BARCLAY & FOURTH

407 THIRD STREET SW



A DISTINCTIVE DOWNTOWN ADDRESS

Building Overview + Ideal Business Profiles

Positioned at 3rd Street and 4th Avenue SW, Barclay & Fourth pairs prominent 4th Avenue exposure with distinctive architecture and a boutique scale that stands apart from surrounding towers. Highly visible commercial opportunities offer a polished, client-facing setting in a desirable, established downtown business district.

PROPERTY HIGHLIGHTS

- Three-Storey Mixed-Use Property
- 25,222 SF Total NRA
- 85 Underground Parking Stalls
- Prominent Frontage on 4th Ave SW and 3rd St SW (formerly Barclay St)
- Convenient Access to Calgary's +15 Network
- Steps from Eau Claire
- Across from CNRL and The Westin Calgary
- Steps from The Keg, Owens Landing, Starbucks and Phil & Sebastian

IDEAL USES

- Luxury Retail + Lifestyle
- Turnkey Jewellery Retail Opportunity
- Restaurant + Hospitality
- Medical + Wellness
- Wealth + Financial Advisory
- Legal + Professional Services









MAIN FLOOR

Retail & Commercial Opportunities

The main floor at Barclay & Fourth offers highly visible storefront opportunities with direct street access at 3rd Street and 4th Avenue SW. Across from the new head office of CNRL and The Westin Calgary, the spaces are well positioned for luxury and lifestyle services, retail and other client-facing businesses seeking a prominent downtown presence.

AVAILABLE SPACE

Suite 1A | ±4,500 SF

Suite 1B | ±4,000 SF

Availability Date | December 1, 2026

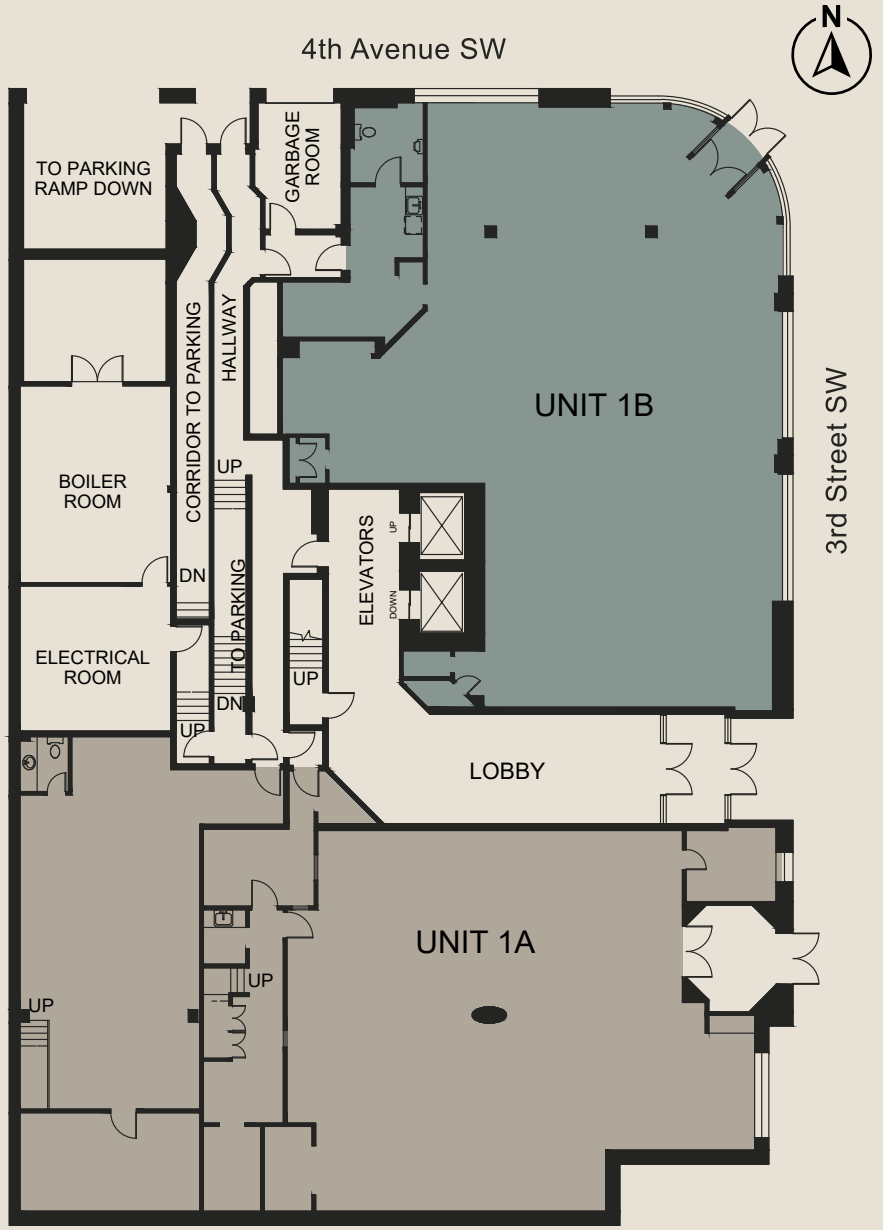
Condition | Prepared for tenant improvements

