

FOR

LEASE

1122 4th

Calgary, Alberta

DAVID FORBES Principal

D. 403.228.7462 | M. 403.612.0713

david.forbes@enrightcapital.com

JACKSON FORBES Director

D. 403.228.7490 | M. 587.437.8909

jackson.forbes@enrightcapital.com

KIM XIA Associate

D. 403.228.7495 | M. 613.612.0665

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: 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, billiards, kitchen, and coffee station.

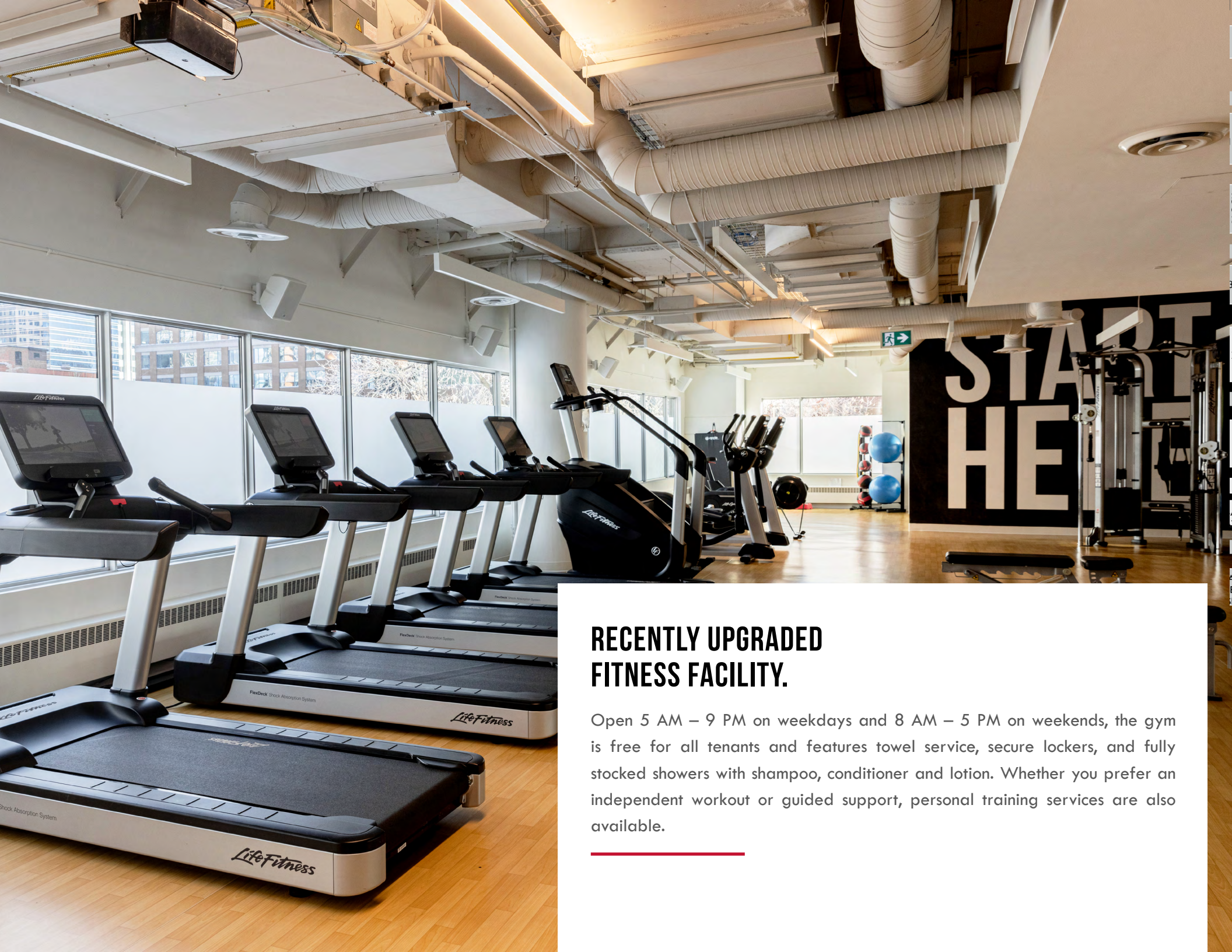


Tenant conference centre, booked through tenant portal.



