



# 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 450	5,288 SF	Immediately	
Suite 470	3,802 SF	30 Days Notice	Contiguous for 10,742 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

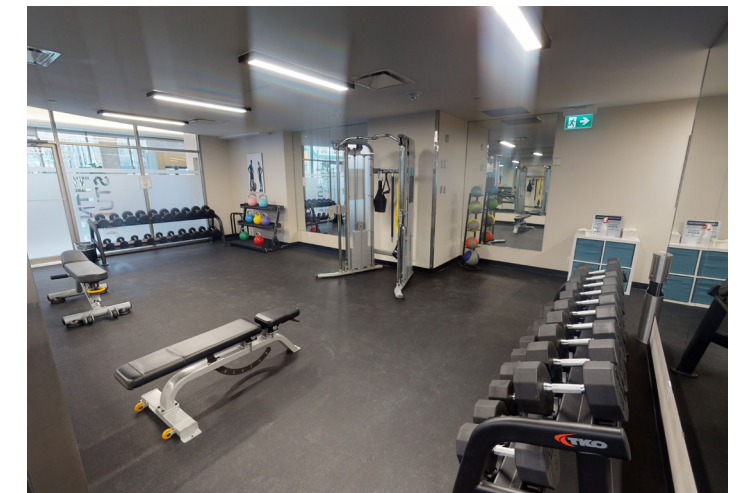
<b>Constructed</b>	1980
<b>Building Rentable Area</b>	204,354 square feet
<b>Average Floorplate</b>	12,300 square feet
<b>Number of Floors</b>	19
<b>Landlord</b>	SCREO I Calgary Office Inc.
<b>HVAC</b>	Monday - Friday   6:00 am - 6:00 pm
<b>Security</b>	Monday - Friday   6:00 am - 5:45 pm
<b>Annual Net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

### Highlights

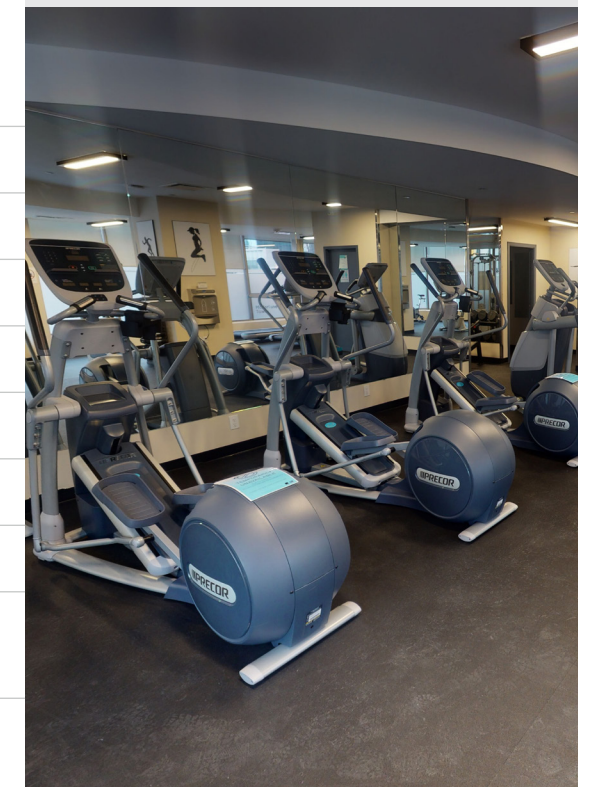
- New fitness centre
- Showers and change rooms exclusive for tenant use
- Dog friendly
- Great views overlooking the McDougall Centre building and park
- +15 connection is within one blocks
- BOMA Silver Certified
- Fitwel Viral Response Certified

