

BELTLINE OFFICE SPACE FOR SUBLEASE

1015 4th Street SW
Calgary

10,827 sf

Suite 900

5,410 sf

Suite 1000

Allan Jones, EXECUTIVE VICE PRESIDENT

c: 403-850-7621
d: 403-294-7188
ajones@barclaystreet.com

Anders O'Connor, ASSISTANT (UNLICENSED)

c: 516-279-0198
d: 587-393-9331
aoconnor@barclaystreet.com



LOCAL
EXPERTISE
MATTERS



- » Centrally located
- » Walking distance to Downtown
- » Short walk to C-Train station
- » Main floor retailers:



SUBLEASE INFORMATION

MUNICIPAL ADDRESS: 1015 4th Street SW, Calgary

SUBLANDLORD: Bonterra Energy Corp.

AVAILABLE FOR SUBLEASE:

10,827 sq. ft. – Suite 900

- Full floor
- Bright and modern space with high-end improvements.
- Furniture available.
- In-suite locker room with a shower.
- Storage space on 13th floor.

5,410 sq. ft. – Suite 1000

- Bright and modern space with high-end improvements.
- Furniture available.
- Storage space on 13th floor.

AVAILABILITY: June 2025

TERM: To November 29, 2026. Headlease extension available through landlord.

PARKING

- » Up to 14 stalls available
- » \$375/mo per underground stall
- » \$300/mo per surface stall

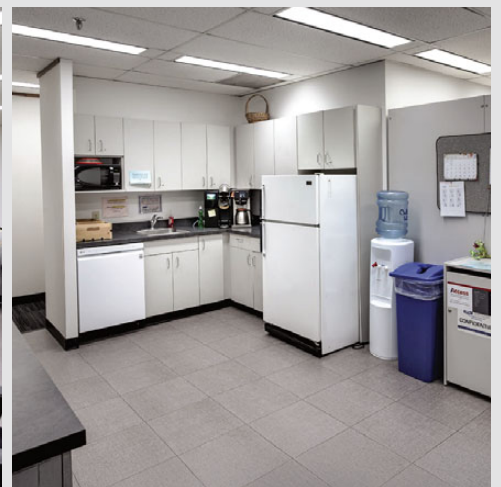
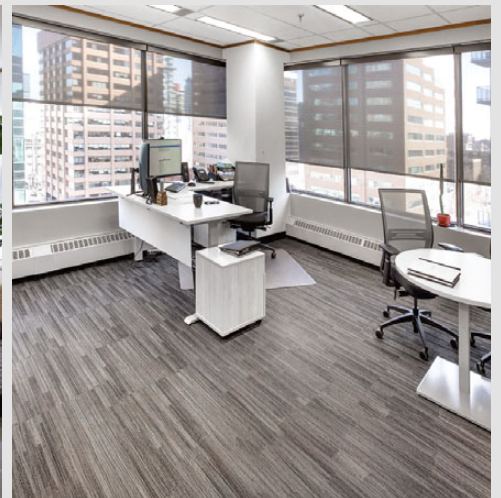
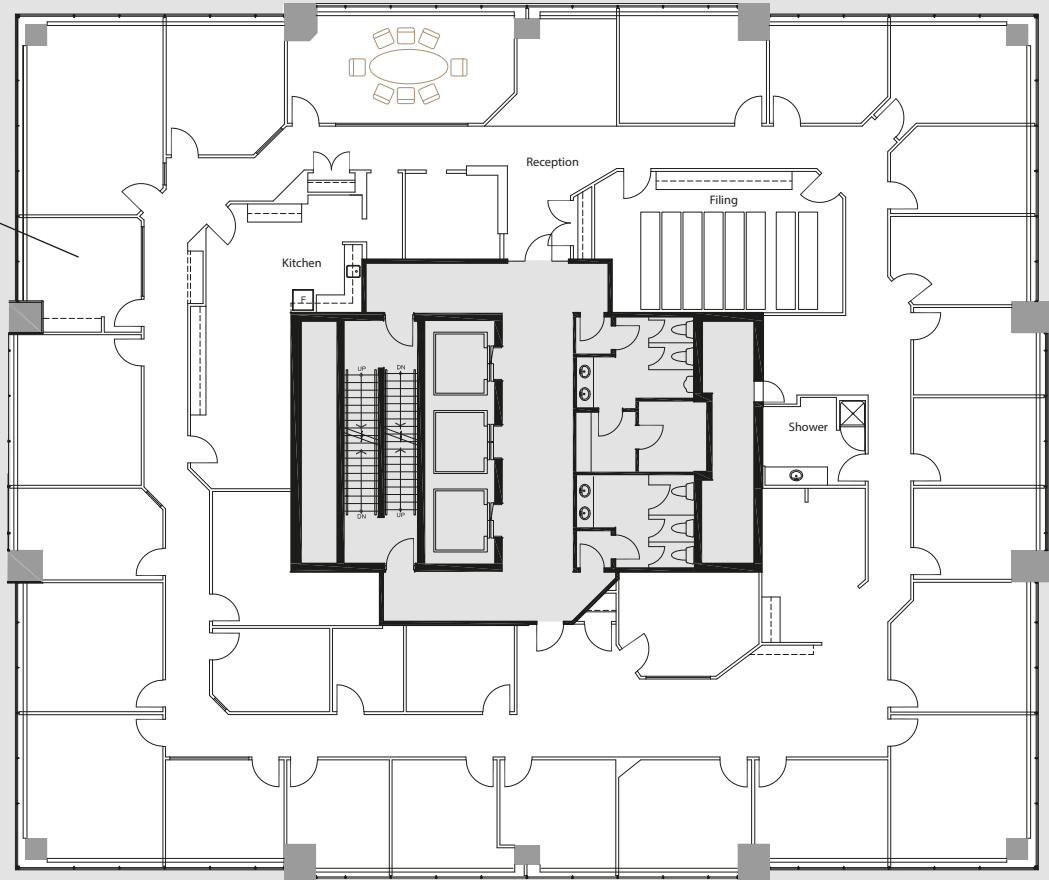
OP. COSTS & TAXES: \$17.23 per sq. ft. (est., 2025)

