



FOR SUBLEASE | 333 7th Avenue SW, Calgary, AB

TD Square - Dome Tower

The Dome Tower offers tenants unprecedented amenities and convenience. Located at the core of downtown Calgary's financial and retail centres, the location provides convenient transportation and parking with direct access to the adjacent east/west LRT and to the neighbouring developments via Calgary's Plus 15 and Plus 30 walkways. World class accommodations are within a few blocks at the nearby Sheraton, Hyatt, Fairmont Palliser and Westin Hotels. Direct access to The CORE Shopping Centre and Stephen Avenue pedestrian mall provides tenants to easily experience Calgary's premier retail shops, restaurants and entertainment.

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Sublease Information

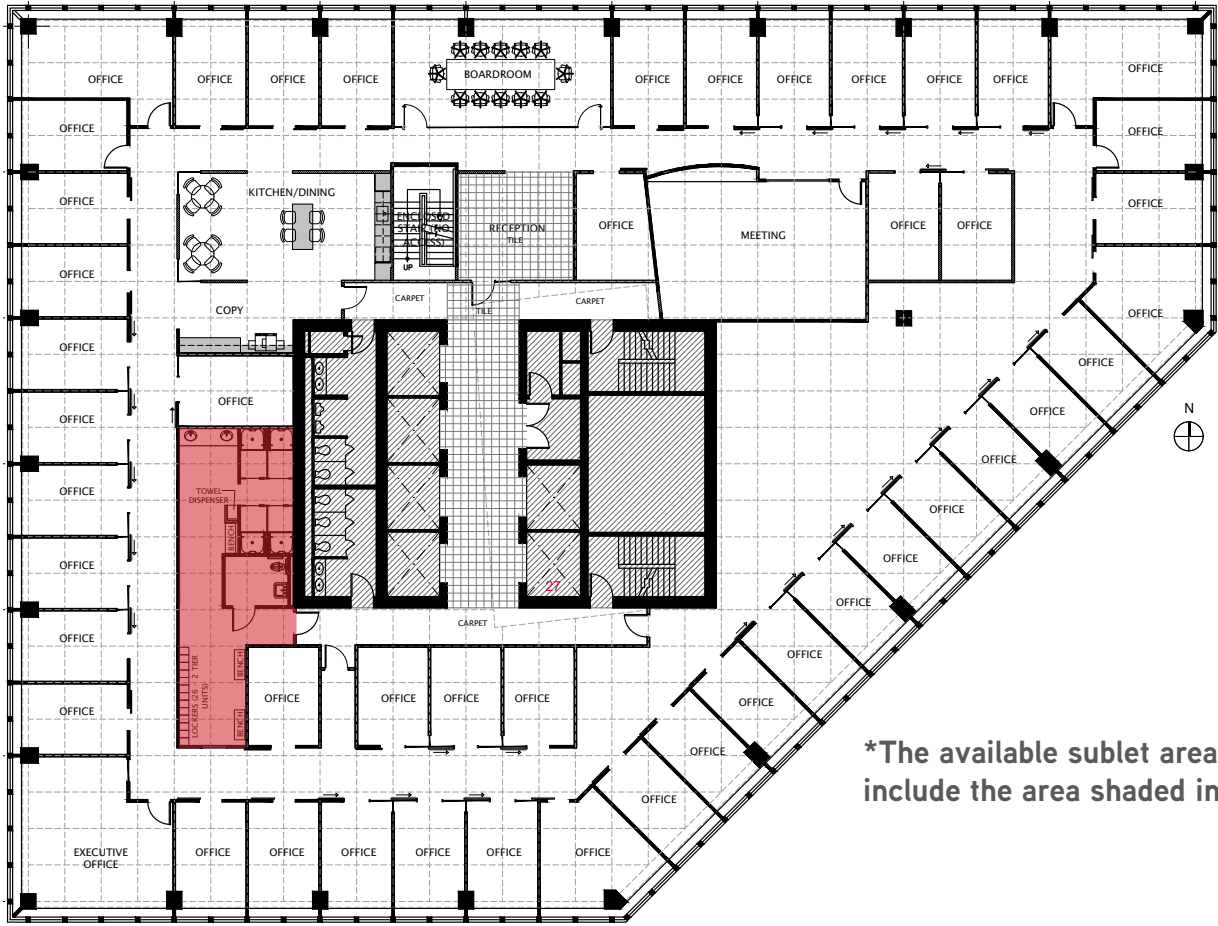
Available Subpremises	Floor 27 - Approx. 13,950 square feet* Potential to Demise
Sublandlord	Enerplus Corporation
Annual Net Rent	Market Rates
Operating Costs and Taxes	\$18.43 per square foot (2020 estimate)
Term of Sublease	November 29, 2024
Occupancy Date	Immediate
Parking	1:5,000 SF (additional parking may be available on a case-by-case basis)

