

A low-angle photograph of the Watermark Tower, a tall, modern skyscraper with a glass and steel facade. The building is surrounded by other urban structures, including a curved glass building to the right. The sky is blue with some light clouds. A yellow '4.8m' height restriction sign is visible on a lower building to the left.The Colliers logo, featuring the word 'Colliers' in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe below it.

Colliers

**For Sublease** | 530 - 8th Avenue SW

# Watermark Tower

Watermark Tower is centrally located in the heart of Calgary's downtown core. The building boasts 24/7 security, professional services, a coffee shop, a fitness centre and conference rooms. It also has ample parking in a heated underground parkade, access to Calgary's +15 pedestrian system and direct access to Calgary's LRT system. Watermark Tower is also +15 connected to 707 Fifth, Holt Renfrew, The CORE Shopping Centre and Eighth Avenue Place.

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For Sublease | 530 - 8th Avenue SW, Calgary, AB

# Property Overview

## Sublease Information

Available Subpremises	Floor 10 - 14,037 square feet
Sublandlord	Quorum Business Solutions (Canada), Inc.
Annual Net Rent	Market Sublease Rates
Term of Sublease	July 30, 2023
Operating Costs and Taxes	\$20.97 per square foot (2021 estimate)
Parking	Up to nine (9) unreserved parking stalls
Occupancy Date	Immediate

## Building Details

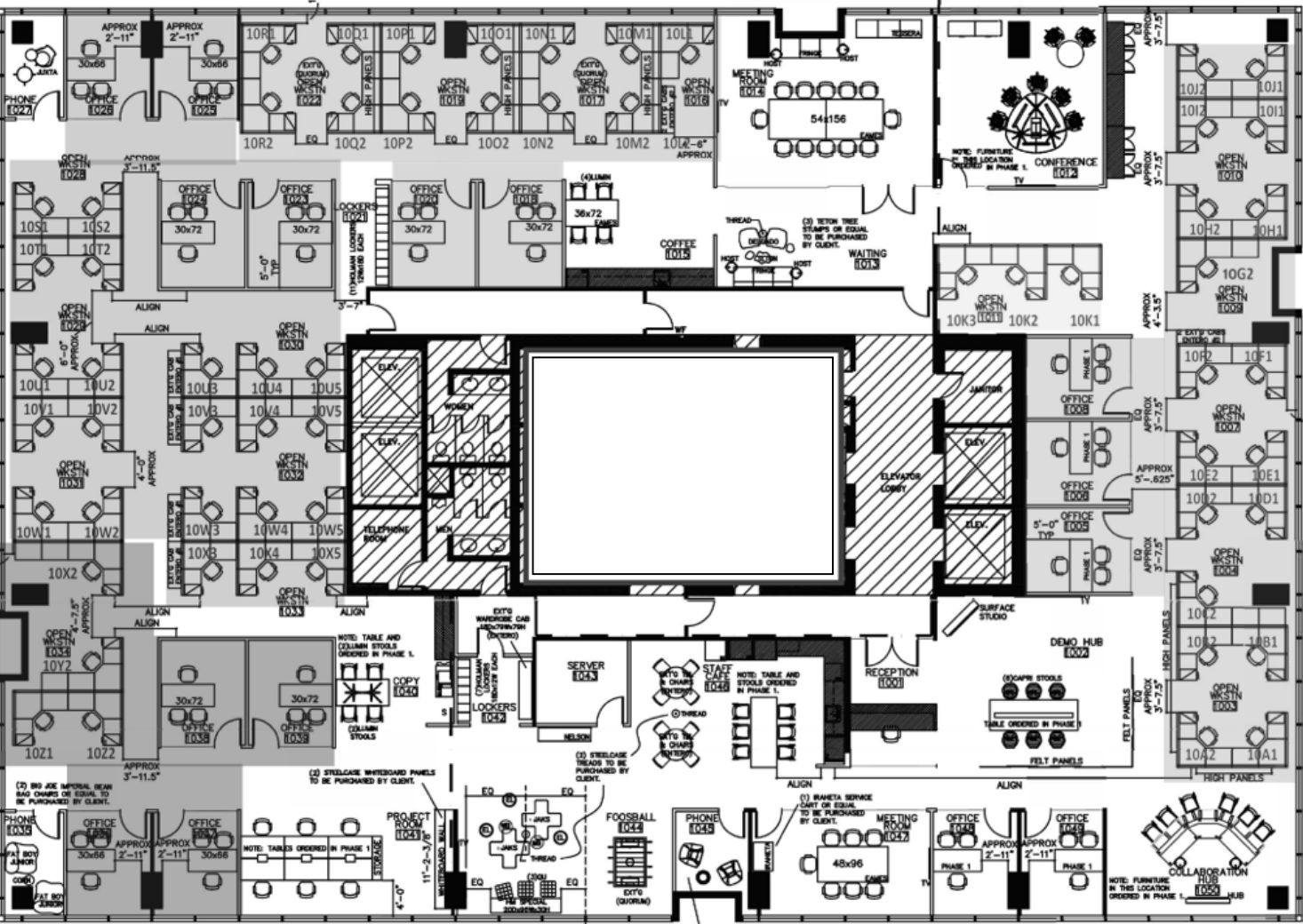
Constructed	1983
Rentable Area	414,048 square feet
Average Floorplate	14,300 square feet
Number of Floors	27
Landlord	The Canada Life Assurance Company
Building Management	GWL Realty Advisors Inc.
HVAC	Monday - Friday   6:00 am - 6:00 pm

