

**888 - 4 AVENUE SW, SUITE 403
FOR SALE
HIGH QUALITY OFFICE SPACE**



PRESENTED BY

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THE PROPERTY

888 - 4 AVENUE SW, SUITE 403
CALGARY, ALBERTA

PROPERTY HIGHLIGHTS

- Premises is in fabulous condition with high end tenant fixtures (fully furnished) and leasehold improvements.
- Well appointed exterior office layout with a mix of open, meeting, and boardroom areas.
- Furnishings available.
- Scenic, unobstructed views to the North and Bow River Valley with ample natural light.
- Premises includes fresh air intake, in-suite heating and A/C.
- Available immediately.
- Professionally managed building with full-time concierge, property management, and security.
- Fitness facility at no additional cost.
- Excellent location with convenient access & egress in and out of the downtown core.





PARTICULARS

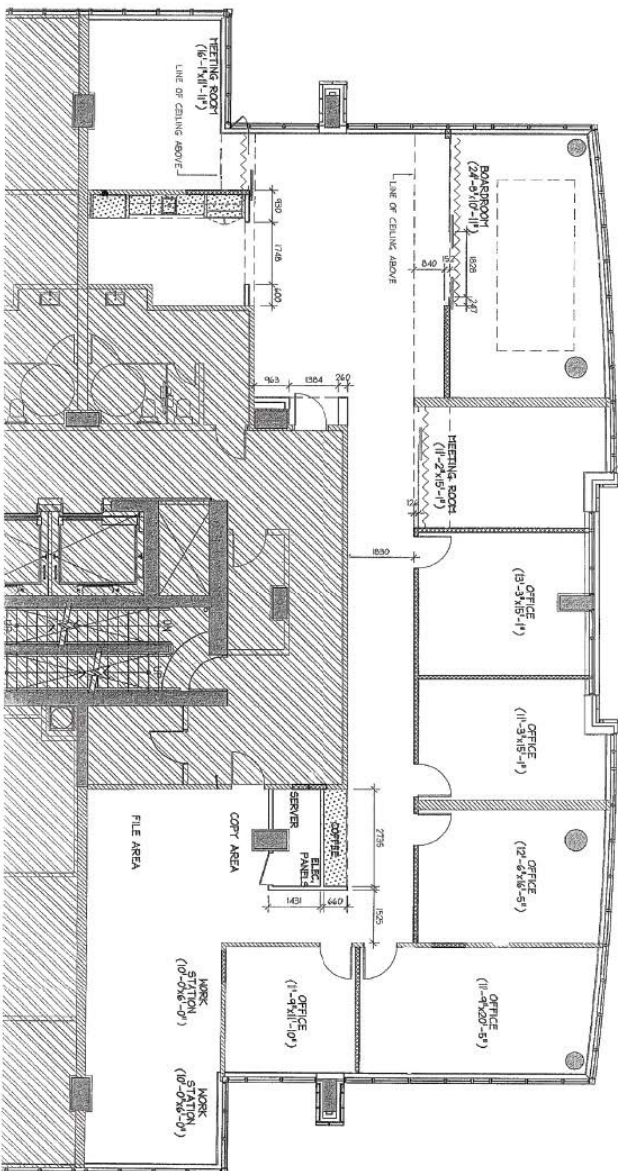
- Address: 888 - 4 Avenue SW, Suite 403
- Year of Completion: 2010
- Rentable Area: 4,285 sf
- Asking Price: \$1.5M or \$350 per sq. ft.
- 2025 Property Taxes: \$37,000.00 (\$8.63/sf)
- 2025 Condo Fees: \$37,992.00 (\$8.87/sf)
- Parking: 4 reserved underground stalls,
Titled and included in price
Free visitor parking for clients
- Storage: Same-floor, secured
storage located in unit across the hall
- Additional Rent: \$17.50/sf (est. 2025)

