



## About The Building

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 4th Street SW, just one street north of The CORE Shopping Centre. The +15 connection level of the Building 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 such as the Harley Hotchkiss Gardens, the Devonian Gardens, Holt Renfrew, Scotia Centre, Hudson's Bay and numerous restaurants. Major thoroughfares such as 4th Street SW, 3rd Street SW and 6th Avenue SW make Barclay Centre easily accessible. The 4th Street West C-Train Station is located immediately west of the Building. The building features 24-hour on-site security. After hours access is provided via proxy card.

## The Building

- **Building Hours:**  
Monday - Friday, 6:00 AM - 6:00 PM  
Saturdays, Sundays & Holidays: Closed to public
- **Service providers:**  
Shaw, Telus, Bell, Rogers, Allstream.
- **Parking** is provided at a ratio of 1 stall/2,234 SF  
Underground Parking (Reserved): \$550.00/mos  
Above ground Parking (Reserved): \$450.00/mos  
6'6" Parkade Clearance

## Area Amenities

- Full service fitness and Conference located on +15 level the building, +15 connected to First Canadian Place
- THE Downtown Sports Clinic, Harley Hotchkiss Gardens, Holt Refrew, CORE Shopping Centre

## Building Details

Building Size:	263,153 SF
Building Type:	Office
Typical Floor Plate:	27,700 SF
Year Built:	1963, renovated in 2016
Number of Floors:	10
Operating Costs:	\$19.92 (est. 2019)

- Starbucks, Deville, Koto Sushi, Tim Hortons, Cafe Artigiano, Cucina Market, The Tastemarket by SAIT, Barcelona Tavern
- TD Canada Trust, CIBC, Royal Bank, Bank of Montreal

