

# DOWNTOWN OFFICE SPACE FOR SALE

## 634 Sixth

634 6th Avenue SW, Calgary

**PRICE  
REDUCED**

**4,454 sf**

Full 4th floor



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Blair Best**, ASSOCIATE, INVESTMENT SALES

C: 403-669-3969

O: 403-290-0178

[bbest@barclaystreet.com](mailto:bbest@barclaystreet.com)



**BARCLAY  
STREET**  
REAL ESTATE

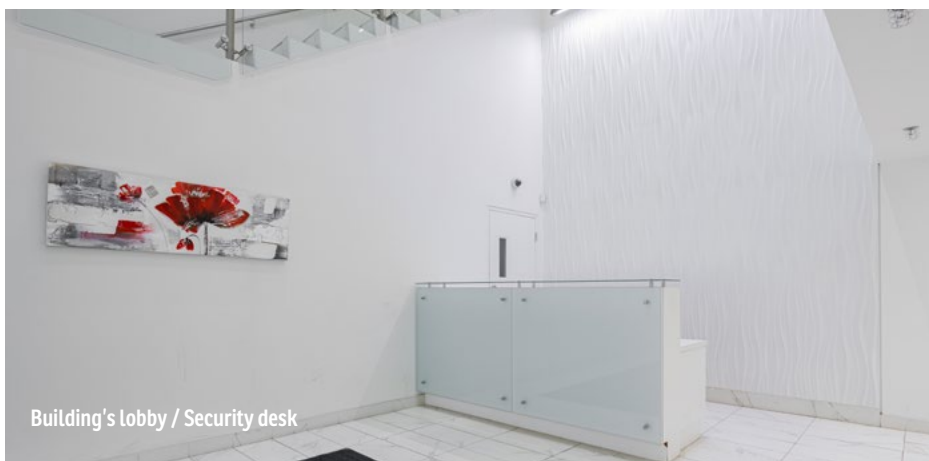
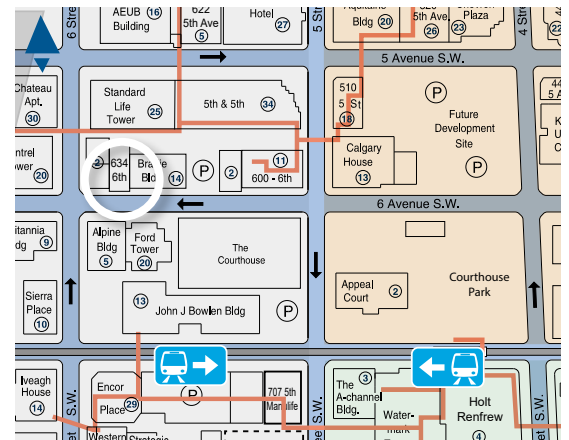
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





- » Take advantage of this rare opportunity to custom-design your own office condo encompassing a full floor in Downtown Calgary.
- » The ideal destination for businesses looking to relocate with booming tech and energy sectors and an enviable lifestyle in lively Downtown Calgary.



- » 634 6th Avenue SW sits at the core of downtown's West End, the perfect place to live and work with a bevy of trendy bars, chic boutiques, world-class restaurants, and abundant daily conveniences.
- » Commuting is a breeze with a one-block walk to the CTrain Station and immediate access to Calgary Transit services.
- » Plus 15 connected.