Building Details

Constructed	1976
Rentable Area	399,800 SF
Average Floorplate	14,300 SF
Number of Floors	33
Landlord	AIMCo & Ivanhoe Cambridge
Building Management	Cushman & Wakefield Asset Services
HVAC	Monday - Friday 7:00 am - 6:00 pm Weekends available, subject to charge

Comments

- » Space will be provided fully renovated
- » Furniture potentially available
- » Central location in the heart of downtown
- » Immediate access to public transit and LRT
- » +15 connected to Bankers Hall, Stephen Avenue Place, TD Canada Trust Tower and First Canadian Centre
- » Numerous amenities in close proximity, including direct access to The CORE Shopping Centre and Stephen Avenue



*The available sublet area does not include the area shaded in red

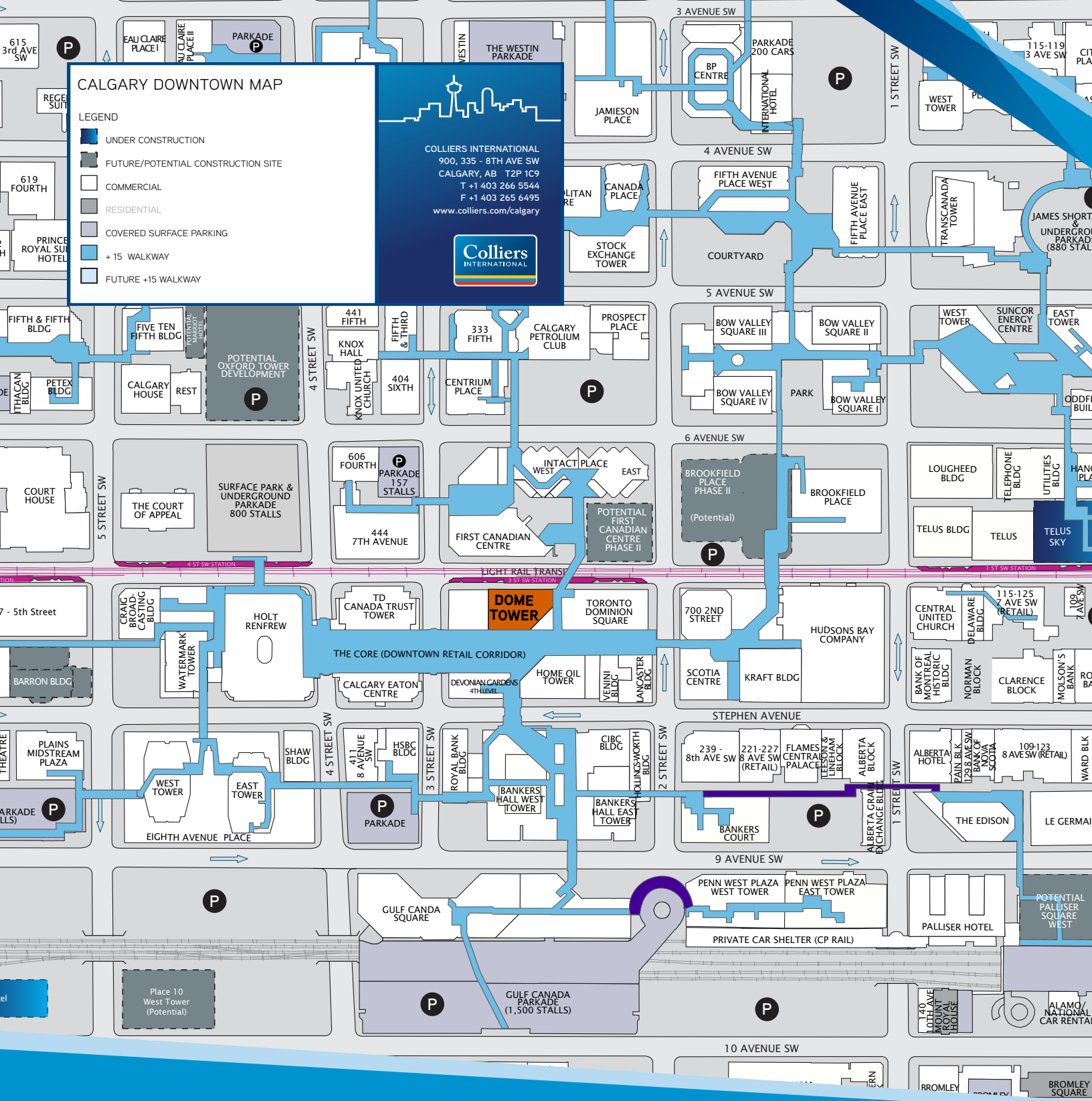
Floor 27 - Approx. 13,950 SF*

- 40 exterior offices
- 8 interior offices
- kitchen
- meeting room
- boardroom
- reception
- copy / filing area
- open area for workstations



*Potential to Demise





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