

McFarlane Tower

700 4th Avenue SW, Calgary, Alberta

Office space for lease

rivn.

welcome.

to McFarlane Tower

A downtown address built for work that matters.

McFarlane Tower offers thoughtfully maintained office space in the heart of Calgary's west downtown core, close to the Plus 15 network, transit, and Prince's Island Park. With a renovated fitness centre and bike storage, it's a building designed around the way people actually work today.



Property details

Year built
1980

Rentable area
204,354 sq ft

Typical floorplate
12,300 sq ft

Number of floors
19

On-site Security
Monday – Friday, 6:00 am – 5:45 pm

Parking
1:1,368 sq ft | $495/month

Parkade height
6'2"

rivn.

Amenities & location.

Everything you need, already onsite.





Building Highlights

- Fully equipped fitness centre
- Private showers and change rooms
- Pet friendly
- Great views of McDougall Centre and park
- Plus 15 connection within one block

Bike Storage

- Secured bike cage in loading dock (key access)
- Non-reserved bike racks in parkade (card swipe)
- 34 total bike parking spaces
- Pump and repair stand onsite
- Showers and change rooms available

Easy access to surrounding amenities and services

Transit

- 7 Street SW LRT — 4 min walk
- 6 Street SW LRT — 4 min walk
- 8 Street SW LRT — 6 min walk
- Plus 15 connected within one block

Food & Beverage

- Eau Claire Market
- Joey Eau Claire
- 1886 Buffalo Cafe
- Caesar's Steak House
- Numerous cafes on 4th Avenue

Parks & Recreation

- Prince's Island Park
- Peace Bridge
- Bow River pathway system
- Eau Claire Athletic Club

Available spaces.

Six suites, flexible configurations.

From private efficient offices to full-floor opportunities — up to 10,742 sq ft contiguous on the 4th floor.

Floor	Suite	Area	Availability	Notes
3	340	1,710 SF	Immediate	—
4	450	6,940 SF	Immediate	Can be demised into 5,288 SF and 1,652 SF
7	700	7,338 SF	Jan 1, 2027	—
9	900	12,354 SF	Immediate	Full floor
12	1200B	2,001 SF	Immediate	—
19	1900	3,800 SF	Immediate	Top-floor views

Competitive rates & turn-key spaces for real work.

Lease terms & rates

- Gross leases (All-in) for predictable lease costs
- 3 year leases starting at $22/SF gross (as-is spaces)
- 5 year leases starting at $20/SF gross (as-is spaces)

