

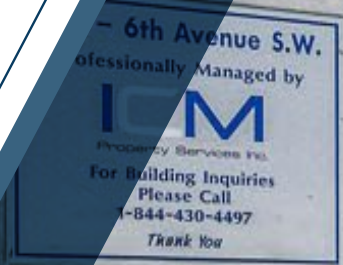
# 404 Sixth

OFFICE SPACE FOR LEASE

404 6 Avenue SW, Calgary, AB

# Property Highlights

**404 Sixth Avenue** is located on the corner of 3rd Street & 6th Avenue SW and is Plus 15 connected to Centrium Place, 333 5 Avenue SW & 505 3 Street SW. The building is in close proximity to the LRT and multiple transit access stops along 6th Avenue. Building elevator lobbies and washrooms have been upgraded, and there is a tenant-exclusive fitness facility with showers, lockers, and bike parking. Subway is located on the main floor and the building is within walking distance of many amenities in the immediate area, including restaurants, banks, shopping, and services.



404  
SIXth  
avenue

Downtown Core  
Location

# Building Amenities

## Available Space

- Suite 200: 4,156 sf
- Suite 300: 12,621 sf (Full Floor)
- Suite 420: 1,876 sf
- Suite 430: 1,889 sf } Contiguous to 3,765 sf
- Suite 510: 3,972 sf
- Suite 520: 2,721 sf
- Suite 625: 3,651 sf (Demisable to 1,860 sf)
- Suite 645: 2,836 sf

## Occupancy

Immediately, except for:  
Suite 625, available February 1, 2025

## Lease Rates

Market Lease Rates

## Operating Costs

\$18.47 psf (2024)

