



DREAM
COLLECTION



A-CLASS OFFICE LEASING OPPORTUNITIES

444 7th Avenue SW

Leasing Opportunities

Building Specifications

Size	245,000 SF
Number Of Floors	10
Annual Net Rent	Market Rate
Operating Costs & Taxes	\$19.25 (PSF/YR)

Certifications



BOMA Best Certified Gold



WELL Health and Safety Rated 2020

Building Features

- High end fitness and well appointed conference facilities available for tenants use
- +15 Connected to First Canadian Centre, TD Square and The CORE

On-site Amenities

- The Tastemarket Canadian Kitchen by SAIT

Nearby Amenities

- CORE Shopping Centre
- Harley Hotchkiss Gardens
- Hy's Steakhouse & Cocktail Bar
- The Office Restaurant & Bar
- The Keg Steakhouse + Bar - 4th Ave
- East & West LRT Train Stations

Parking

- 1 : 2,234 SF
- \$550/month reserved and \$450/month unreserved Barclay Parkade



10th Floor
Suite 1000A | 17,073 SF

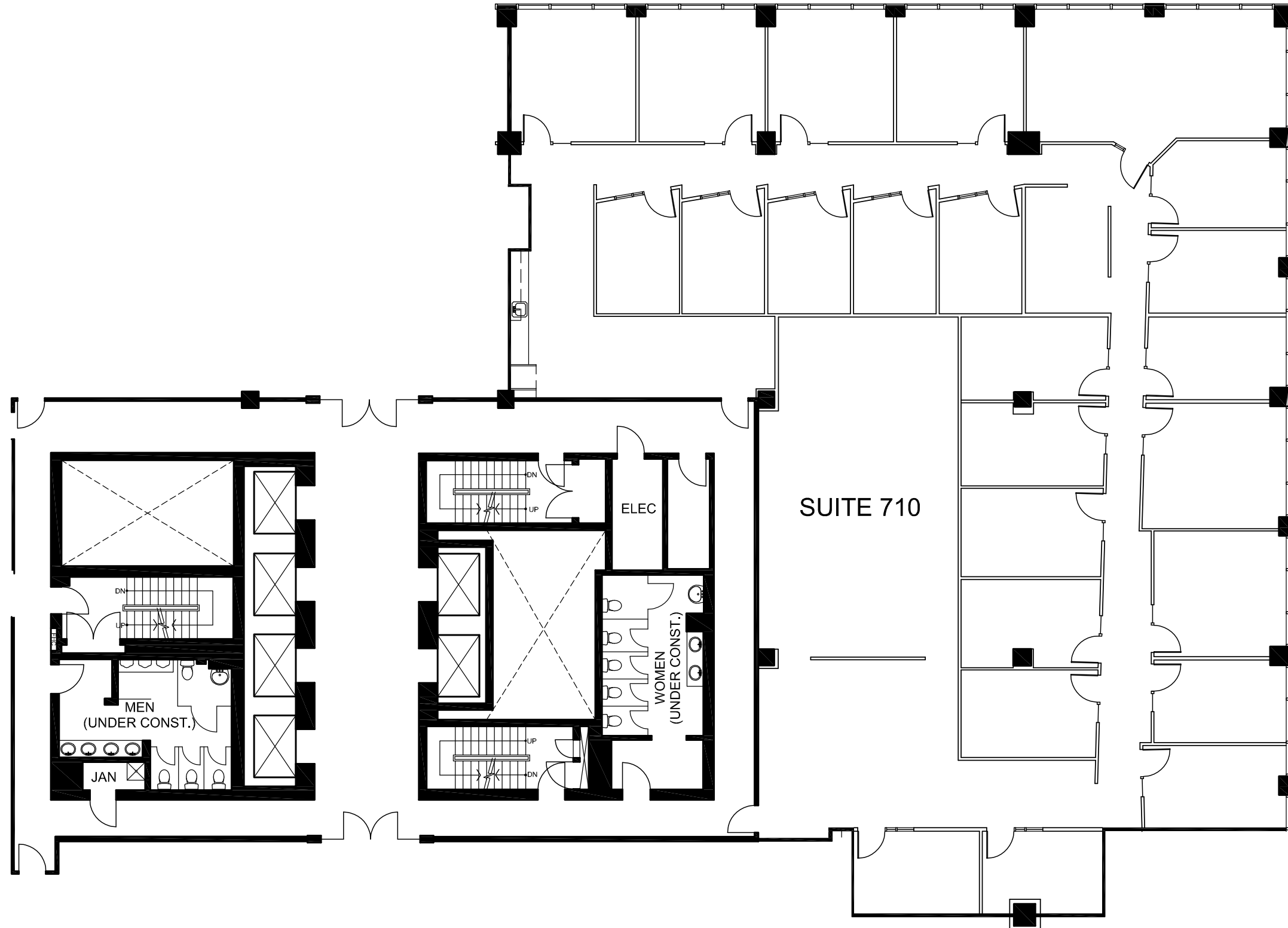
8th Floor
Suite 850 | 3,968 SF

7th Floor
Suite 710 | 8,366 SF

Suite 710 Floor Plan

8,366 SF | Office intensive

- 13 exterior offices
- 10 interior offices
- Boardroom
- Rolling file storage
- Copy area
- Storage area
- Kitchen
- Reception