## SALE INFORMATION

MUNICIPAL ADDRESS:  
634 6th Avenue SW, Calgary

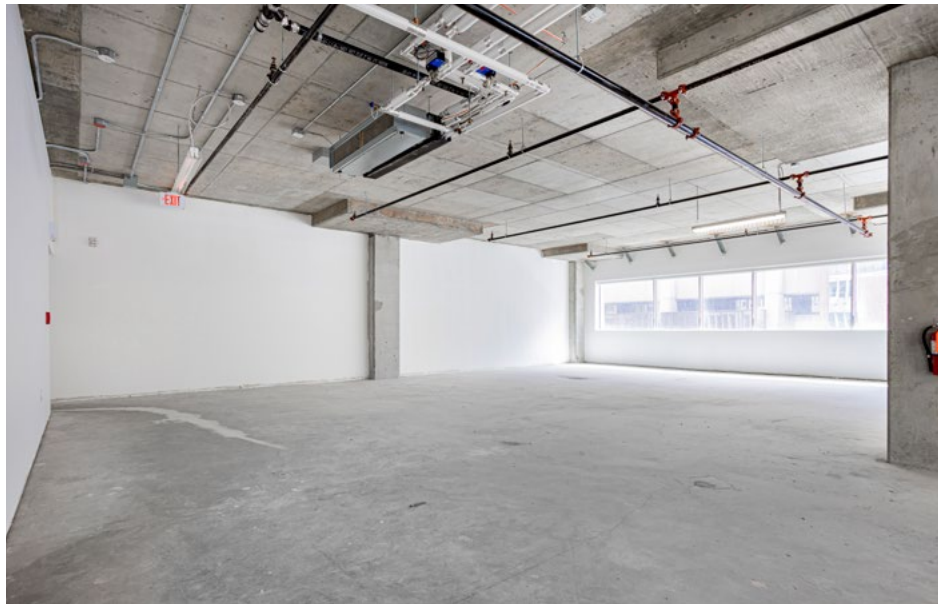
AVAILABLE FOR SALE:  
4,454 sq. ft – 4th floor (Units 410 & 420).  
Base building condition.

ZONING:  
CR20-C20/R20 Commercial - Residential Core  
*The CR20-C20/R20 designation is for high-rise, high-density development with a mix of commercial, residential and cultural uses within the Downtown.*

YEAR BUILT: 2013

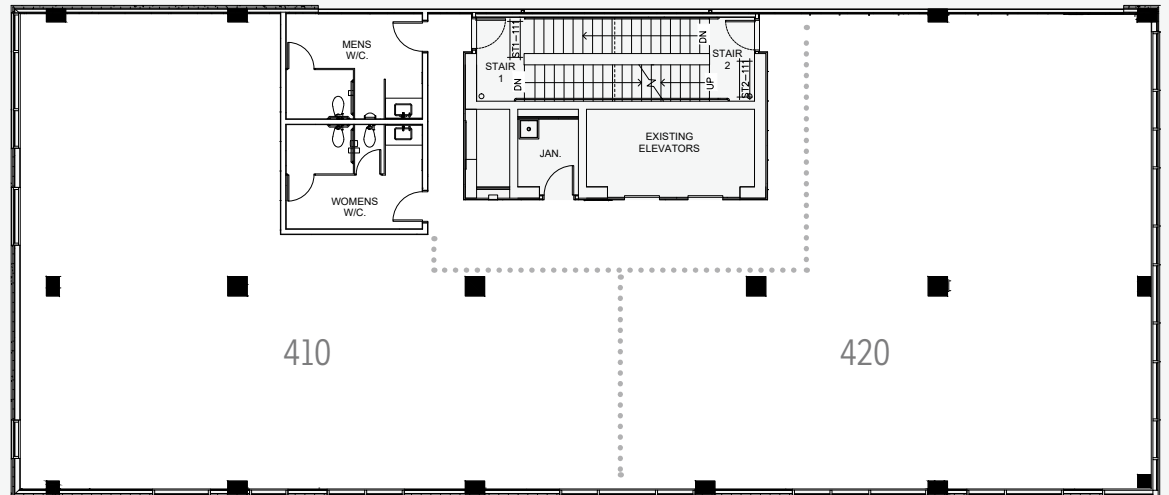
PRICE:  
~~\$675,000~~ \$475,000 per unit.  
Two units available.

PRICE  
REDUCED



» The seller's builder is ready to help you build out this space to meet your needs, contact today to learn more.

4TH FLOOR  
**4,454** SQ.FT.  
AVAILABLE IMMEDIATELY



**Why lease when you  
can own for less?**



## EXAMPLE OF POTENTIAL BUILD-OUT



## Also available

5,565 sq. ft. fully built-out office  
in Downtown Calgary

- » 342 4th Avenue SE
- » Full main floor
- » 17 parking stalls
- » \$2,200,000-\$1,990,000

Brochure



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

**BARCLAY STREET**  
REAL ESTATE  
LOCAL EXPERTISE MATTERS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

