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FOR SUB-SUBLEASE | 401 9th Avenue SW, Calgary | AB

Gulf Canada Square

Gulf Canada Square has an optimal location in the centre of Calgary's business district. Reaching 20 stories high, this Class A mixed use office tower has amazing views of the downtown core and the mountains. Inside the concrete building, you will find a variety of attractive amenities and services. The building boasts 24/7 security, a food court, a pharmacy, banking and medical offices.

Colliers International

900, 335 8th Avenue SW

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Available Space & Costs

Available Sub-Subpremises	Suite 900 - 10,957 SF
Sub-Sublandlord	Stuart Olson Inc.
Annual Net Rent	Market Sub-Sublease Rates
Operating Costs & Taxes	\$18.86 (2020 estimate)
Occupancy Date	Available immediately
Term of Sub-Sublease	December 29, 2024
Parking	1:1,500 \$410/stall/month
Comments	<ul style="list-style-type: none">• +15 connected to Bankers Hall, Royal Bank Building and Core shopping centre. New +15 connection to Penn-West Plaza under construction• Food court on +15 level with several dining amenities• Oriental Phoenix restaurant on main floor• 5 minute walk to LRT line (free fare zone)• New fitness centre to be completed end of Q2 2019• Child daycare facility operated through Kids & Company, expected opening end of Q2 2019

Building Details

Constructed	1979
Rentable Area	1,047,000 SF
Average Floorplate	48,000 SF
Number of Floors	21
Landlord	Hydro Quebec (7796528 Canada Inc.), (50%), The Great-West Life Assurance Company (35%), London Life Assurance Company (15%)
HVAC	Monday to Friday 6:00 am - 6:00 pm

Floorplan on back



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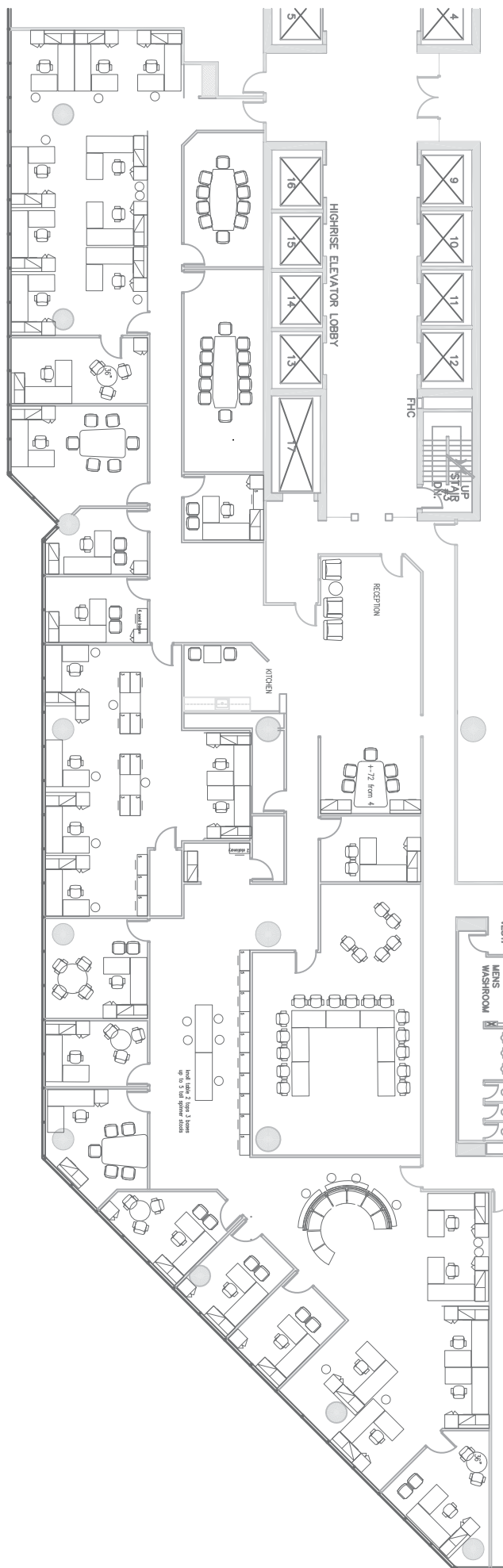
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Floor Plan

SUITE 900 | 10,957 SF

- 10 exterior offices
- 2 interior offices
- 20 workstations
- 3 meeting rooms
- File storage
- Kitchen
- Reception/staff lounge
- Large classroom