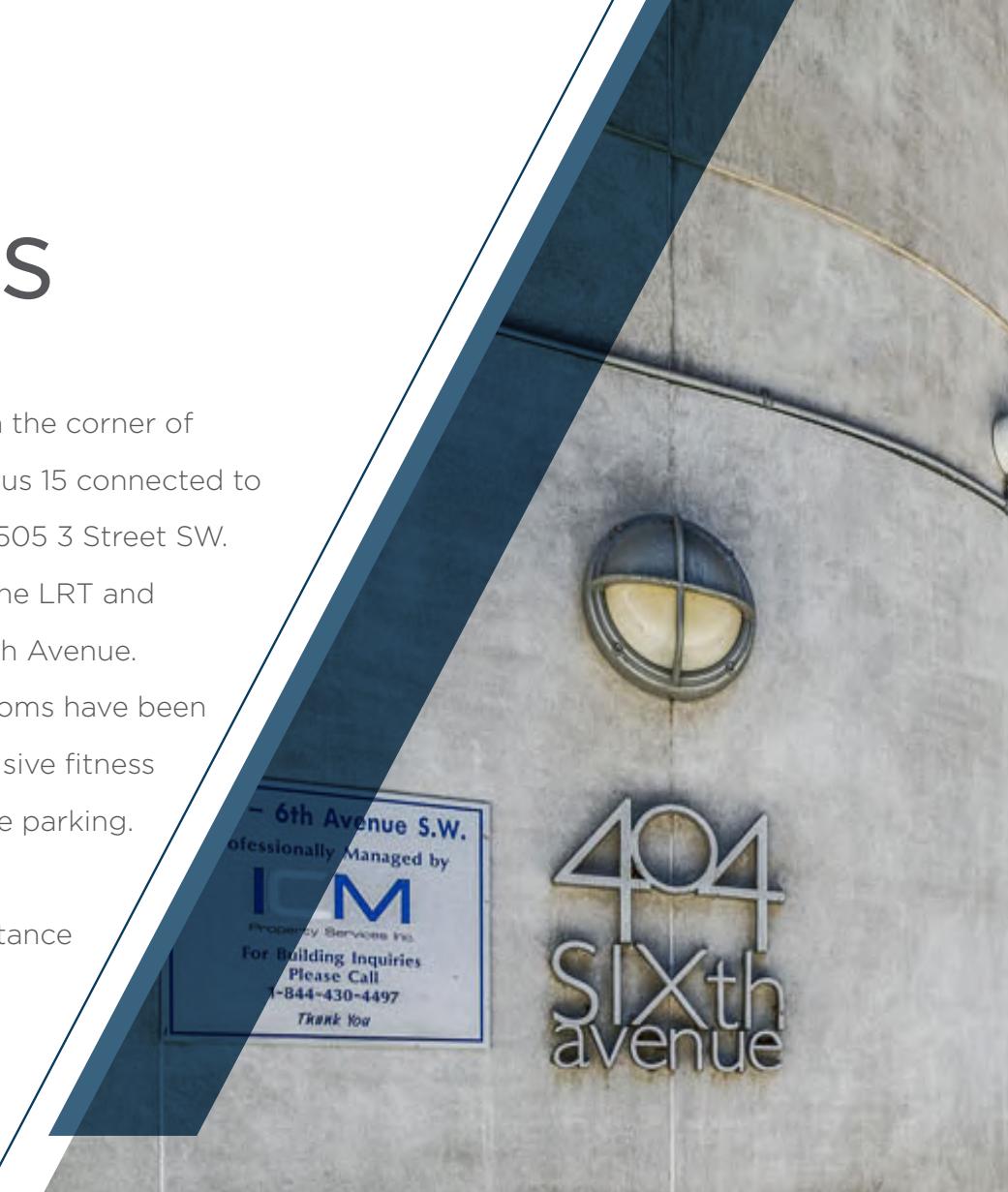


Property Highlights

404 Sixth Avenue is located on the corner of 3rd Street & 6th Avenue SW and is Plus 15 connected to Centrium Place, 333 5 Avenue SW & 505 3 Street SW. The building is in close proximity to the LRT and multiple transit access stops along 6th Avenue. Building elevator lobbies and washrooms have been upgraded, and there is a tenant-exclusive fitness facility with showers, lockers, and bike parking. Subway is located on the main floor and the building is within walking distance of many amenities in the immediate area, including restaurants, banks, shopping, and services.