## Tenant Allowance

Negotiable

## Term

Flexible

## Year Built

1970

## Building Class

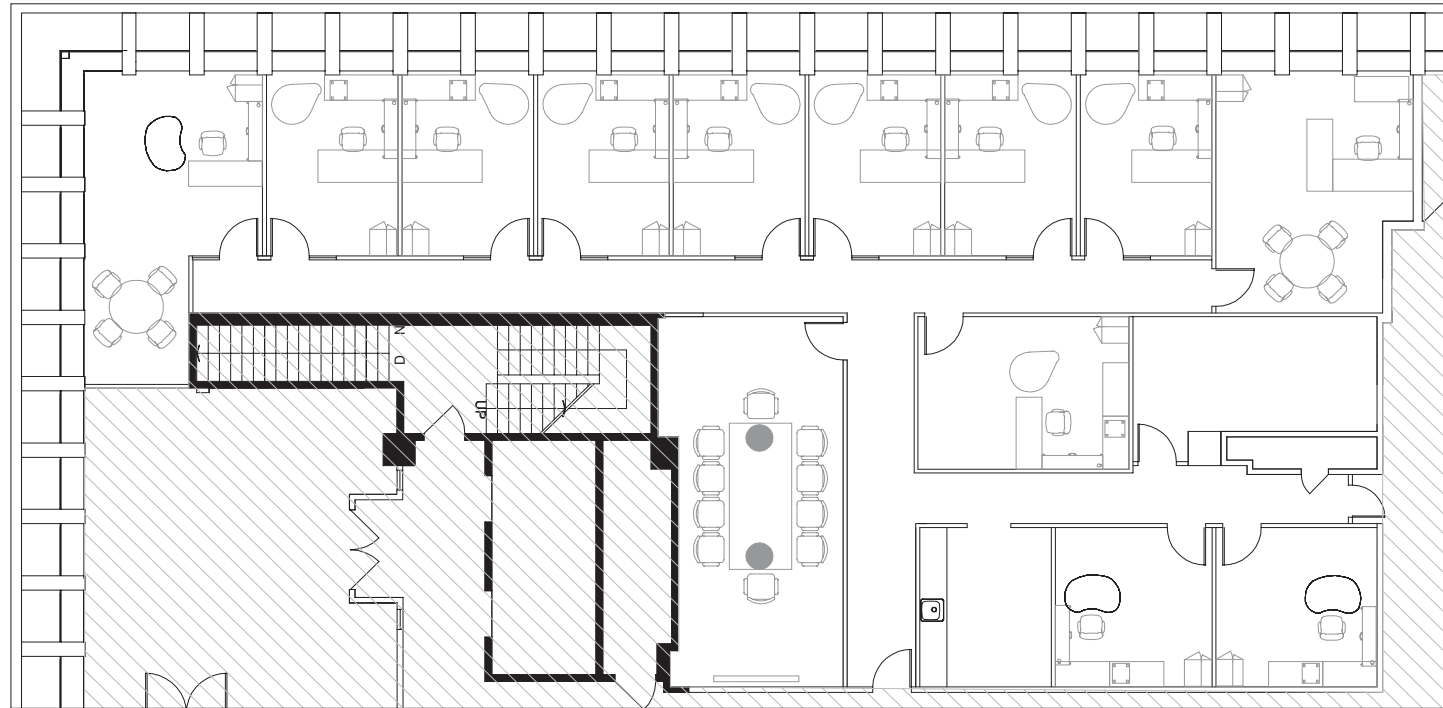
