



**LEIGH KIRNBAUER**

Associate Vice President | Partner  
+1 403 298 0408  
leigh.kirnbauer@colliers.com

**CODY WATSON**

Senior Associate  
+1 403 571 8760  
cody.watson@colliers.com

**FOR SUBLEASE** | 500 4<sup>th</sup> Avenue SW, Calgary | AB

# Altius Centre

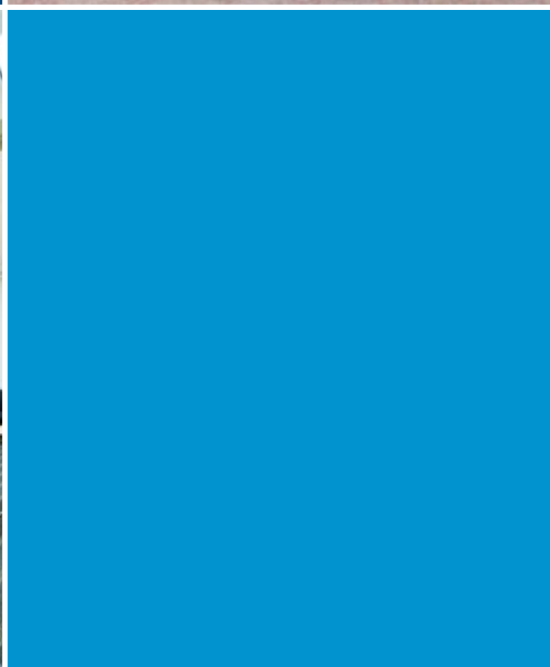
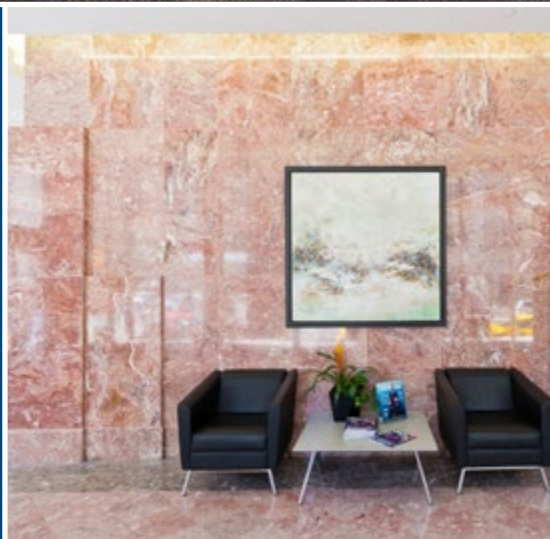
This Class “B” property is directly connected to Calgary’s Plus 15 walkway which is linked to all major office buildings in the city’s Central Business District. One of the most compelling attributes of Altius Centre is its high parking ratio, which is one of the best in downtown Calgary.

**Colliers International**

900, 335 8th Avenue SW  
Calgary, AB T2P 1C9  
www.colliers.com/calgary  
+1 403 266 5544



Accelerating success.



FOR SUBLEASE | 500 4<sup>th</sup> Avenue SW, Calgary | AB

## Available Space & Costs

**Available Subpremises** Suite 2705 - Approx. 5,000 square feet

**Sublandlord** Eagle Energy Inc.

**Annual Net Rent** Market Sublease Rates

**Operating Costs & Taxes** \$17.31 (2020 estimate)

**Occupancy Date** Available immediately

**Term of Sublease** February 27, 2023

**Parking** 3 reserved underground  
5 reserved covered

- Comments**
- Conference centre on the +15 level available for tenant use, free of charge
  - +15 connected to Eau Claire Place II and Shell Centre
  - Brand new tenant fitness facility on the main floor of the building, complete with showers and change rooms
  - 24 hour on-site security