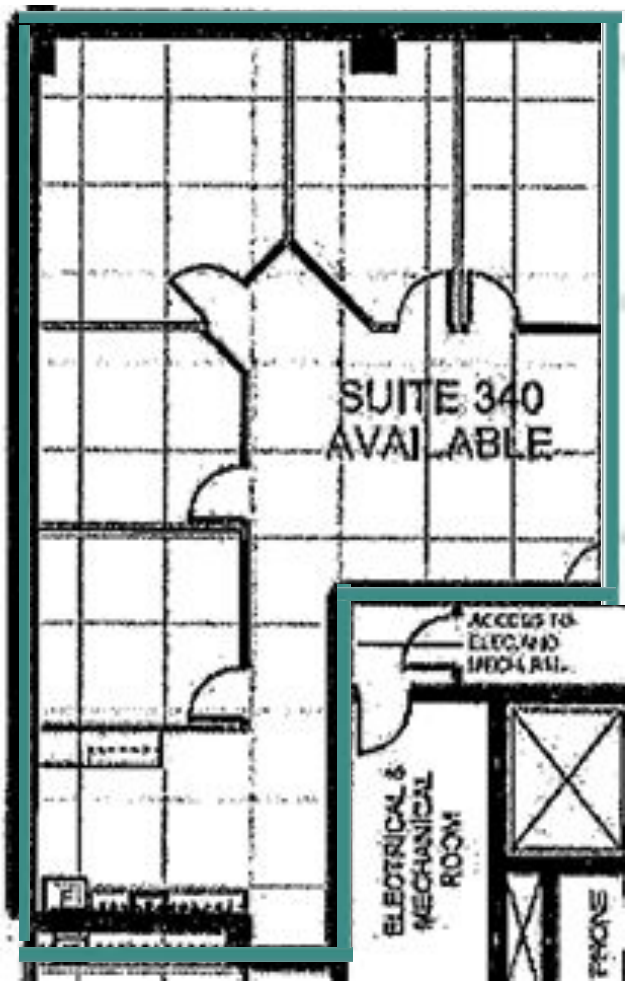
Space improvements

- From light improvements to full build outs completed by landlord
- Light - Paint, flooring, lighting, minimal layout changes
- Full build outs - suited to tenant needs

rivn.

Floor Plans.

3rd Floor



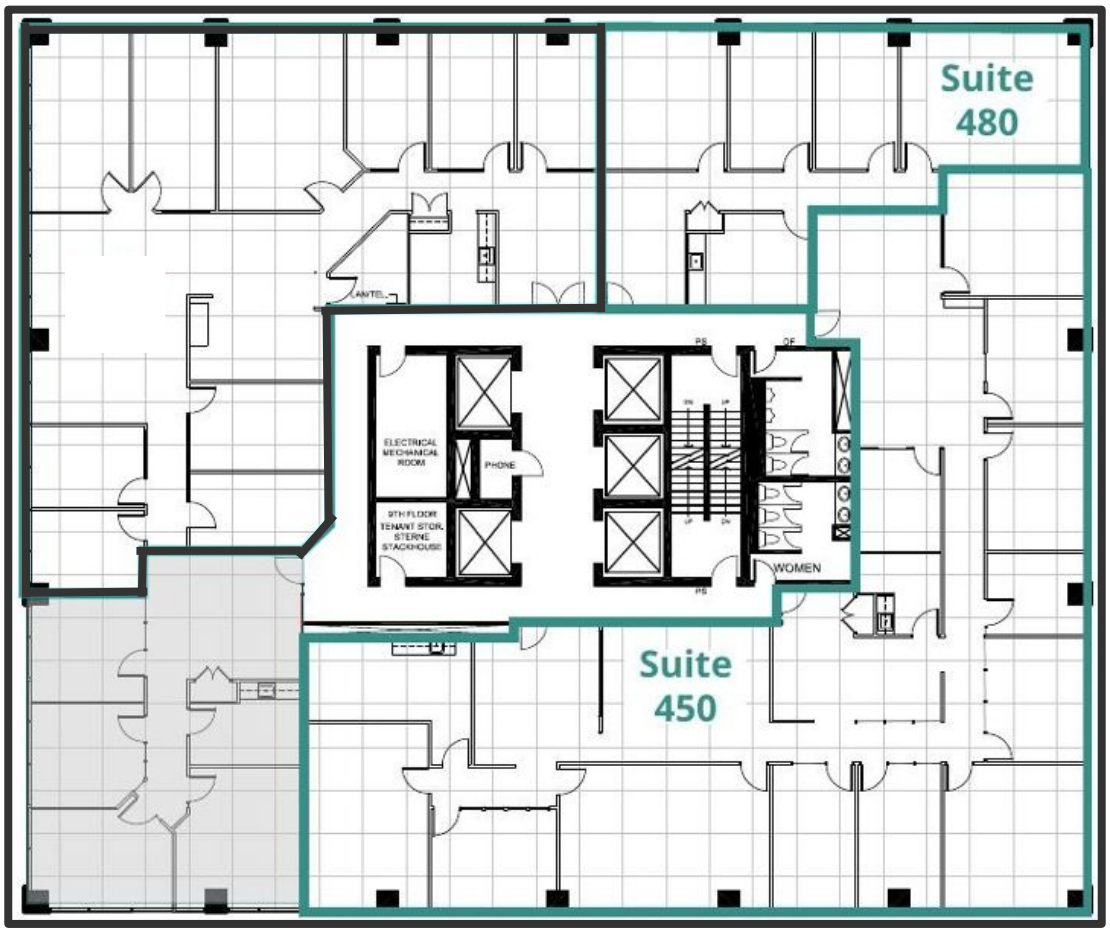
Suite 340 - 1,710 SF

Available immediately

- 5 offices
- Kitchenette

Floor Plans.