B



# Floorplans

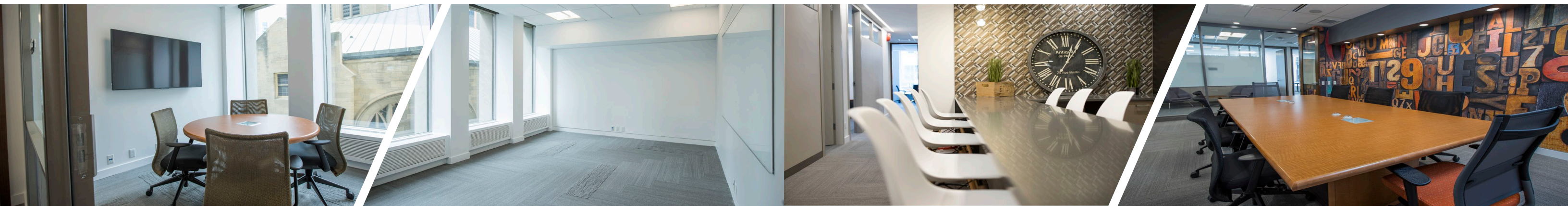
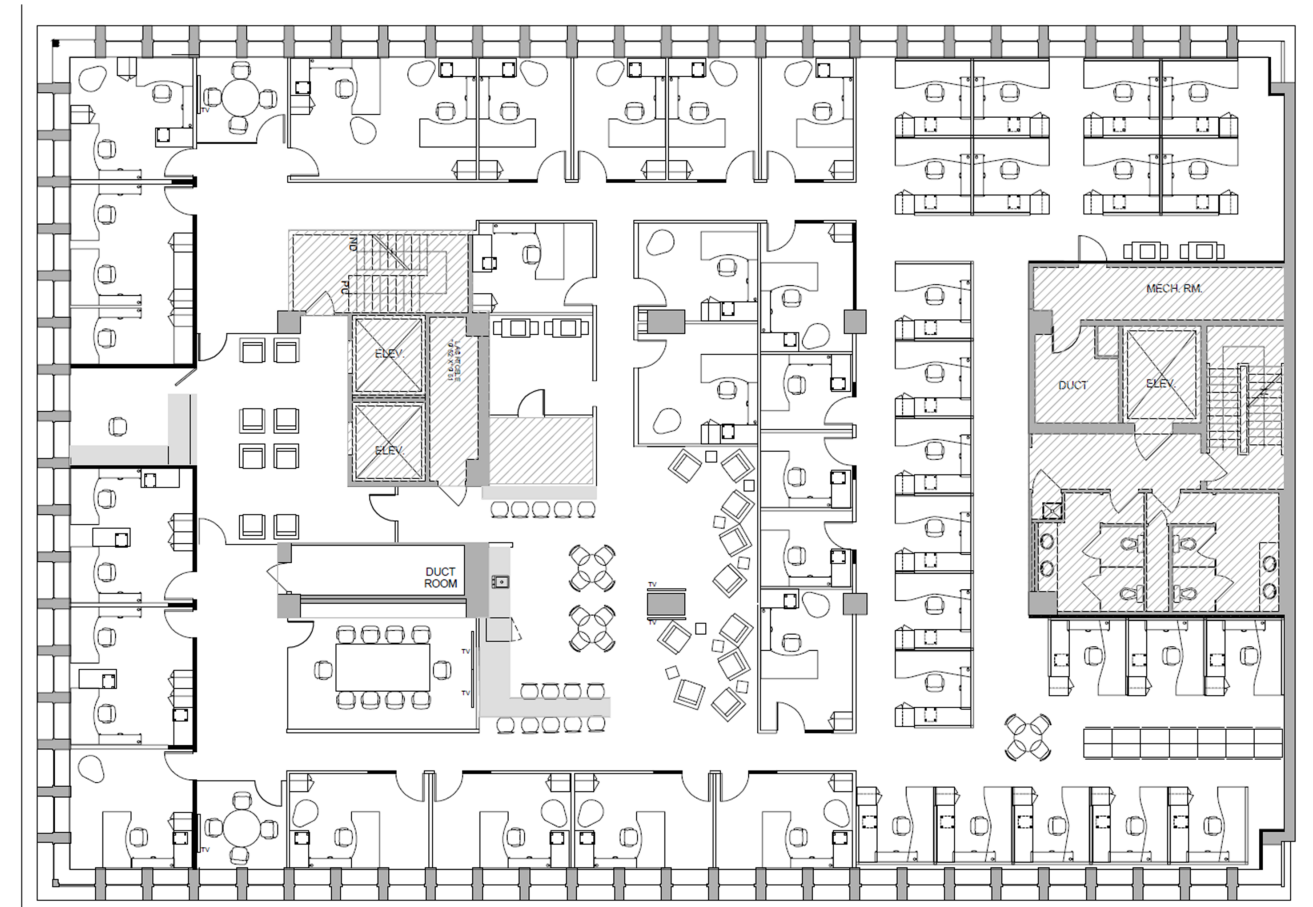
## 2nd Floor

