



For Lease

KPMG Tower

240 4 Ave SW, Calgary, AB

Available retail space: 385 SF, 2,619 SF

Two retail vacancies remaining in a premier A class office building located in downtown Calgary



Property overview

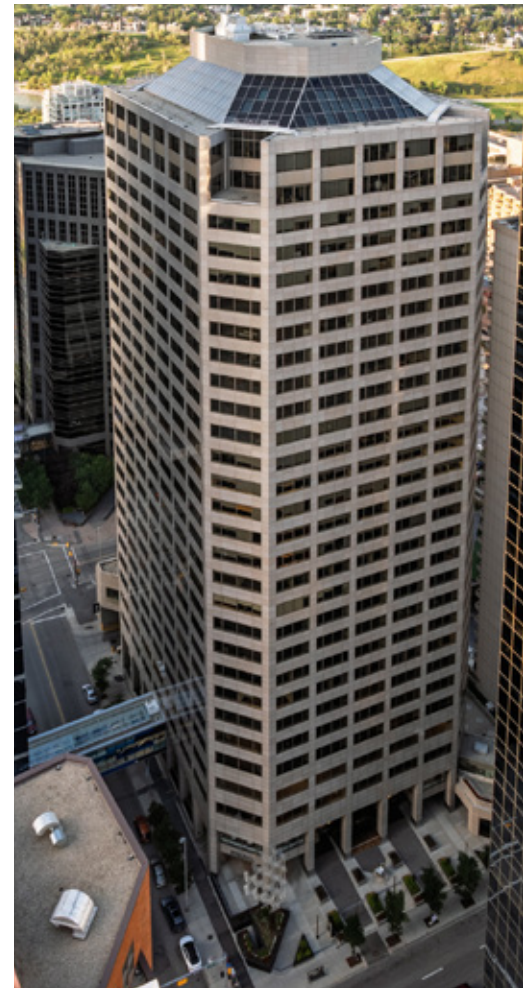
- 31 story A class office building comprising over 650,000 SF
- Excellent food court amenities on the Plus 15 level
- Main floor and Plus 15 leasing opportunities available
- Connects to the broader downtown Plus 15 network via the International Hotel connector
- Winner of multiple office building awards, including excellence in sustainability, health support, and accessibility

- Platinum Certification for LEED® Operations & Maintenance (2024)
- BOMA BEST Platinum Certification (2024)
- BOMA BEST Prestige (National) Award (2024)
- Fitwel 2-Star Certification (2023)
- BOMA360 Performance Building Designation (2023)
- BOMEX Outstanding Building of the Year Award, Calgary Chapter (2023)
- Energy Star Certification
- Rick Hansen Foundation Accessibility Certification
- Fitwel Viral Response Certification