4th Floor - contiguous to 6,940 SF



Suite 450 - 5,288 SF

Available immediately

- 10 exterior offices
- Boardroom
- Meeting room
- Open area
- 2 kitchens
- Reception

SUITE 480 - 1,652 SF

Available immediately

- 3 exterior offices
- Boardroom
- Kitchen
- Reception

Floor Plans.

7th Floor - 7,338 SF

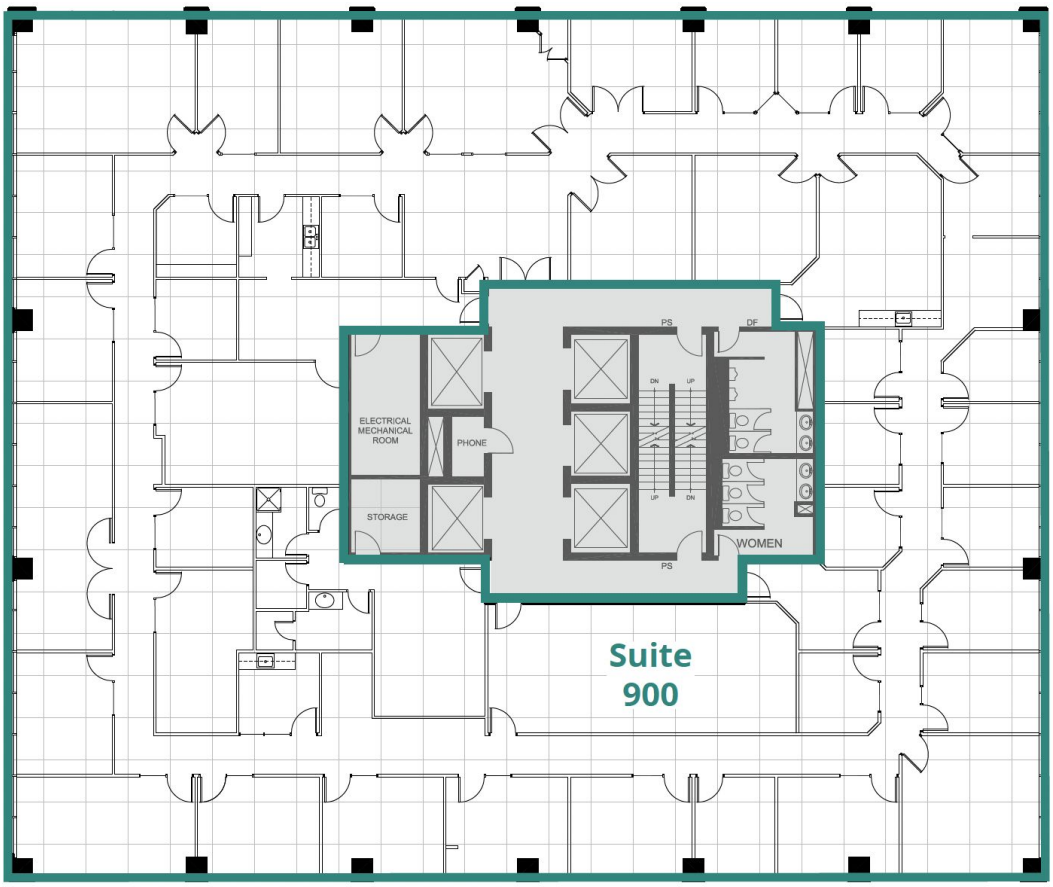


SUITE 700 - 7,338 SF

- 11 exterior offices
- 2 meeting rooms
- Open areas for workstations
- Reception / waiting area
- Supply, print, & server rooms

Floor Plans.