Parking | 85 underground parking stalls; stalls available for lease

Rental Rates & Operating Costs | Available upon request

HIGHLIGHTS

- Prominent Storefront and Canopy Signage
- Strong Storefront Visibility
- Distinctive Architectural Character
- Flexible Commercial Configurations
- Opportunity to Combine Available Spaces



All areas are approximate and subject to verification.

SECOND FLOOR

Office & Commercial Opportunities

A substantial second-floor opportunity with shell space ready for a customized buildout. Ideal for hospitality, professional, advisory and client-focused businesses, with convenient access to major employers, transit and surrounding amenities.

AVAILABLE SPACE

Suite 2A | ±11,500 SF

Availability Date | December 1, 2026

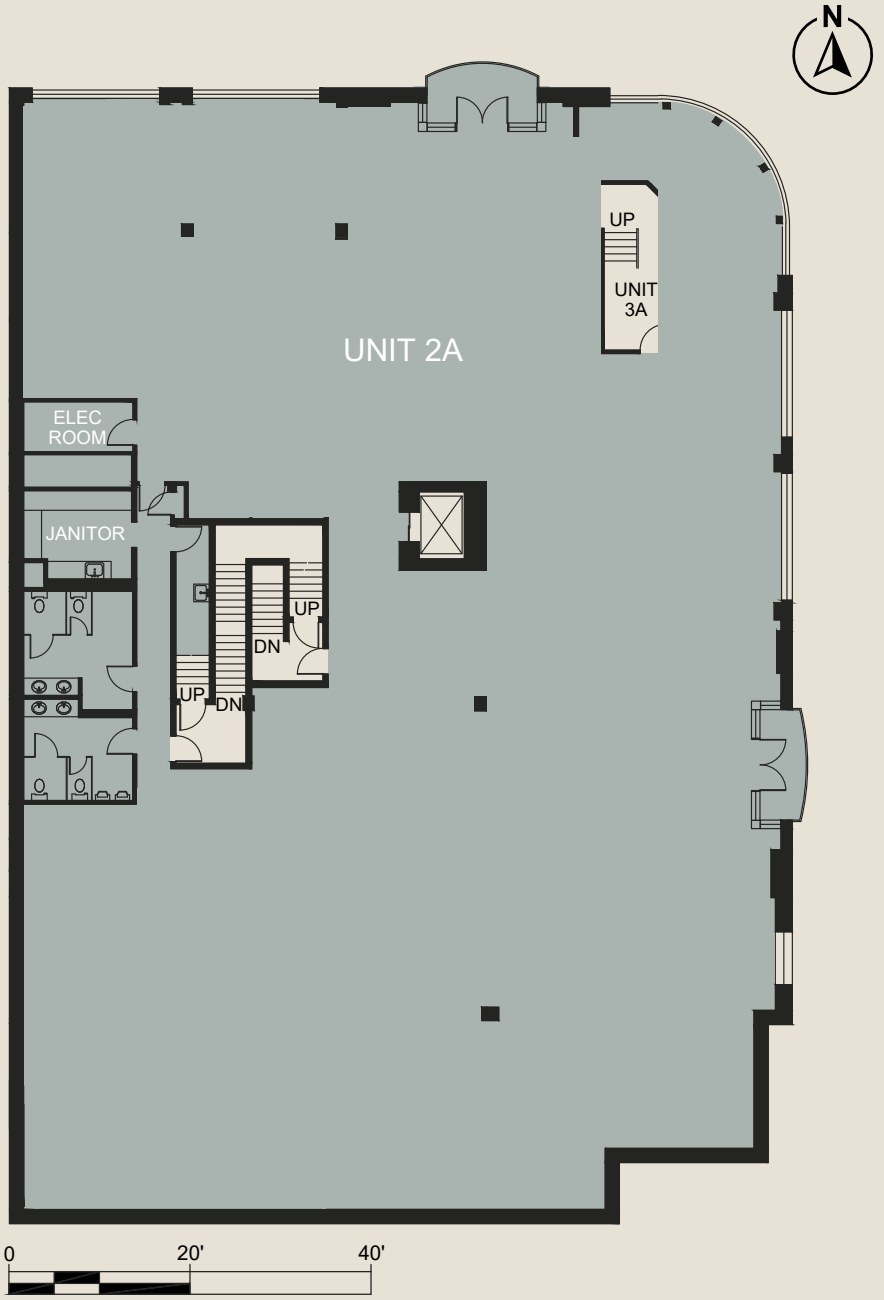
Condition | Shell space, ready for tenant fixturing

