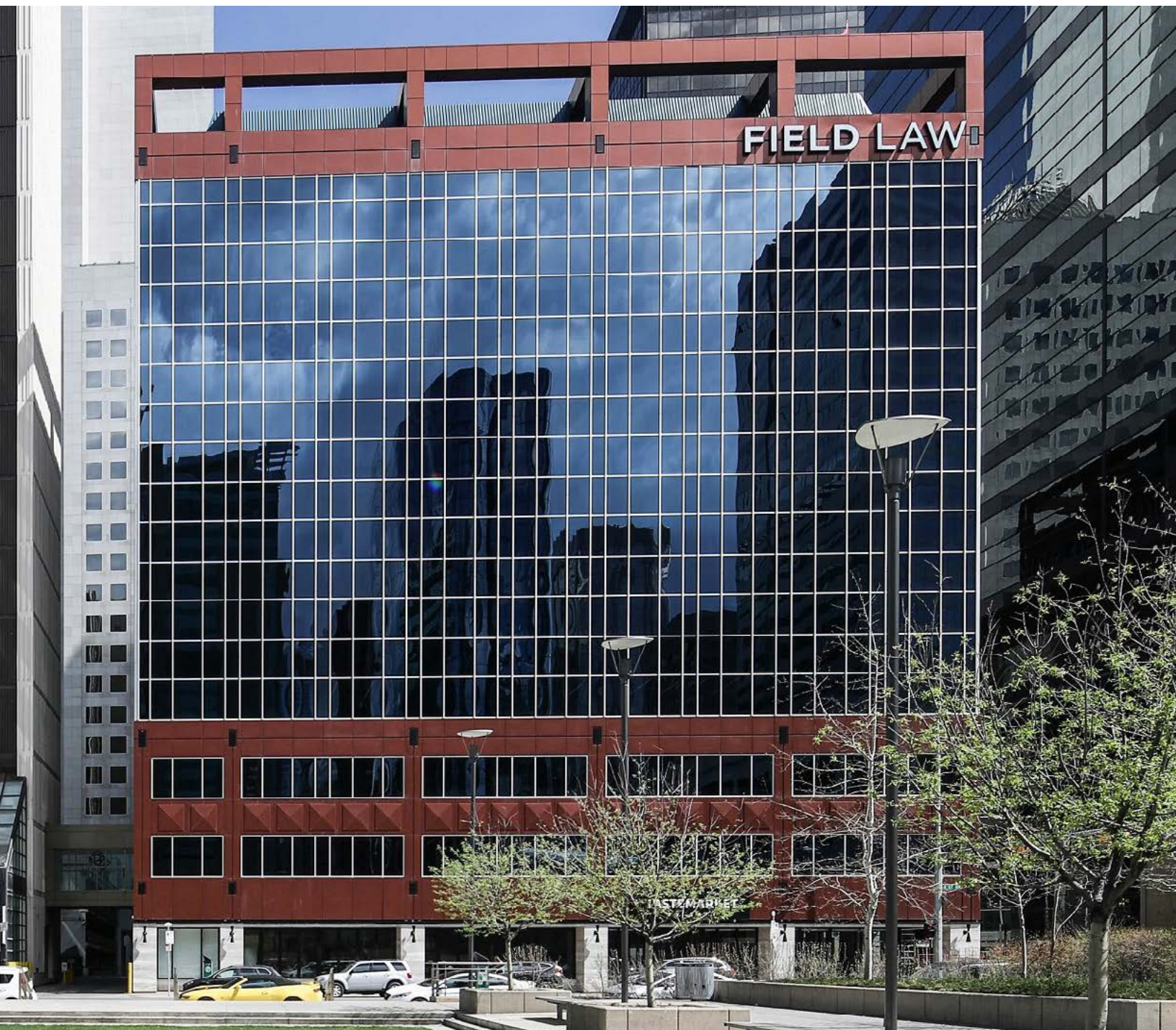


*Leasing Availabilities—*

# 444 7<sup>th</sup> Ave SW

Downtown Calgary, Alberta





# Calgary's Downtown Core

Barclay Centre is located in the heart of Calgary's downtown core, an area full of skyscrapers including eight of the ten tallest buildings in Western Canada, and a few of the tallest buildings in the country.

Many of the buildings (including Barclay Centre) are connected via the Plus 15 network of walkways and bridges. This is the Corporate and Financial hub of Calgary and as such has a high daytime population.

