

NEW SHOW SUITES
NEW COWORKING NOW OPEN



444

444 – 5TH AVENUE | CALGARY, AB



PROPERTY INFORMATION

OPERATING COSTS

\$18.97 per square foot (2020)

PARKING RATIO

One stall per 2,200 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 Caffè 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.

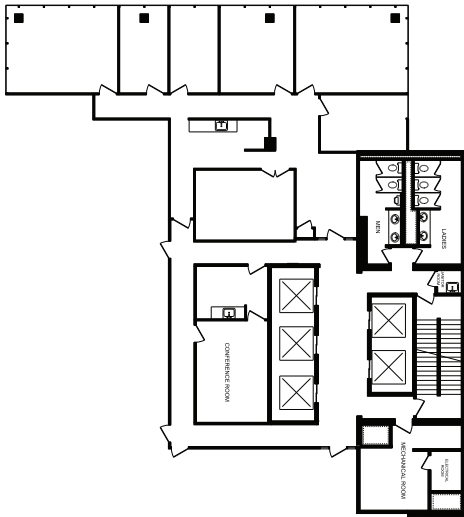
For more information and to join the Aspen Club, visit:

aspenproperties.ca/club

AVAILABLE SUITES

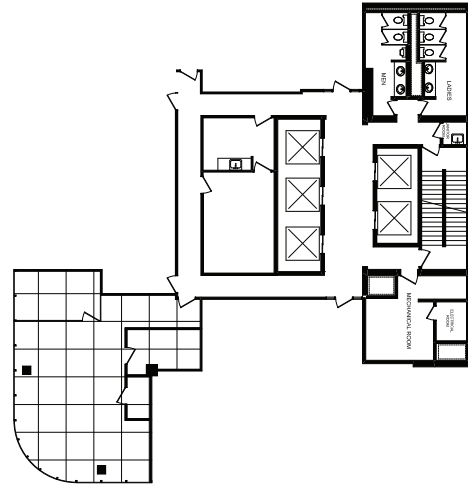
#710 | 2,938 sf

Show Suite Available Immediately



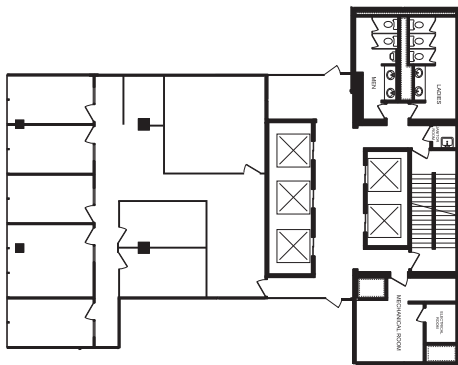
#750 | 1,360 sf

Available Immediately



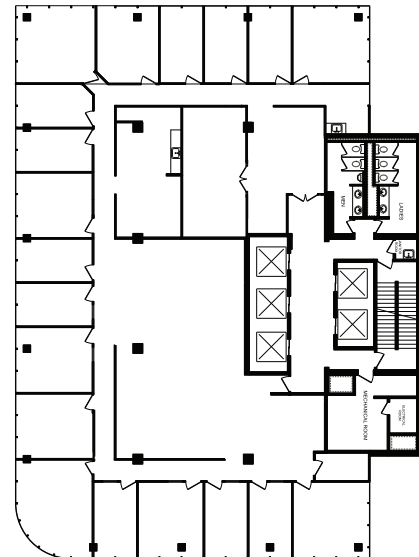
#830 | 2,603 sf

Available Immediately



#900 | 8,452 sf

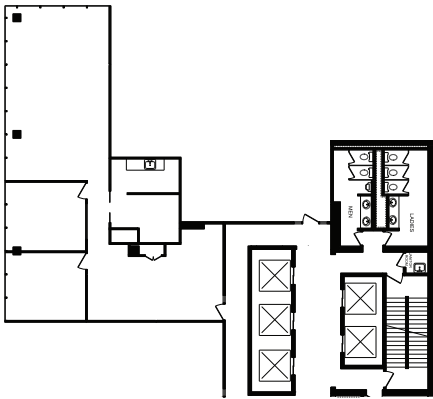
Available Immediately



AVAILABLE SUITES