Downtown Core Location

Building Details

Available Space

Suite 400: 7,649 sf

~~Suite 420: 1,876 sf **LEASED**~~

~~Suite 430: 1,889 sf **LEASED**~~

Suite 500: 4,605 sf

Suite 510: 3,972 sf

Suite 520: 2,721 sf Show Suite

} Contiguous up to 11,298 sf

Occupancy

Immediately

Lease Rates

Market Lease Rates

Term

Flexible

Operating Costs

\$14.42 psf (2026)

Year Built

1970

Tenant Allowance

Negotiable

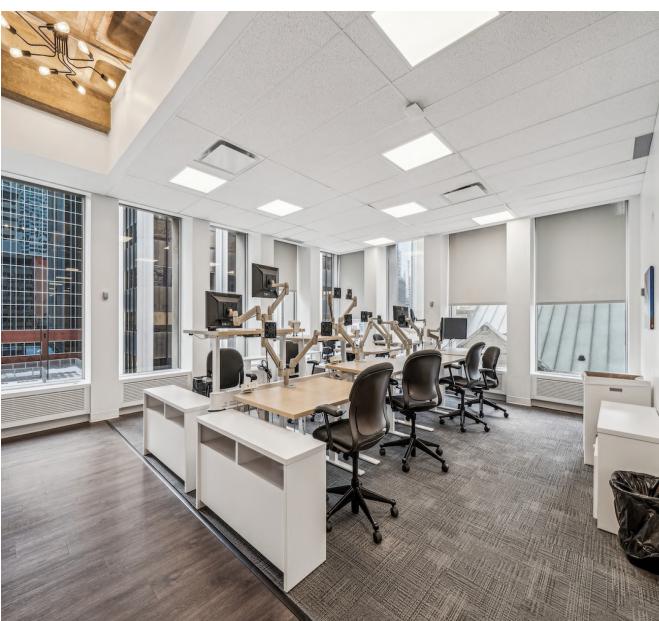
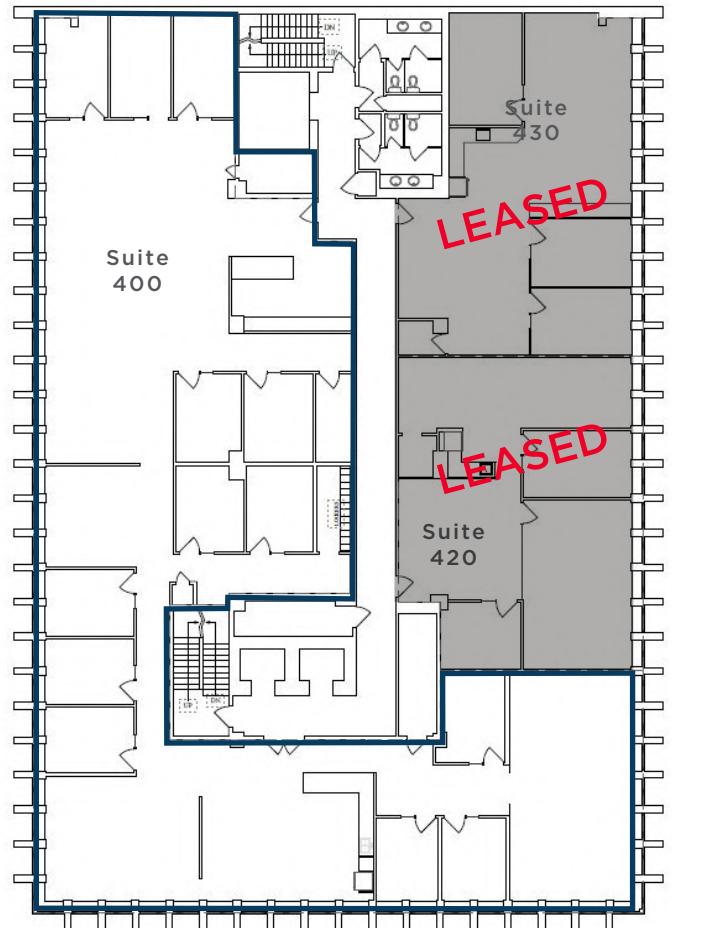
Building Class

