

FOR

LEASE

1122 4th

Calgary, Alberta

DAVID FORBES Principal

D. 403.228.7462 | M. 403.612.0713

david.forbes@enrightcapital.com

JACKSON FORBES Investments & Developments

D. 403.228.7490 | M. 587.437.8909

jackson.brown@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: \$13.00 - \$15.00

Operating Costs: \$17.98 (2025)

Parking Ratio: 1:1,109 SF | Underground: 1:1,820 SF | Surface: 1:2,836 SF

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

Surface (\$/stall): \$345/month





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.

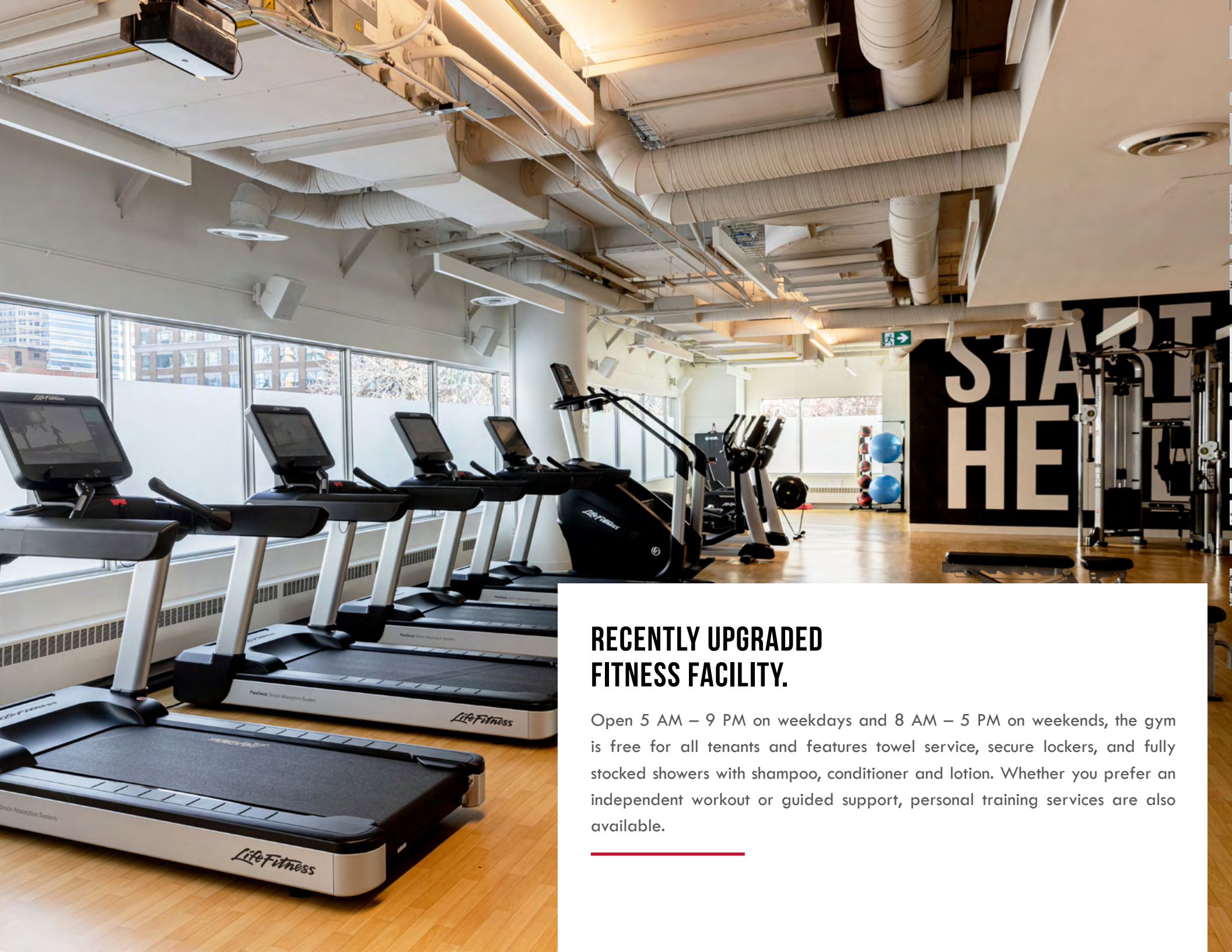


Tenant conference centre, booked through tenant portal.