## Demographics

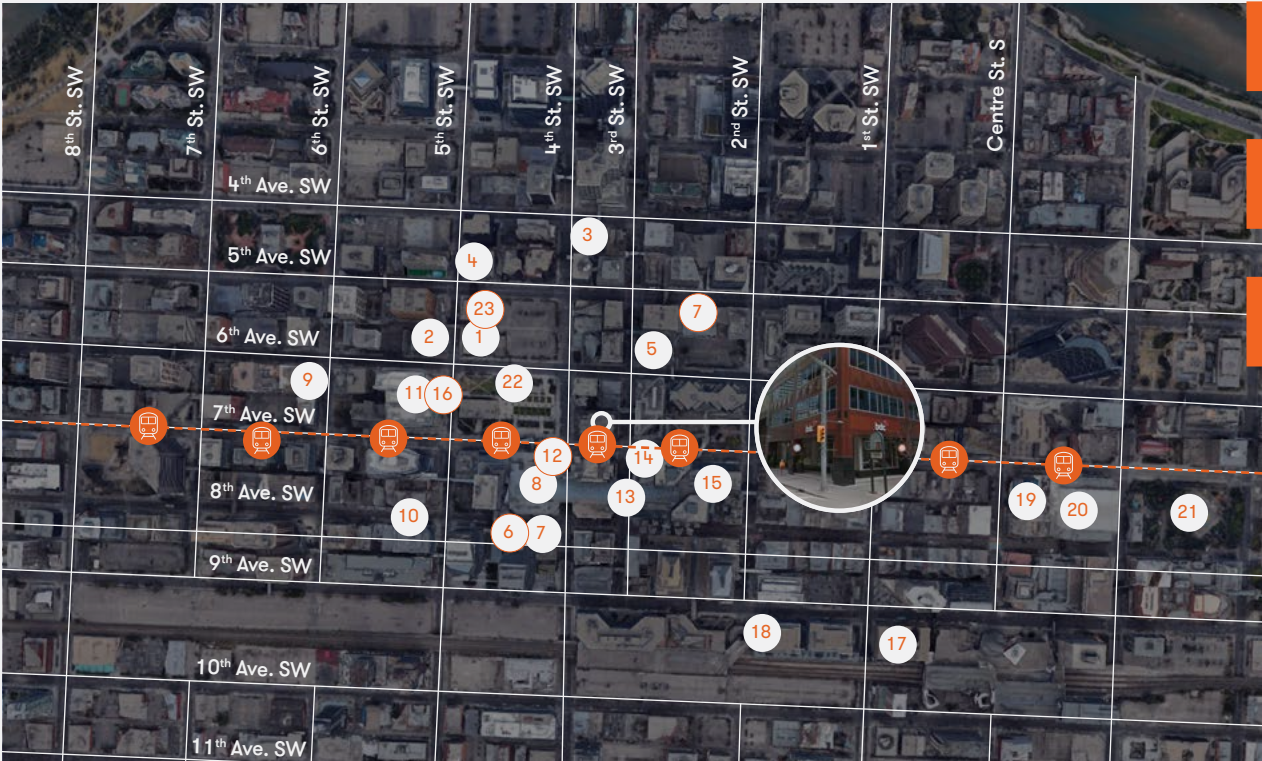
|  |              |
|--|--------------|
| Current population of Calgary            | 1.28 million |
| Number of workers in Calgary             | 855,900      |
| Median 2017 total household income       | 100,320      |
| Median age of Calgarians                 | 36.9         |
| 46% within the core working-age group of | 25–54        |

## Onsite Amenities

THE Downtown Sports Clinic, Tastemarket by SAIT

## Near-by Amenities

1. Starbucks, 2. Deville, 3. Koto Sushi, 4. Tim Hortons, 5. Cafe Artigiano, 6. Cucina Market, 7. Barcelona Tavern, 8. TD Canada Trust, 9. CIBC, Royal Bank, 10. Bank of Montreal, 12. Holt Renfrew, 13. CORE Shopping Centre, 14. Shoppers Drug Mart, 15. Simons, 16. Court house, 17. Hotel Fairmont Palliser, 18. Calgary Tower, 19. Hyatt Regency Hotel , 20. Telus Convention Centre, 21. Olympic Plaza, 22. Harley Hotchkiss Gardens, 23. The Dorian Hotel



Walk Score

84

Transit Score

86

Bike Score

89



CTrain Station



CTrain Free  
Fare Zone



About The Building —

# Your new space at the Barclay Centre

Barclay Centre, 444 – 7th Avenue SW was built in 1963, with major renovations in 2016. It is located along 7th Avenue SW, at the corner of 3rd Street SW, just one street north of The CORE Shopping Centre. Tastemarket by SAIT is conveniently located on the main floor of the Building and the +15 level features a full service fitness centre, equipped with showers and change rooms, as well as a conference facility. The building is centrally located and surrounded by numerous amenities and restaurants. Major thoroughfares such as 4th Street SW, 3rd Street SW and 6th Avenue SW make Barclay Centre easily accessible.