Suite 200: 4,156 sf



## 3rd Floor

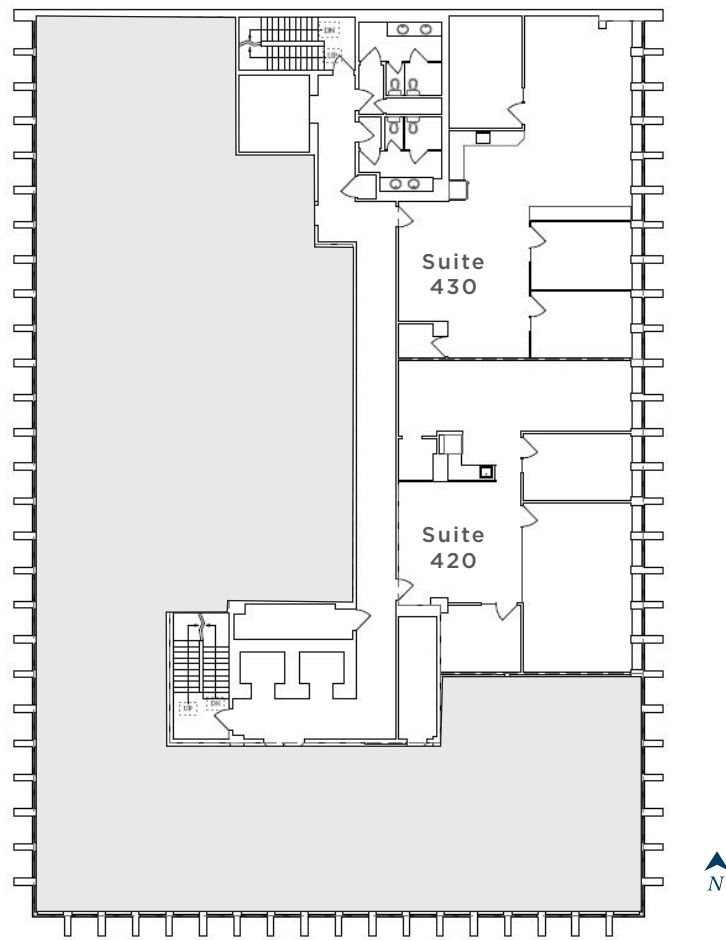
Suite 300: 12,621 sf (Full Floor)