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.

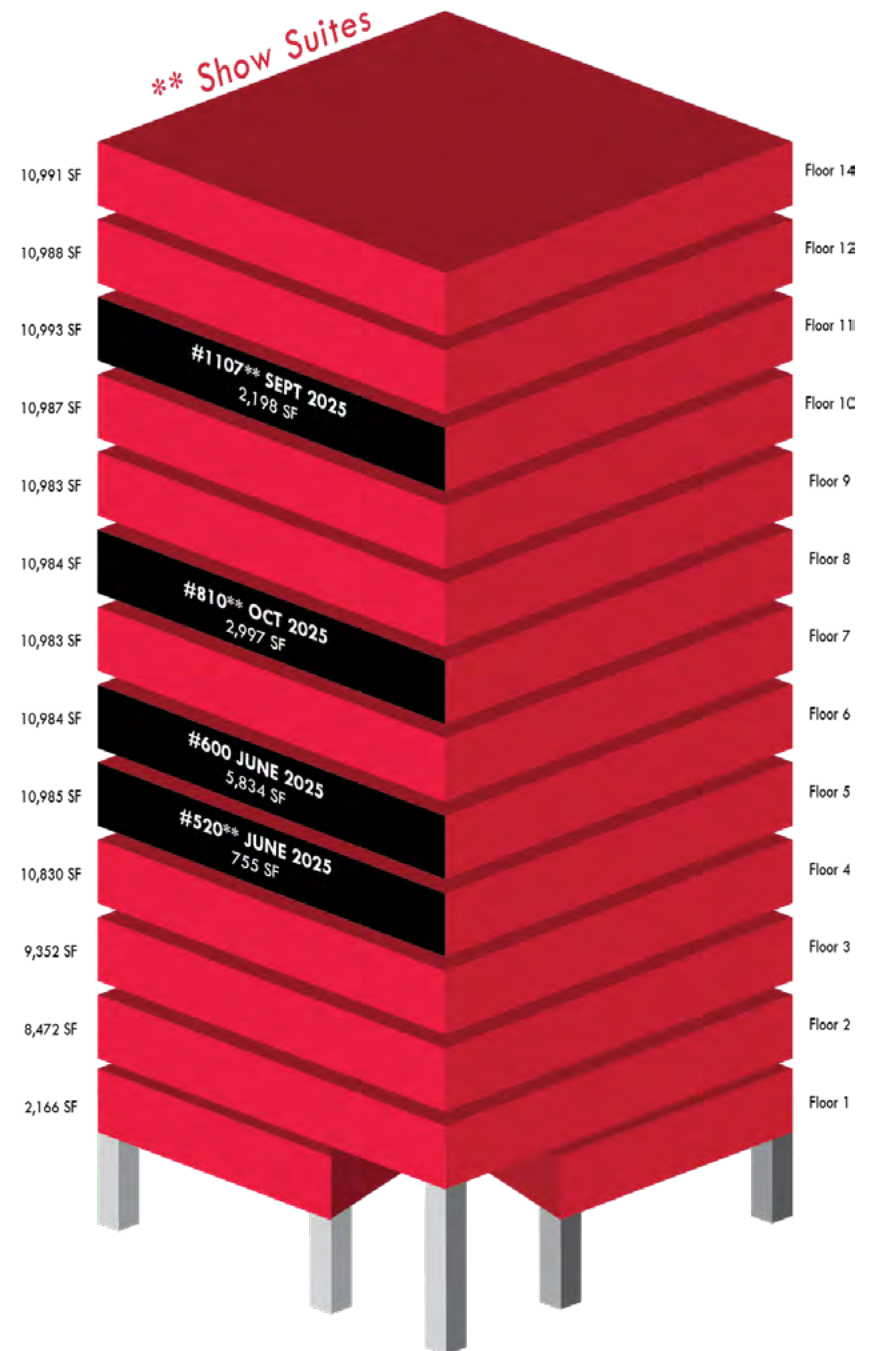
Come and experience the convenience of 1122 4th Street SW in the bustling and vibrant Beltline neighbourhood.