## Building Details

**Constructed** 1973

**Rentable Area** 323,950 SF

**Average Floorplate** 11,000 SF

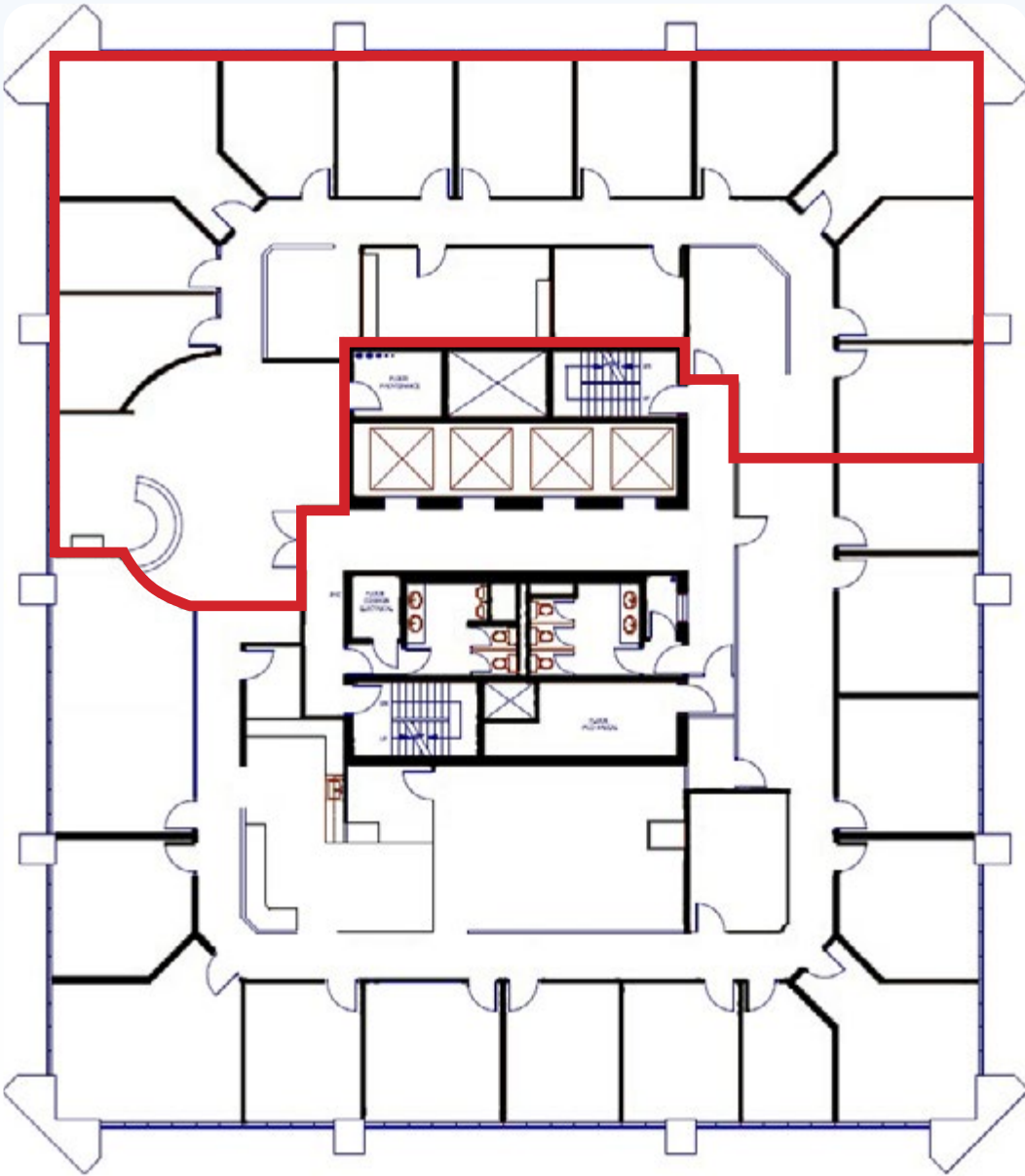
**Number of Floors** 32

**Landlord** KS 500 4<sup>th</sup> Avenue SW Inc. and Canadian Property Holdings (Alberta) Inc.

**HVAC** Monday to Friday | 6:00 am - 7:00 pm

Floorplan on back





## Suite 2705

Approx. 5,000 square feet

- 10 exterior offices
- 2 workstations
- 2 meeting rooms
- Reception
- Storage/copy room
- Kitchen and boardroom  
can be used on a shared  
basis

Contact us:

### LEIGH KIRNBAUER

Associate Vice President | Partner  
+1 403 298 0408  
leigh.kirnbaauer@colliers.com

### CODY WATSON

Senior Associate  
+1 403 571 8760  
cody.watson@colliers.com