### 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



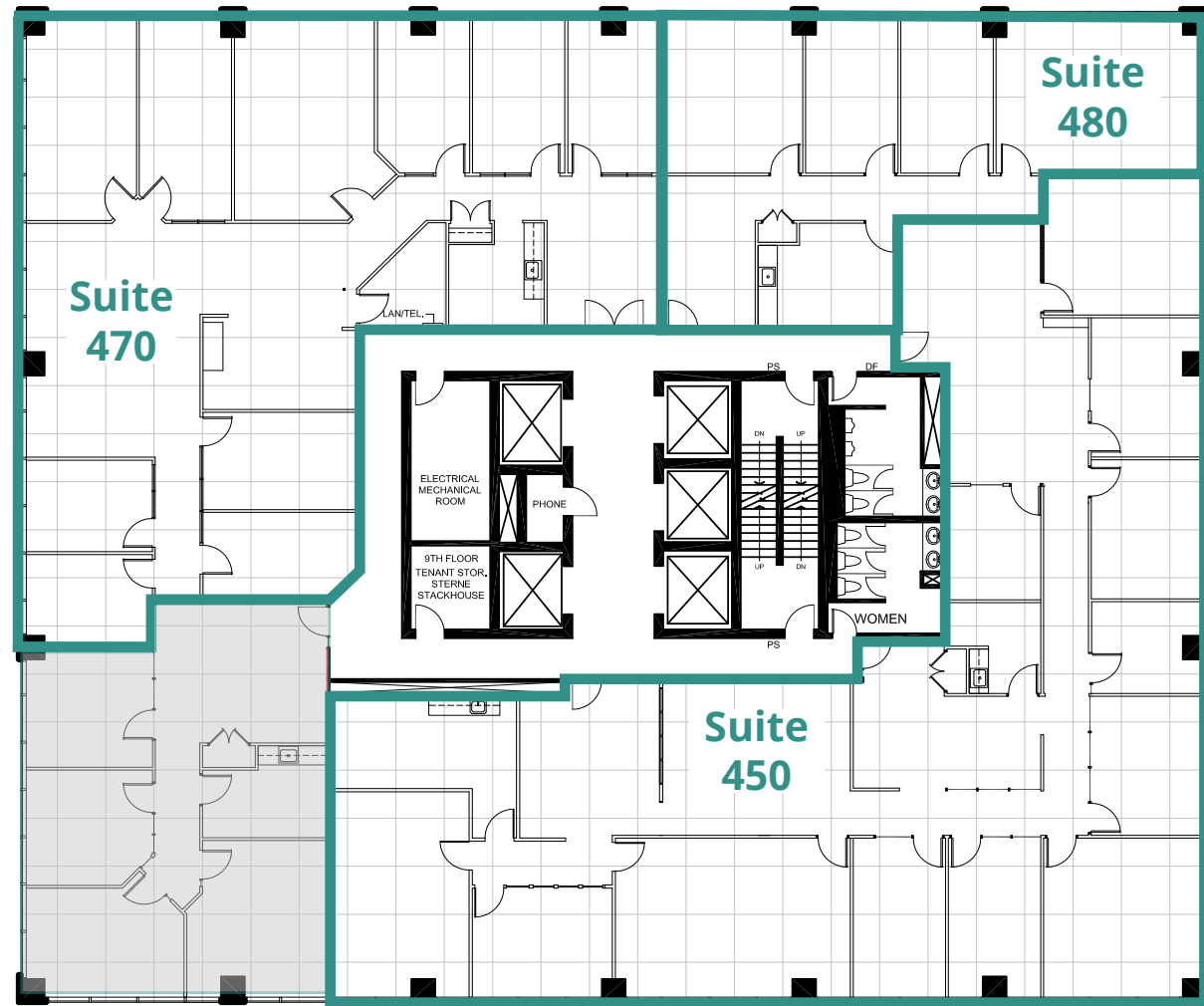
[Click for a Virtual Tour of the Fitness Centre!](#)