## Building specs

|                         |                        |
|-------------------------|------------------------|
| Size                    | 263,153 SF             |
| Year Built              | 1963 Renovated in 2016 |
| Number of Floors        | 10                     |
| Operating Costs & Taxes | \$ 17.71 (PSF/YR)      |

[Learn more](#) 



# Building Information

## Building Hours

Monday – Friday, 6:00 AM – 6:00 PM  
Saturdays, Sundays & Holidays: Closed to public

## Service Providers

Shaw, Telus, Bell, Rogers, Allstream

## Parking

- Provided at a ratio of 1 stall/2,234 SF
- Underground parking (reserved):  
\$550.00/monthly
- Above ground Parking (unreserved):  
\$450.00/monthly
- 6'6" parkade clearance

## Features

- Fibre optic capability
- Shipping & receiving
- 6 mid rise elevators
- Fire detection system
- Security system
- Barrier free access
- Sprinkler system
- Manned security
- Surface transit route

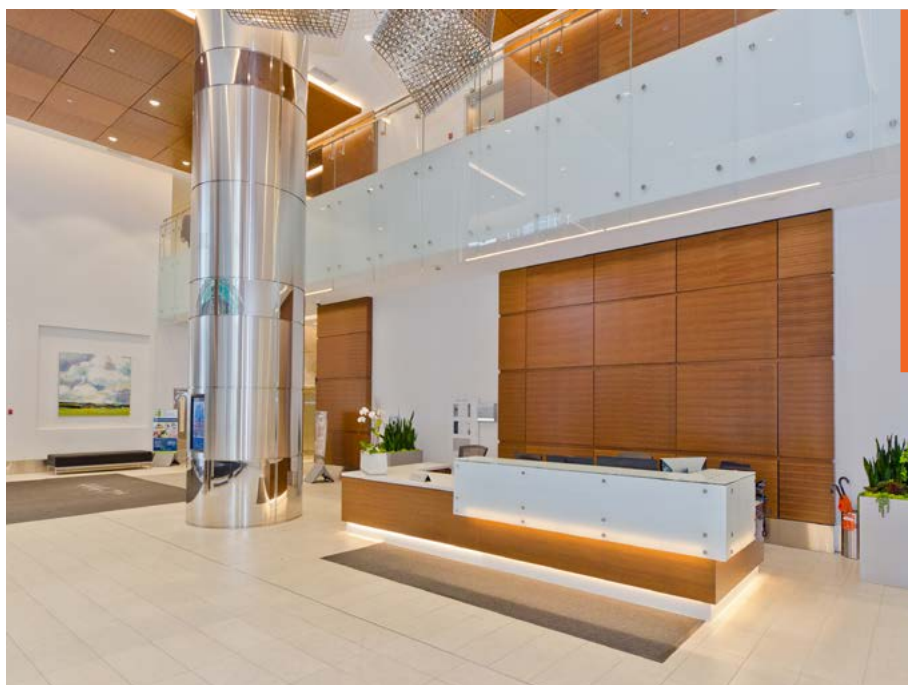
## Sustainability & Certifications



Boma Best Certified Gold



WELL Health and Safety Rated 2021



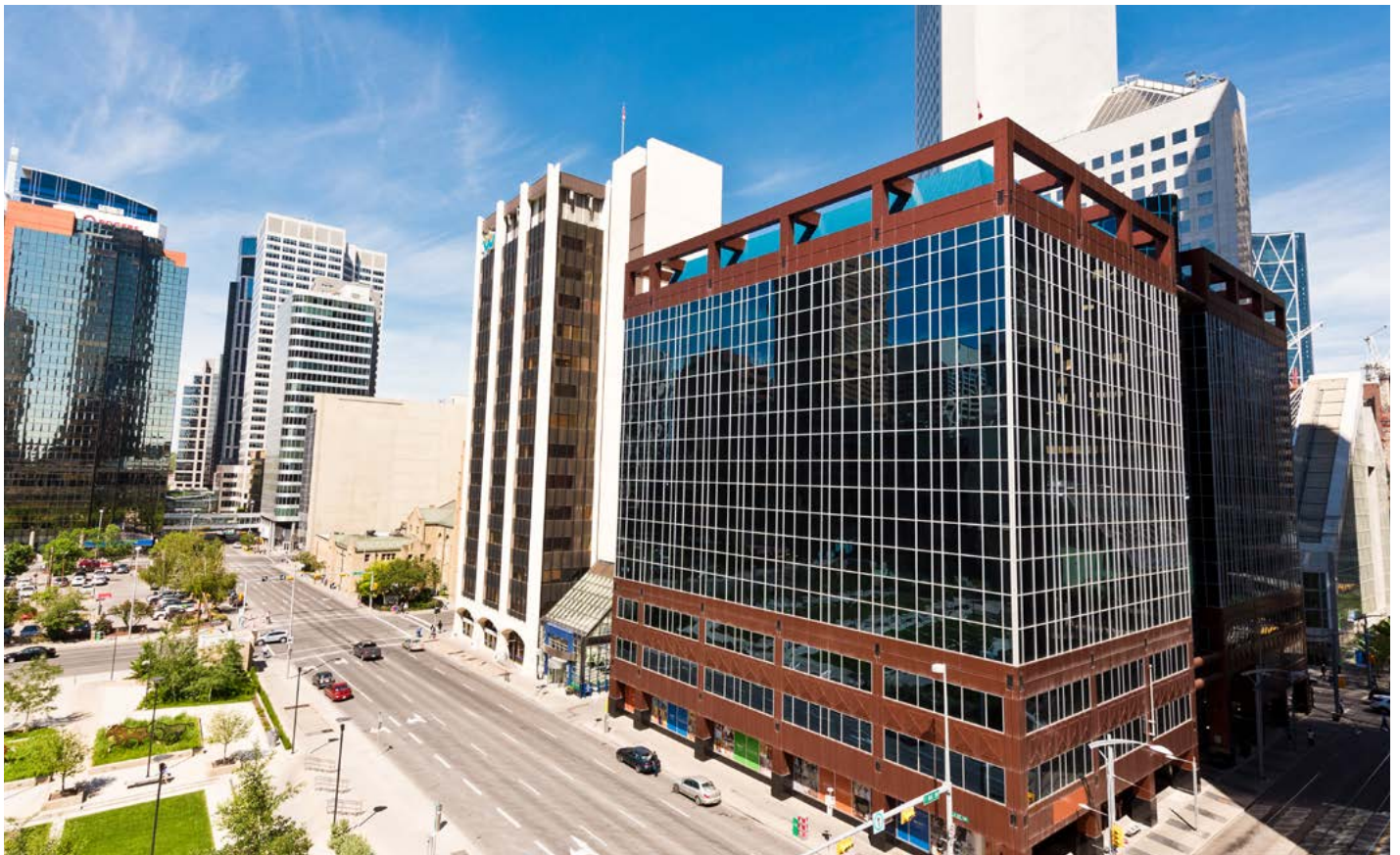


Availabilities —

# Leasing Opportunities

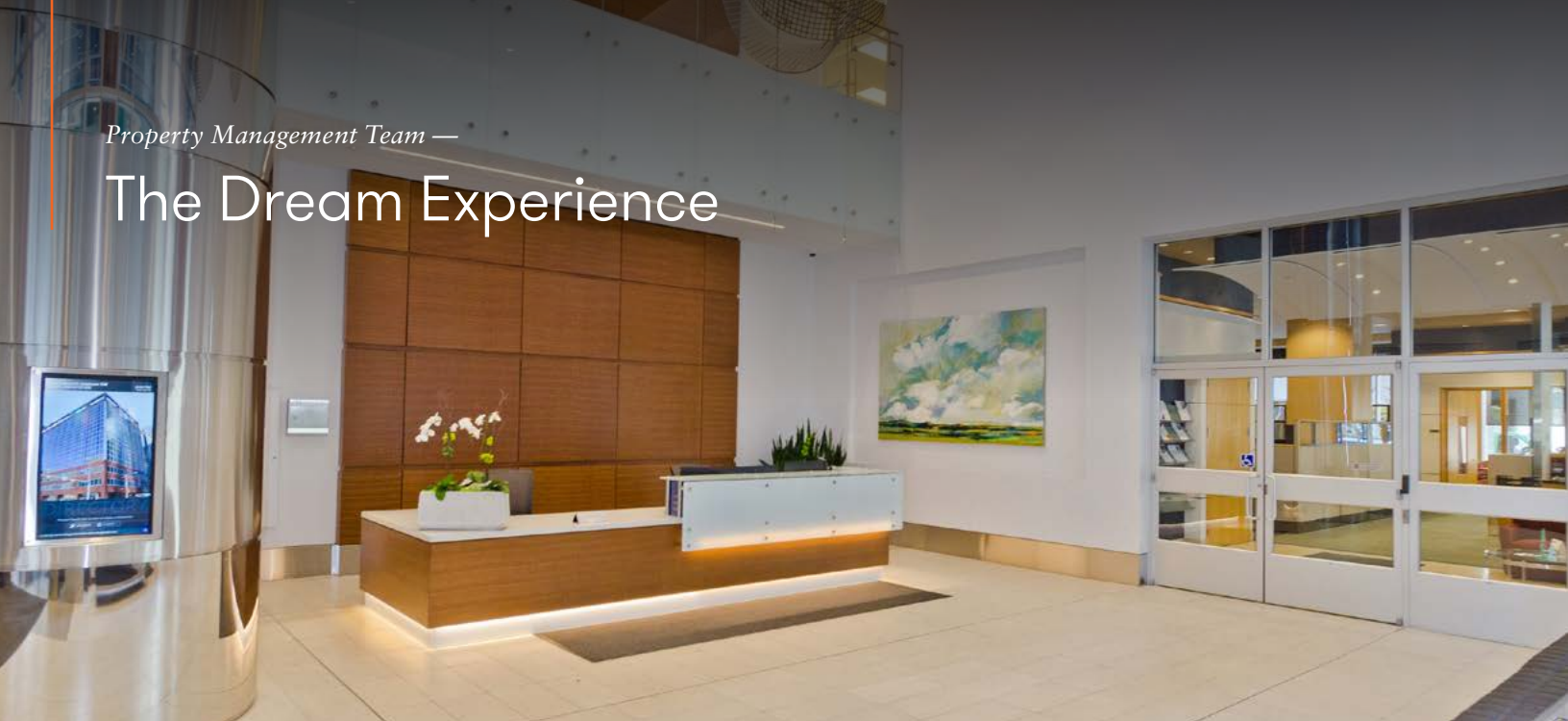
| Suite | SF     | Availability | Notes   |
|-------|--------|--------------|---|
| 100   | 9,931  | Immediately  | Excellent street front exposure on 7th Avenue and 3rd Street SW. Over 20,000 pedestrians and 7,000 vehicles pass by the property. |
| 200   | 5,768  | Immediately  | Located on the +15 level with opportunity for retail or office visibility.  |
