

# 404 Sixth

## OFFICE SPACE FOR LEASE

404 6 Avenue SW, Calgary, AB



# 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

### Operating Costs

\$14.42 psf (2026)

### Tenant Allowance

Negotiable

### Term

Flexible

### Year Built

1970

### Building Class

B

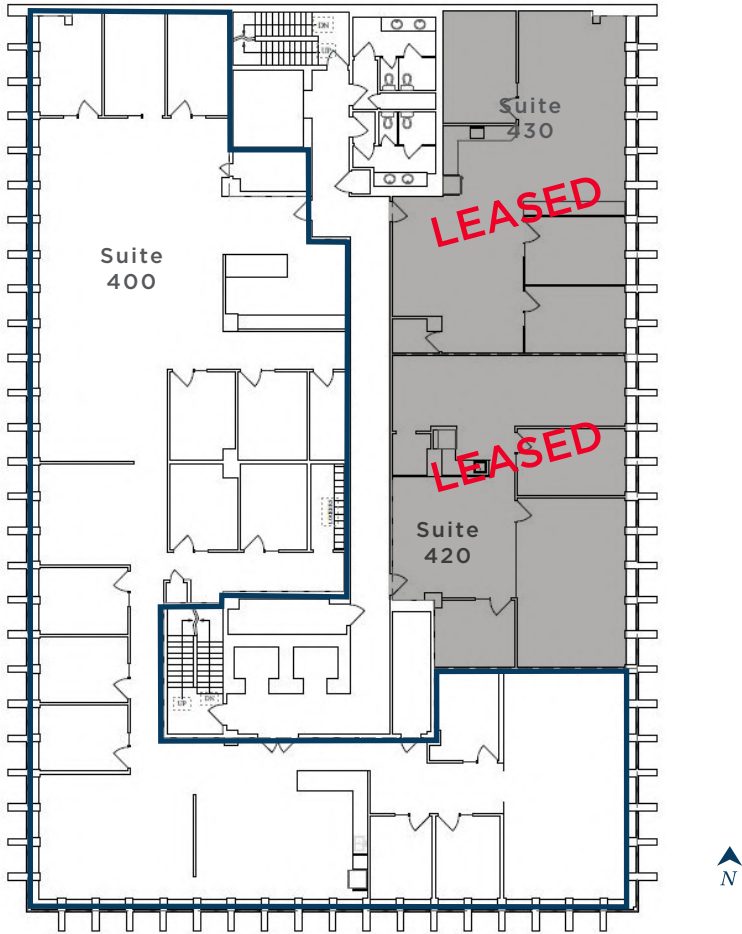




# Floorplans

## 4th Floor

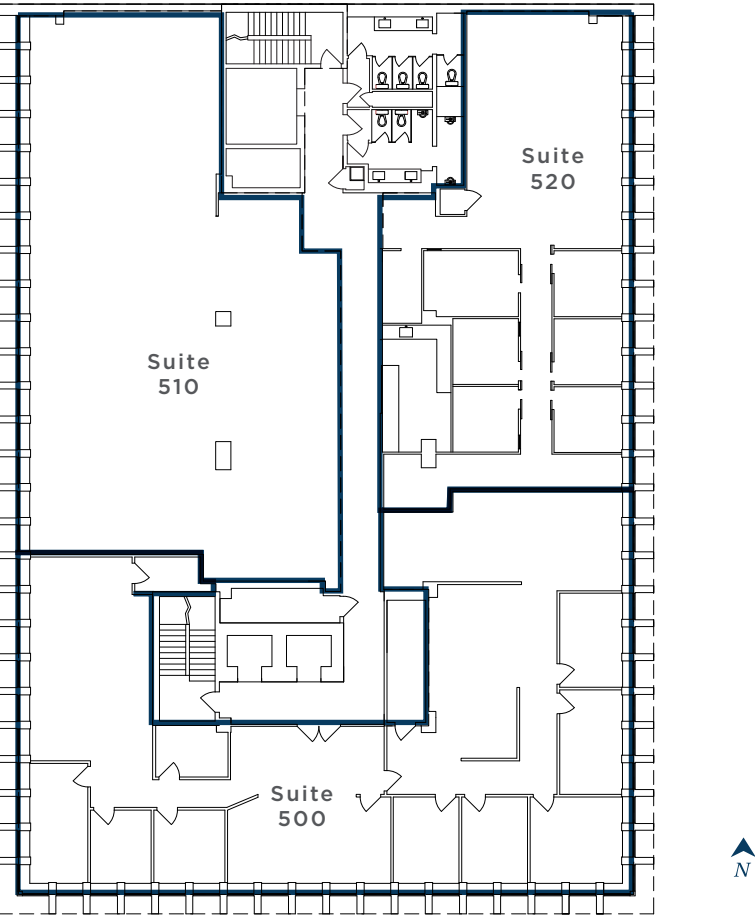
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# Floorplans

