



JamiesonPlace

Retail Space

For Lease

308 4 Ave SW
Calgary, AB

Available retail space:
950 SF

Highly visible main floor opportunity available for
convenience retail and services

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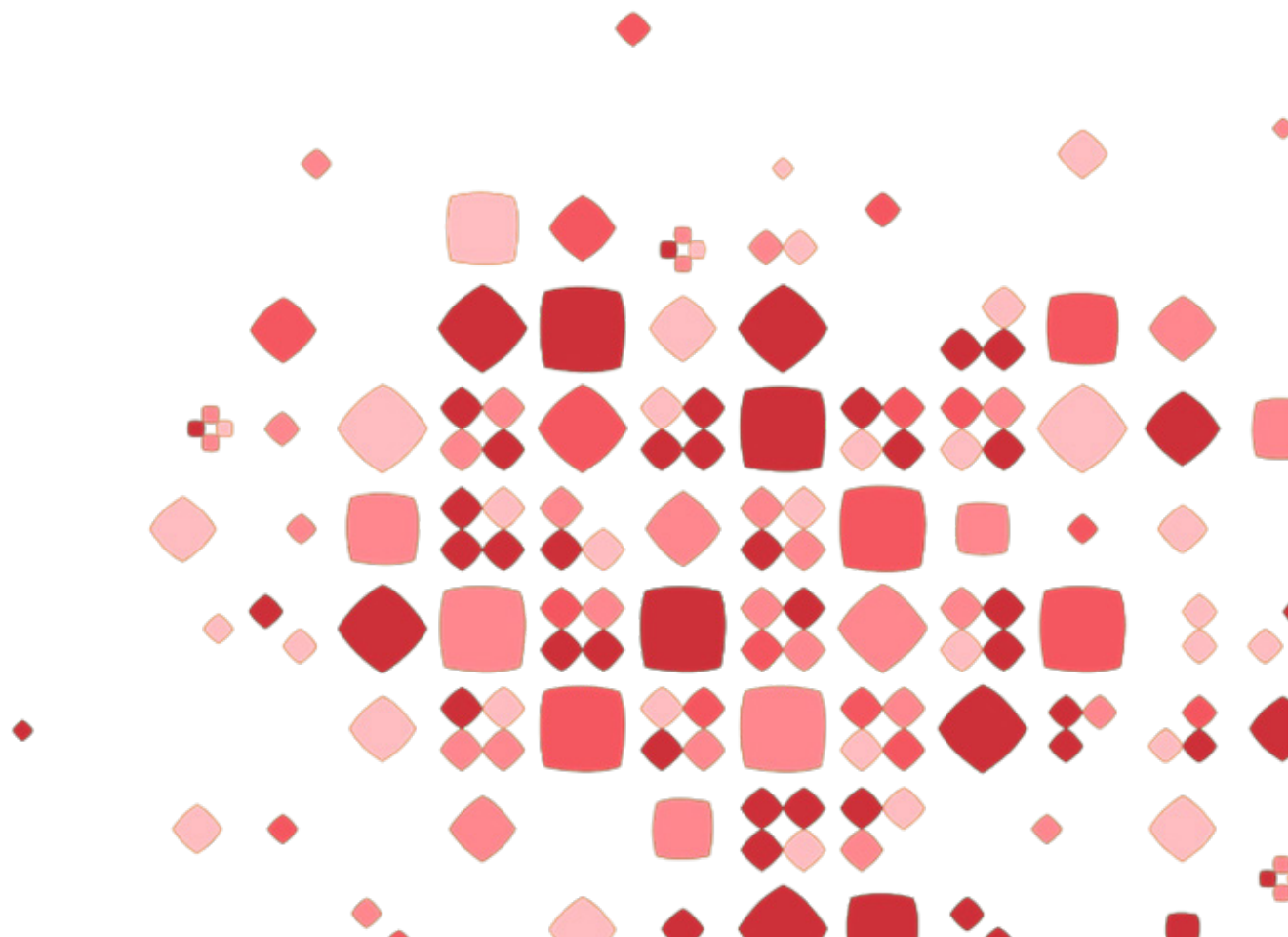
Property Overview