SUBLEASE RATES: Market



Building Lobby

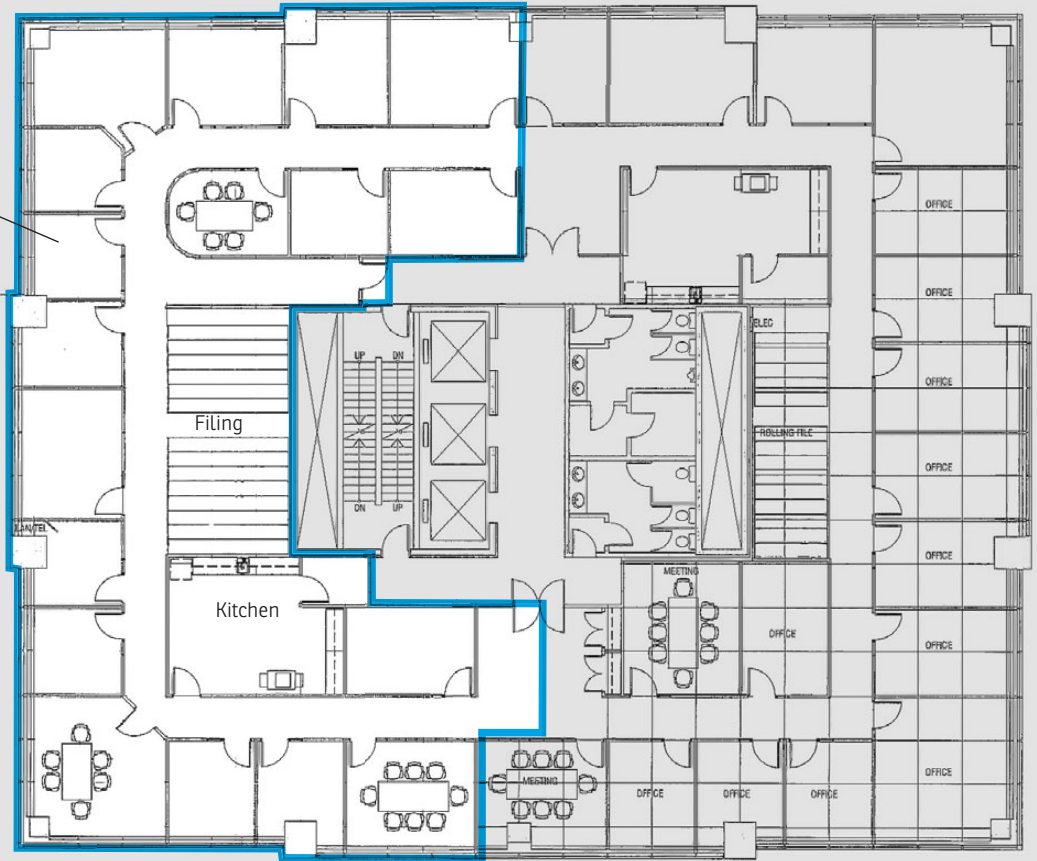
SUITE 900
10,827 SQ.FT.



SUITE 1000
5,410 SQ.FT.



10th Floor Lobby



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LOCAL EXPERTISE MATTERS