Suite 850 Floor Plan

3,968 SF | Mix of open and office

- 2 offices
- 12 workstations
- Reception

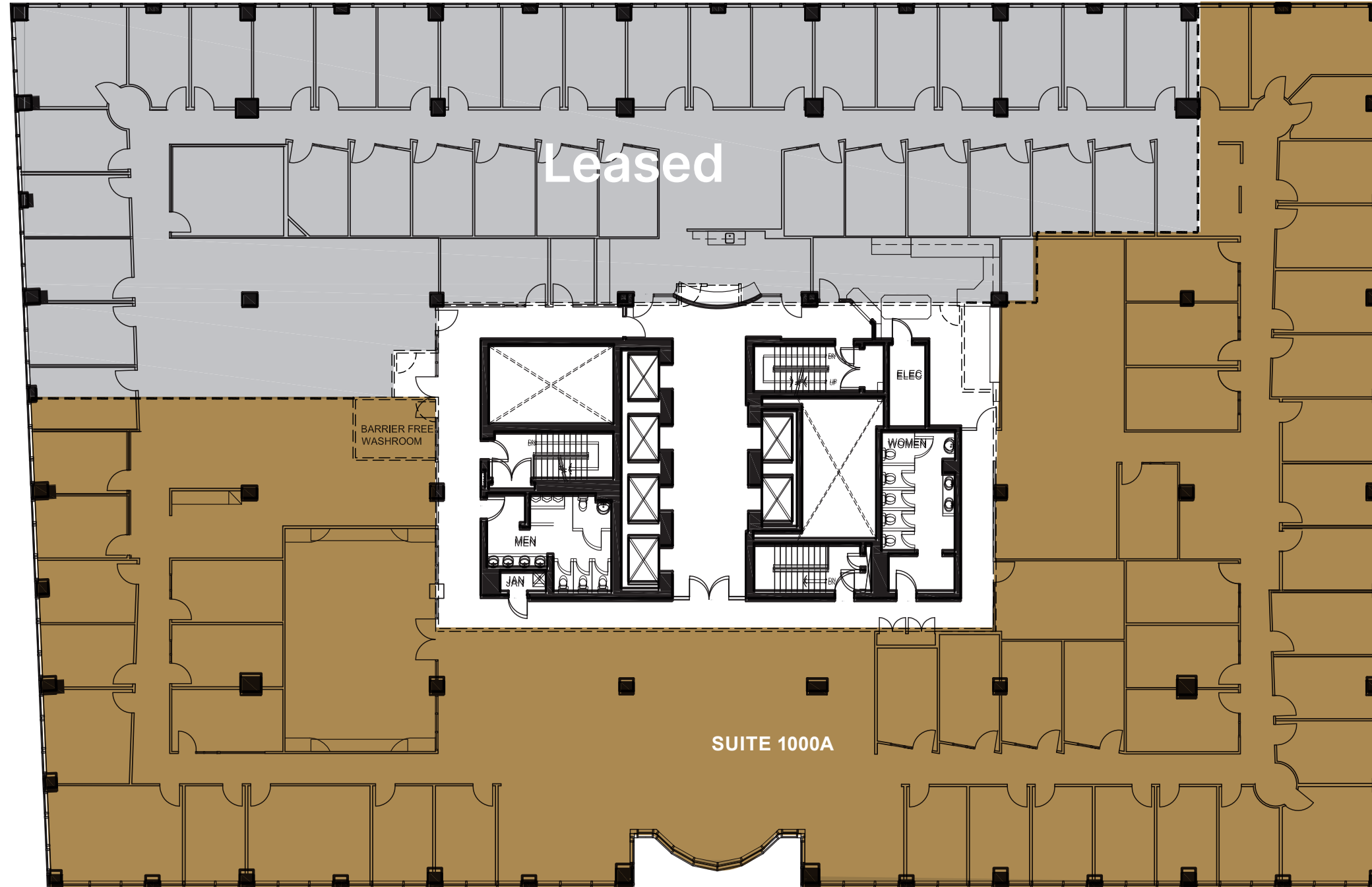


THE BUILDING -

Suite 1000A Floor Plan

17,073 SF | Office intensive | Can be demised

- 30 exterior offices
- 14 interior offices
- Small open area
- Boardroom
- Copy area
- Barrier free washroom
- Reception