- 38 story AA class office tower comprising 810,000 SF
- 26,000 square foot winter garden on the Plus 15 level with an Analog Coffee
- Retail and retail service opportunity on the second level and within the Plus 15 winter gardens
- Plus 15 connected to two adjacent buildings, including 240 Fourth
- 500 stall underground parkade
- Winner of multiple office building awards, including excellence in sustainability, health support, and accessibility
- LEED Gold and BOMA Best certified



Property Details

Municipal Address	308 4 Ave SW, Calgary, AB
Available Space	950 SF
Lease Rate (PSF)	Market
Additional Rent	\$24.15
Available	Immediately
Zoning	CR20-C20 / R20
Parking	496 stalls total
Parking Ratio	Below ground ratio 1 per 1,500 SF
Parking Cost	\$500.00 (unreserved per month)



Occupiers in the immediate vicinity

mccarthy
tetrault



MACQUARIE

GOWLING WLG

Apache
EXPLORING WHAT'S POSSIBLE

SUNCOR
ENERGY

Syncrude
Securing Canada's Energy Future



Felesky Flynn LLP
TAX COUNSEL

wsp



BAYTEX

ENERGY
TRANSFER

WOLF
MIDSTREAM

ENBRIDGE

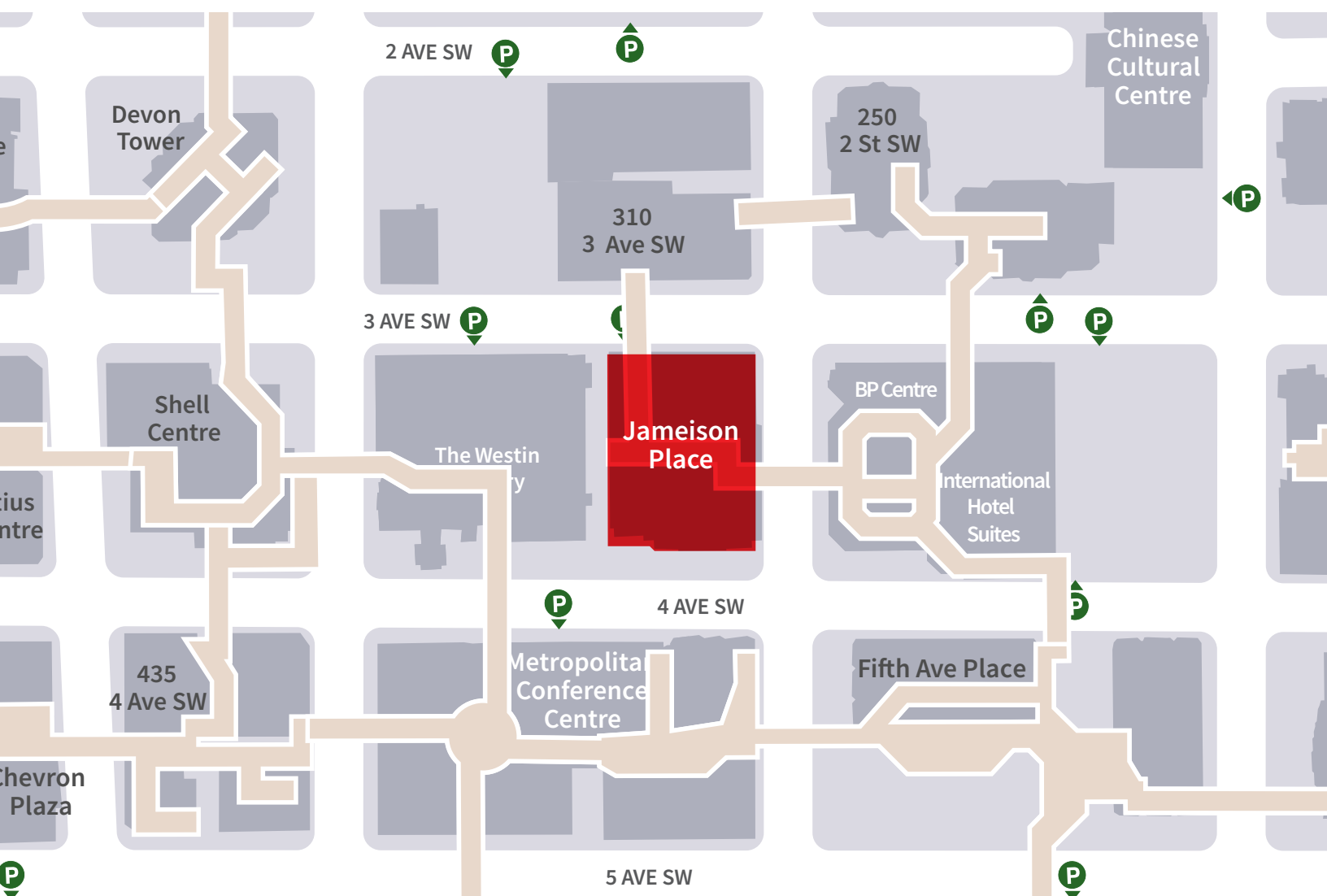
ALCEDIO
CAPITAL

NORTH RIVER
MIDSTREAM