4.

CURRENT AVAILABILITIES

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



5

FLOOR PLAN

Suite **520**

755 SF

- 2 Offices
- Open Work Area



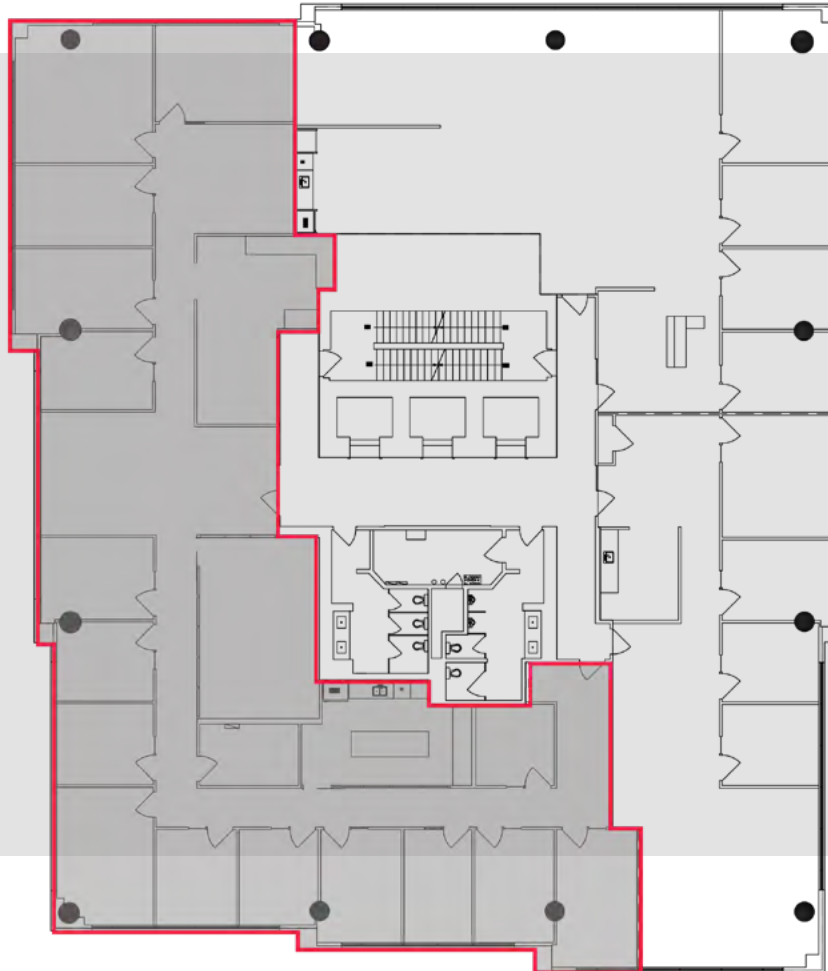
6

FLOOR PLAN

Suite **600**

5,834 SF

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