B

Floorplans

4th Floor

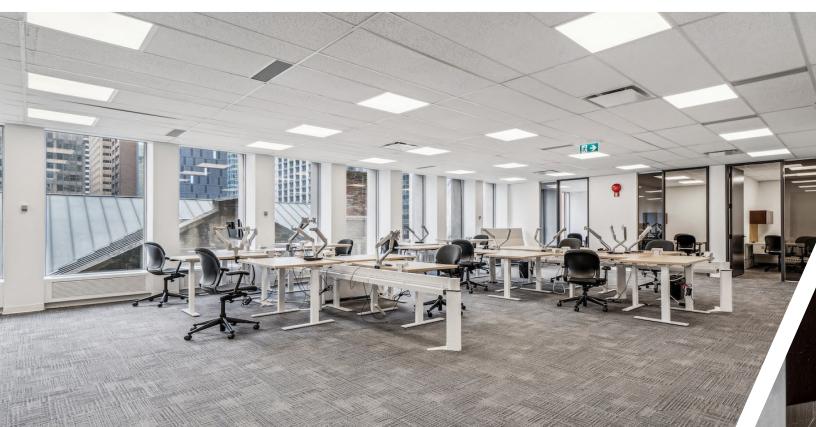
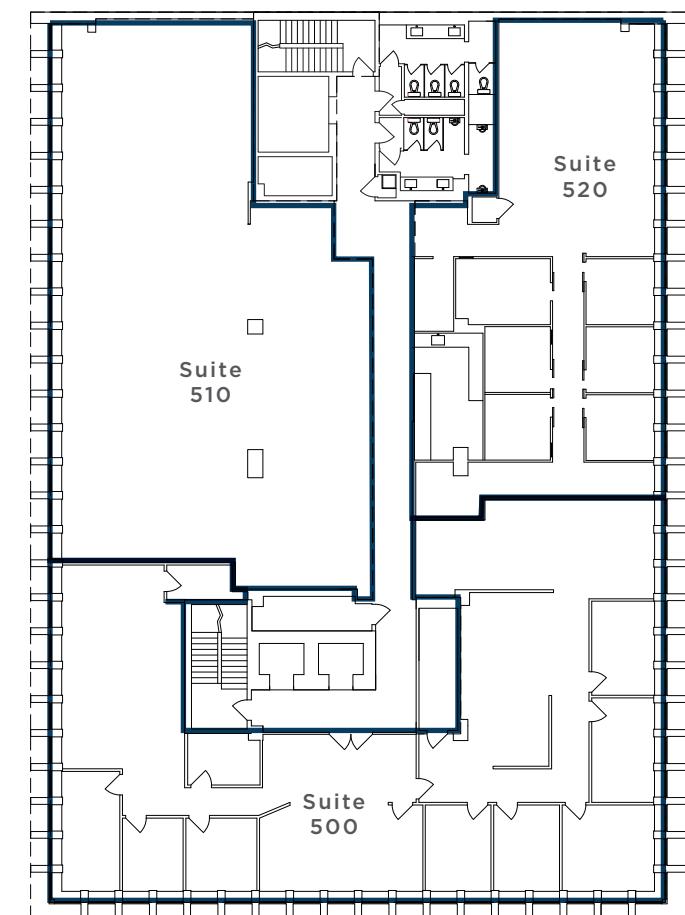
Suite 400: 7,649 sf
~~Suite 420: 1,876 sf LEASED~~
~~Suite 430: 1,889 sf LEASED~~