## Comments

- Upgraded elevator lobby and washrooms on floor
- Conference centre and fitness facility on 3rd floor exclusive to building tenants.
- +15 connected to The CORE Shopping, Eighth Avenue Place, Holt Renfrew and 707 Fifth
- Cafe Artigiano and Olly Fresco's on +15 level
- Secure bicycle storage
- LRT station and Court House directly north of the building



# Floor Plan



**FLOOR 10:**  
**14,037 SF**

- 60 workstations
- 7 exterior offices
- 9 interior offices
- 2 breakout areas
- conference room
- meeting room
- boardroom
- 2 phone rooms
- 2 kitchens
- reception
- **Furnished**

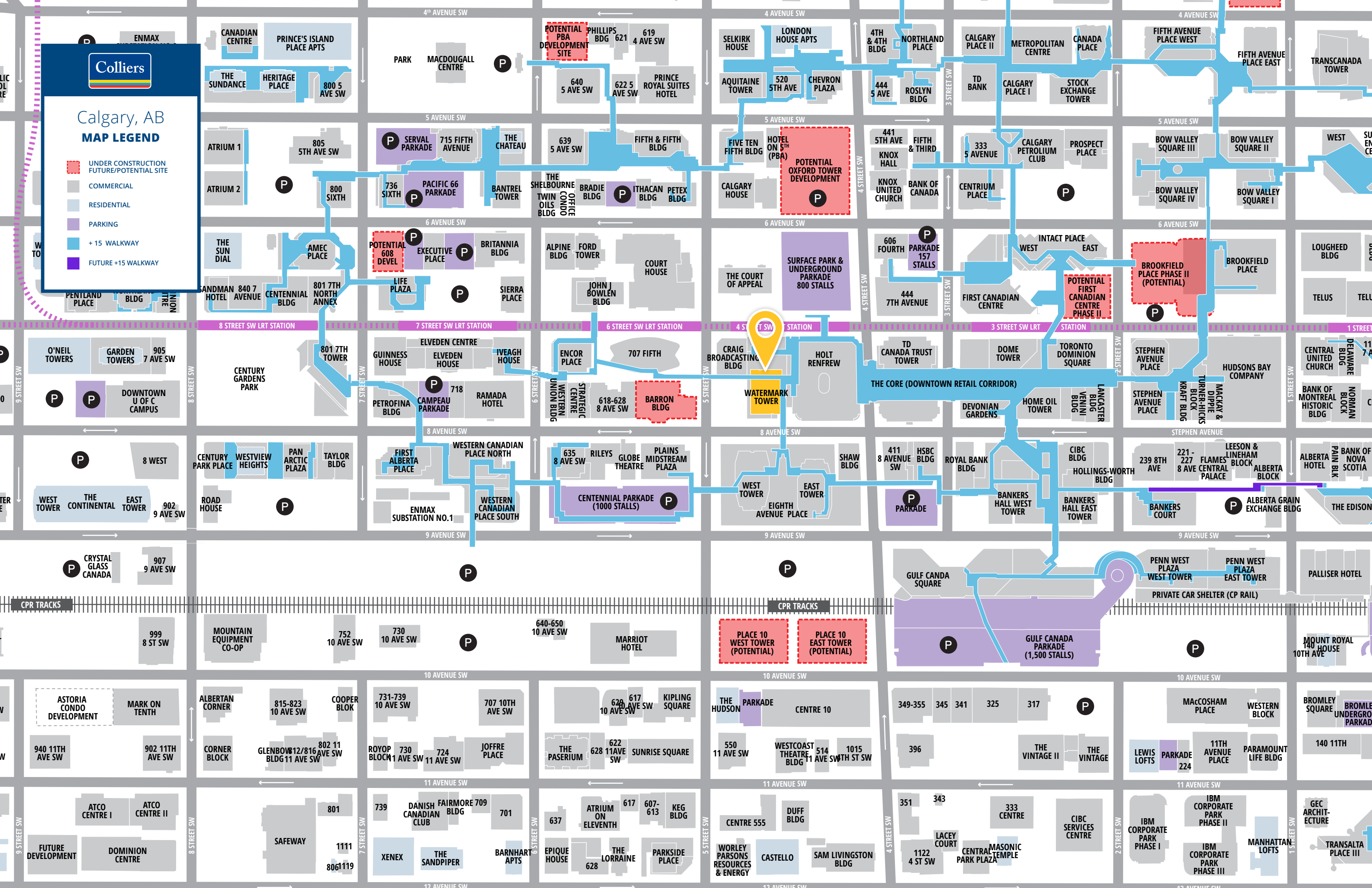




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# Calgary, AB MAP LEGEND

- UNDER CONSTRUCTION  
FUTURE/POTENTIAL SITE
- COMMERCIAL
- RESIDENTIAL
- PARKING
- + 15 WALKWAY
- FUTURE +15 WALKWAY







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## Contact Us

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