# Floor Plans

## Floor 4

10,742 SF



### Suite 450 | 5,288 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

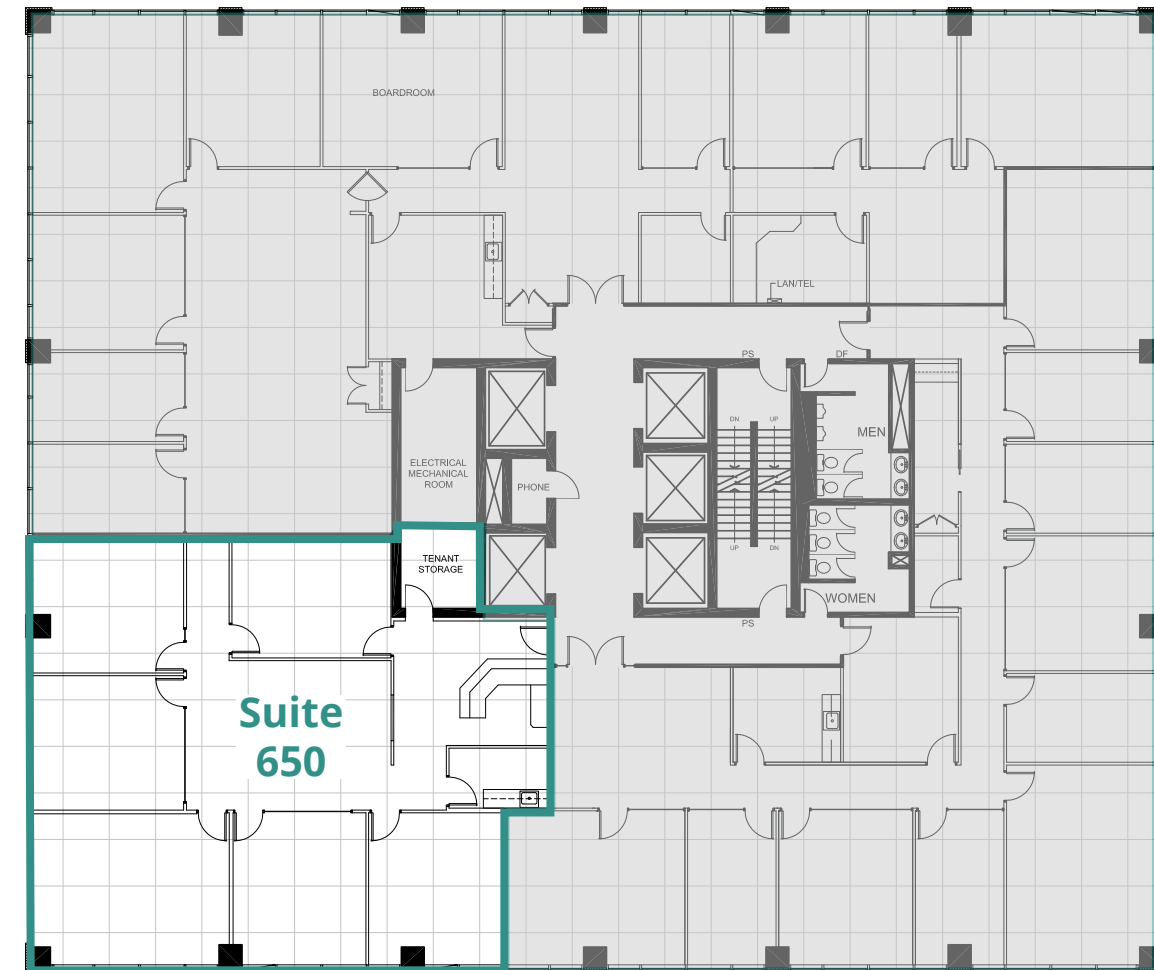
### Suite 480 | 1,652 SF

- 3 exterior offices