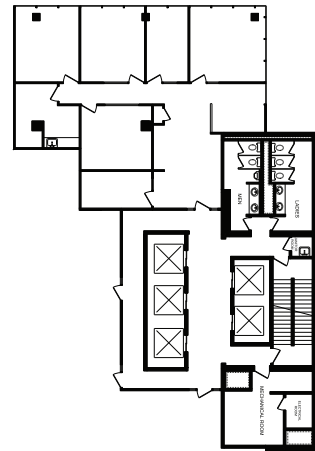
#1110 | 2,291 sf

Show Suite Available Immediately



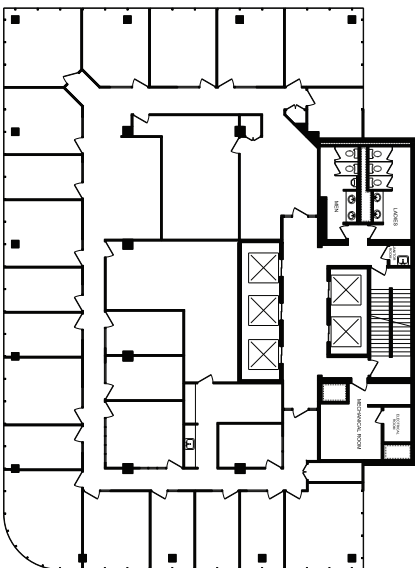
#1160 | 2,333 sf

Show Suite Available Immediately



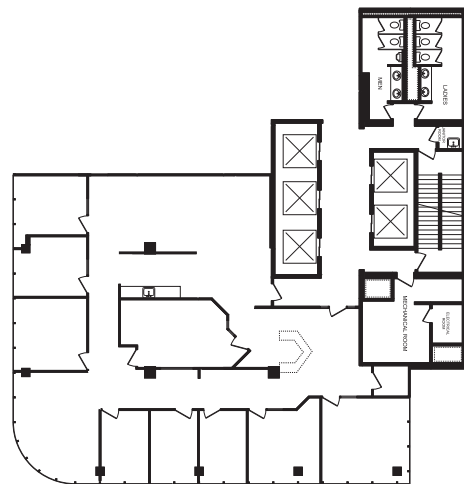
#1500 | 8,452 sf

Available Immediately



#1620 | 4,195 sf

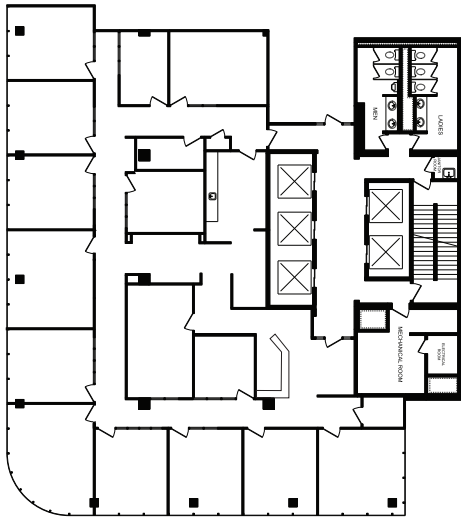
Available Immediately



AVAILABLE SUITES

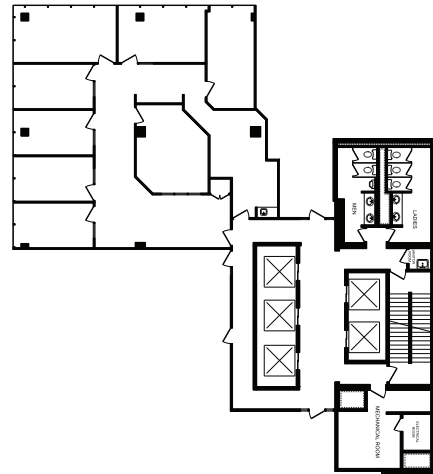
#1700 | 6,023 sf

Available Immediately



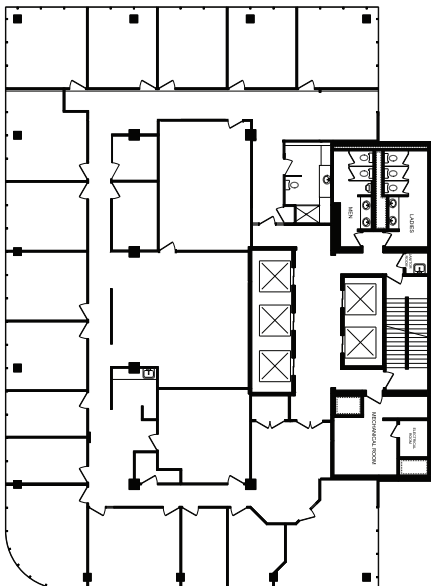
#1840 | 2,885 sf

Show Suite Available Immediately



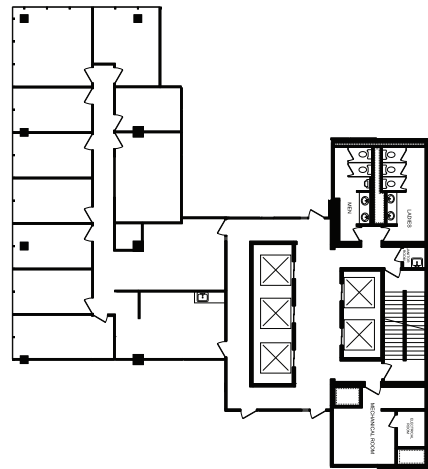
#1850 | 2,147 sf

Show Suite Available on 30 days notice



#2010 | 3,186 sf

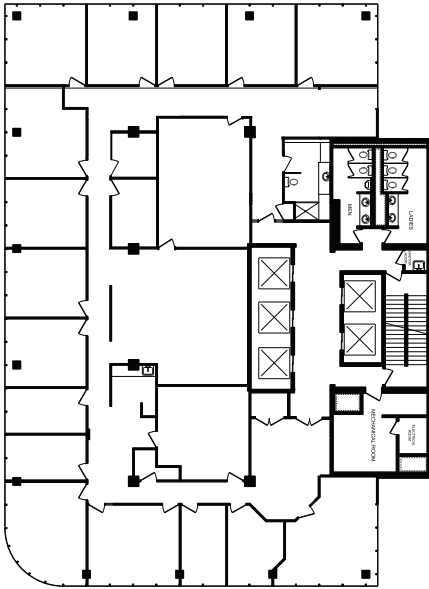
Show Suite Available Immediately



AVAILABLE SUITES

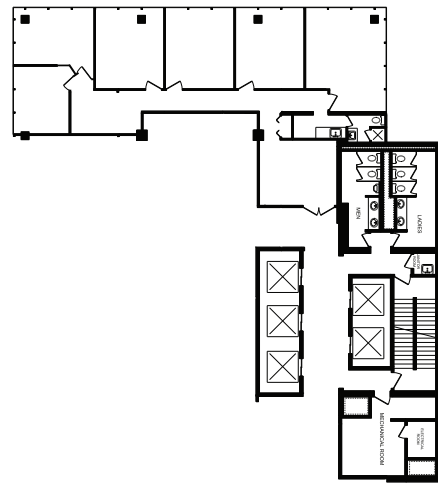