| 220   | 4,029  | Immediately  | Premises are in base building condition ready to receive tenant improvements.   |
| 700   | 19,206 | Immediately  | Fully built out with office intensive layout. Suite may be demised to accommodate a smaller space requirement.                    |
| 1000  | 27,573 | Immediately  | Full floor opportunity.   |

[Learn more](#) 



Property Management Team —

# The Dream Experience



Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.

## Online service requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

[Log in to Dream+](#) 

## Live property updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

[Download the Dream+ App](#) 

## Online payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) 

## Fast and accountable service

Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

## Onboarding made easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

## A strong sense of community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.

# Our Enhanced Standards in Dealing With COVID-19

We are making space and services updates to maintain hygiene safety and physical distancing best practices in 10 ways.

## 1 Public Spaces

Increased frequency of sanitization in all high touch point areas to effectively disinfect; lobby, entrances, and elevators.

## 2 Cleaning

Applied stringent practices around sanitization, disinfection and cleaning which now includes medical grade cleaning products. We have specially trained COVID-19 cleaning teams on standby should there be an identified case in our buildings.

## 3 Supplies

Our service team will monitor supplies to ensure that proper hygiene can be met to help reduce the spread of infection.

## 4 Behavioural & Directional Signage

We have added floor markers and signage in our lobbies, elevators, and washrooms to provide an extra level of precaution.

## 5 Physical Distancing

We're encouraging anyone who enters our buildings to be aware of their surroundings and maintain a 6 foot distance at all times.

## 06 Sanitization

We have placed hand sanitizing stations in all of our lobbies.

## 7 Building & Employee PPE

All customer facing Dream Employees will be required to wear Personal Protective Equipment including a face mask and gloves while conducting their daily tasks to ensure the safety of themselves, and those around them.

## 8 HVAC

Indoor Air Quality checks have been conducted throughout the building and water systems have been flushed and are ready for daily use.

We are also upgrading filters to MERV 13 and implementing a new operational checklist to ensure we run the building as efficiently as possible as you begin phasing back into the office.

## 9 Tenant Requested Cleaning Services

Above and beyond the rigorous cleaning we're enforcing in our buildings, tenants can request additional, enhanced cleaning of their spaces at an additional cost.

## 10 Spectrum Antimicrobial

We're using Spectrum Bio Clean System on all common area, high touch surfaces to keep you safe. It uses an environmentally friendly solution to disinfect and eliminate 99.9% of all viruses and bacteria. This system provides continuous protection against microbes for up to a year.







*Leasing contacts*

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