



444

444 – 5TH AVENUE | CALGARY, AB



PROPERTY INFORMATION

OPERATING COSTS

\$21.90 per square foot (2025)

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 Brix + Barrel |
| ② Holy Grill | ⑧ TD Canada Trust |
| ③ Rocky Dessert Market | ⑨ Caffe Artigiano |
| ④ KOTO Sushi | ⑩ Deville Coffee |
| ⑤ Northland Parkade | ⑪ Impark Lot 176 |
| ⑥ The RooftopYYC | |



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 occupies 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.



TENANT LOUNGE

Located on the 3rd floor, the new tenant lounge is open to all tenants during business hours and bookable for private functions.



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 100,000 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:

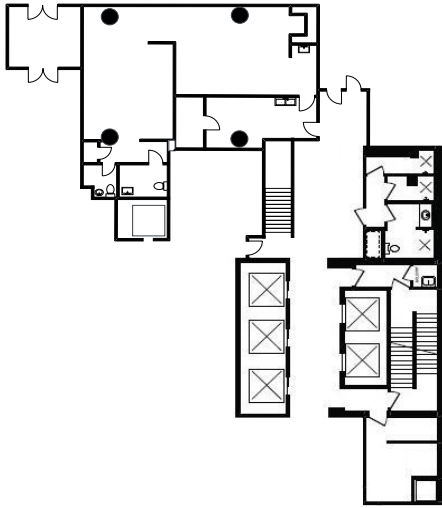
[aspenproperties.ca/club](https://www.aspenproperties.ca/club)