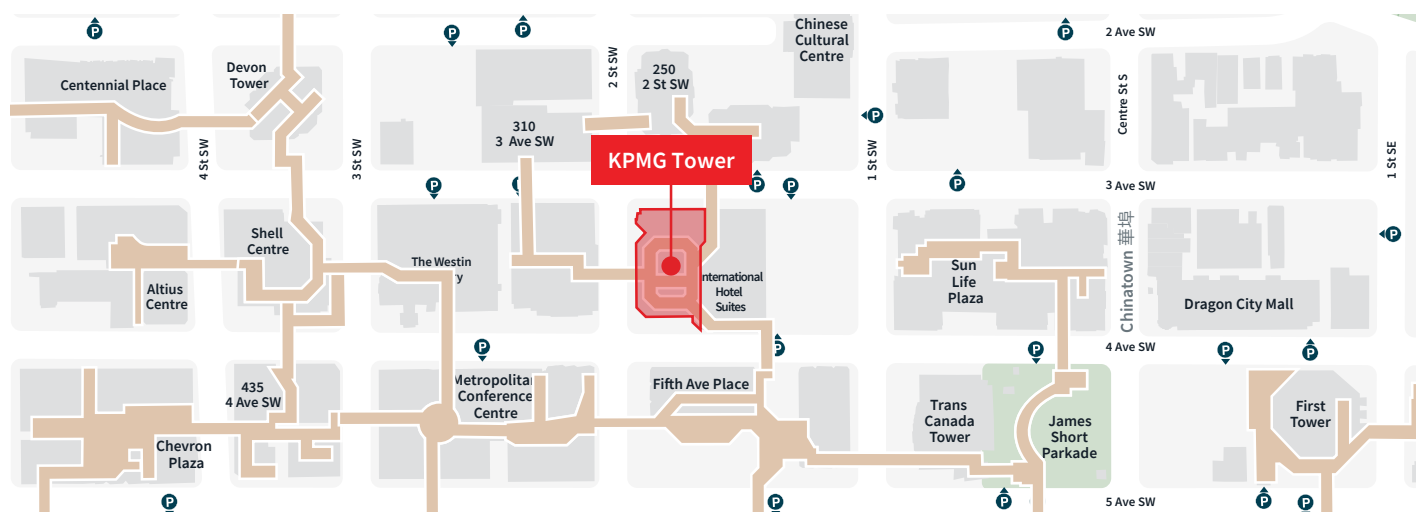


Property details

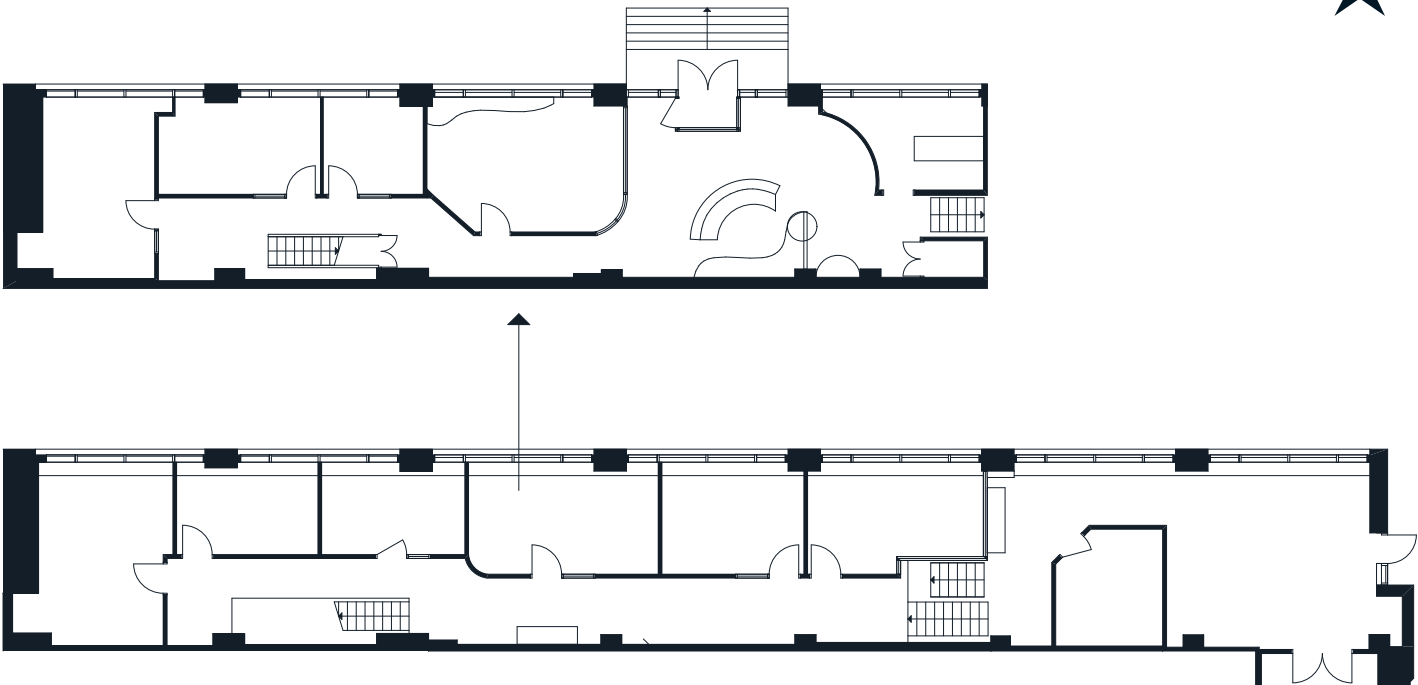
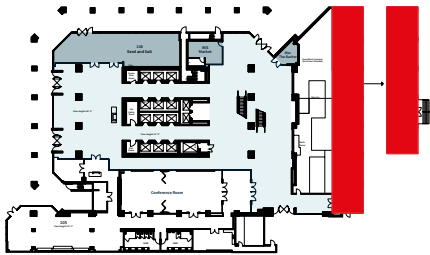
Municipal address	240 4 Ave SW, Calgary, AB
Available space	Unit 115: 2,619 SF Unit 203: 385 SF
Lease rate (PSF)	Market
Additional rent (PSF)	Operating costs: \$20.80 Property tax: \$1.87 Total: \$22.67 (Est. 2026)
Available	Immediate
Zoning	CR20 - C20/R20 Commercial - Residential Core
Major tenants	Sunoco LP, KPMG, AESO
Other retailers	A&W, Tim Hortons, Seed N Salt, Meat Mi Here, Thai Express, INS Market, Miyako Sushi



