



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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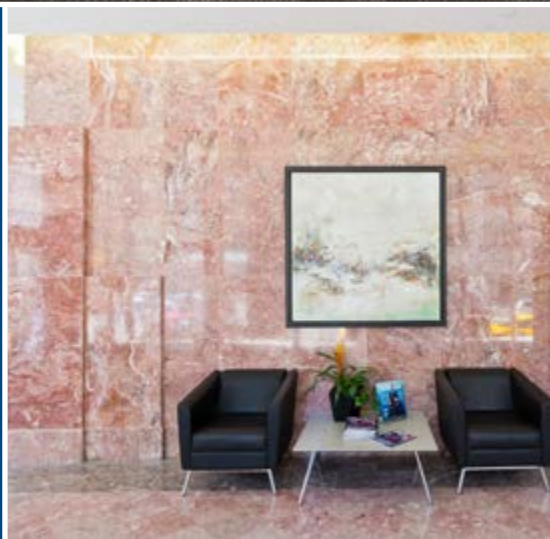
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Available Space & Costs

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**
- 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

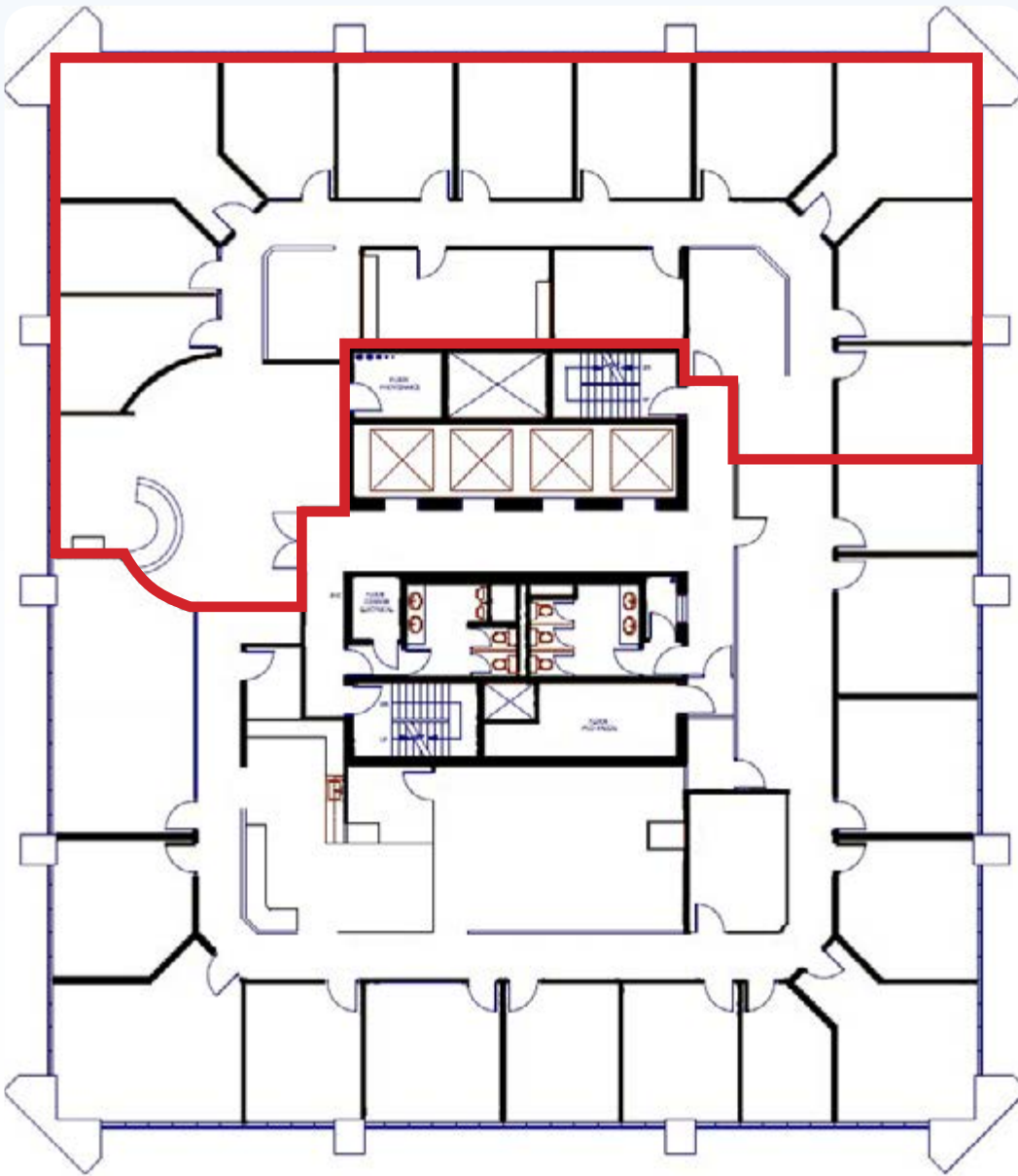
Number of Floors 32

Landlord KS 500 4th 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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