



For Lease

Jamieson Place

308 4 Ave SW, Calgary, AB

Available retail space:
950 SF and 3,502 SF

Prime main floor space with interior and exterior entrances
now available in this highly visible Class AA office tower



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 service opportunity on the main floor level
- Plus 15 connected to two adjacent buildings, including KPMG Tower

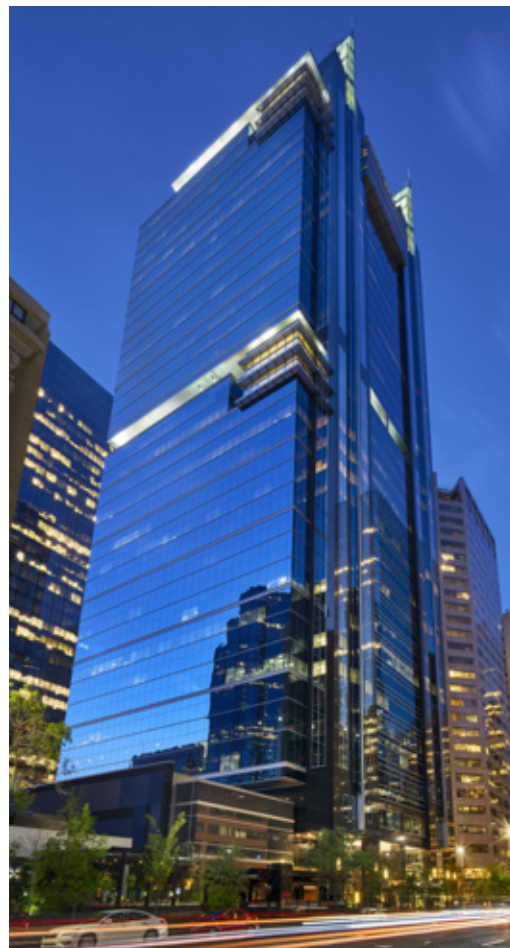
Jamieson Place Certifications & Awards

- Winner of multiple office building awards, including excellence in sustainability, health support, and accessibility
- LEED Gold and BOMA Best certified