AVAILABLE SUITES

#240 | 1,312 sf

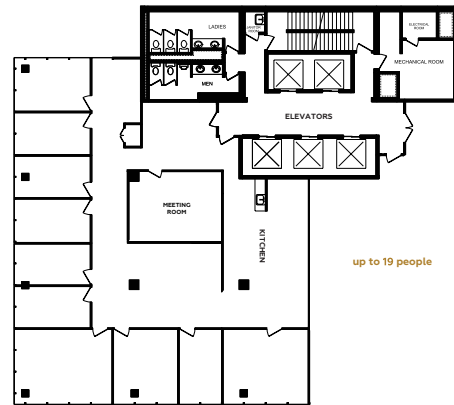
+15 Retail

Available Immediately



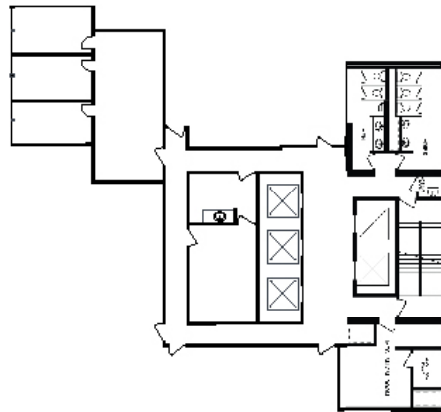
#320 | 4,698 sf

Available Immediately



#730 | 1,073 sf

Available Immediately

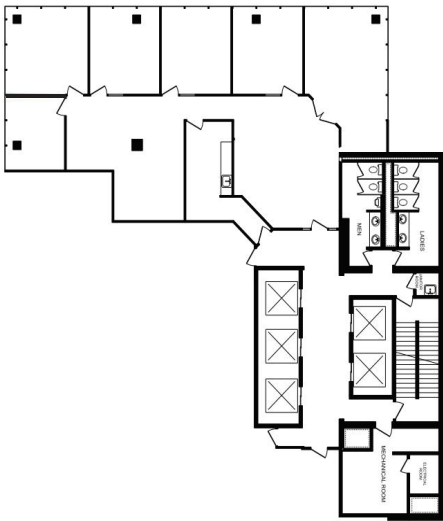


AVAILABLE SUITES

#1005 | 3,073 sf

Show Suite

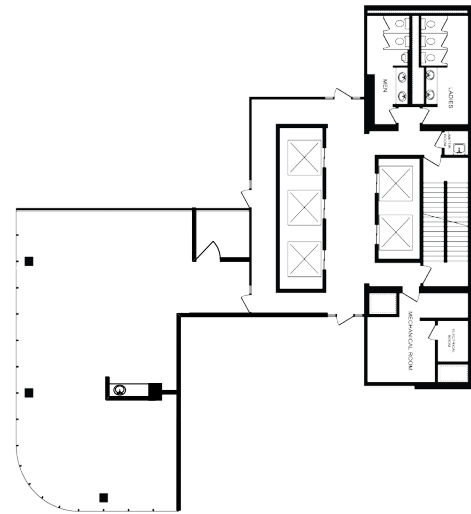
Available May 1, 2025



#1120 | 2,164 sf

Show Suite

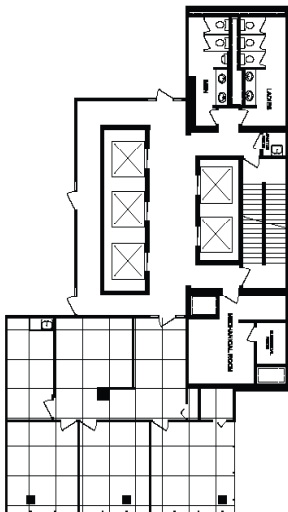
Available Immediately



#1150 | 1,664 sf

Show Suite

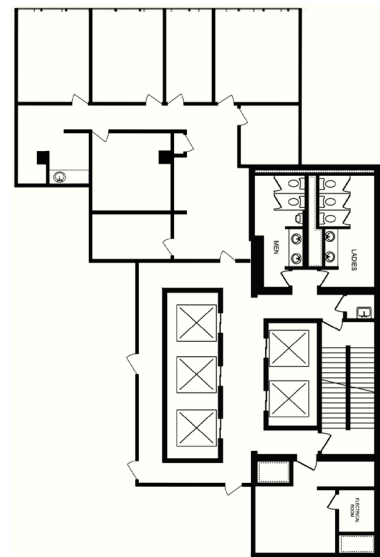
Available Immediately



#1160 | 2,333 sf

Show Suite

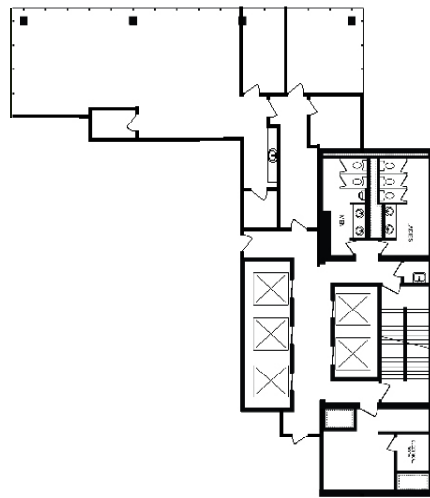
Available Immediately



AVAILABLE SUITES

#1700 | 2,428 sf

Available Immediately





ASPEN FLEX SPACE

PRIVATE OFFICES AND SUITES

As part of Aspen Properties' portfolio of premier office buildings, Aspen Flex offers dynamic owner-operated flexible office spaces tailored to the evolving needs of modern businesses. With over 114,000 square feet of flexible office space available across Calgary and Edmonton, Aspen Flex provides an all-inclusive experience for freelancers, start-ups, and established companies alike.

From small office options to larger self-contained suites, our adaptable shared workspace solutions scale with your business, allowing you to focus on your success—on your terms—with the space, flexibility, and environment your company needs to thrive.

The workplace has never been this flexible

INCLUDED TENANT PERKS



Access to Aspen Club amenities



Flex floor meeting rooms



Dedicated tenant WIFI



Local coffee provider



LOCATIONS

Calgary | THE AMPERSAND | THE EDISON | MILLENNIUM TOWER |
333 11 AVE SW | 444 5 AVE SW

Edmonton | BELL TOWER | MNP TOWER

GABBY LACOMBE

Director, Leasing

403.473.6790

glacombe@aspenproperties.ca

PAUL GUATTO

Leasing Associate

403.607.5390

pguatto@aspenproperties.ca

