FOR LEASE

1122 4th

Calgary, Alberta

DAVID FORBES Principal

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Brochure Updated: November 6, 2026



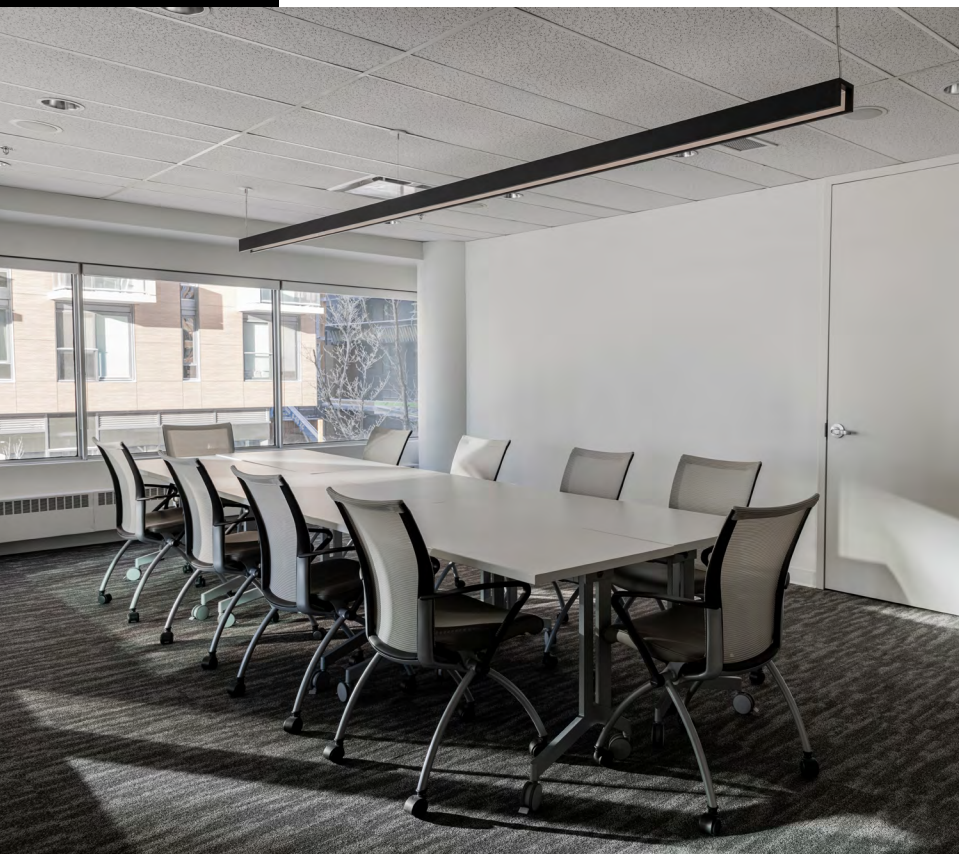


1. PROPERTY OVERVIEW

Landlord: Enright 1122 4 Street GP LTD as agent for Enright 1122 4 Street LP
Address: 1122 4th Street SW
Year Built: 1980
Basic Rent: Market
Operating Costs: $18.68 (2026)
Parking Ratio: Underground: 1:1,820 SF | Surface: 1:2,836 SF
Underground ($/stall): $405+gst per month
Surface ($/stall): $385+gst per month
Storage: $1.50+gst per square foot per month







2. BUILDING AMENITIES

- Bicycle storage available. 1122 is located conveniently on the 12th avenue cycle track.
- Tenant lounge with table tennis, billards, kitchen, and coffee station.
- Tenant conference centre, booked through tenant portal.
- Security on-site 24/7.



RECENTLY UPGRADED FITNESS FACILITY.

Open 5 AM – 9 PM on weekdays and 8 AM – 5 PM on weekends, the gym is free for all tenants and features towel service, secure lockers, and fully stocked showers with shampoo, conditioner and lotion. Whether you prefer an independent workout or guided support, personal training services are also available.