#2200 | 8,452 sf

Available Immediately



#2310 | 2,344 sf

Available Immediately





NEWLY RENOVATED AND NOW OPEN!

- + Flexible month-to-month agreements starting at \$800 (interior) and \$900 (window) + GST per month
- + Full access to all building amenities and Aspen Club at no additional cost
- + Access to meeting rooms and shared lounge
- + Free coffee and wifi

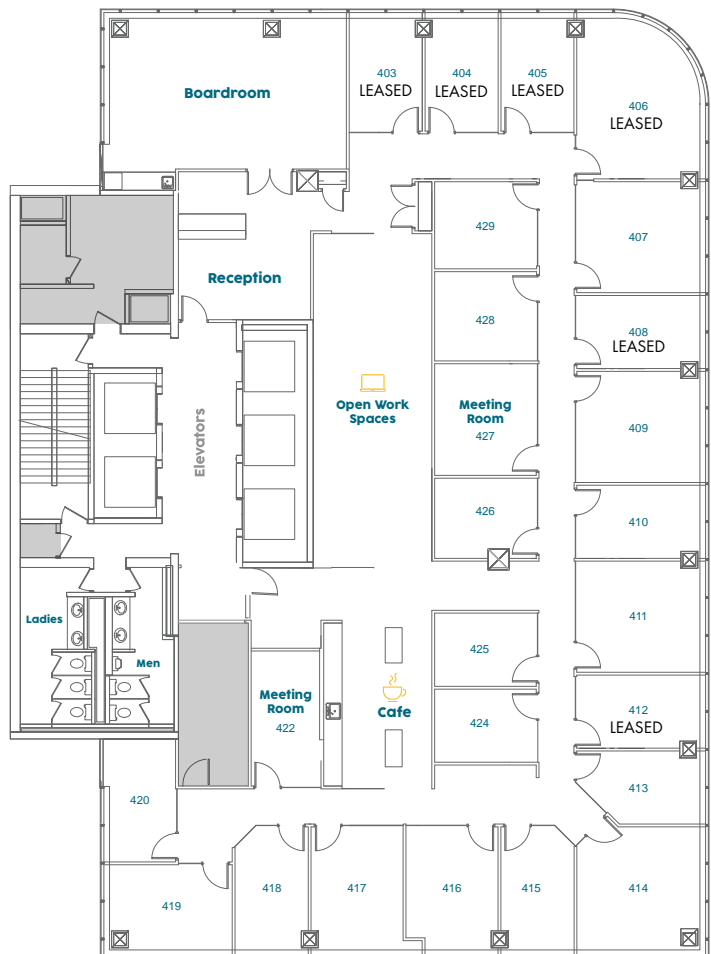
campusbyaspen.com



COWORKING+

444 5 AVENUE SW, CALGARY

We are a community for businesses and entrepreneurs to work, meet, and play. Our shared spaces offer more than your typical coworking membership, including access to Aspen Club, an unparalleled suite of amenities throughout Calgary and Edmonton.



GABBY LACOMBE

Leasing Manager

403.473.6790

glacombe@aspenproperties.ca