SUITE 403 4,285 SF

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Suite Description

5 Perimeter Offices	Reception
2 Workstations	Kitchen
2 Meeting Rooms	Coffee station
Boardroom	Copy/file area



RE/MAX
COMMERCIAL
PROPERTIES

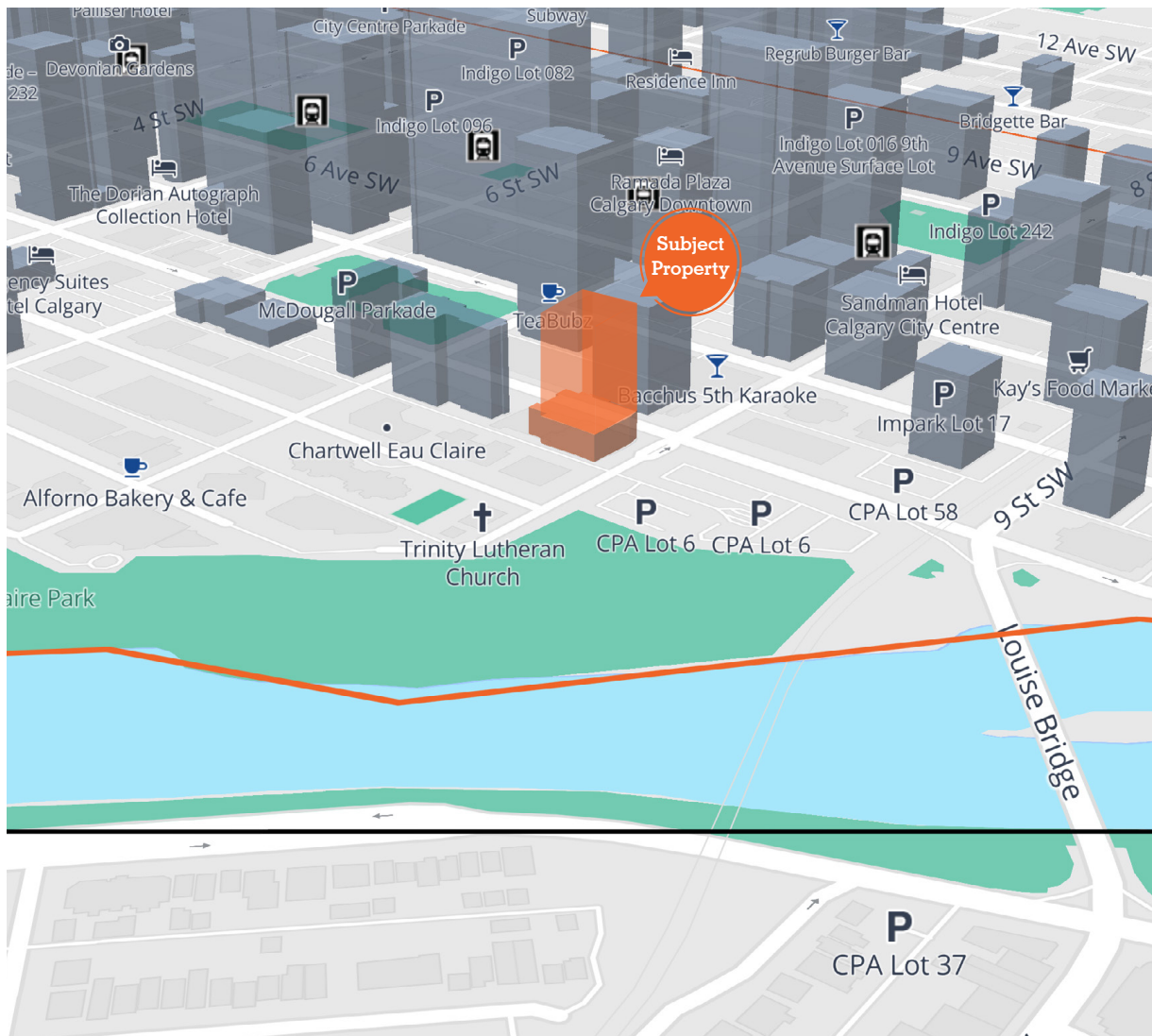
FOR SALE



PROPERTY HIGHLIGHTS

- The suite has been thoughtfully designed with custom modern finishes and attention to detail.
- Generously-sized offices are flooded with an abundance of natural light from ceiling-high windows.
- Several amenities within walking distance including: restaurants, river pathway, coffee shops, retail, public transit routes.
- Restaurants close by such as Buchanan's, Alfnoros.
- Parkade membrane redone last year.
- Access to fully equipped fitness centre.
- Full-time concierge situated in the main lobby for pick-ups and to accept deliveries.
- On-site building manager/operator.
- Public spaces are being refreshed, including the main floor reception, and individual floor lobby areas (including new carpet, paint, & furniture).
- Wired for 5G by Telus and company called Moby also installing 5G.

IMPECCABLE BUILD-OUT HIGH-END DESIGN





RE/MAX
COMMERCIAL
PROPERTIES

CALGARY'S
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