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.

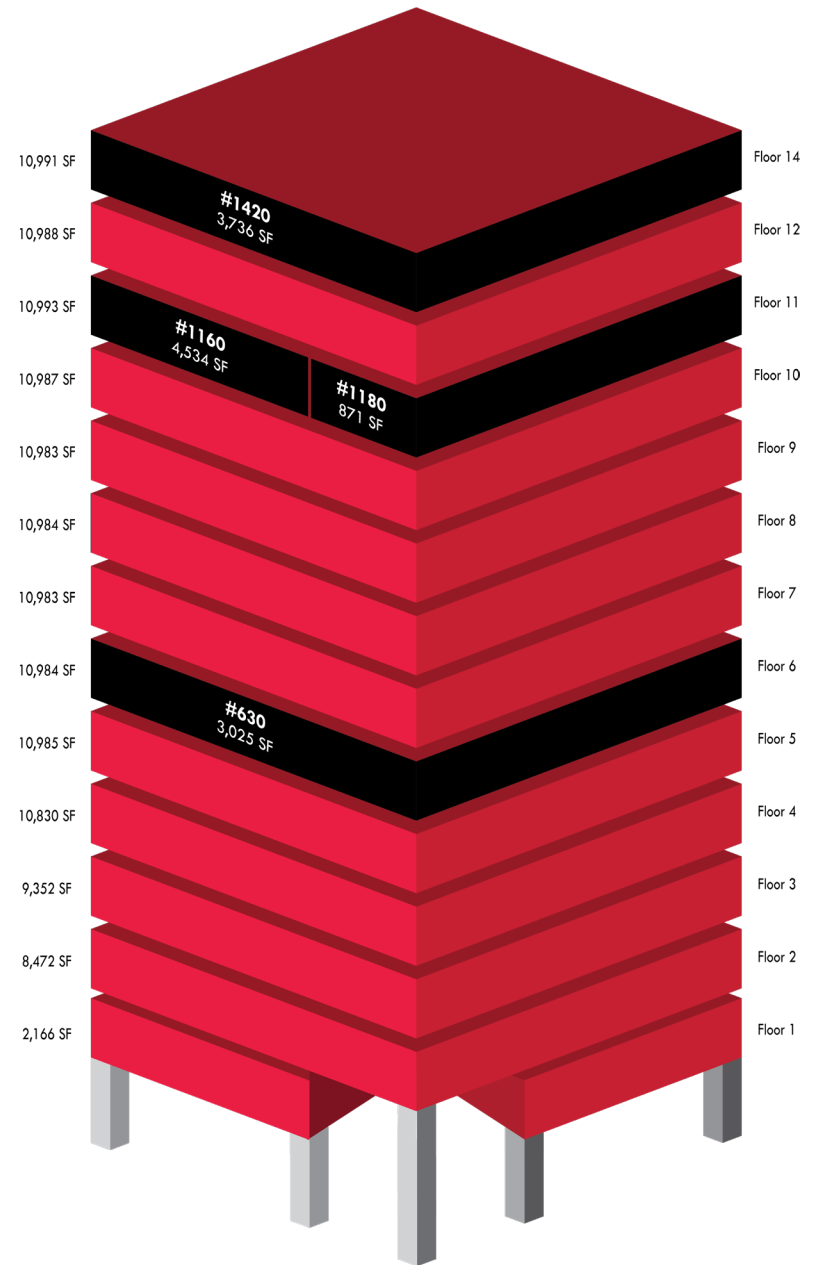
Come and experience the convenience of 1122 4th Street SW in the bustling and vibrant Beltline neighbourhood.



4.

CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABILITY
#630	3,025	Oct 2026
#1160	4,534	Oct 2026
#1180	871	Oct 2026
#1420	3,736	Oct 2026



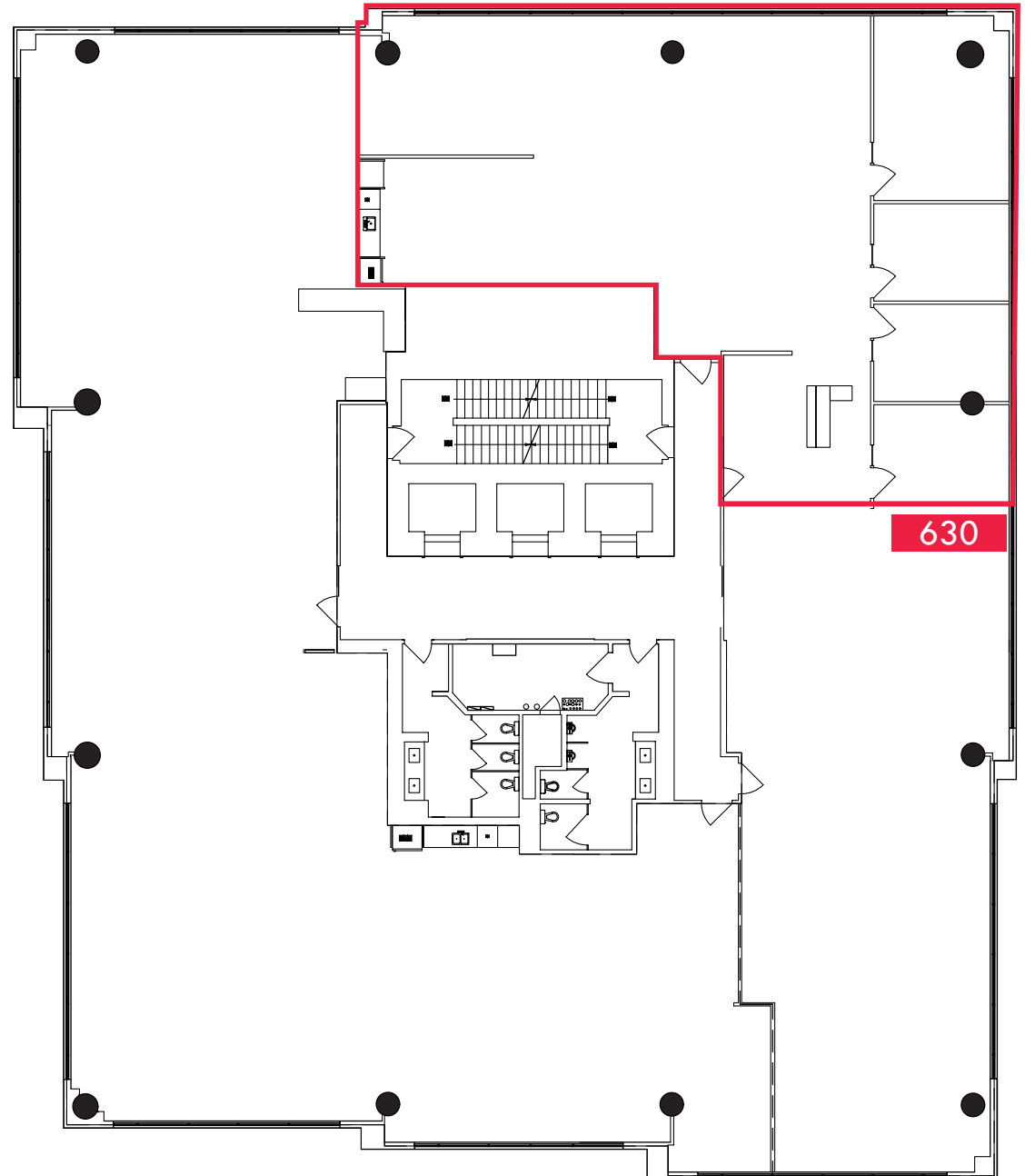
6

FLOOR PLAN

Suite **630**

3,025 SF

- Occupancy: October 2026
- 3 Offices
- Boardroom
- Reception Area
- Open Work Area
- Kitchen