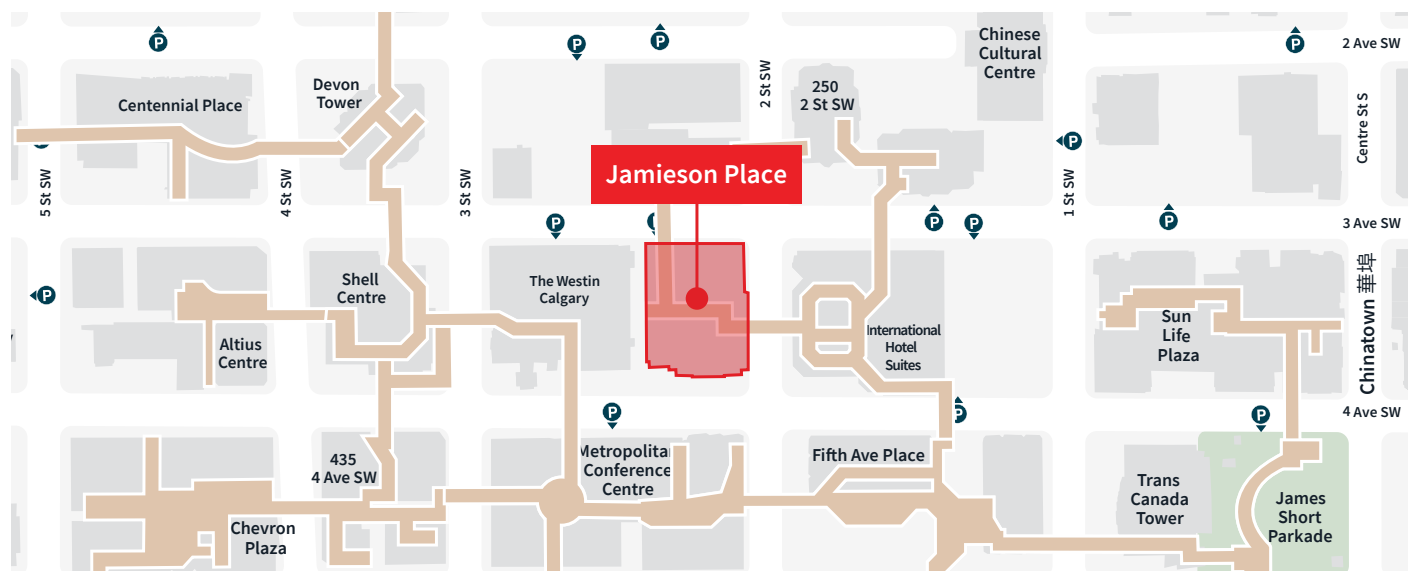


Property details

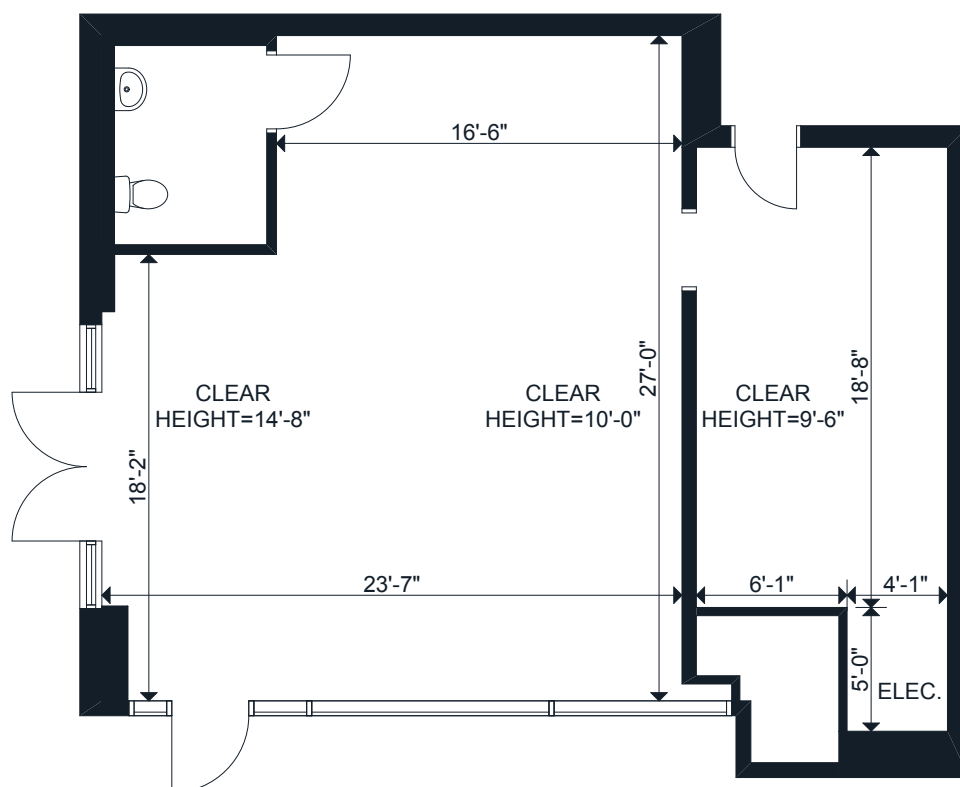
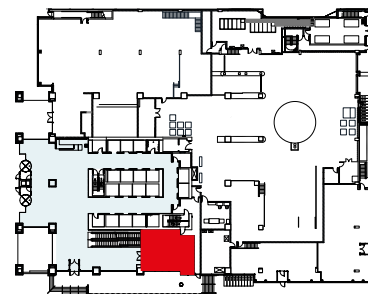
Municipal address	308 4 Ave SW, Calgary, AB
Available space	Unit 113: 950 SF Unit 109: 3,502 SF
Lease rate (PSF)	Market
Additional rent (PSF)	\$23.80 (Est. 2026)
Available	Unit 113: Immediately Unit 109: June 1 st , 2026
Zoning	CR20 - C20/R20 Commercial - Residential Core
Major tenants	ARC Resources, Certarus, TAQA
Other retailers	Analog Coffee, Owen's Landing



