

FOR

LEASE

1122 4th

Calgary, Alberta

DAVID FORBES Principal

D. 403.228.7462 | M. 403.612.0713

david.forbes@enrightcapital.com

JACKSON FORBES Investments & Development

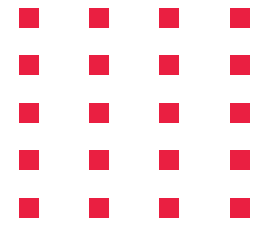
D. 403.228.7490 | M. 587.437.8909

jackson.brown@enrightcapital.com

KIM XIA Executive Assistant

D. 403.228.7495

kim.xia@enrightcapital.com





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: \$14.00 - \$16.00

Operating Costs: \$17.98 (2025)

Parking Ratio: 1:1,159 SF | Underground: 1:1,903 SF | Surface: 1:2,966 SF

Underground (\$/stall): \$405/month (Underground)

Surface (\$/stall): \$350/month (Underground)



2.

BUILDING AMENITIES



Bicycle storage available. 1122 is located conveniently on the 12th avenue cycle track.



Tenant lounge with table tennis, billiards, kitchen, and coffee station.

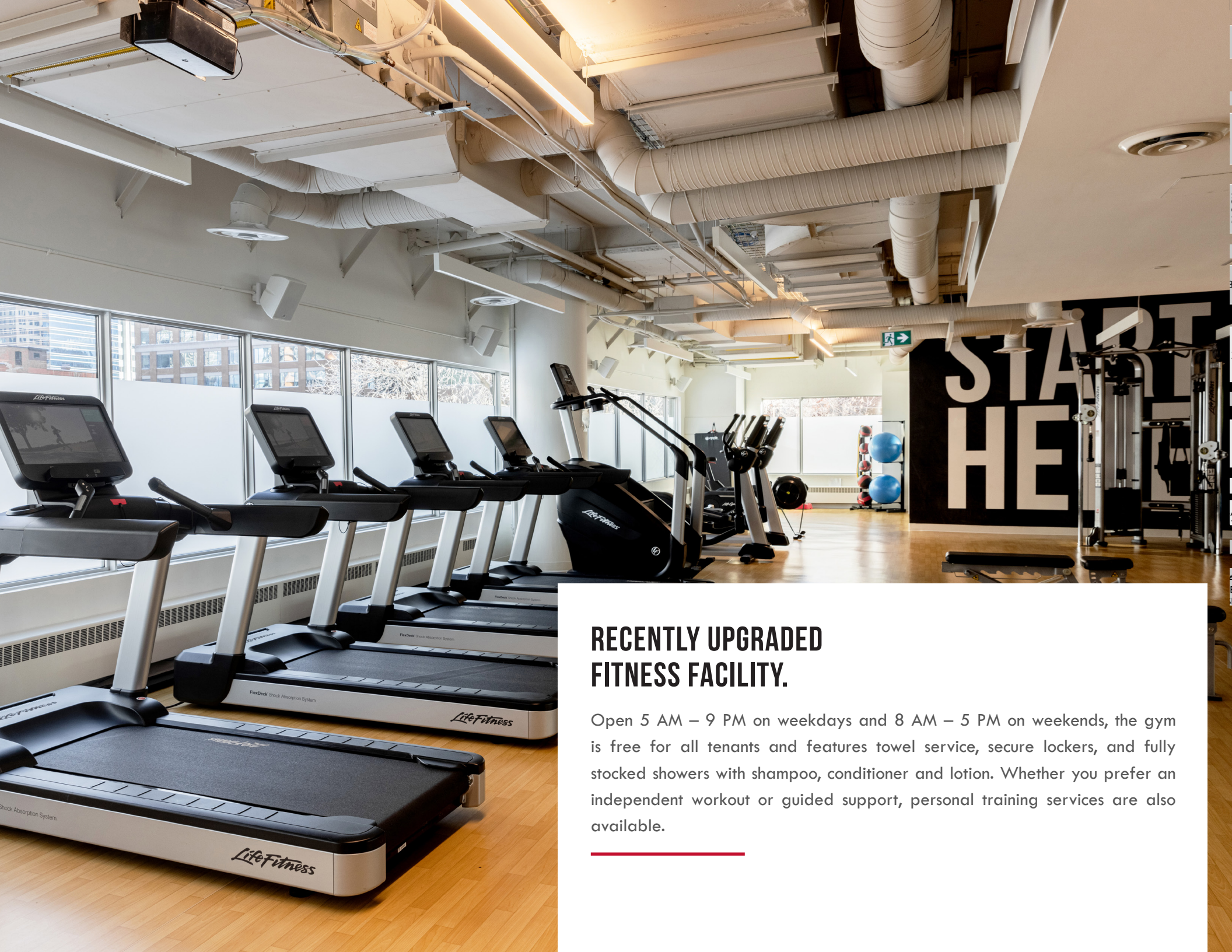


Tenant conference centre, booked through tenant portal.



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.

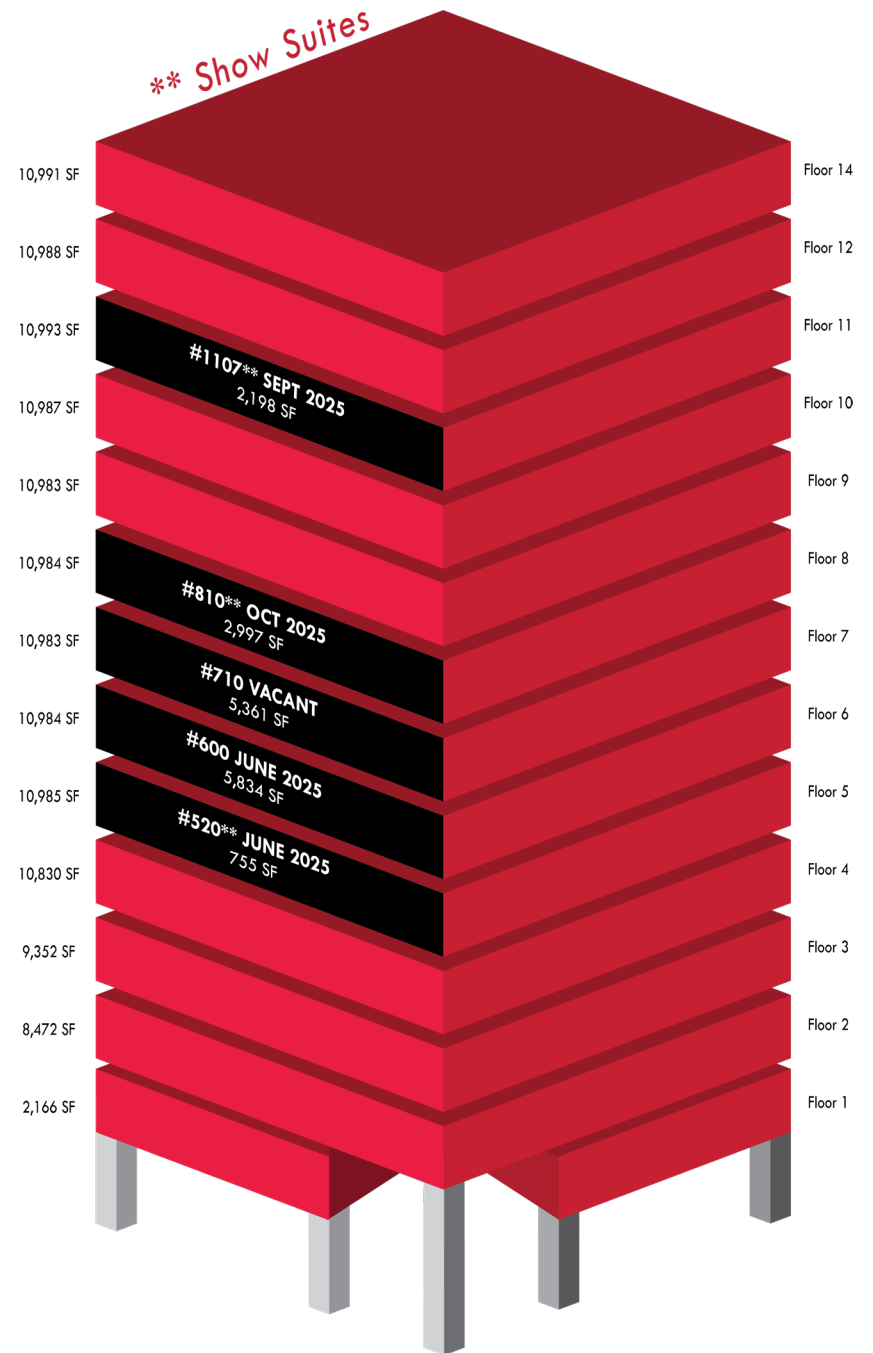
Come and experience the convenience of 1122 4th Street SW in the bustling and vibrant Beltline neighbourhood.



