



FOR SUBLEASE | 500 4th 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.

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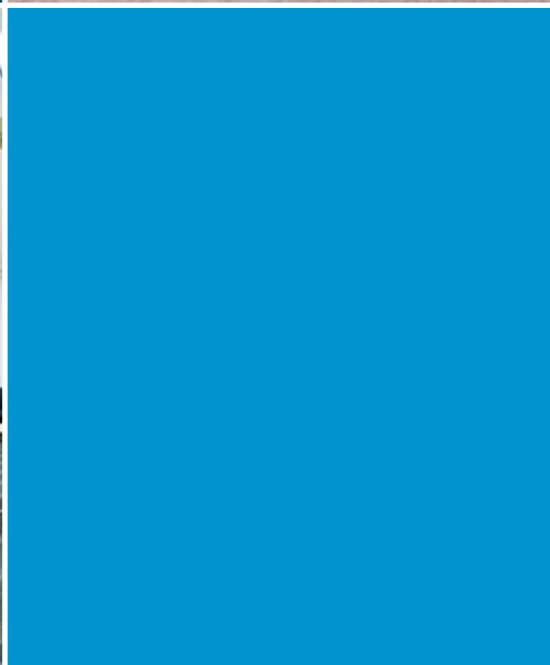
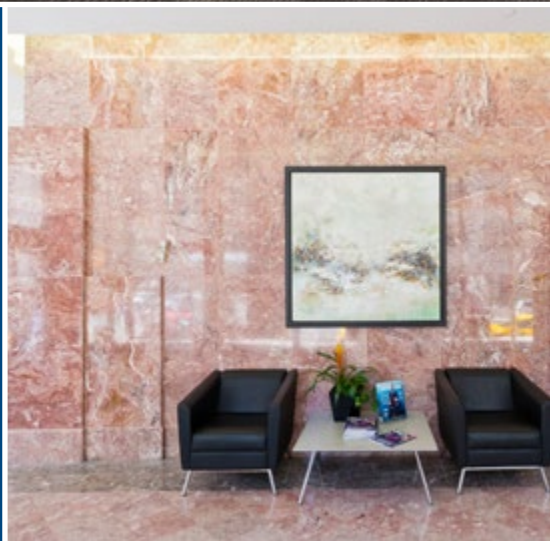
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Available Space & Costs

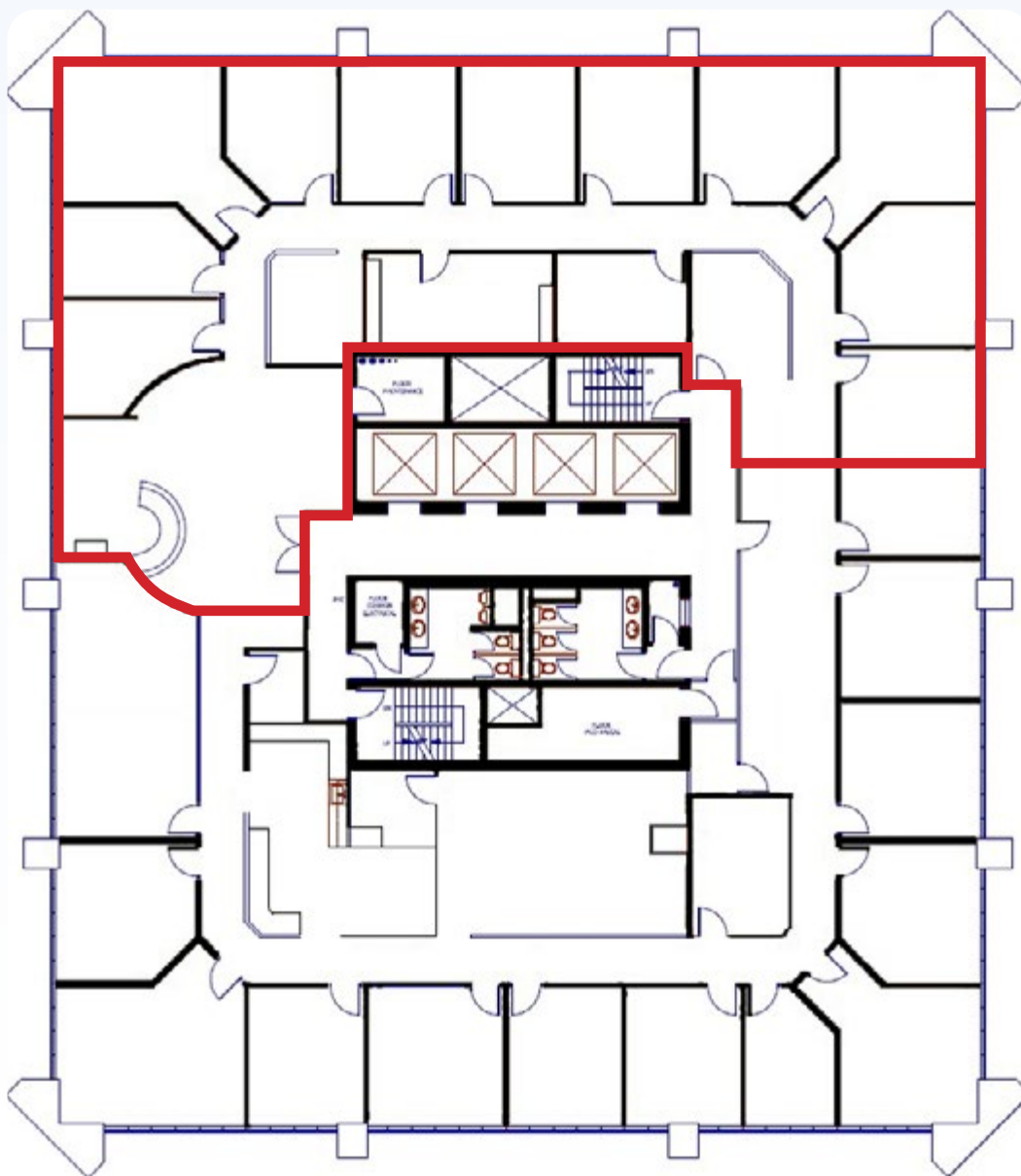
Available Subpremises	Suite 2705 - Approx. 5,000 square feet
Sublandlord	Eagle Energy Inc.
Annual Net Rent	Market Sublease Rates
Operating Costs & Taxes	\$16.23 (2019 estimate)
Occupancy Date	Available immediately
Term of Sublease	February 27, 2023
Parking	3 reserved underground 5 reserved covered
Comments	<ul style="list-style-type: none">• 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 th 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:

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