## 5th Floor

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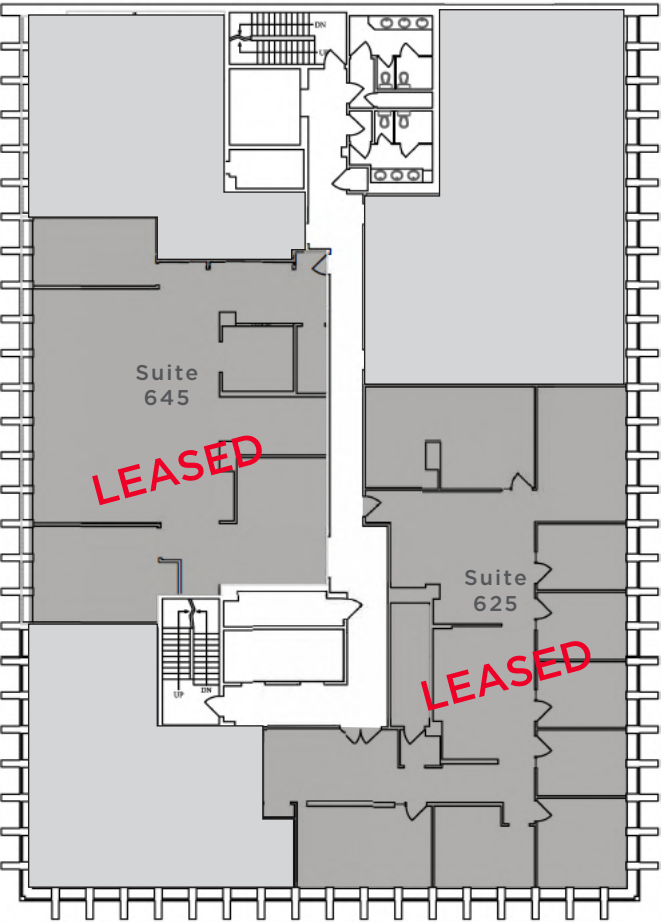




# Floorplans

## 6th Floor

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



# Photos





# Area Amenities

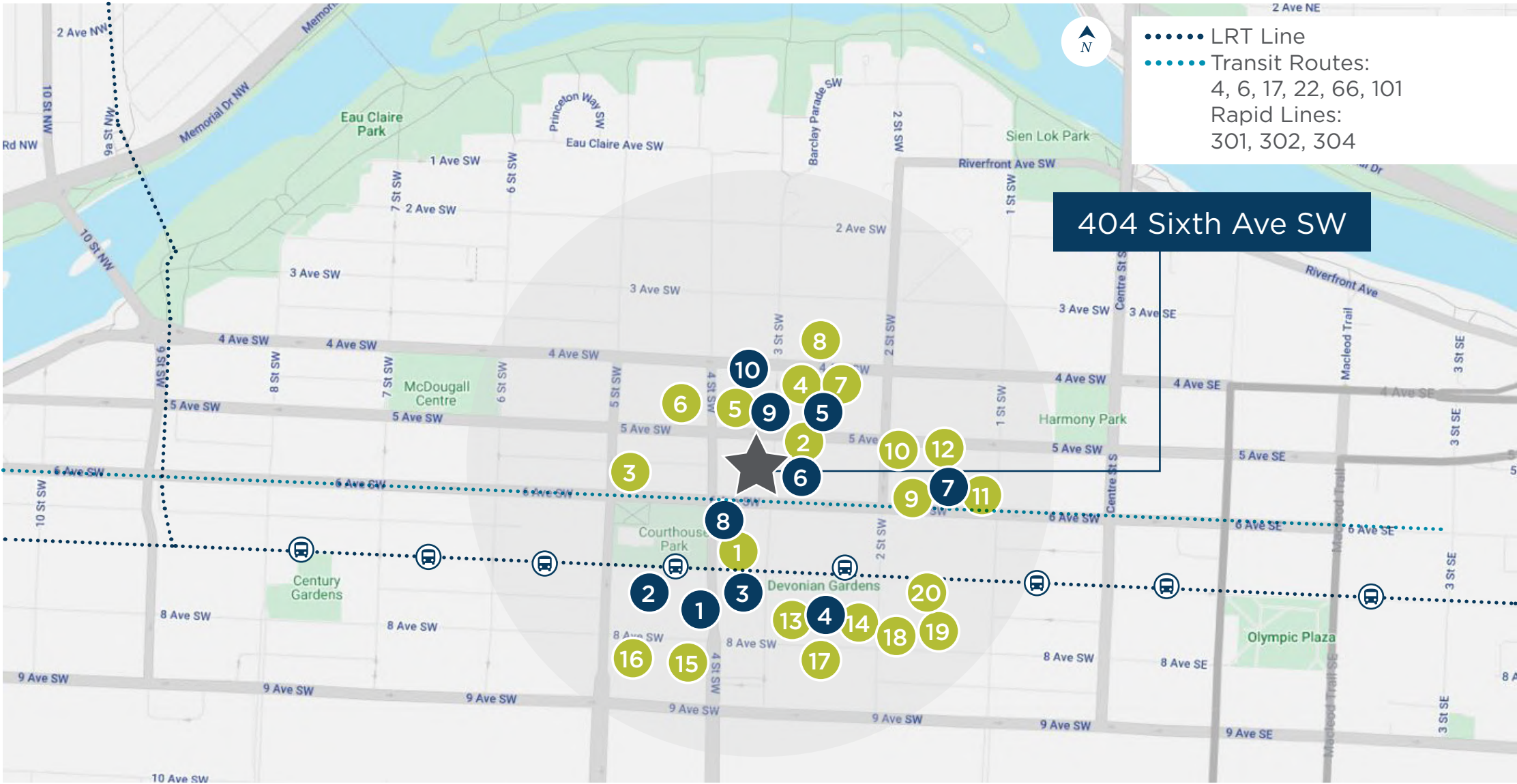
Excellent Amenities with close proximity to the LRT

## RESTAURANTS

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

## RETAIL & SERVICES

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







# Contact

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