4.

CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABILITY
#520	755	Immediately
#600	5,834	June 2025
#710	5,361	Immediately
#810	2,997	October 2025
#1107	2,198	September 2025



5

FLOOR PLAN

Suite **520**

755 SF

- 2 Offices
- Open Work Area



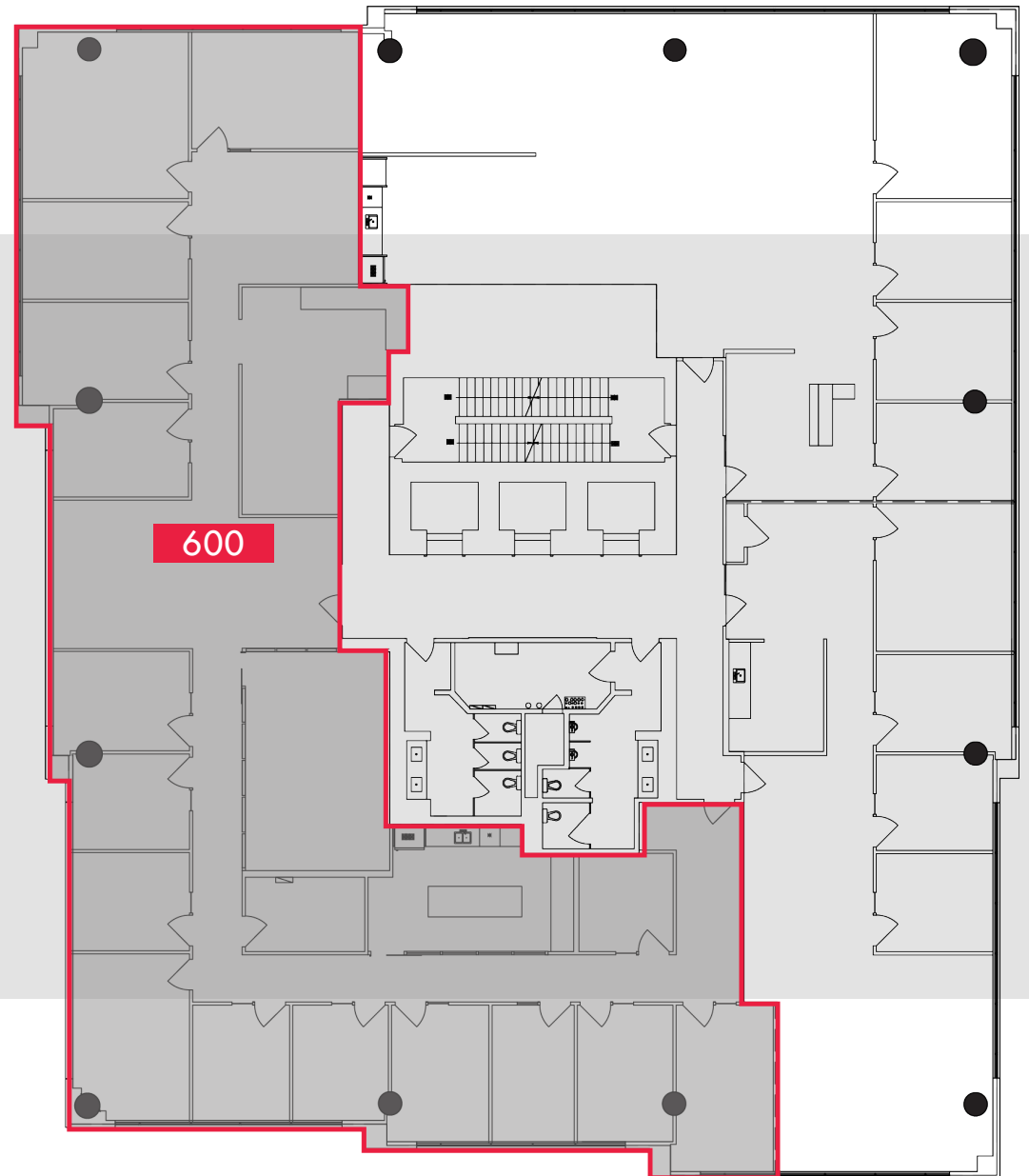
6

FLOOR PLAN

Suite **600**

5,834 SF

- 16 Offices
- Boardroom
- Kitchen
- Server Room
- Copy Room
- Storage Room
- Lounge Area



