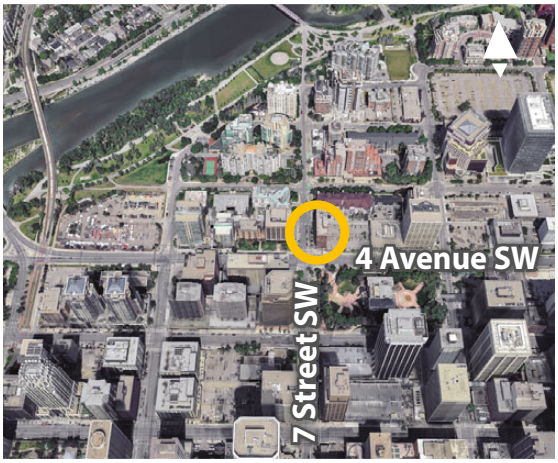
1,000 sf
Main floor unit

DOWNTOWN RETAIL SPACE FOR LEASE

The Loft

744 4th Avenue SW, Calgary

- Main floor retail in The Loft – downtown's newest residential tower
- Outdoor area suitable for patio use.



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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o: 403-290-0178
jgill@barclaystreet.com

BARCLAY STREET REAL ESTATE

TCN WORLDWIDE REAL ESTATE SERVICES

LOCAL EXPERTISE MATTERS

AREA DEMOGRAPHICS

(1 km radius)

Population 30,332

Median Age 34.4

Average Household Income $148,893

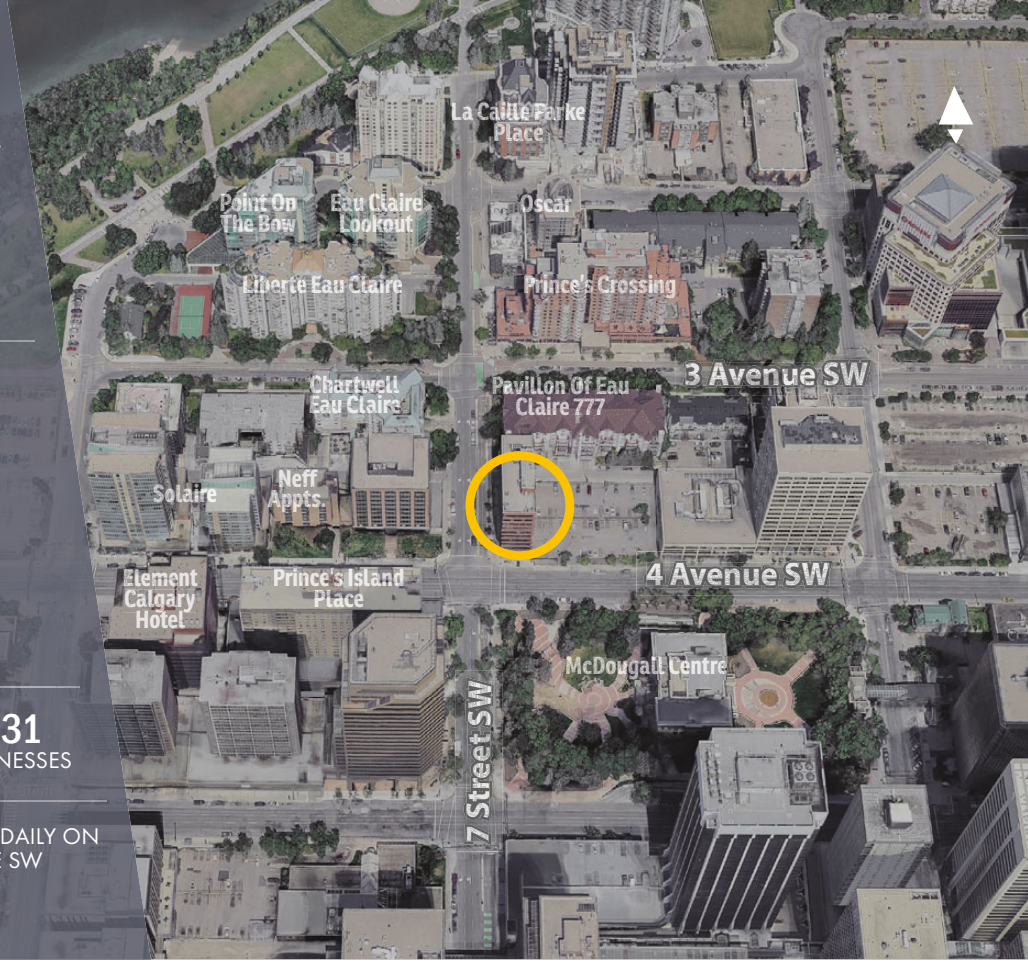
Current Consumption per Annum

$200.6M FOOD	$46.2M HEALTH CARE
$82.1M RECREATION	$35.4M PERSONAL CARE
$24.9M LIQUOR/TOBACCO	$52.3M CLOTHING

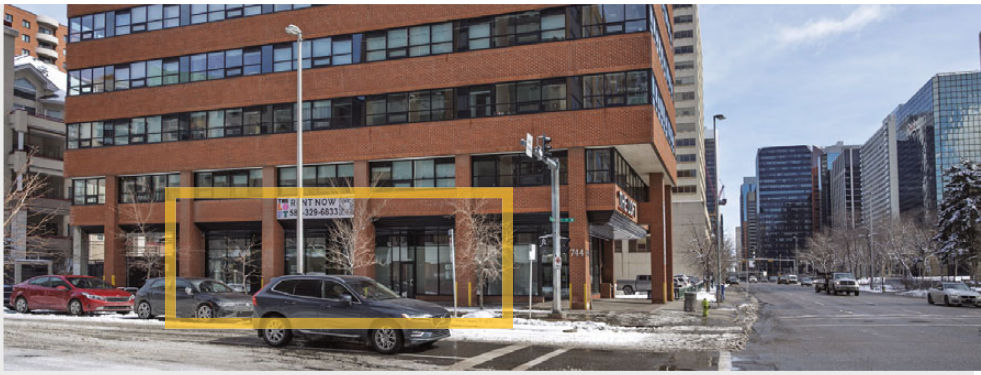
Daytime Employment 97,767 EMPLOYEES 3,931 BUSINESSES

Traffic Count 18,000 VEHICLES DAILY ON 4 AVENUE SW

Sources: Statistics Canada, City of Calgary, CoStar



- » Main floor retail in The Loft – downtown's newest residential tower
- » Multiple high-rise residential towers in the immediate area
- » Located along a well-used cycling corridor with consistent bike traffic flowing to and from downtown.



LEASE INFORMATION

ADDRESS: 744 4th Avenue SW, Calgary

ZONING: DC (Direct Control)

AVAILABLE FOR LEASE:
1,000 sq. ft. – main floor unit
- *Outdoor area suitable for patio use.*

AVAILABILITY: Immediate

POWER: 200A (TBV)

OP. COSTS AND TAXES:
$6.00 per sq. ft. (est., 2026)

NET RENT: Market

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BARCLAY STREET REAL ESTATE

TCN WORLDWIDE REAL ESTATE SERVICES

LOCAL EXPERTISE MATTERS

BBB ACCREDITED BUSINESS