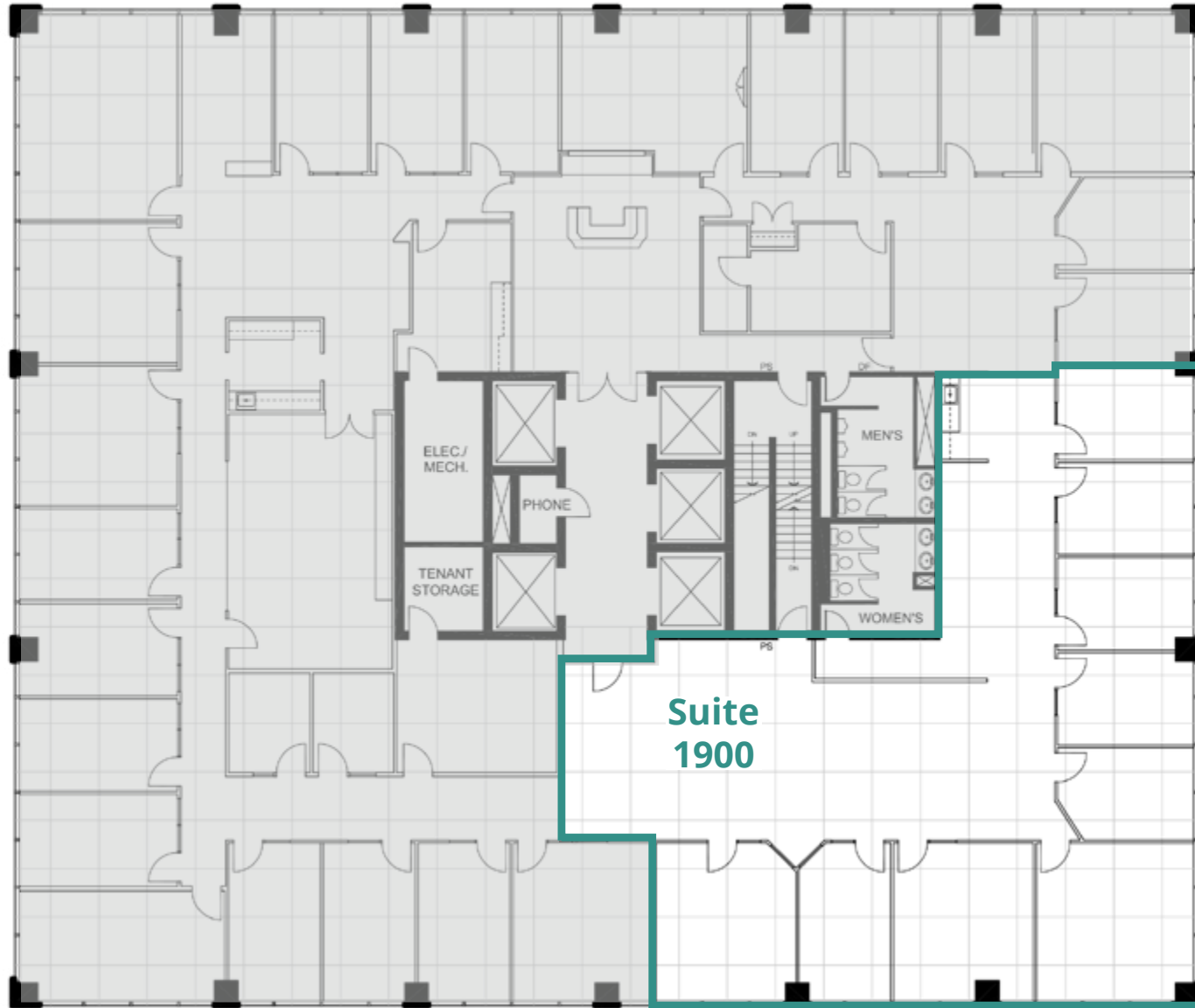
Suite 900 | 12,354 SF

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

Floor Plans

Floor 19

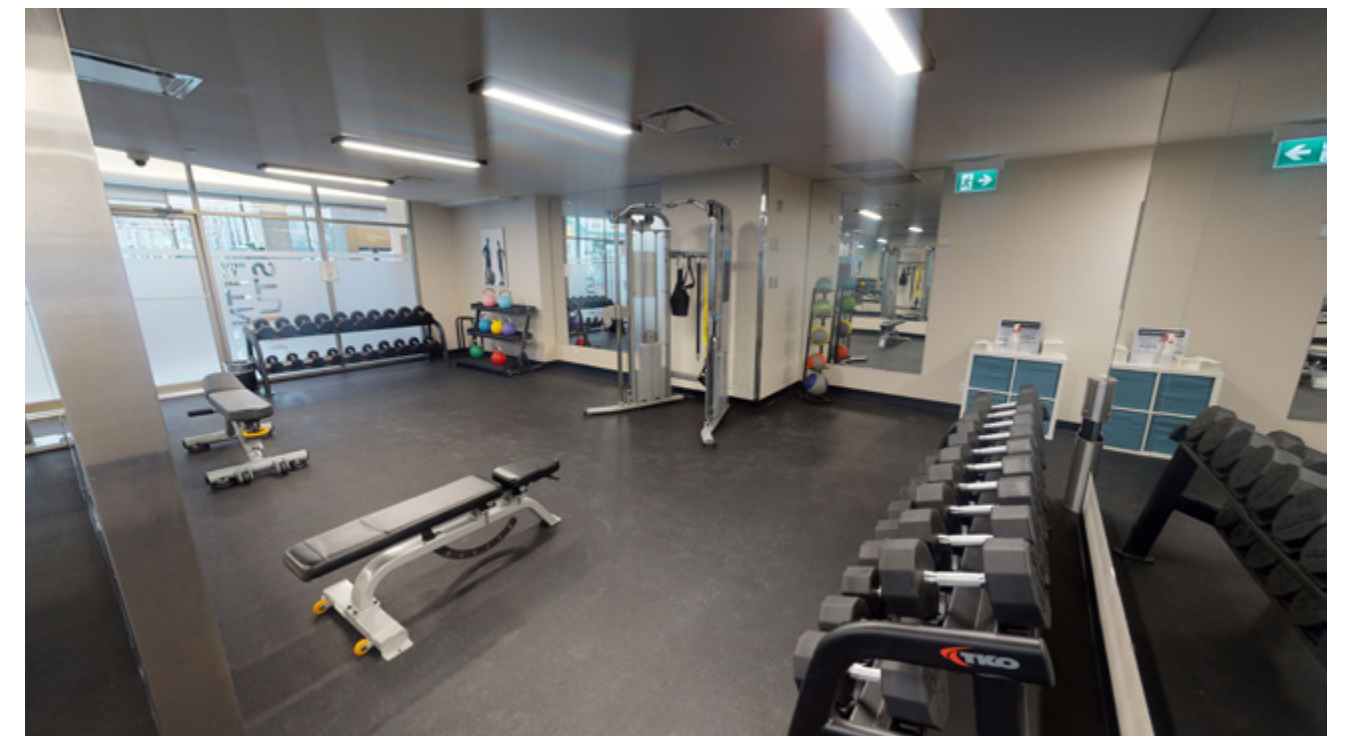
~3,800 SF



Suite 1900 | ~3,800 SF

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

Fitness Centre





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