- boardroom
- kitchen
- reception

# Floor Plans

## Floor 6

2,849 SF



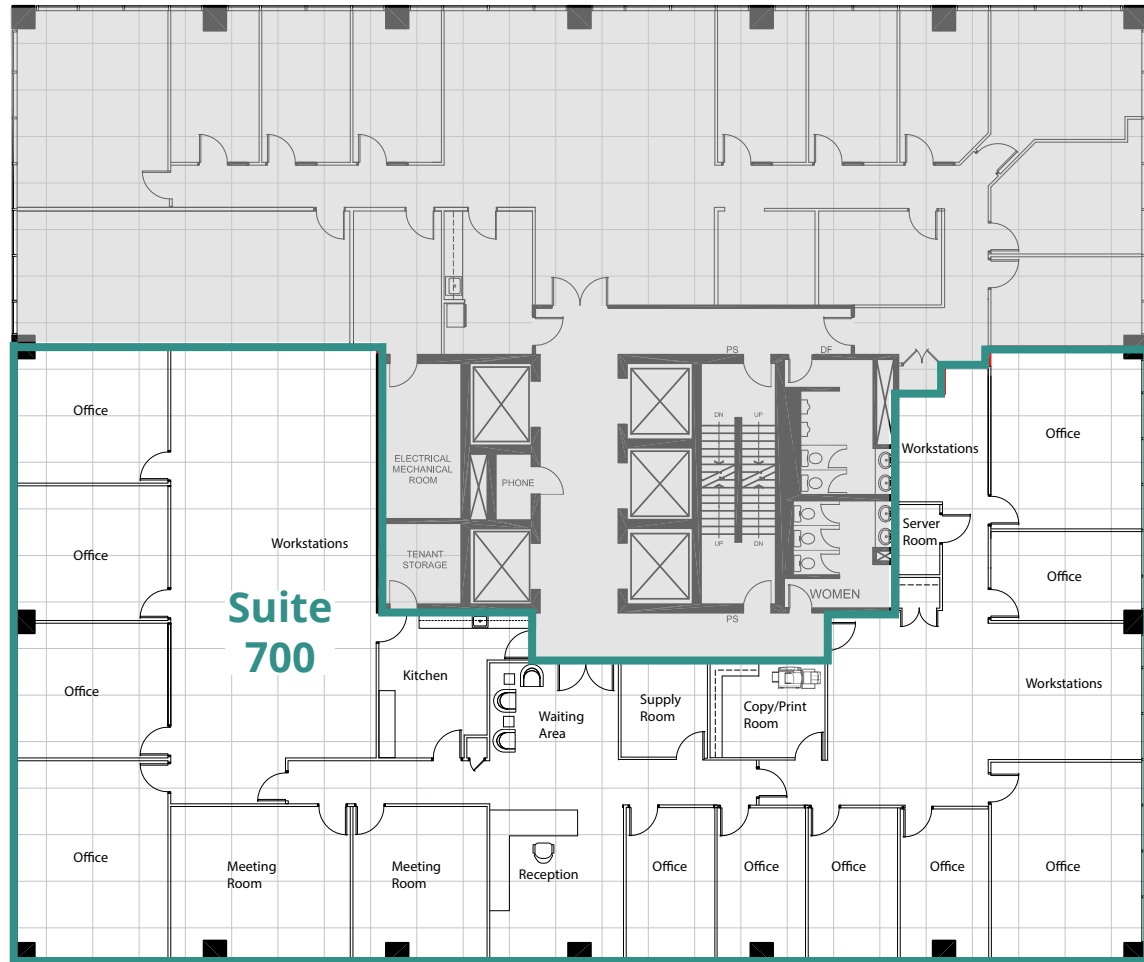
### Suite 650 | 2,849 SF