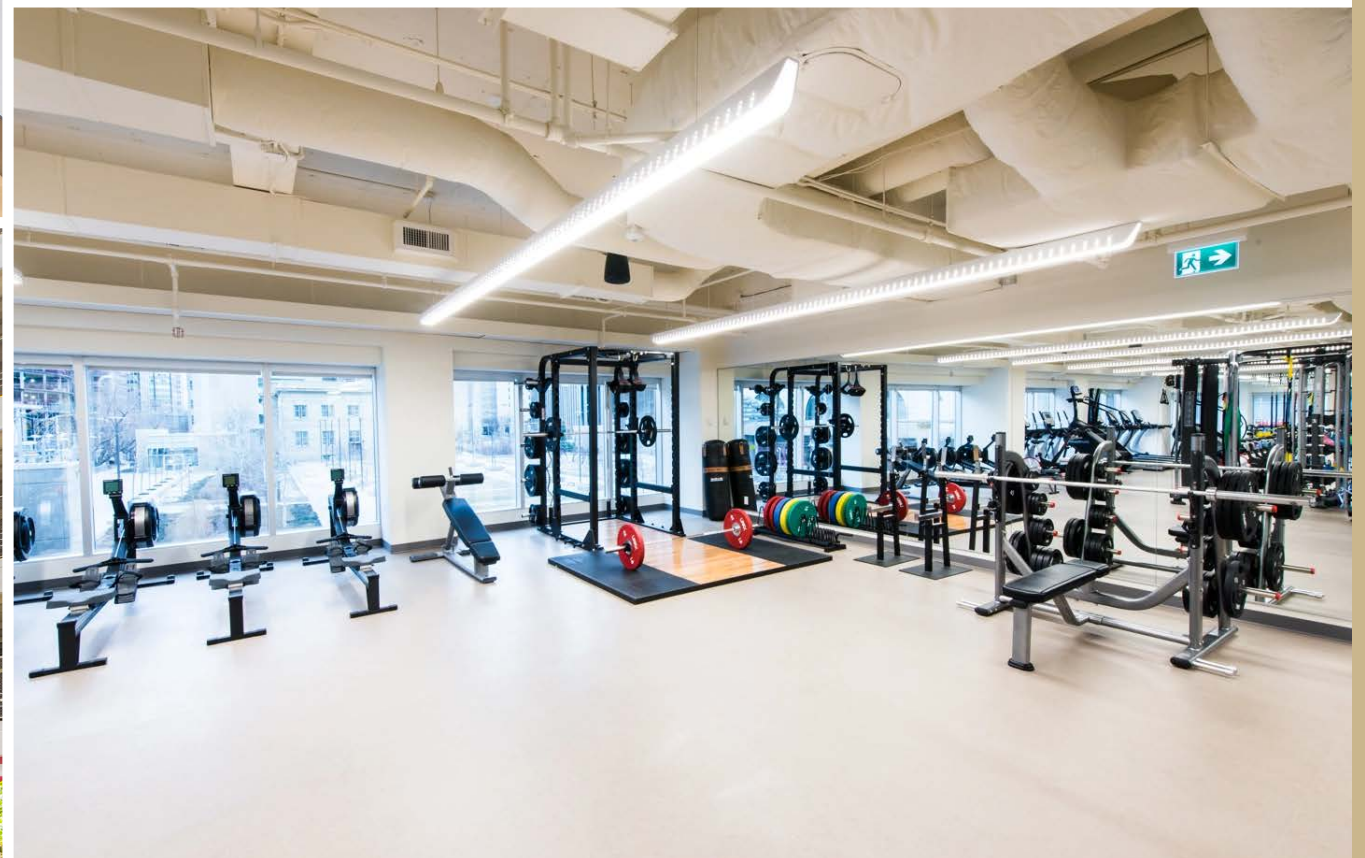


DREAM OFFICE -

An Elevated Workplace Experience

444 7TH AVENUE SW

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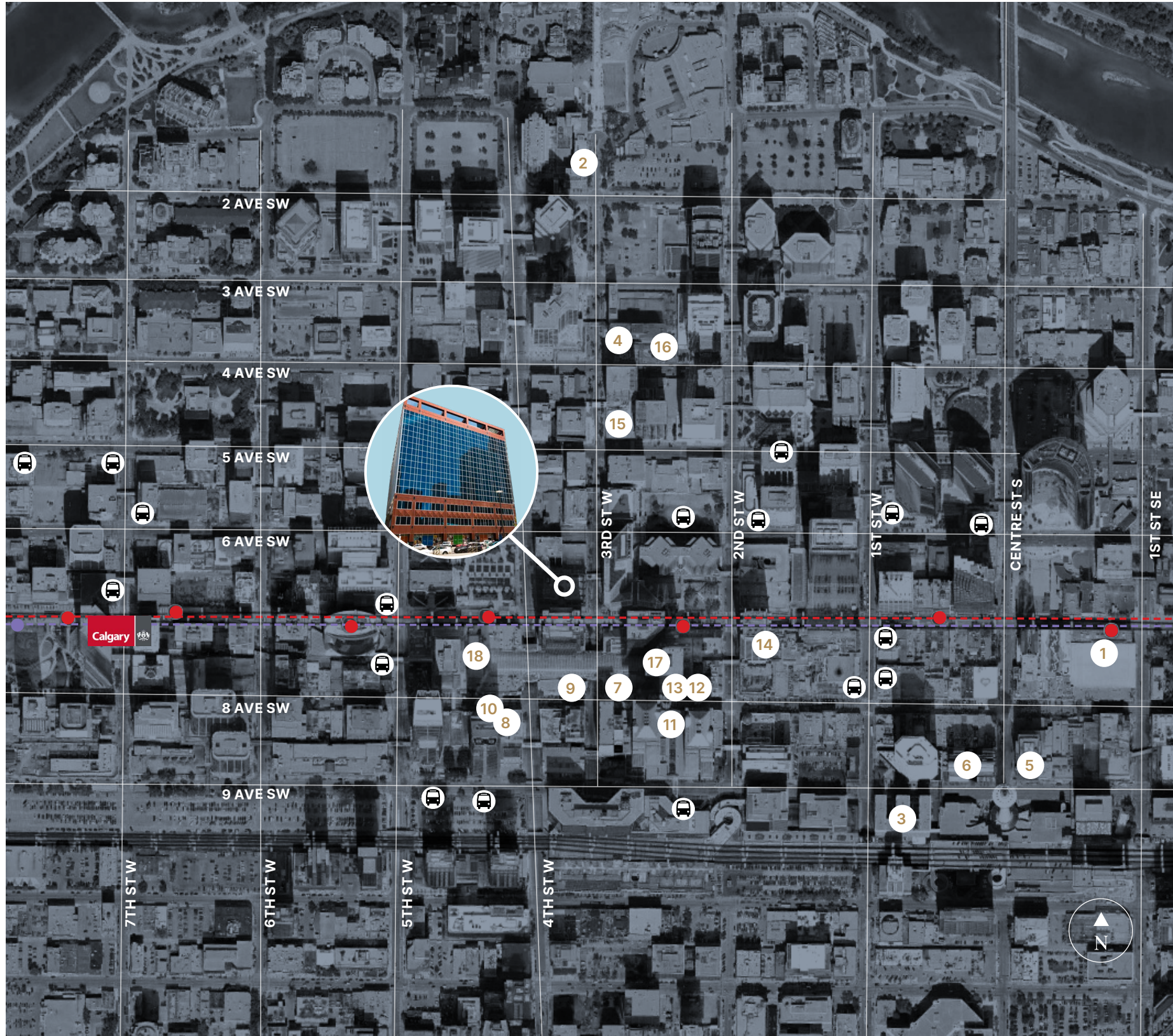


DREAM OFFICE -

Bright Spaces with Great Views



A Hub of Convenience & Culture



Hotels

- 1 Hyatt Regency Calgary: **600m**
- 2 Sheraton Eau Claire: **600m**
- 3 Fairmont Palliser: **650m**
- 4 The Westin Calgary: **400m**
- 5 Calgary Marriott Downtown Hotel: **850m**
- 6 Le Germain Hotel Calgary: **750m**

Food & Beverage

- 7 Cactus Club Cafe: **140m**
- 8 Barcelona Tavern: **170m**
- 9 Hy's Steakhouse & Cocktail Bar: **190m**
- 10 Cucina Market Bistro: **200m**
- 11 Earls Kitchen + Bar: **210m**
- 12 LOCAL Public Eatery 8th Avenue: **210m**
- 13 The Office Restaurant & Bar: **210m**
- 14 Major Tom Bar: **220m**
- 15 The Rooftop YYC: **300m**
- 16 The Keg Steakhouse + Bar - 4th Ave: **450m**

Retail & Mall

- 17 CORE Shopping Centre: **200m**
- 18 Holt Renfrew: **230m**

----- Red Line
 ----- 14 ST W Bus Route

1 min.
 Walk to EB 6 Street SW Station

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