Floorplans

5th Floor

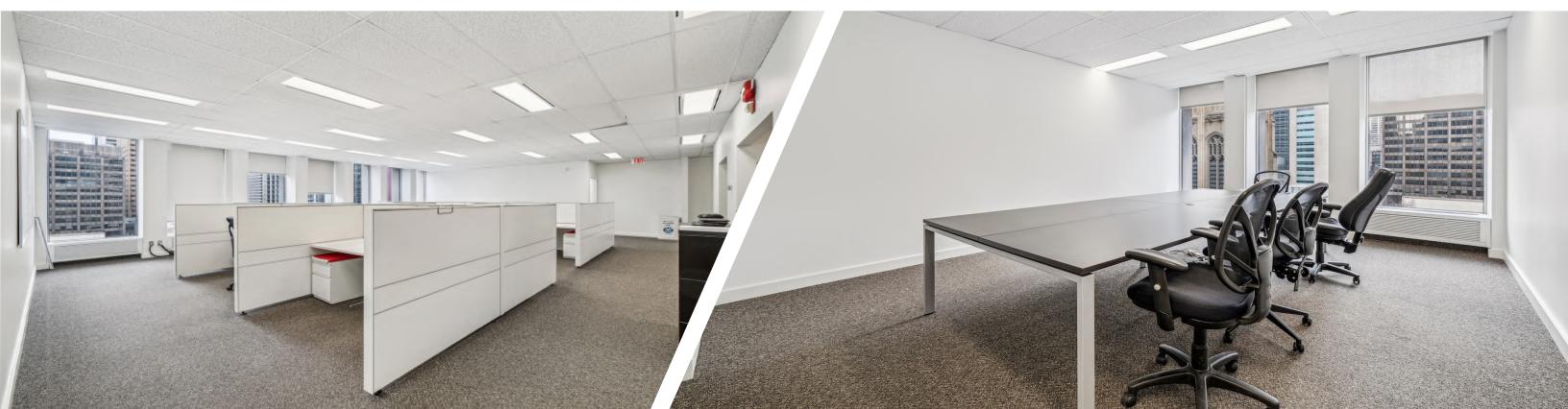
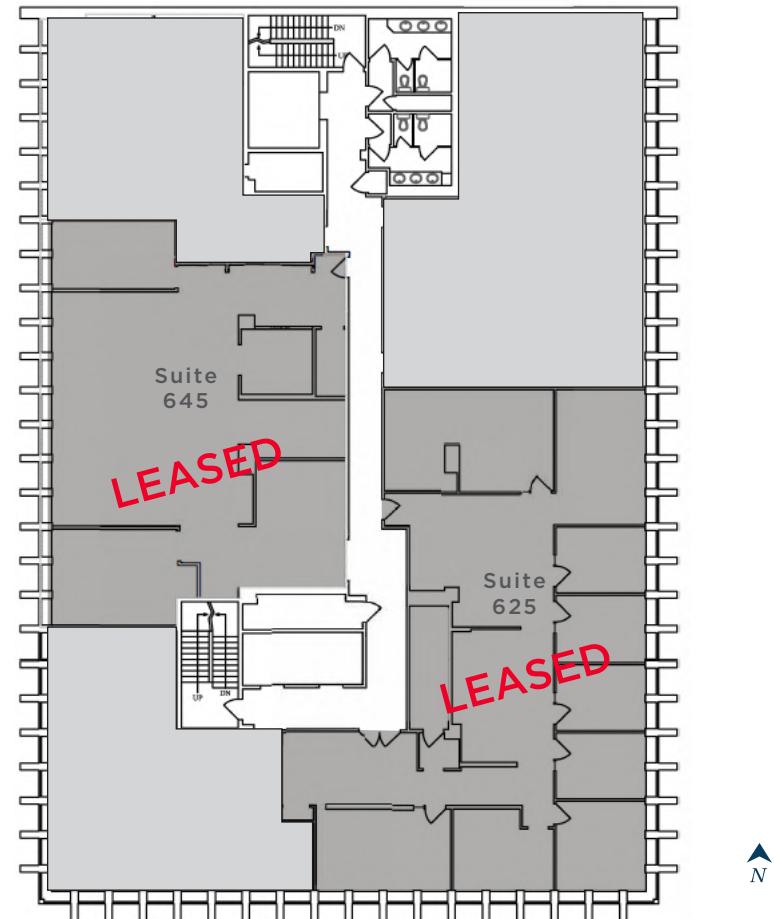
Suite 500: 4,605 sf
Suite 510: 3,972 sf
Suite 520: 2,721 sf (Show Suite) } Contiguous up to 11,298 sf