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

# Floor Plans

## Floor 7

7,338 SF



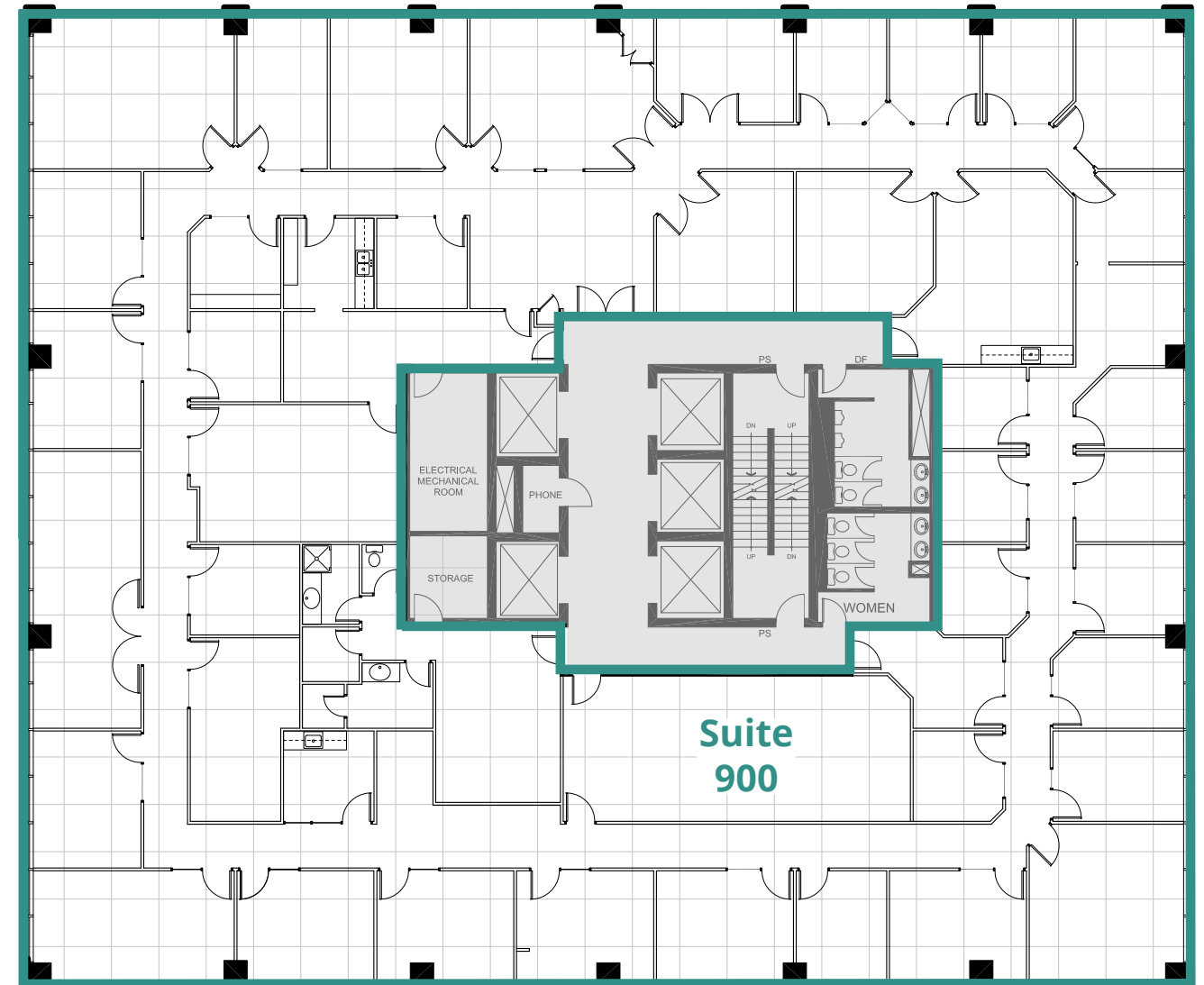
### Suite 700 | 7,338 SF

- 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



