

606 4 Street SW

📍 Calgary, Alberta

*High-Exposure Retail Space on Vibrant
4th Street SW Available for Pre-Leasing!*



open
PROPERTY
GROUP

THE DETAILS

Area

CRU 1: 1,414 sf
CRU 2: 1,618 sf
CRU 3: 1,062 sf
CRU 4: 950 sf

Rate

Market

Additional Rent

To be confirmed

Term

10 Years

Availability

August 1, 2027

SNAPSHOT

- Steps from the 4 Street SW CTrain Station and within Calgary's free-fare transit zone, ensuring exceptional commuter convenience.
- Residential conversion of the upper office floors is planned to introduce 166 rental homes, creating an additional built-in customer base for ground-floor retail.
- Walking distance to Stephen Avenue and The CORE Shopping Centre, surrounded by an abundance of shopping, dining and everyday amenities.
- Excellent vehicle accessibility with convenient connections to 4 Avenue SW, 5 Avenue SW, Bow Trail and Memorial Drive.

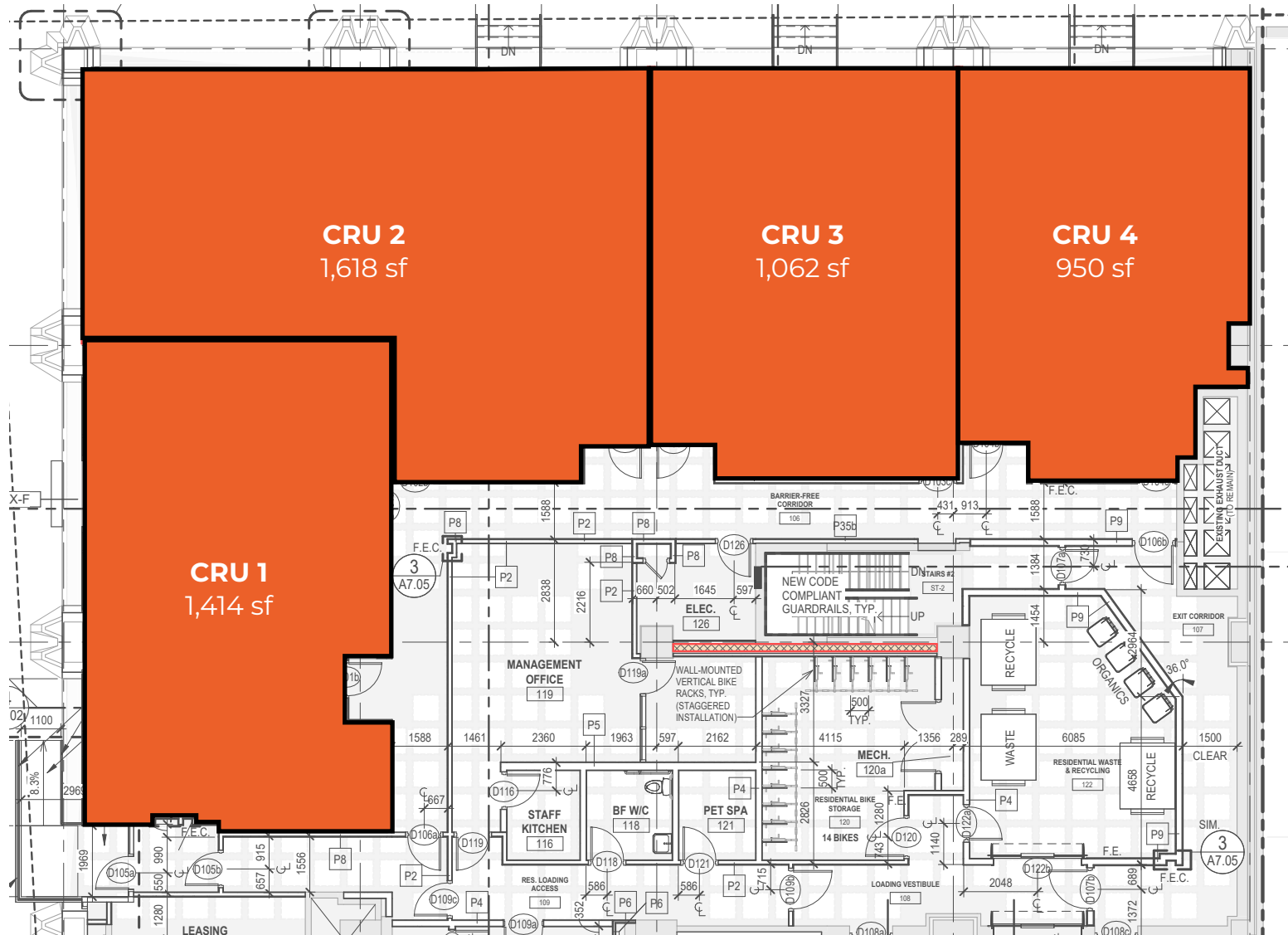


SITE PLAN

4th Street SW

6th Avenue SW

-  Leased
-  Available
-  Under Offer

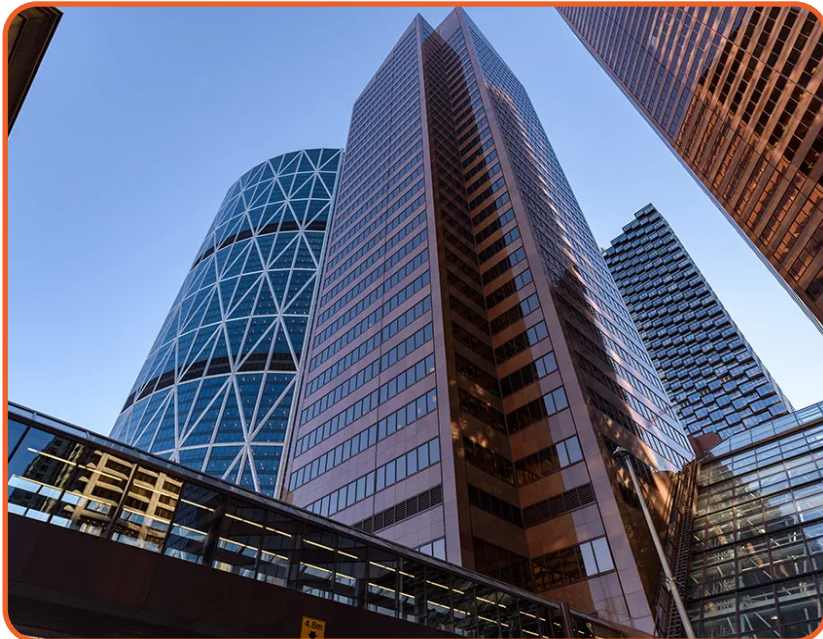


WHERE THE ACTION IS

Calgary's New Arena

Just a 2-kilometre walk from 606 4 Street SW, Scotia Place is redefining Calgary's Culture + Entertainment District. Scheduled to open in 2027, the new \$1.2-billion event centre will be home to the Calgary Flames and will feature a state-of-the-art arena, community rink, restaurants, retail, indoor and outdoor public plazas, and year-round gathering spaces.

Together with significant surrounding investment, including new hotels, public realm improvements and mixed-use development, Scotia Place is transforming the southeast end of downtown into one of Calgary's premier destinations for sports, entertainment and urban living, further enhancing the appeal of businesses located just minutes away at 606 4 Street SW.



Office to Residential Conversions

606 4 Street SW is at the forefront of Calgary's downtown transformation. The redevelopment will introduce 166 new rental homes while contributing to a broader city initiative that is converting more than 2.68 million square feet of underutilized office space into over 2,667 new homes. Together, these projects are creating a more active and resilient downtown by increasing the residential population and supporting a stronger mix of retail, dining and everyday services. As Calgary's downtown residential population continues to grow, businesses at 606 4 Street SW will benefit from a steadily expanding customer base that extends well beyond the traditional weekday office workforce.

PERKS



LOCAL MARKET

427,161
Daytime Population



38
Avg. Age



\$117,405
Median Household \$





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OPEN THE DOOR TO YOUR NEXT OPPORTUNITY.

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