



240FOURTH

Retail Space

For Lease

240 4 Ave SW
Calgary, AB

Available retail spaces:
576 SF - 2,619 SF

Highly visible Plus 15 and main floor opportunities
available for convenience retail and services

Ron Odagaki
Associate Vice President
403 456 3245
Ron.Odagaki@jll.com

Lauren Yanick
Associate
403 456 3136
Lauren.Yanick@jll.com



Property Overview

- 31 story A class office building comprising over 650,000 square feet
- Excellent food court amenities on the Plus 15 level
- Main floor and Plus 15 level retail and food and beverage leasing opportunities available
- Connects to the broader downtown Plus 15 network via the International Hotel connector
- 225 stall underground parkade
- Winner of multiple office building awards, including excellence in sustainability, health support, and accessibility
- LEED Gold and BOMA Best Gold certified



Property Details

Municipal Address	240 4 Ave SW, Calgary, AB
Available Space	Unit 109 - 396 SF (Leased) , 2,619 SF, Unit 201 - 576 SF (U/O)
Lease Rate (PSF)	Market
Additional Rent (PSF)	\$23.32
Available	Immediately
Zoning	CR20 - C20 / R20
Parking	225 stalls total
Parking Ratio	1 per 2,950 SF
Parking Cost	\$500.00 per month



Large occupiers in the immediate vicinity



Other notable occupiers in the immediate vicinity

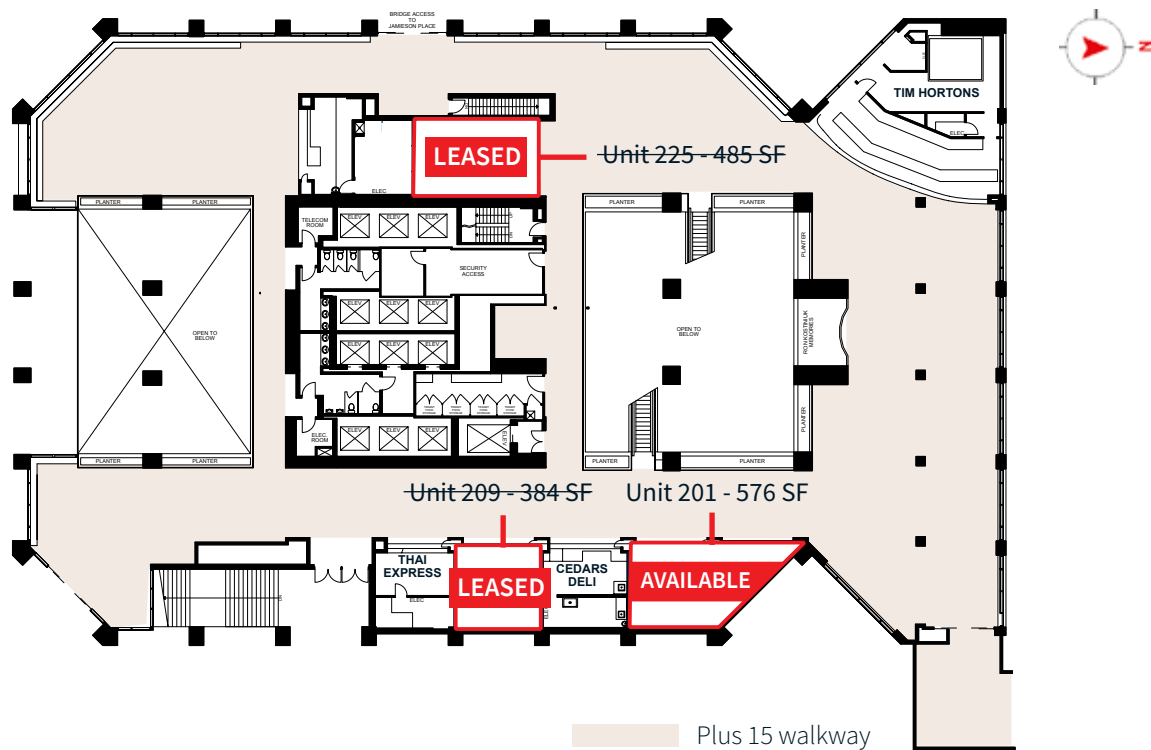


Excellent connectivity to adjacent buildings through the Plus 15 network









Second Floor





Area Demographics

	1km	3km	5Km
 Population	15,250	127,456	220,006
 Households	8,226	65,951	105,524
 Avg. Household Income	145,266	125,697	136,621
 Median Age	38	37	37



For more information, please contact

Ron Odagaki

Associate Vice President
(403) 456-3245
Ron.Odagaki@jll.com

Lauren Yanick

Associate
(403) 456-3136
Lauren.Yanick@jll.com

JLL Calgary Retail

Bankers Hall Easy
855 2 St SW #3900
Calgary, Alberta T2P 4K7
(403) 456-2233

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