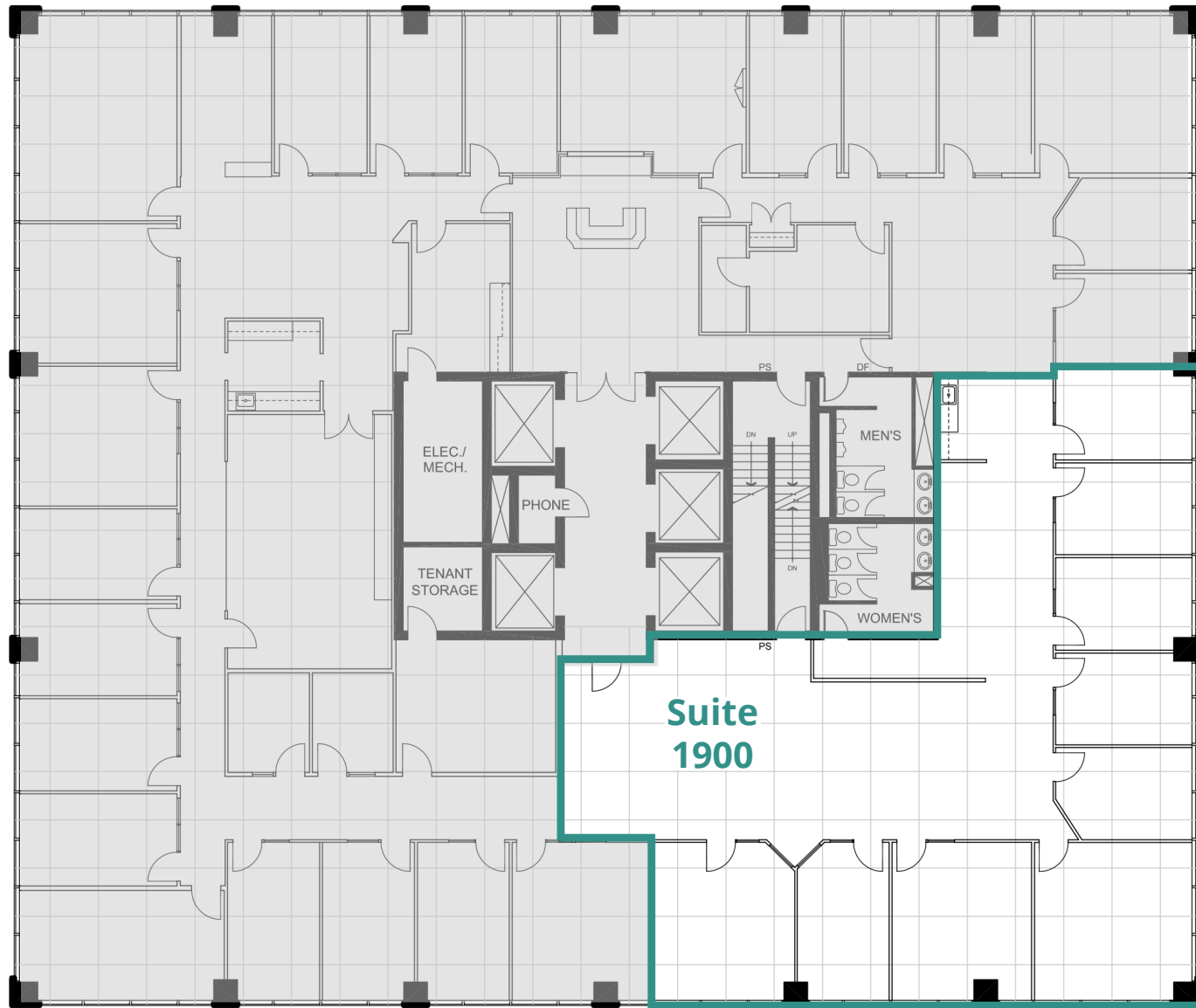
### Suite 900 | 12,354 SF

- 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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