3. PROPERTY LOCATION



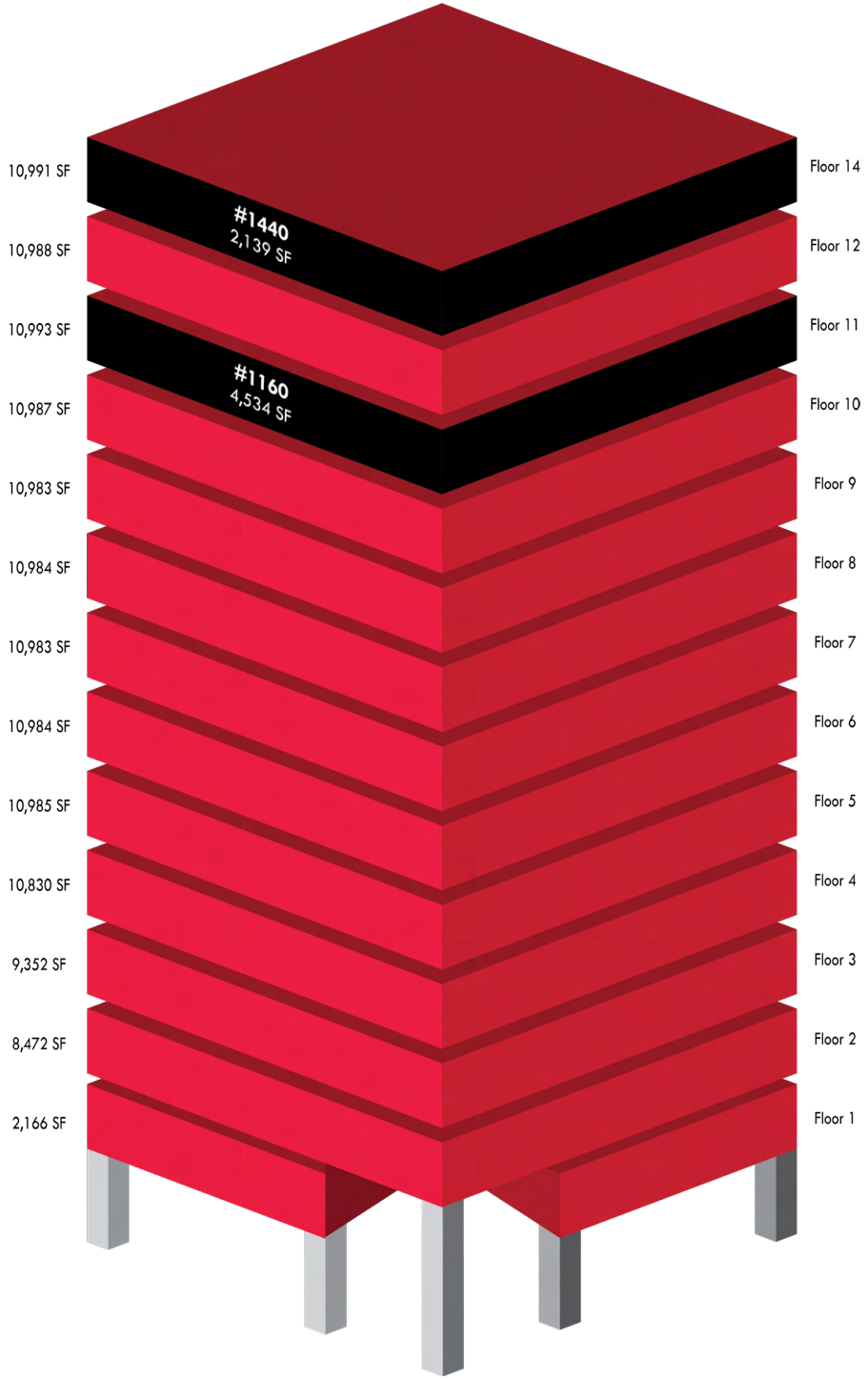
PREMIUM BELTLINE LOCATION

Overlooking Central Memorial Park 1122 4th Street SW is surrounded by an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, urban parks, and benefits from unparalleled access to Calgary's bike lanes. 1122 4th Street SW is the perfect destination for your next office space.

Come and experience the convenience of 1122 4th Street SW in the bustling and vibrant Beltline neighbourhood.

4. CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABILITY
#1160	4,534	Dec 2026
#1440	2,139	May 2027



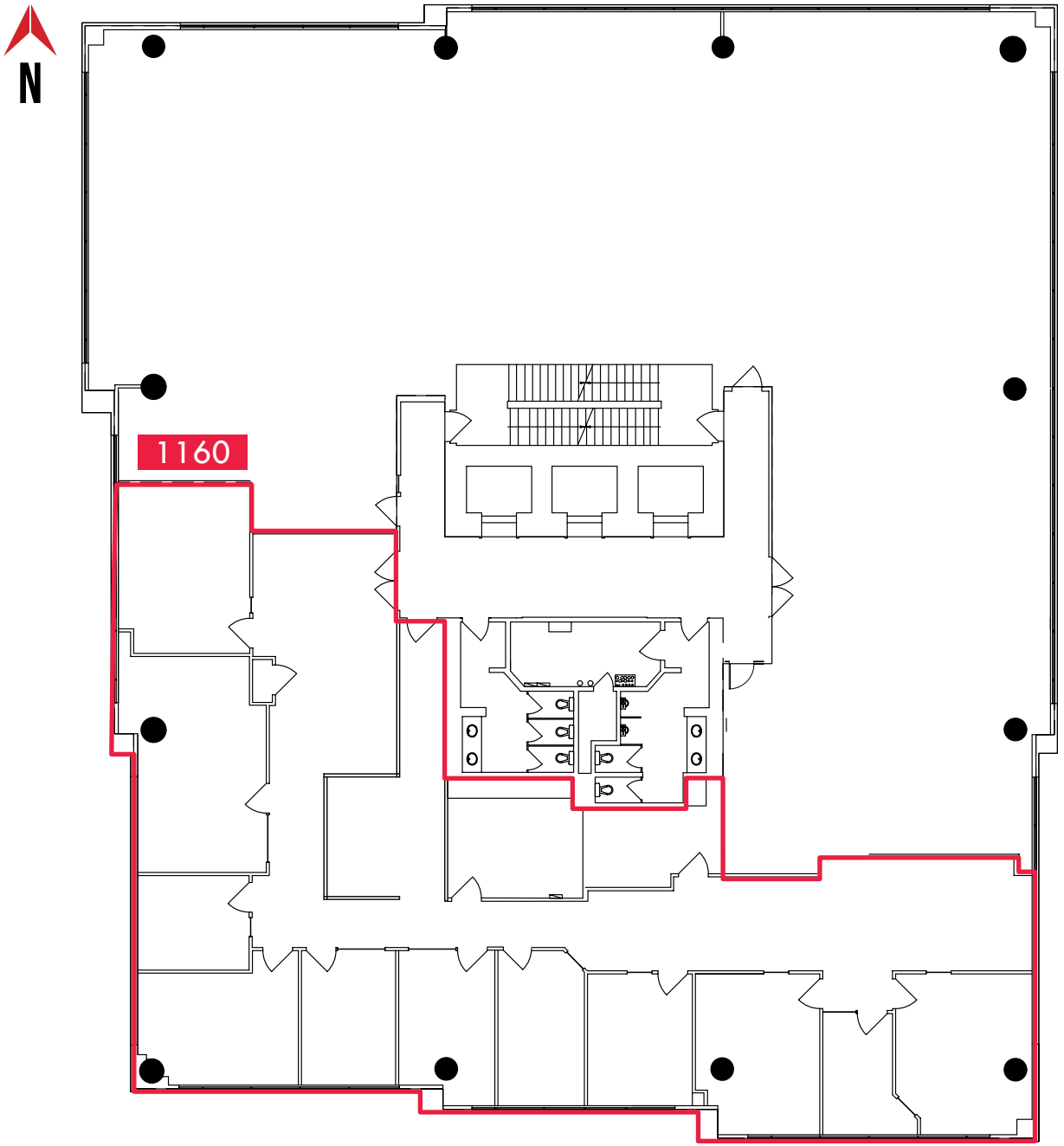
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FLOOR PLAN

Suite 1160

4,534 SF

- Occupancy: December 2026
- 10 Offices
- Boardroom
- Meeting Room
- Reception Area
- Open Work Area
- Kitchen & Eating Area
- Storage Room
- Bull Pen
- Copy/Server Room



