



444

444 – 5TH AVENUE | CALGARY, AB



PROPERTY INFORMATION

OPERATING COSTS

\$16.99 per square foot (2022)

PARKING RATIO

One stall per 2,800 square feet

TELECOM PROVIDERS

Telus, Bell, Shaw, Allstream, MTS

PARKING RATE

\$550.00 per month

6' 4" clearance

SURROUNDING AMENITIES

- | | |
|---------------------|----------------------|
| ① Tim Hortons | ⑦ Rxellence Pharmacy |
| ② Holy Grill | ⑧ OTTO Gelato |
| ③ Freshii | ⑨ TD Canada Trust |
| ④ 7-Eleven | ⑩ Caffe Artigiano |
| ⑤ KOTO Sushi | ⑪ Sanctuary Coffee |
| ⑥ Northland Parkade | ⑫ Impark Lot 176 |



BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



SHOWER & CHANGEROOM

Located on the second floor.



FOOD VENDORS IN 444

Three food and beverage vendors are located within the building. Tim Hortons is on the first floor, adjacent to the lobby. Holy Grill and Freshii occupy suites on the second floor, which also provides access to Calgary's Plus 15 network.



BICYCLE STORAGE & BICYCLE SHARE PROGRAM

Secure bicycle storage is located on the main floor. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.



ASPEN
CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton. Tenants in 444 - 5th Avenue gain access to multiple fitness facilities, tenant lounges, libraries, and more.

Over 90,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life.

For more information and to join the Aspen Club, visit:

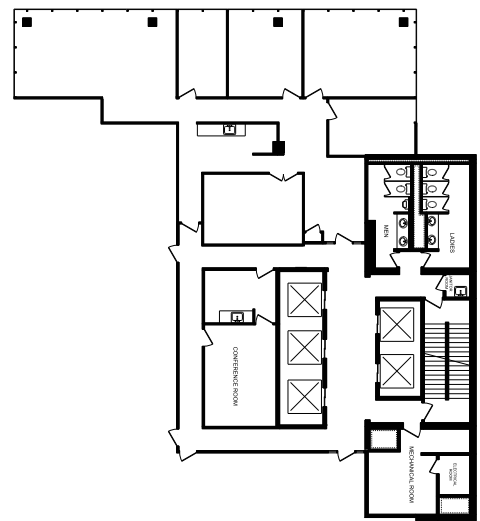
[aspenproperties.ca/club](https://www.aspenproperties.ca/club)

AVAILABLE SUITES

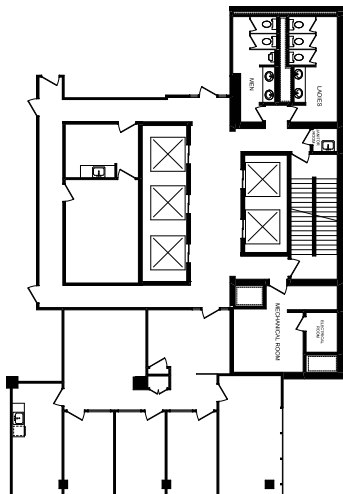
#300 | 8,461 sf
Now Open



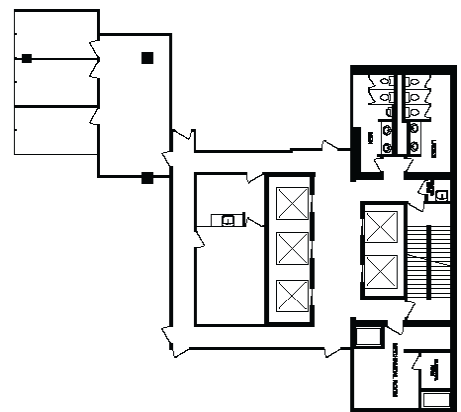
#710 | 2,938 sf
Show Suite
Available Immediately