9th Floor - 12,354 SF full floor



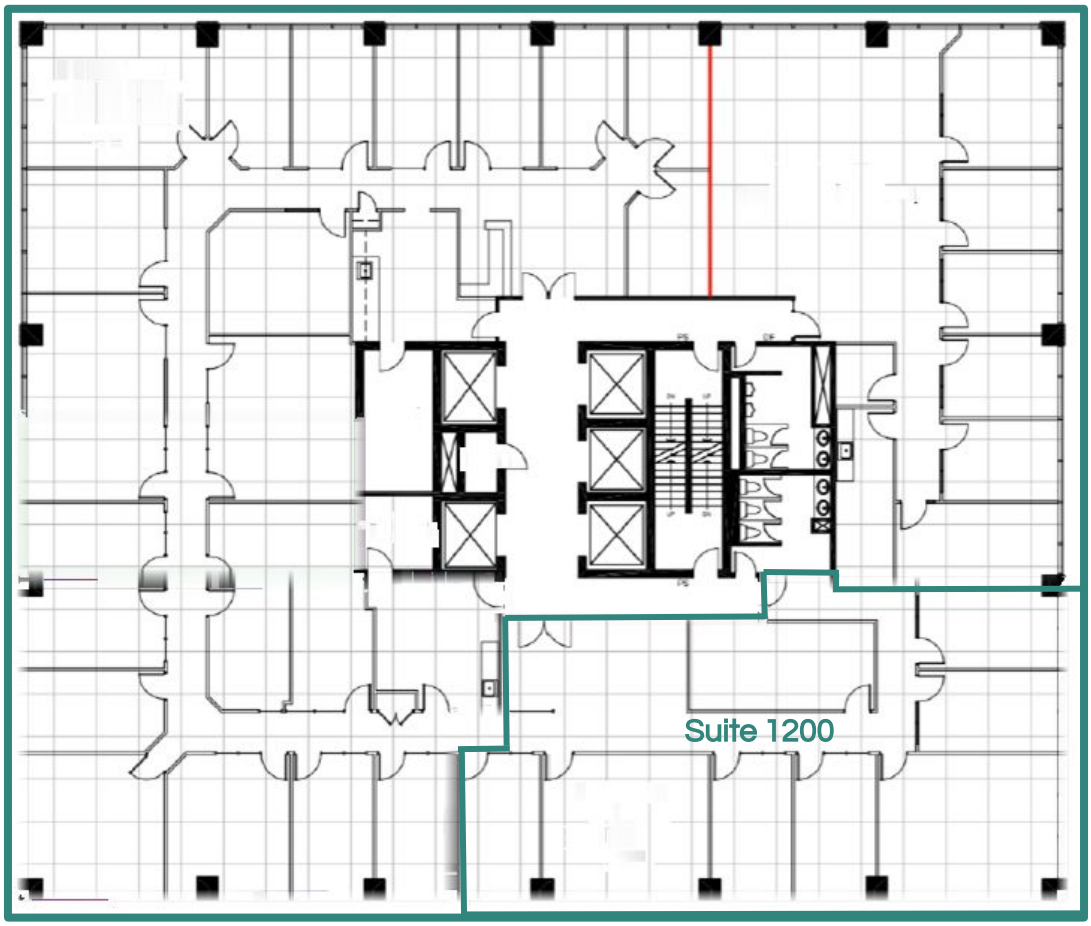
SUITE 900 - 12,354 SF

Available immediately

- 22 exterior offices
- 10 interior offices
- 2 boardrooms
- 4 meeting rooms
- 3 kitchens
- Copy area
- Reception

Floor Plans.

12th Floor - SF full floor



SUITE 1200B - 2,001 SF

Available immediately

- 6 offices/meeting rooms
- 1 boardroom

Floor Plans.

19th Floor - 3,800 SF



SUITE 1900 - 3,800 SF

Available immediately

- 9 exterior offices
- Kitchen
- Reception
- Small open area
- Top-floor views

Let's talk

McFarlane Tower

To request a viewing, lease details, or additional information, please contact our leasing team.



Ammar Memon

Managing Director

ammar@rivn.ca

403.988.4244



Peyton Armstrong

Leasing Manager

peyton@rivn.ca

403.992.4910

This document has been prepared by Rivn for general information only. All areas are approximate and details are subject to change. Any interested party should undertake their own inquiries as to accuracy.

© 2026 Rivn Group Inc.. All rights reserved.