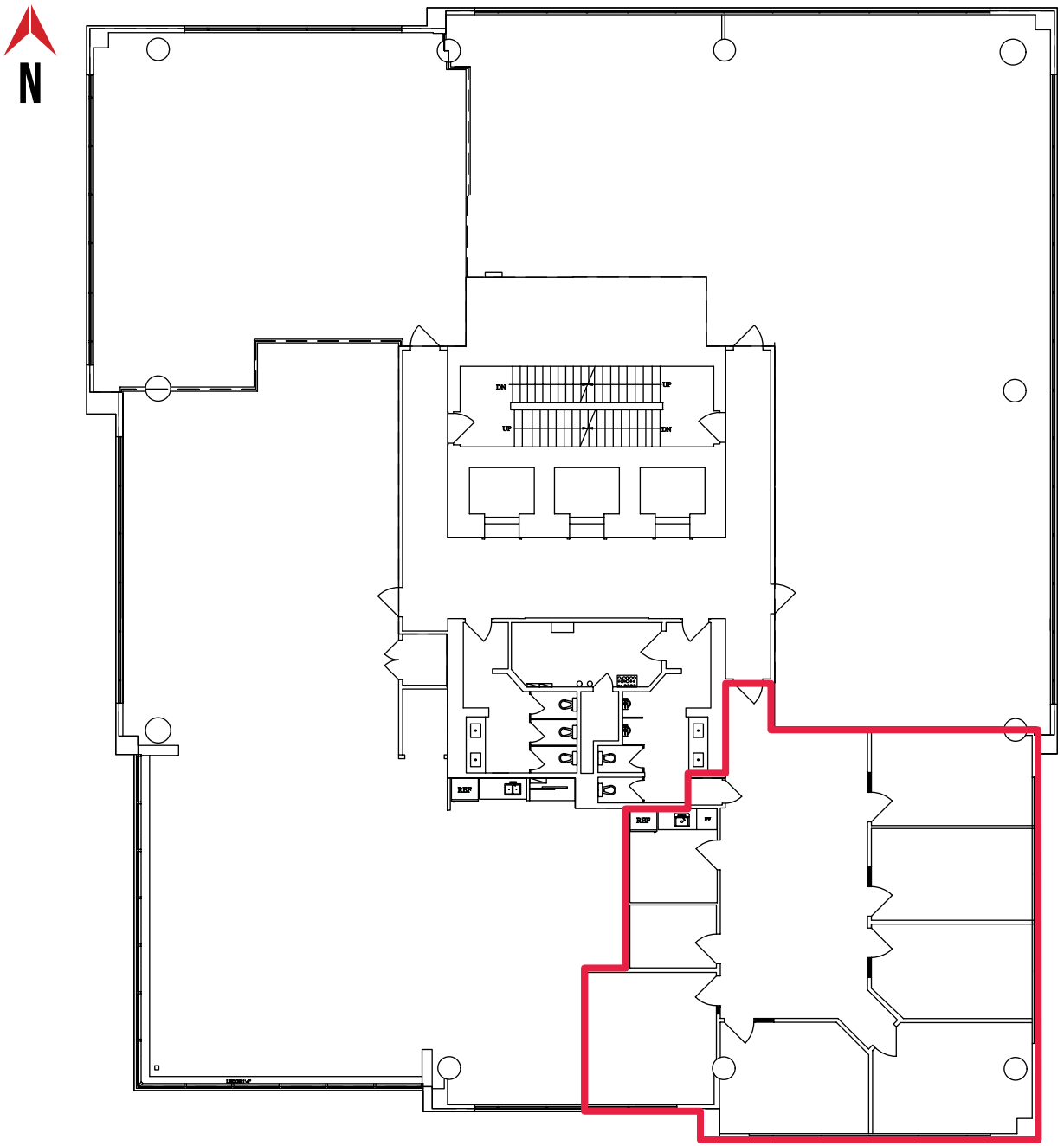
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FLOOR PLAN

Suite 1140

2,139 SF

- Occupancy: May 2027
- 6 Offices
- Open Work Area
- Kitchen
- IT/Storage Room



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