

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.

Tor Building Inquiries Processionally Managed by Processory Berveons Fast For Building Inquiries Please Call -844-430-4497 Thank You



Building Details

Contiguous to 9,525 sf

Contiguous

up to 11,298 sf

Available Space

Suite 400: 7,649 sf Suite 420: 1,876 sf

Suite 430: 1,889 sf LEASED

Suite 500: 4,605 sf Suite 510: 3,972 sf Suite 520: 2,721 sf **Show Suite**

Suite 625: 3,651 sf LEASED

Suite 645: 2,836 sf

Occupancy

Immediately

Lease Rates Market Lease Rates

Operating Costs \$16.26 psf (2025)

Tenant Allowance Negotiable **Term** Flexible

Year Built 1970

Building Class



Downtown Core Location

Floorplans

4th Floor

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







5th Floor

Suite	500: 4,605 sf	1	
Suite	510: 3,972 sf 520: 2,721 sf (Show Suite)	ł	Contig
Suite	520: 2,721 sf (Show Suite)	J	up to 1













Floorplans

6th Floor

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









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

RETAIL & SERVICES

- 1. CORE Shopping Centre
- 2. Holt Renfrew
- 3. Shoppers Drug Mart
- 4. La Maison Simons
- 5. Leela Eco Spa

- 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
- 6. Print Three Calgary
- 7. The Licensing Co.
- 8. Canadian Western Bank
- 9. TD Canada Trust
- 10. Copper Dental







Contact

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