Excellent connectivity to adjacent buildings through the Plus 15 network



Main floor leasing opportunity

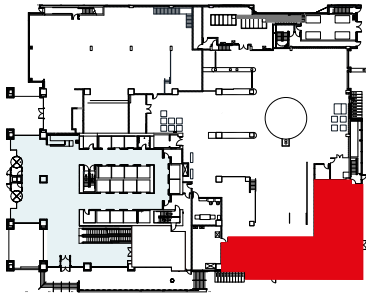


Unit 113 Specs

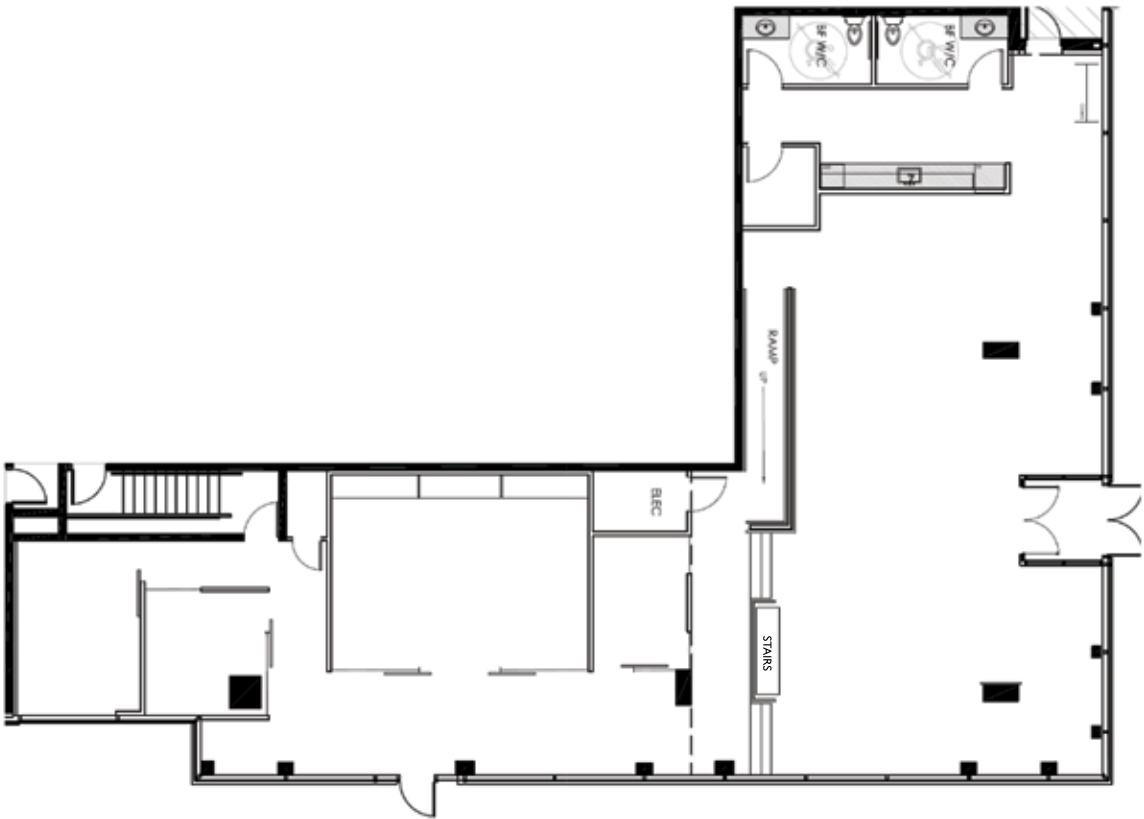
Size	950 SF
Availability	Immediate
Entrance	Interior entrances to lobby and building shipping/receiving Exterior entrance to 2nd St SW
Power	400 Amp 84 cct panel
Exhaust and Venting	Base building: supply and return air Supplementary: Commercial Horizontal Puron Single-Stage Water Source Heat Pump (5 Ton)
Plumbing and Water	20 US GAL HWT in ceiling above washroom

Preferred uses

- Nail Salon
- Chiropractor
- Massage therapist
- Physiotherapist
- Wellness Practitioner



Main floor leasing opportunity



Unit 109 Specs

Size	3,692 SF
Availability	June 1 st , 2026
Entrance	Interior entrances to building shipping/receiving Exterior entrances to 2nd St SW and 3rd Ave SW
Power	120/208V 200A FED from DP-02A and metered
Enhaust and Venting	2 exhaust fans - washroom and server room, 4 heat pumps
Plumbing and Water	1 Hot water tank 20G, 2 lavatories in washrooms, 2 toilets & 1 kitchen sinks

Preferred uses

- Health and wellness
- Sit down restaurant
- Large format financial advisory services
- Education/post secondary satellite campus

Area demographics

	1 km	3 km	5 km
 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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