#720 | 1,831 sf
Available Immediately



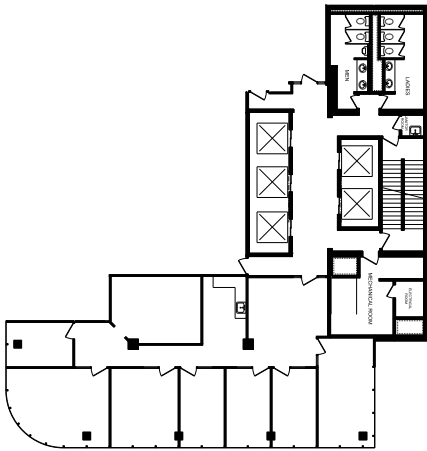
#730 | 1,073 sf
Available Immediately



AVAILABLE SUITES

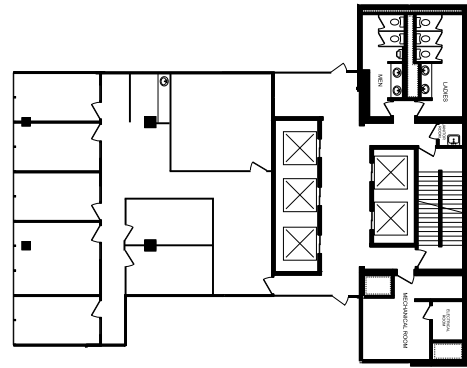
#800 | 2,502 sf

Available Immediately



#830 | 2,603 sf

Show Suite
Available Immediately



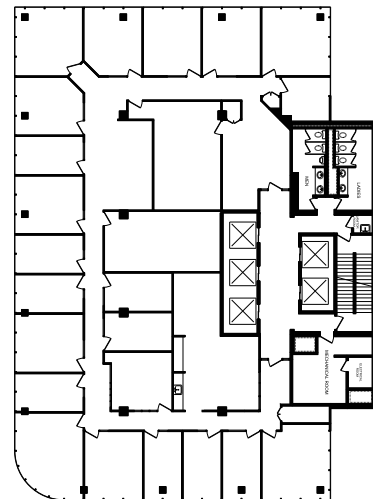
#1200 | 8,452 sf

Available Immediately



#1500 | 8,452 sf

Show Suite
Available Immediately

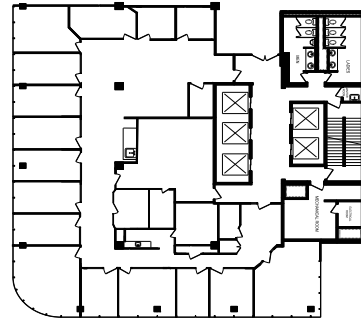


AVAILABLE SUITES

#1880 | 1,909 sf



#2350 | 6,018 sf
Available Immediately



ASPEN FLEX SPACE





If you are a business looking for a one-person office or even a suite with multiple offices, we have several flex locations in Calgary and Edmonton. Our flex space agreements offer month-to-month terms, are move-in ready, and include access to our world-class [Aspen Club](#) amenities.

We are a Landlord managed community for businesses and entrepreneurs to work, meet, and play. Our spaces offer an unparalleled suite of amenities and the opportunity to connect and collaborate with Calgary and Edmonton's local leaders, innovators, and change-makers.

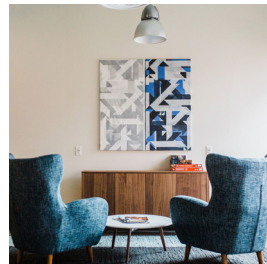


FLEXIBLE MONTH-TO-MONTH AGREEMENTS
FROM \$600/MONTH

TENANT PERKS ALWAYS INCLUDED AT NO ADDITIONAL COST

- Access to Aspen Club amenities 
- Access to multiple fitness facilities 
- Floor meeting rooms 
- Conference facilities 
- Dedicated wifi 
- Coffee and tea 

**FLEXIBLE MONTH-TO-MONTH AGREEMENTS
FROM \$ 600/MONTH**



LOCATIONS

Calgary | THE EDISON | 333 11 AVE SW | 444 5 AVE SW

Edmonton | 10104 103 STREET

GABBY LACOMBE

Leasing Manager

403.473.6790

glacombe@aspenproperties.ca

