



Welcome to 400 Third! We look forward to working with you and touring you through our distinctive landmark asset!

### At a Glance

**Built:** 1988

**Floors:** 45 stories

**Area:** 888,245 sq. ft.

**Floorplate:** 20,000 sq. ft. high and low-rise

Heated underground parking stalls: 417 managed by Park Champ with 6' 4" clearance and automated license plate recognition  
Reserved \$585/month +GST, unreserved \$495/month +GST  
Daily parking rate \$30 +GST  
Ratio: 1 stall per 2000 sq.ft.

2026 Operating costs and taxes : \$18.77

C-Train - 6 minute walk  
1st Street SE - 4 minute drive  
Macleod Trail SE - 5 minute drive  
Calgary Airport - 22 minute drive

### 400 Third has achieved world-class sustainability certifications



**WELL Health-Safety Rated**  
International WELL Building Institute



**LEED Canada Gold**  
Canada Green Building Council



**BOMA Best**  
Platinum



### Shared Amenities

Customer lounge with AV, soft seating, pool table, arcade games, outdoor putting green and capacity for 125 people

7,600 sq.ft. fitness centre and group classes  
\$40 per month for tenants

Secure bike facilities with end of trip facilities

24/7 security with escort service, CCTV monitoring

Retail options including local business Analog Coffee

EV charging stations and full service car wash

Lobby hospitality ambassadors

Recycling and upcycling programs

Quick +15 access to nearby shops and restaurants

310-MAXX one-stop contact for building services

Oxford app — receive building updates, manage space bookings, sign up for exclusive tenant events



Oxford Website



Fitness Centre



Bike Storage

Learn more at [oxfordproperties.com/our-impact](https://oxfordproperties.com/our-impact)

### Your Contact Team

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# In the Heart of Eau Claire

- 1 WB1 Street SW Station
- 2 Peace Bridge
- 3 Calgary Tower
- 4 Prince's Island Park
- 5 Kids & Company
- 6 Fueling Brains Academy Daycare
- 6 Centennial Place Food Court
- 6 Centennial Place Conference Centre

### Restaurants

- 1 Flower and Wolf
- 2 The Keg Steakhouse + Bar
- 3 JOEY Eau Claire
- 4 LOCAL Public Eatery
- 5 Fonda Fora
- 6 Minas Brazilian Steakhouse
- 7 Jackie's Thai Food
- 8 Point Sushi - Bullet Train Sushi Bar
- 9 Caesar's Steak House & Lounge
- 10 Ceili's
- 11 Owens Landing
- 12 OEB Breakfast Co.
- 13 The Rooftop YYC
- 14 Kabuku
- 15 KOTO Sushi
- 16 The Royal Exchange Bow
- 17 Sumo Lounge
- 18 Petroleum Club

### Coffee

- 1 Analog Coffee
- 2 Good Earth Coffeehouse
- 3 Monogram Coffee
- 4 Deville Coffee

### Hotels

- 1 Sheraton Suites Calgary Eau Claire
- 2 The Westley Calgary Downtown
- 3 Westin Calgary Hotel
- 4 The Dorian Hotel

### Shopping

- 1 Eau Claire Market
- 2 CORE Shopping Centre