Floorplans

6th Floor

~~Suite 625: 3,651 sf LEASED~~
~~Suite 645: 2,836 sf LEASED~~



Photos



Area Amenities

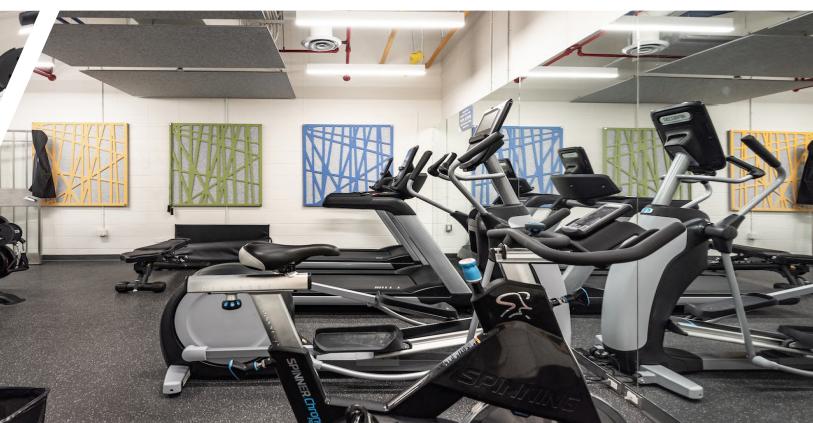
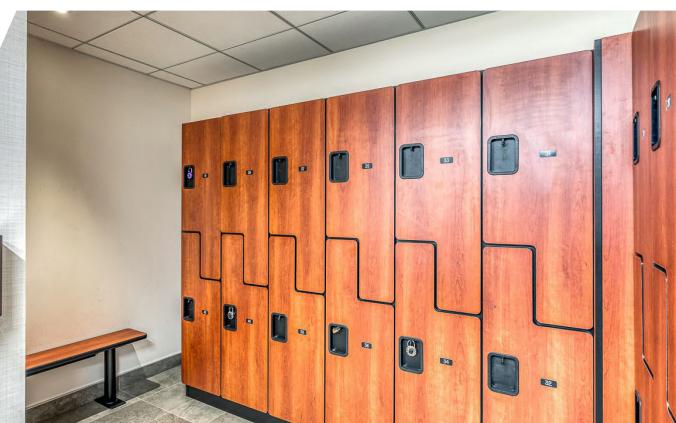
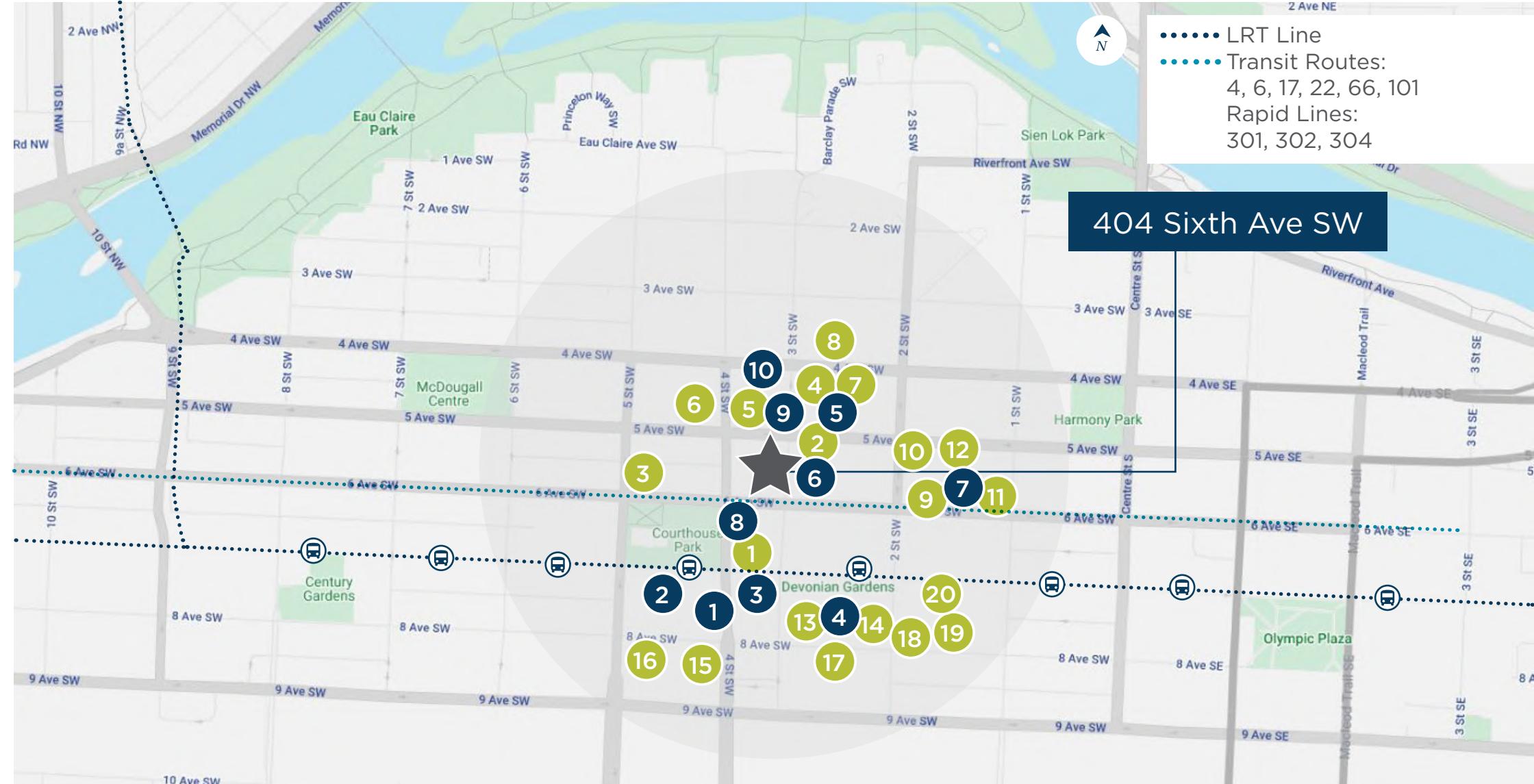
Excellent Amenities with close proximity to the LRT

RESTAURANTS

- 1. Tastemarket Kitchen by SAIT
- 2. Deville Coffee
- 3. Green Bean Restaurant & Catering
- 4. The Rooftop YYC
- 5. Holy Grill
- 6. Bistro Marcel
- 7. Brix & Barrel
- 8. Owens Landing
- 9. The Royal Exchange
- 10. Starbucks
- 11. Tim Hortons
- 12. Vo Kitchen & Bar
- 13. Cactus Club Cafe
- 14. LOCAL Public Eatery 8th Ave
- 15. Barcelona Tavern
- 16. Cucina Market Bistro
- 17. Earls Kitchen & Bar
- 18. Barbarella Bar
- 19. Goro & Gun
- 20. Major Tom Bar

RETAIL & SERVICES

- 1. CORE Shopping Centre
- 2. Holt Renfrew
- 3. Shoppers Drug Mart
- 4. La Maison Simons
- 5. Leela Eco Spa
- 6. Print Three Calgary
- 7. The Licensing Co.
- 8. Canadian Western Bank
- 9. TD Canada Trust
- 10. Copper Dental





Contact

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