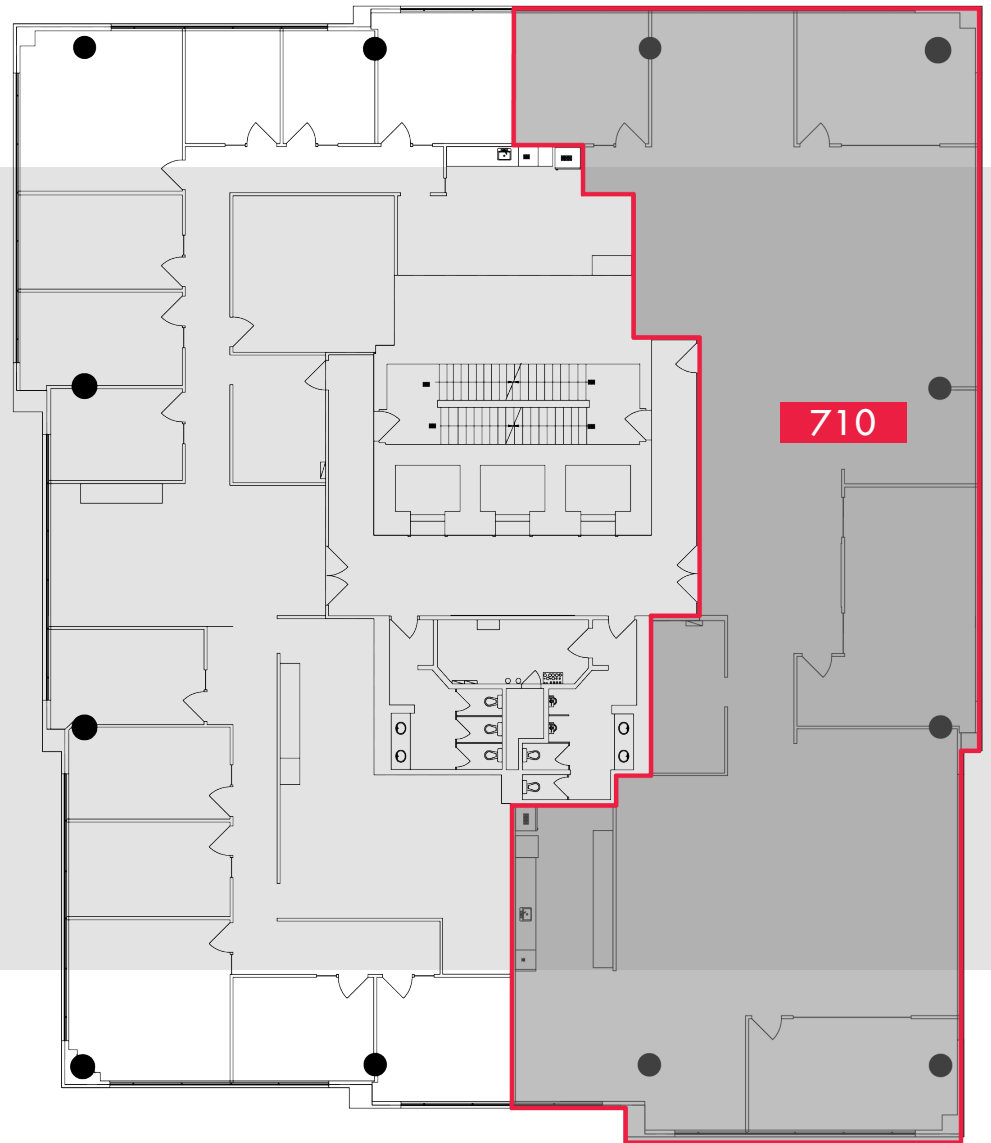
7

FLOOR PLAN

Suite **710**

5,361 SF

- Boardroom
- Open Work Area
- Can be demised to smaller size