11

FLOOR PLAN

Suite **1160**

4,534 SF

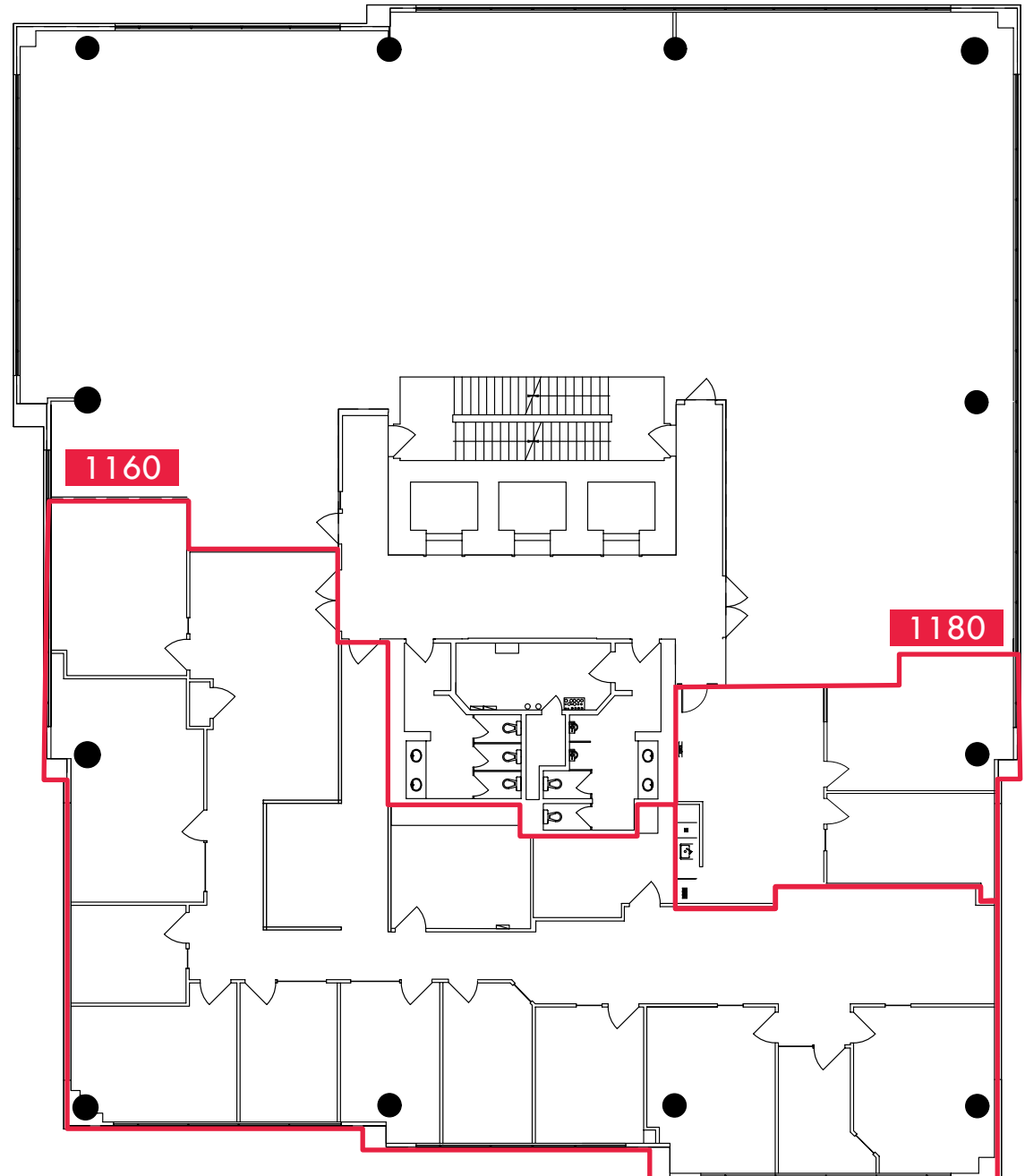
- Occupancy: October 2026
- 10 Offices
- Boardroom
- Meeting Room
- Reception Area
- Open Work Area
- Kitchen & Eating Area
- Storage Room
- Bull Pen
- Copy/Server Room

