



Contact us:

**ALY LALANI**

Executive Vice President | Partner  
+1 403 298 0410  
aly.lalani@colliers.com

**JANE TAYLOR**

Associate | Office Project  
Specialist  
+1 403 298 0420  
jane.v.taylor@colliers.com

**HARRY BRODY**

Associate  
+1 403 298 0406  
harry.brody@colliers.com

**FOR SUBLEASE** | 500 4<sup>TH</sup> AVENUE SW | CALGARY, AB

# ALTIUS CENTRE

This recently renovated 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.

**Colliers International**

900, 335 8th Avenue SW  
Calgary, AB T2P 1C9  
www.colliers.com/calgary  
+1 403 266 5544



Accelerating success.



Sublease Information

Available Subpremises	Suite 1700 - 5,298 SF
Sublandlord	Prairie Provident Resources Canada Ltd.
Annual Net Rent	Market sublease rates
Operating Costs and Taxes	\$16.23 per SF (2019 estimate)
Occupancy Date	Available Immediately
Term of Sublease	December 30, 2020

Building Details

Rentable Area	323,950 square feet
Average Floorplate	11,000 square feet
Number of Floors	32
Landlord	KS 500 4th Avenue SW Inc. and Canadian Property Holdings (Alberta) Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm



Security System



Pathway System



Range of dining options



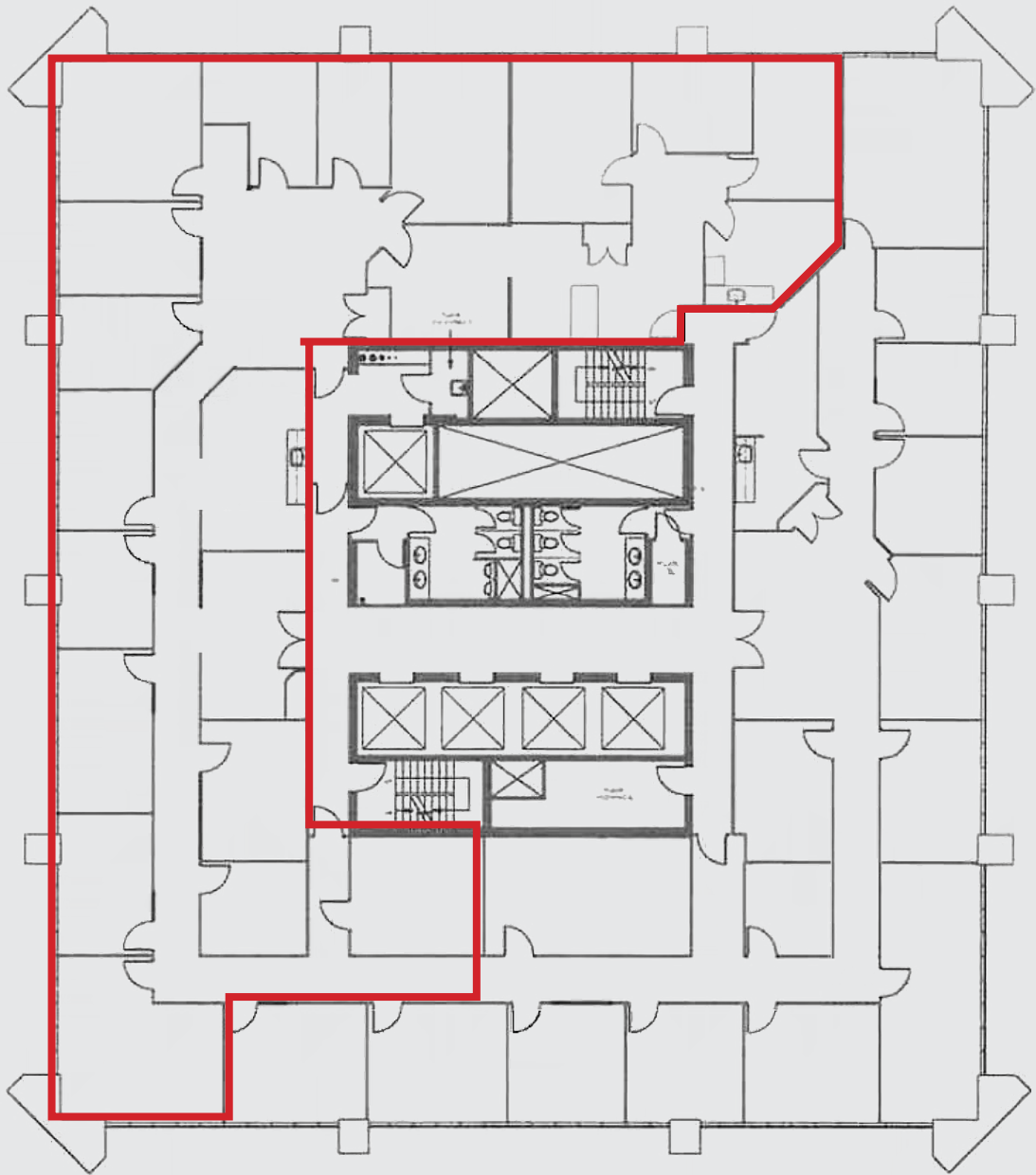
Bike Lane



Public Transit LRT, Bus



Fitness Facility



Suite 1700 - 5,298 SF

- 13 exterior offices
- 3 interior offices
- 2 kitchens
- Meeting room
- 1 filing/storage area
- 1 copy room
- IT/server room
- Reception area

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
- On-site security
- Furniture is available
- Headlease extension is available
- Chalkline scenario





Contact us:

**ALY LALANI**

Executive Vice President | Partner  
+1 403 298 0410  
aly.lalani@colliers.com

**JANE TAYLOR**

Client Project Specialist  
+1 403 298 0420  
jane.v.taylor@colliers.com

**HARRY BRODY**

Leasing Assistant  
+1 403 298 0406  
harry.brody@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.



Accelerating success.