



**FOR SUBLEASE** | 600 - 3<sup>rd</sup> Avenue SW, Calgary, AB

## Eau Claire Tower

Built to LEED Gold standards, Eau Claire Tower is a premier 'AA' office development in downtown Calgary. Situated in the prestigious Eau Claire district, the tower features close proximity to the Bow River walkway, high-end fitness and conference facilities for tenant use, as well as secure bicycle storage, showers, lockers and change rooms.

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**Sublease Information**

Available Subpremises	Floor 8 - 13,908 square feet Floor 5 - +/- 10,000 square feet
Sublandlord	Long Run Exploration Ltd.
Annual Net Rent	Market Sublease Rates
Term of Sublease	Flexible, 1-4 years preferable
Operating Costs and Taxes	\$23.41 per square foot (2020 estimate)
Parking Ratio	1:1,974 square feet
Occupancy Date	Immediate

**Building Details**

Constructed	2016
Rentable Area	578,677 square feet
Average Floorplate	27,000 square feet
Number of Floors	25
Landlord	OMERS & CPP
Building Management	Oxford Property Management
HVAC	Monday - Friday   6:00 am - 6:00 pm

**Comments**

- **FURNITURE AVAILABLE**
- +15 connected to Centennial Place - West Tower, featuring several dining amenities
- Bow River walkway, Princes Island Park, and Eau Claire Market are all within walking distance
- High-end fitness and conference facilities for tenant use
- Secure bicycle storage with showers, lockers, and changerooms





## FLOOR 8: 13,908 SF

- 28 Exterior Offices
- 8 Interior Offices
- Boardroom
- 2 Copy Rooms
- Large Filing Room
- Bistro / Staff Lounge
- Reception

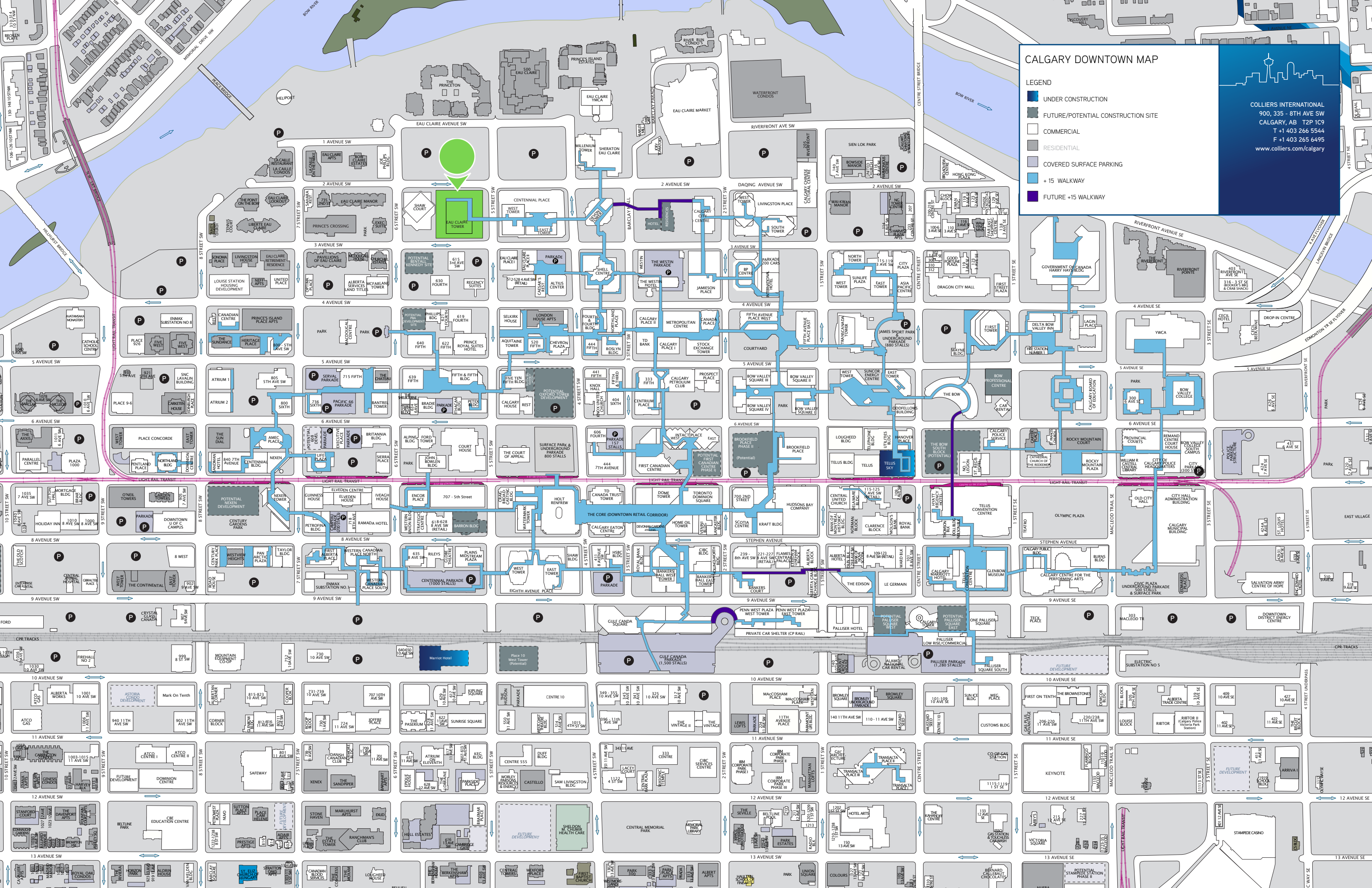


## FLOOR 5: +/- 10,000 SF

- 26 Exterior Offices
- 9 Interior Offices
- 2 Boardrooms
- 2 File Rooms
- Copy/Filing Area
- Kitchen / Staff Lounge







CALGARY DOWNTOWN MAP

LEGEND

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

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