Suite **1180**

871 SF

- Occupancy: October 2026
- 2 Offices
- Reception Area
- Kitchen

#1160 and #1180 contiguous up to 5,405 SF



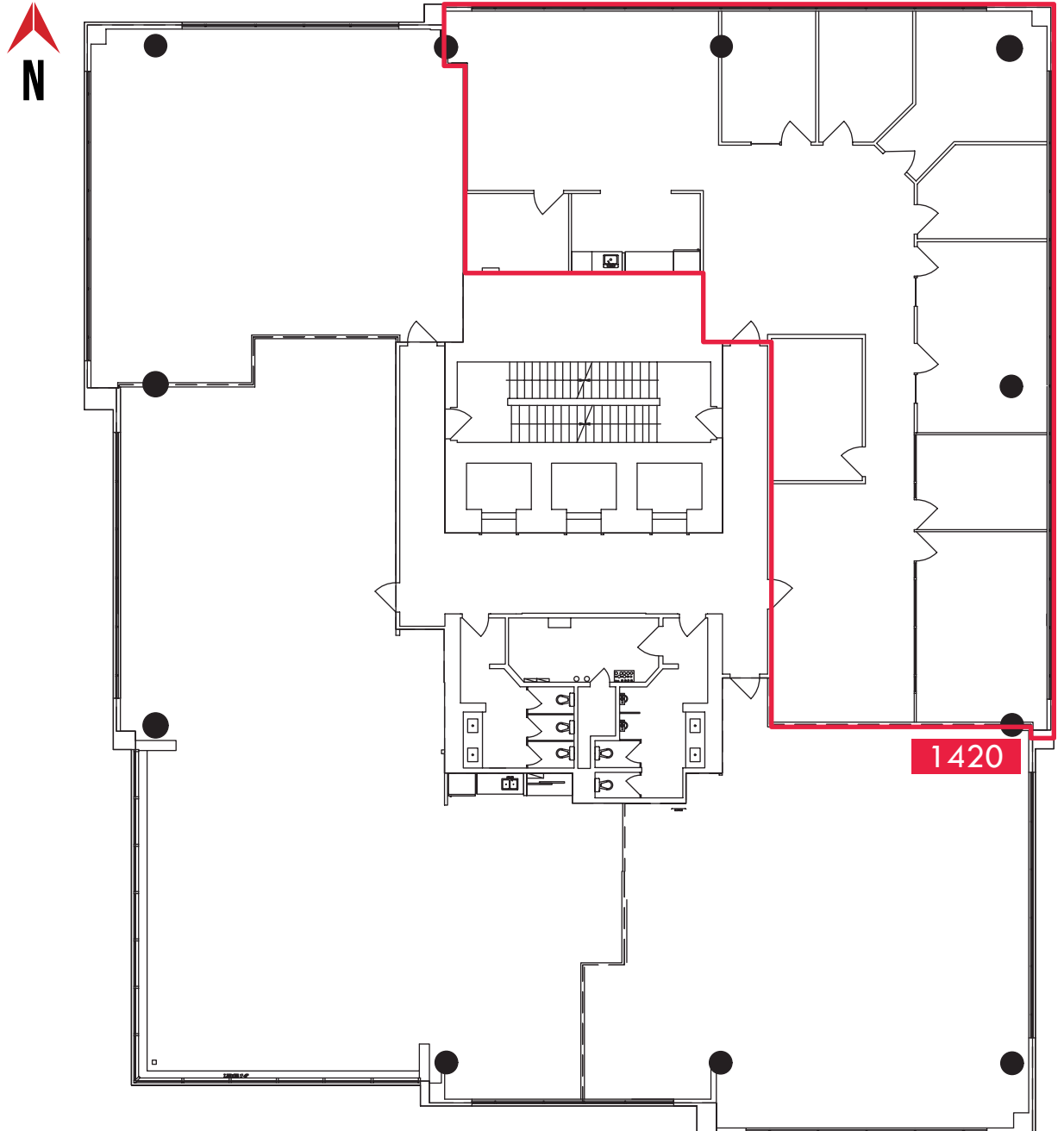
14

FLOOR PLAN

Suite **1420**

3,736 SF

- Occupancy: Oct 2026
- 6 Offices
- Boardroom
- Meeting Room
- Reception Area
- Open Work Area
- Kitchen
- Storage/IT Room



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 Director

D. 403.228.7490 | M. 587.437.8909

jackson.forbes@enrightcapital.com

KIM XIA Associate

D. 403.228.7495 | M. 613.612.0665

kim.xia@enrightcapital.com