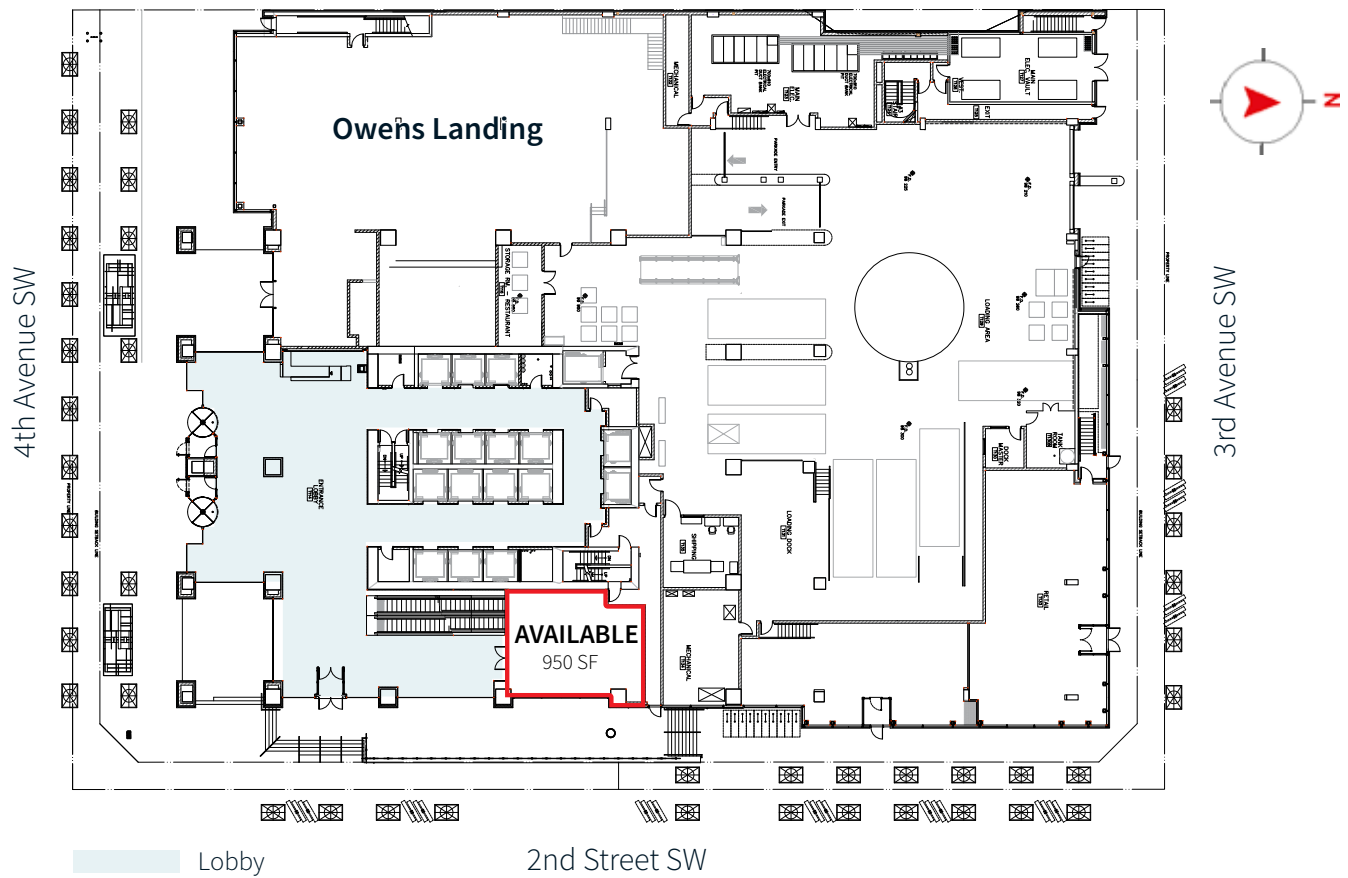
pwc

BLG

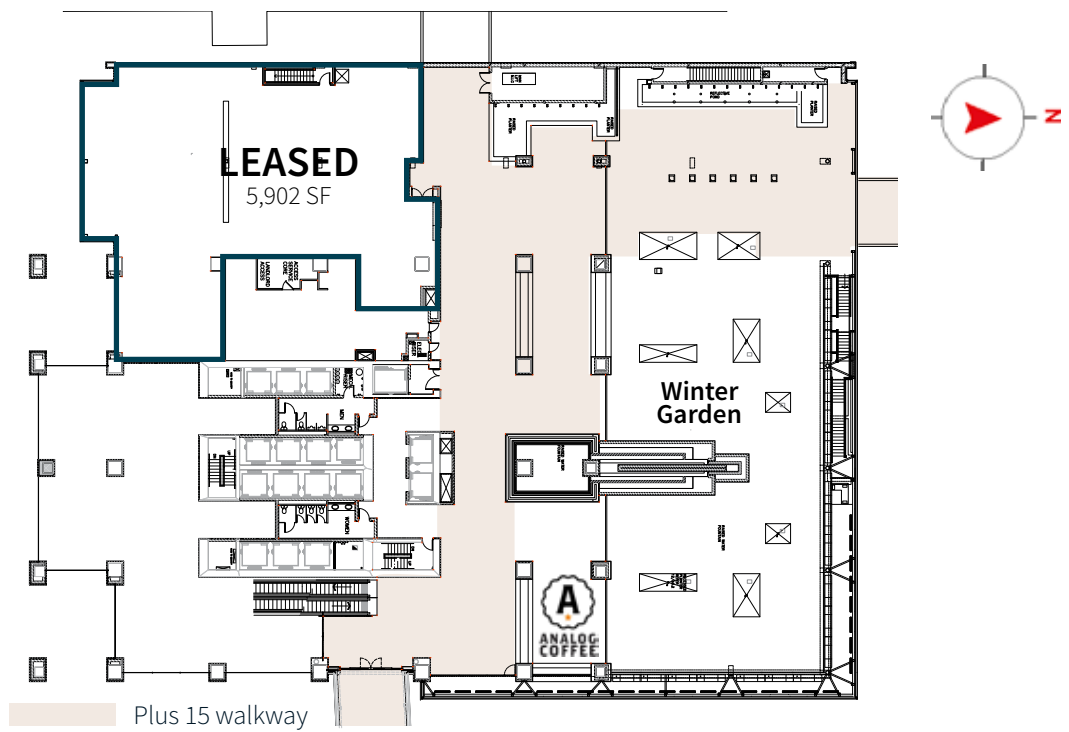
Excellent connectivity to adjacent buildings through the Plus 15 network



Main floor



Second Floor





For more
information contact

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JLL Calgary Retail

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	1km	3km	5Km
 Population	15,513	128,561	221,349
 Households	8,787	66,450	105,859
 Avg. Household Income	142,710	125,833	136,903
 Median Age	37	37	38

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