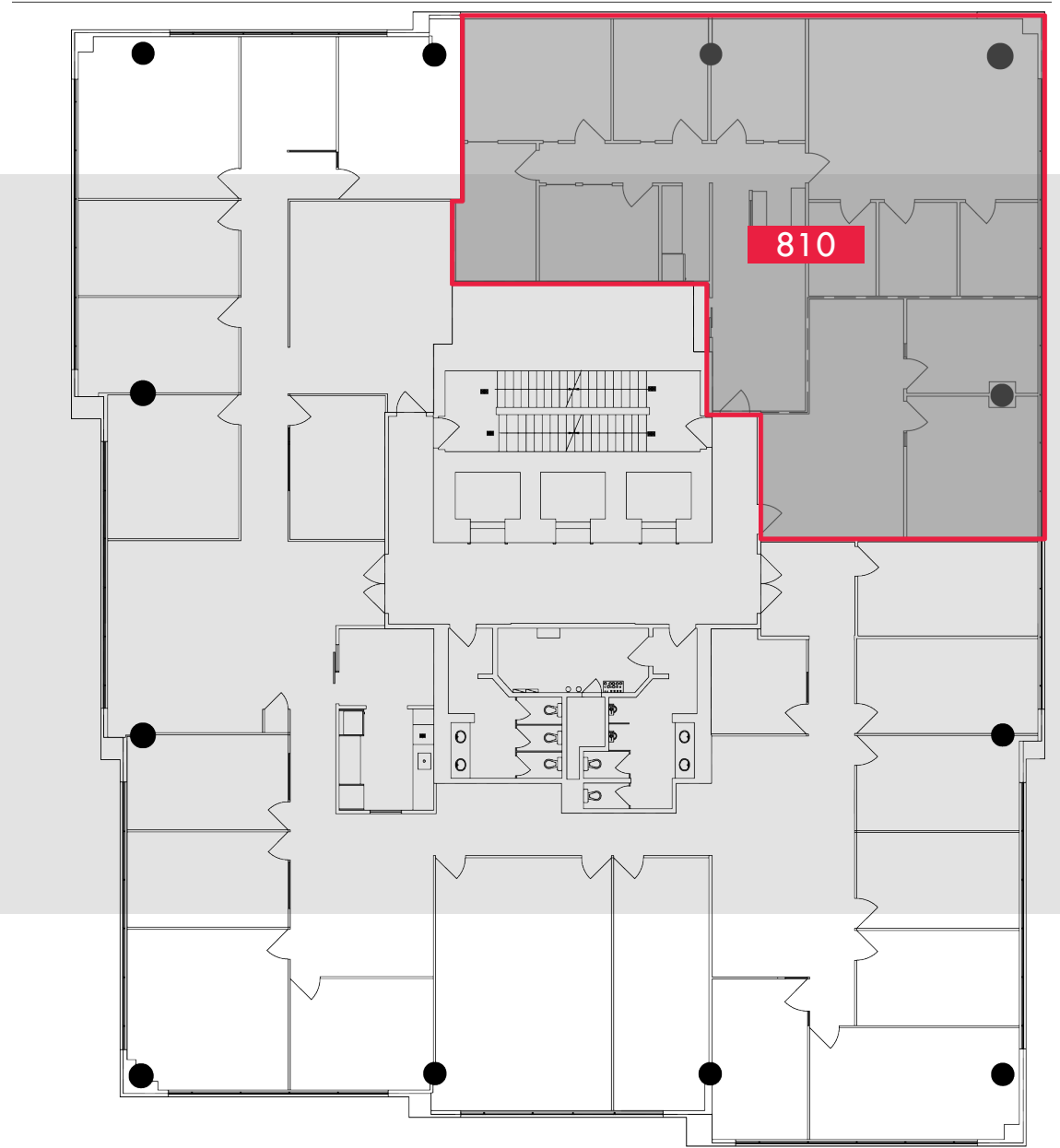
8

FLOOR PLAN

Suite **810**

2,997 SF

- 6 Offices
- Meeting Room
- Reception Area
- Open Work Area



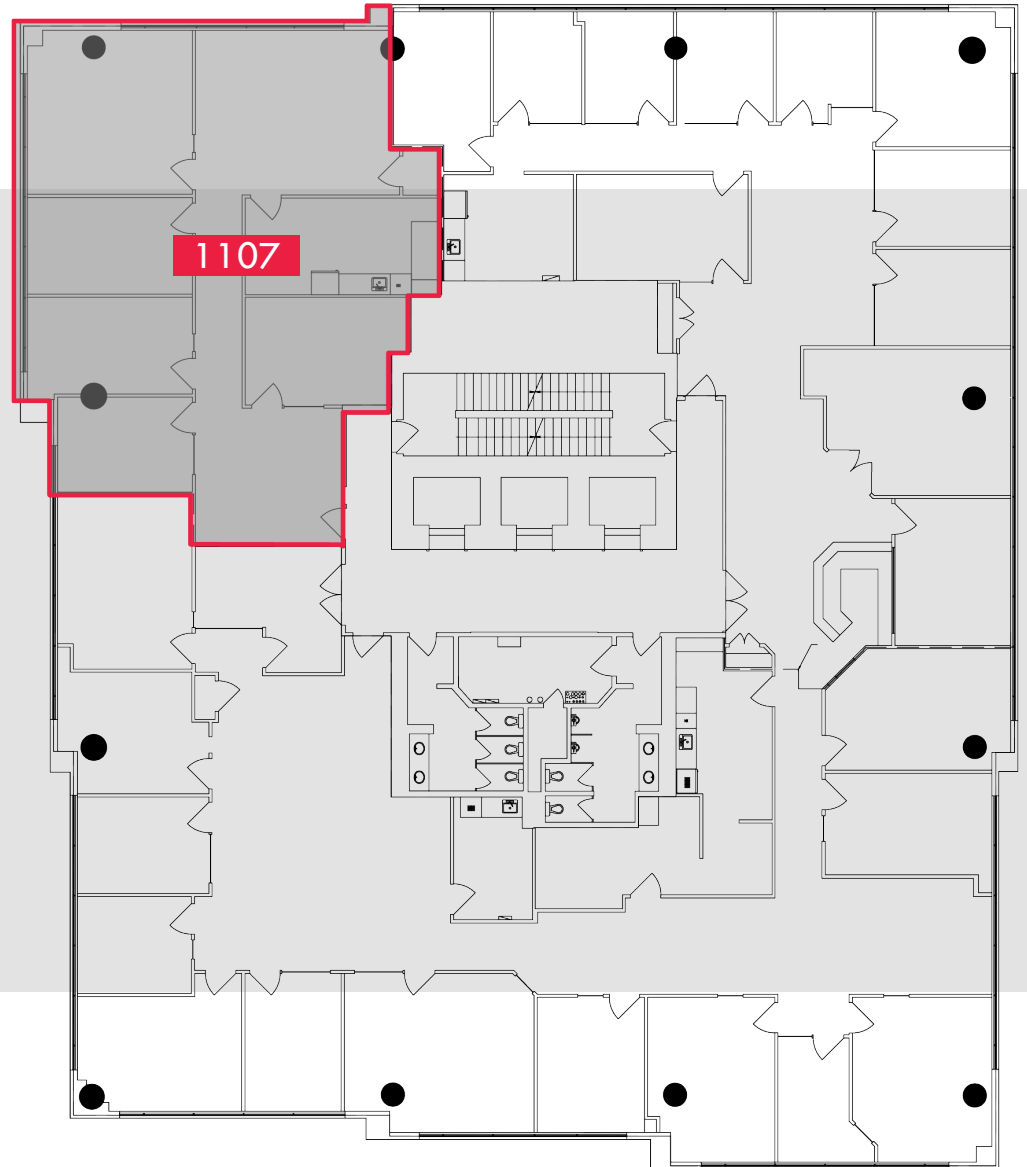
11

FLOOR PLAN

Suite **1107**

2,198 SF

- 3 Offices
- Boardroom
- Open Work Area
- Kitchen



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