Excellent connectivity to adjacent buildings through the Plus 15 network



Main floor leasing opportunity



Featuring a fully built-out service office configuration

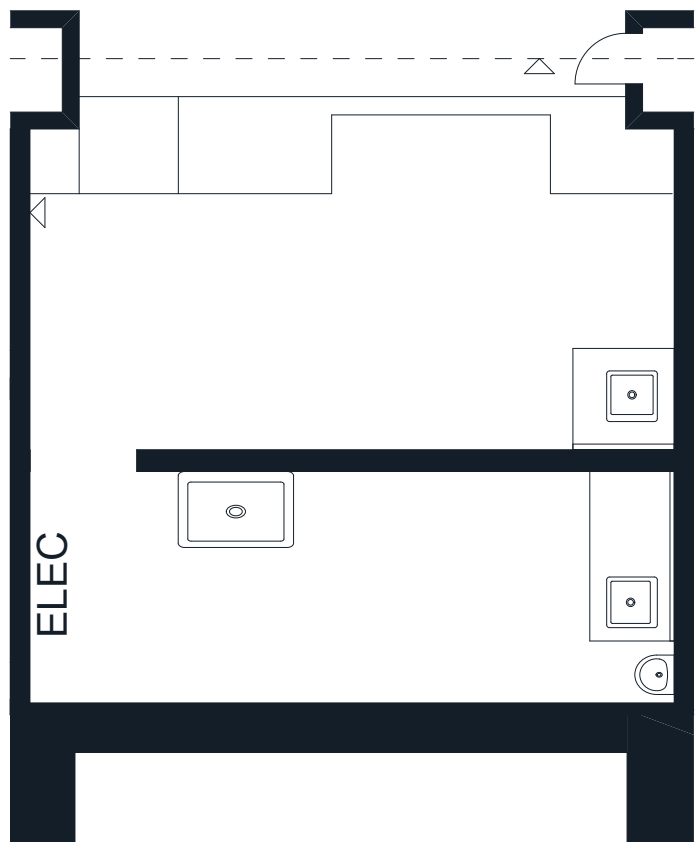
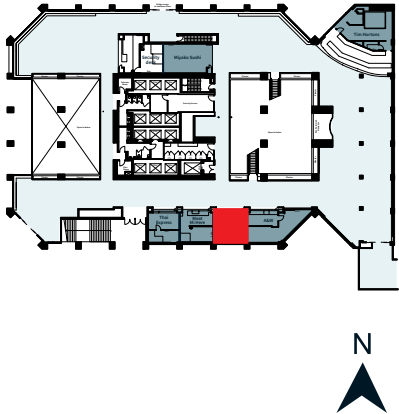
Unit 115 Specs

Size	2,619 SF
Availability	Immediate
Entrance	Interior entrance to lobby
Power	400 amp rated panel
Enhaust and Venting	RF6 does the return air
Plumbing and Water	n/a

Preferred uses

- Dentist
- Financial institution
- Insurance agency

Plus 15 level food unit opportunity



Unit 203 Specs

Size	385 SF
Availability	Immediate
Entrance	Located in the Plus 15 level food court
Power	3,000 cfm ecological unit for kitchen hood
Enhaust and Venting	RF6 does the return air
Plumbing and Water	Water meter, 1.5" water line, grease trap, multiple sinks

Preferred uses

- Quick service restaurant that complements the existing food occupants

Area demographics

	1 km	3 km	5 km
 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





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