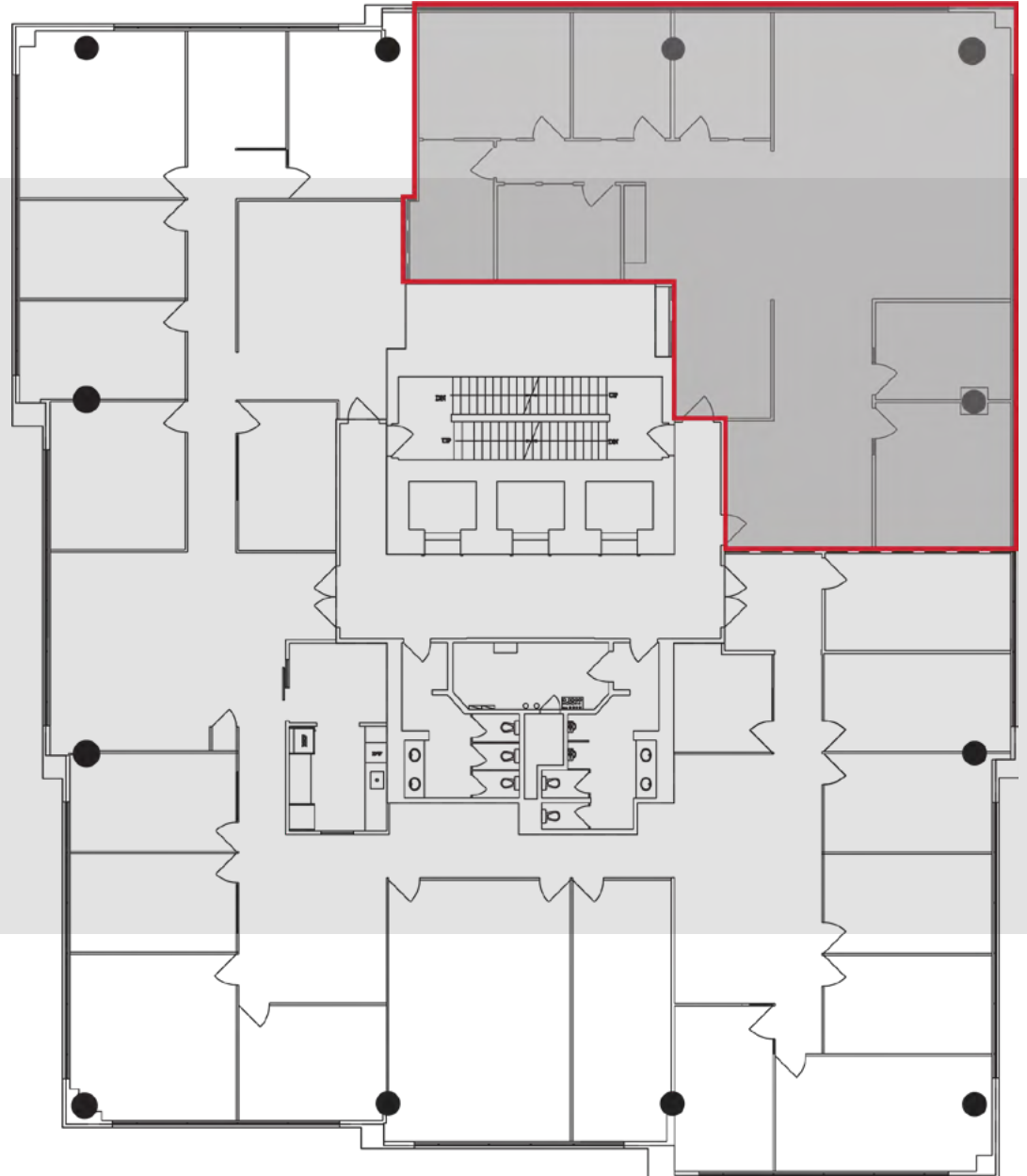
8

FLOOR PLAN

Suite **810**

2,997 SF

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



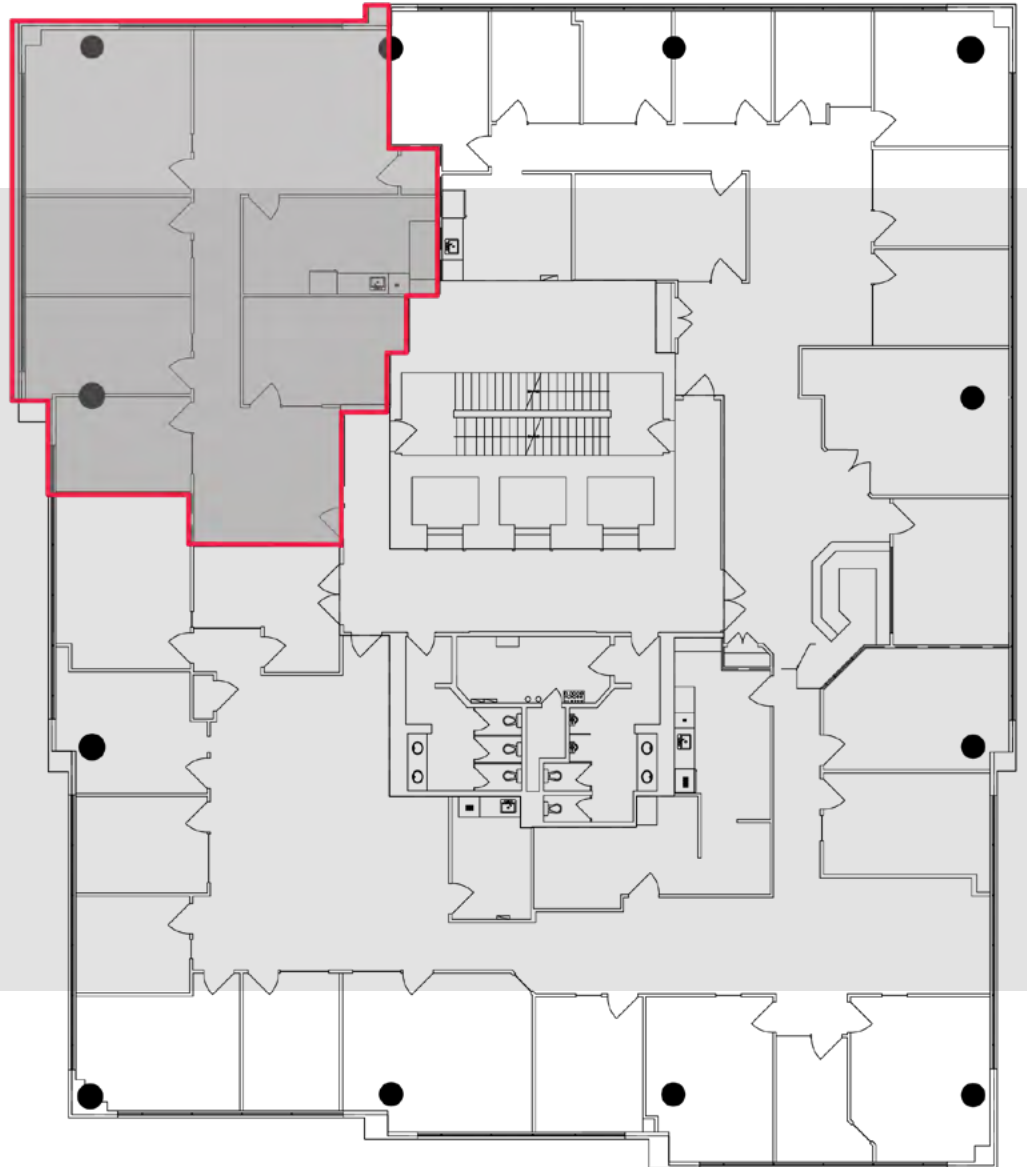
11

FLOOR PLAN

Suite **1107**

2,198 SF

- 3 Offices
- Boardroom
- Open Work Area
- Kitchen



1122 4th

• • • • •
1122 4th Street SW
Calgary, AB T2P 1M1

DAVID FORBES Principal

D. 403.228.7462 | M. 403.612.0713

david.forbes@enrightcapital.com

JACKSON FORBES Investment & Developments

D. 403.228.7490 | M. 587.437.8909

jackson.forbes@enrightmanagement.com