# Floorplans

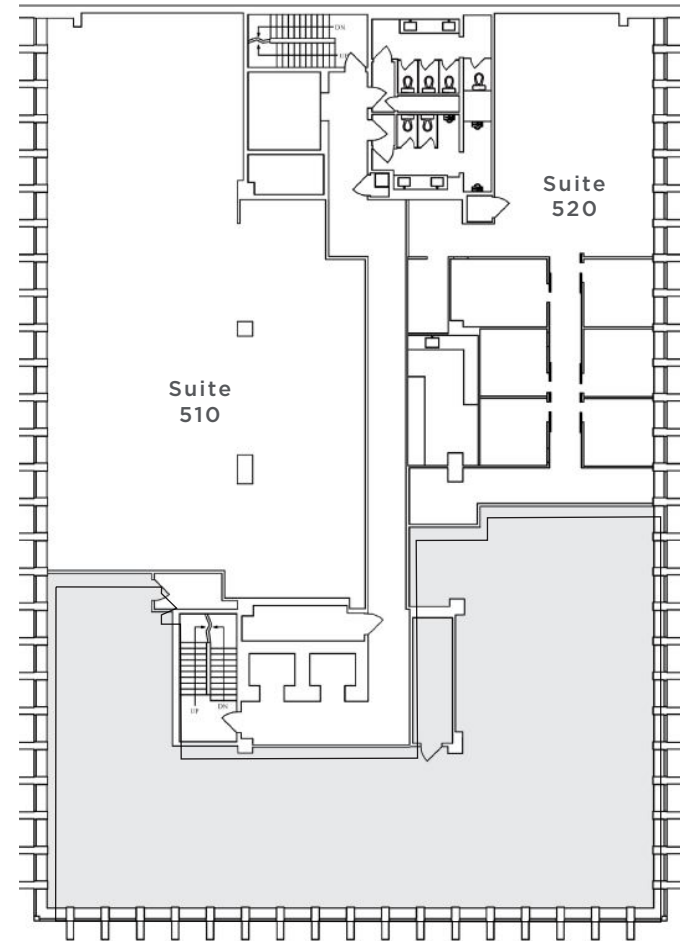
## 4th Floor

Suite 420: 1,876 sf } Contiguous to 3,765 sf  
 Suite 430: 1,889 sf }



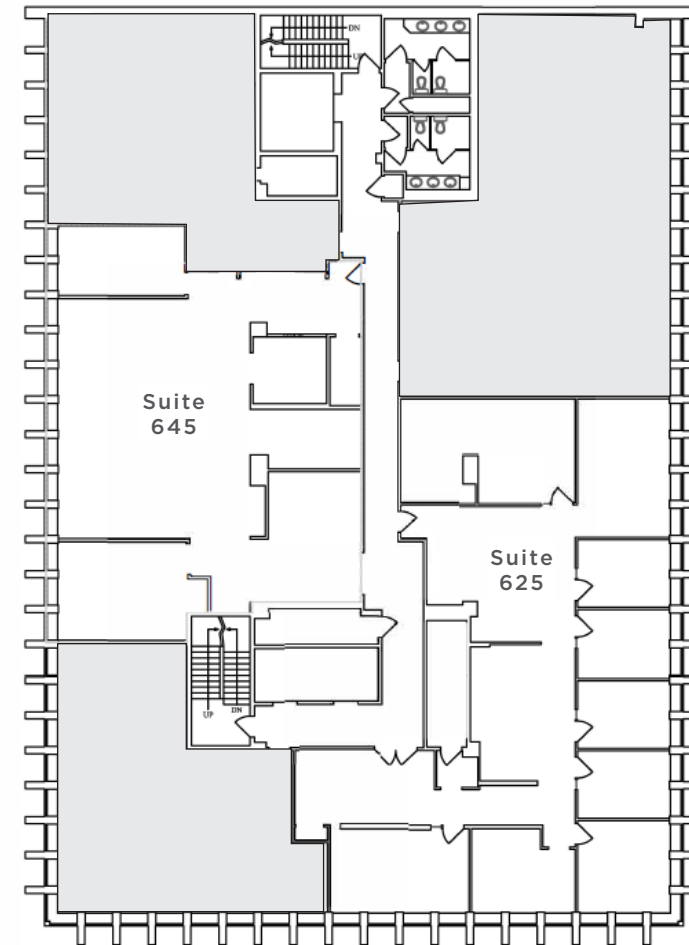
## 5th Floor

Suite 510: 3,972 sf  
 Suite 520: 2,721 sf



## 6th Floor

Suite 625: 3,651 sf (demisable to 1,860 sf)  
 Suite 645: 2,836 sf



# Area Amenities

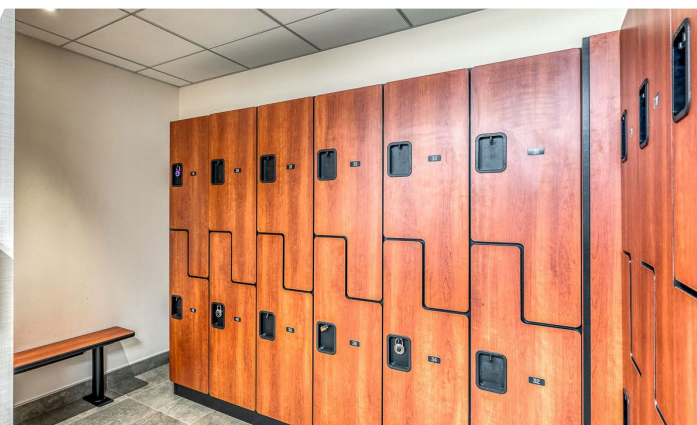
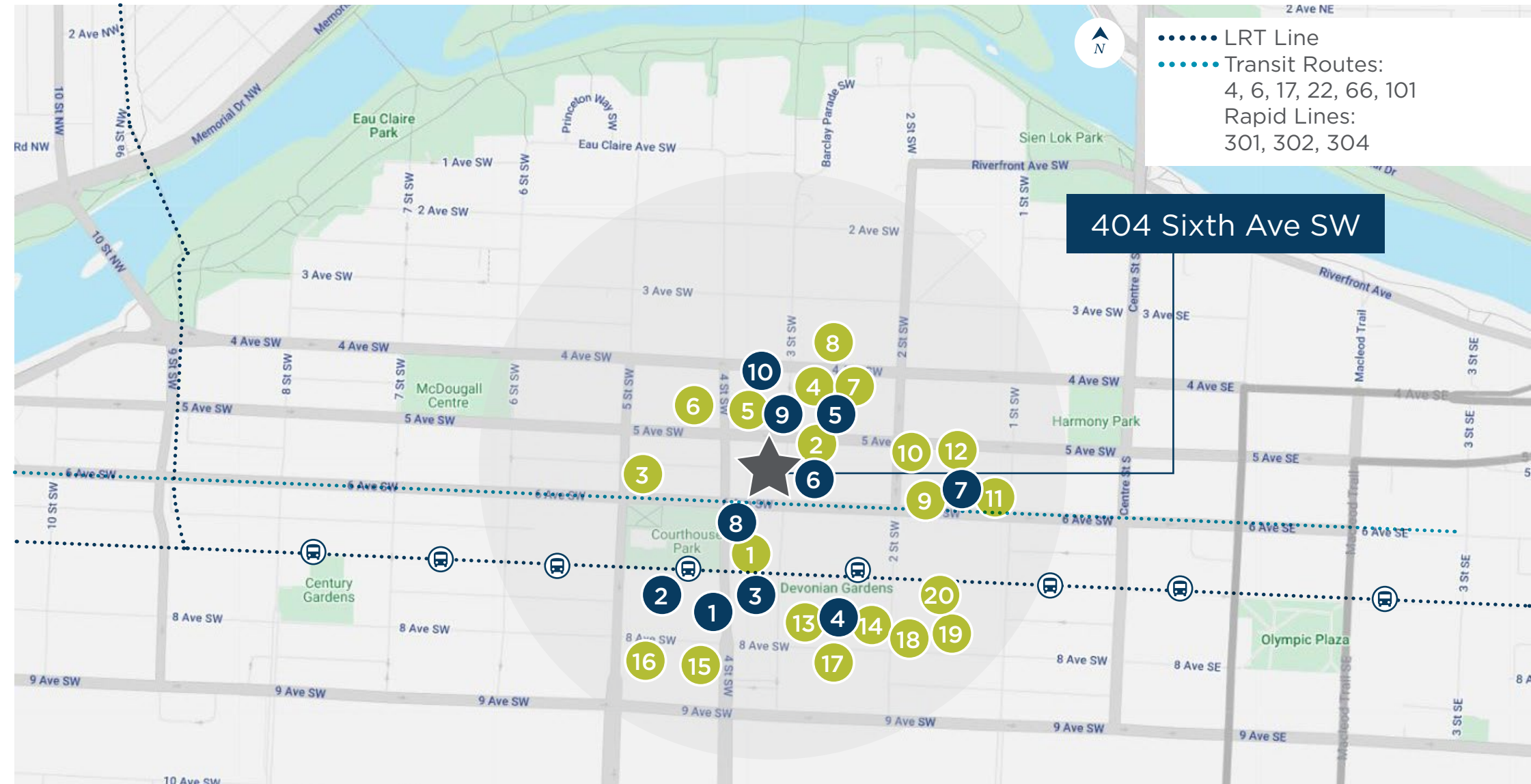
Excellent Amenities with close proximity to the LRT

## RESTAURANTS

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| 1. Tastemarket Kitchen by SAIT      | 11. Tim Hortons                 |
| 2. Deville Coffee                   | 12. Vo Kitchen & Bar            |
| 3. Green Bean Restaurant & Catering | 13. Cactus Club Cafe            |
| 4. The Rooftop YYC                  | 14. LOCAL Public Eatery 8th Ave |
| 5. Holy Grill                       | 15. Barcelona Tavern            |
| 6. Bistro Marcel                    | 16. Cucina Market Bistro        |
| 7. Brix & Barrel                    | 17. Earls Kitchen & Bar         |
| 8. Owens Landing                    | 18. Barbarella Bar              |
| 9. The Royal Exchange               | 19. Goro & Gun                  |
| 10. Starbucks                       | 20. Major Tom Bar               |

## RETAIL & SERVICES

- |                         |                          |
|-------------------------|--------------------------|
| 1. CORE Shopping Centre | 6. Print Three Calgary   |
| 2. Holt Renfrew         | 7. The Licensing Co.     |
| 3. Shoppers Drug Mart   | 8. Canadian Western Bank |
| 4. La Maison Simons     | 9. TD Canada Trust       |
| 5. Leela Eco Spa        | 10. Copper Dental        |





# Contact

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