Parking | 85 underground parking stalls; stalls available for lease

Rental Rates & Operating Costs | Available upon request

HIGHLIGHTS

- Full-Floor Opportunity
- Flexible Space Configuration
- Opportunity for Custom Tenant Buildout
- Expansive Windows and Natural Light
- Dual Private Balconies
- Adaptable to a Range of Commercial Uses



All areas are approximate and subject to verification.

THIRD FLOOR

Hospitality & Commercial Opportunities

A unique third-floor opportunity offering shell space ready for a customized buildout. Flexible potential for hospitality, office or other commercial uses, with the option to retain an exclusive private residential suite for use in conjunction with Unit 2A.

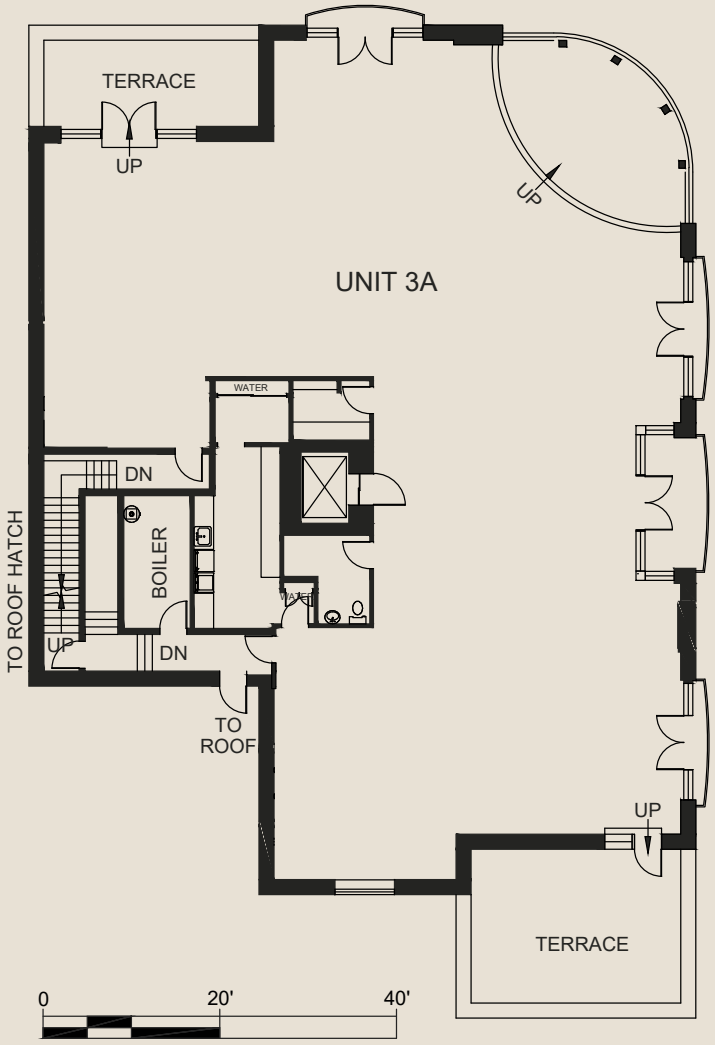
AVAILABLE SPACE

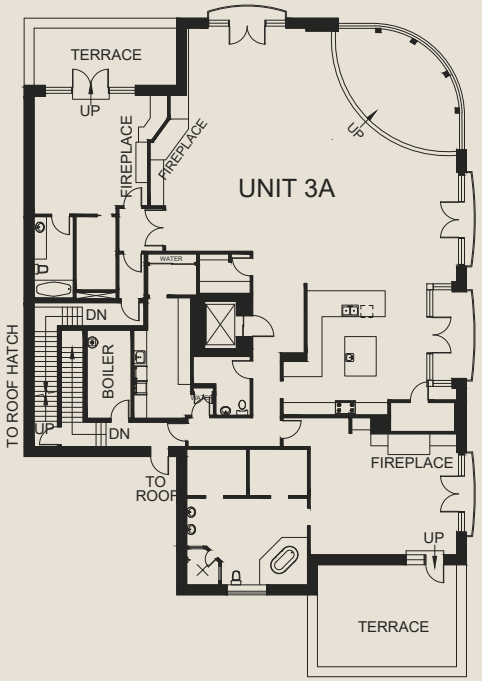
Suite 3A | ±5,500 SF

Availability Date | December 1, 2026
Condition | Optional Shell Space
Parking | 85 underground parking stalls; stalls available for lease
Rental Rates & Operating Costs | Available upon request

HIGHLIGHTS

- Opportunity for Custom Tenant Buildout
- Expansive Windows and Natural Light
- Multiple Private Terraces
- Option to Retain a Private Residential Suite





All areas are approximate and subject to verification.

BEYOND THE WORKPLACE

EXCLUSIVE TENANT ADVANTAGE

Sponsored Membership Access to Eau Claire Athletic Club

EAU CLAIRE
ATHLETIC CLUB

A Barclay & Fourth address extends beyond the workplace. Qualifying tenants receive sponsored access to Eau Claire Athletic Club, a private athletic, wellness and social club offering more than 100,000 SF of fitness, wellness, dining and social amenities, just a five-minute walk (0.4 km) away.

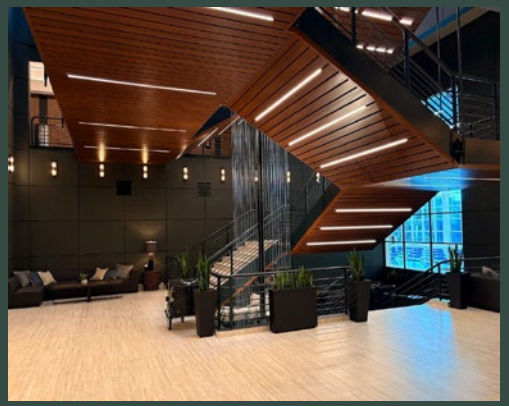
1 SPONSORED MEMBERSHIP

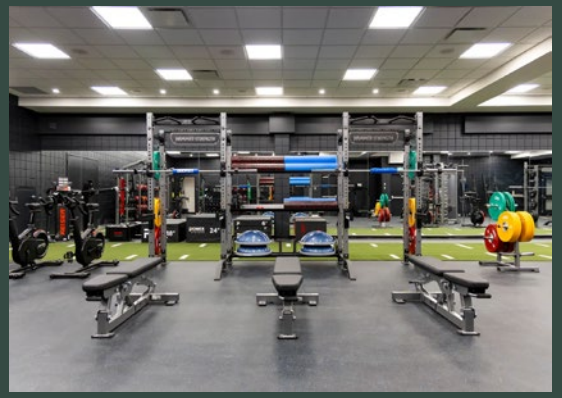
PER 1,750 SF LEASED

Available to qualifying Barclay & Fourth tenants

Aquatic Centre · Nordic Spa · Fitness + Training
Indoor Track · Golf Simulators · Member Lounges
Squash · Pickleball · Yoga + Pilates
The Exchange Restaurant & Bar





Sponsored membership access is subject to lease terms, membership availability and Landlord approval. Additional conditions may apply.


BLUE LINE LRT
BARCLAY & FOURTH
407 3 STREET SW
RED LINE LRT
CNRL
400 4 Ave SW
The Westin Calgary
320 4 Ave SW
Eau Claire Athletic Club
101 3 St SW
4TH STREET SW
2ND AVENUE SW
1ST AVENUE SW
3RD AVENUE SW
5TH AVENUE SW
8TH STREET SW
4TH AVENUE SW
BOW RIVER
N
Nearby Dining & Cafés
Kabuku Downtown
414 3 St SW
Phil & Sebastian Coffee Roasters - Calgary Place
414 3 St SW
The Keg Steakhouse + Bar - 4 Ave
320 4 Ave SW
Starbucks Coffee Company
320 4 Ave SW
Owens Landing
308 4 Ave SW
Brix + Barrel
351 4 Ave SW
JOEY Eau Claire
208 Barclay Parade SW

BARCLAY & FOURTH

407 THIRD STREET SW

OFFICE ENQUIRIES

Sean Flathers

Leasing & Marketing Director

Telsec Property Corporation

sflathers@telsec.ca

403 203-3886

TELSEC.CA

RETAIL ENQUIRIES

Bernie Bayer

Senior Partner

Taurus Property Group

bbayer@taurusgroup.com

D: 403 206-2131

C: 403 660-6428

TAURUSGROUP.COM



The information contained herein has been compiled from sources deemed reliable and is provided for informational purposes only. While every effort has been made to ensure accuracy, Telsec Property Corporation makes no representation or warranty as to its accuracy or completeness. This material is confidential and may not be reproduced or distributed without prior written consent.