

For Sublease: CALGARY HOUSE

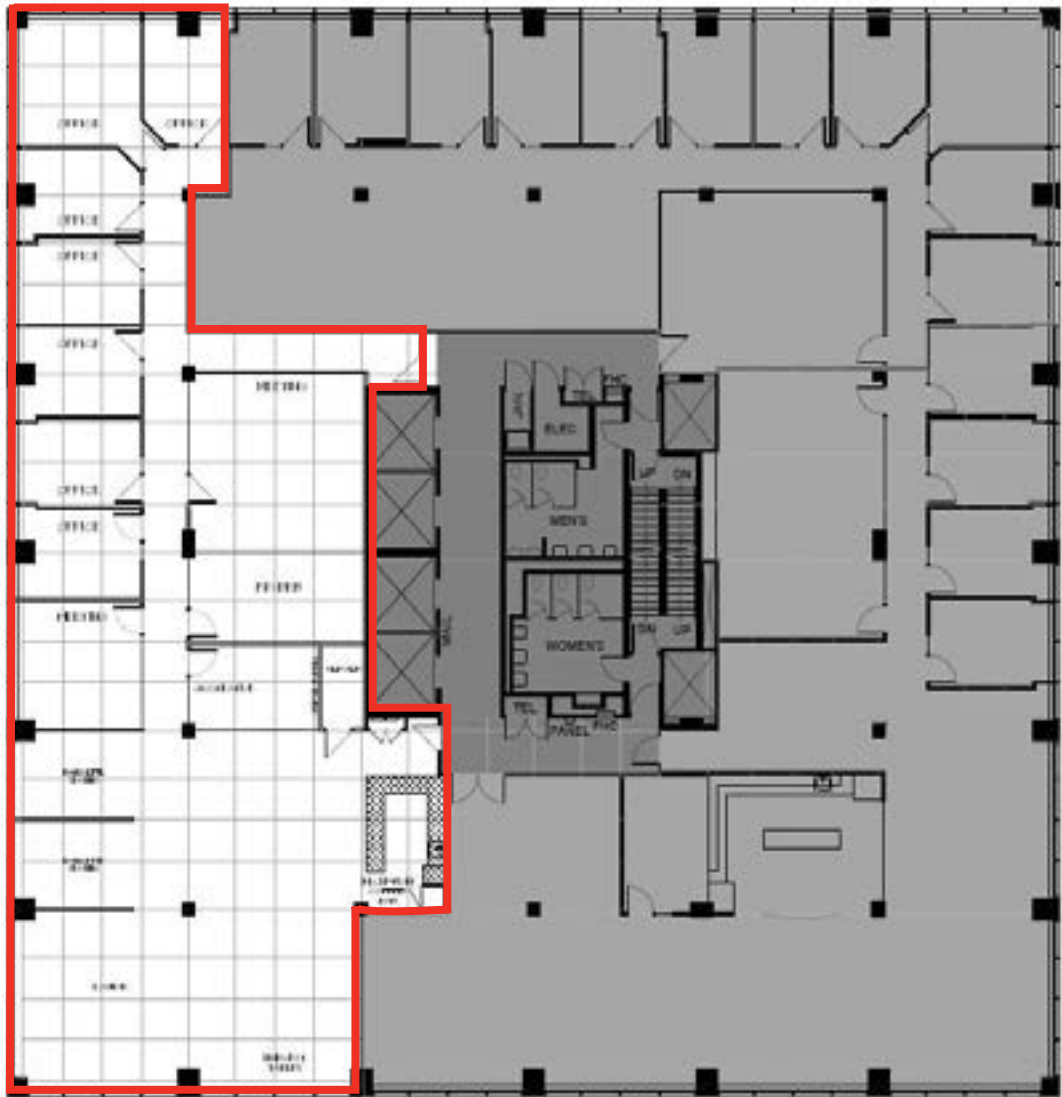
FOR SUBLEASE | 550 - 6th Avenue SW

This property is ideally located on the northeast corner of the 5th Street and 6th Avenue SW, in the heart of Calgary's business and financial district and just steps away from a variety of restaurants, hotels and retail amenities. Calgary House has a brand new fitness facility and conference centre, exclusive for tenant use.

Aly Lalani
Executive Vice President | Partner
403 298 0410
aly.lalani@colliers.com

Jane Taylor
Associate | Office Project Specialist
403 298 0420
jane.v.taylor@colliers.com





SUITE 900 - 5,304 SF

- › 8 exterior offices
- › 2 interior offices
- › boardroom
- › 2 breakout areas
- › open space
- › kitchen / cafe area

SUBLEASE INFORMATION

| | |
|-------------------------|--|
| Available Subpremises | Suite 900 - 5,304 SF |
| Sublandlord | Hive Innovations Inc. |
| Annual Net Rent | Market Sublease Rates |
| Operating Costs & Taxes | \$16.66 per SF (2021 estimate) |
| Occupancy Date | 30 days notice |
| Term of Sublease | November 29, 2024 |
| Parking | 2 underground stalls @ \$520.00 per stall per month |

BUILDING INFORMATION

| | |
|--------------------|---|
| Rentable Area | 158,873 SF |
| Average Floorplate | 14,900 SF |
| Number of Floors | 14 |
| Landlord | The Manufacturer’s Life Insurance Company |



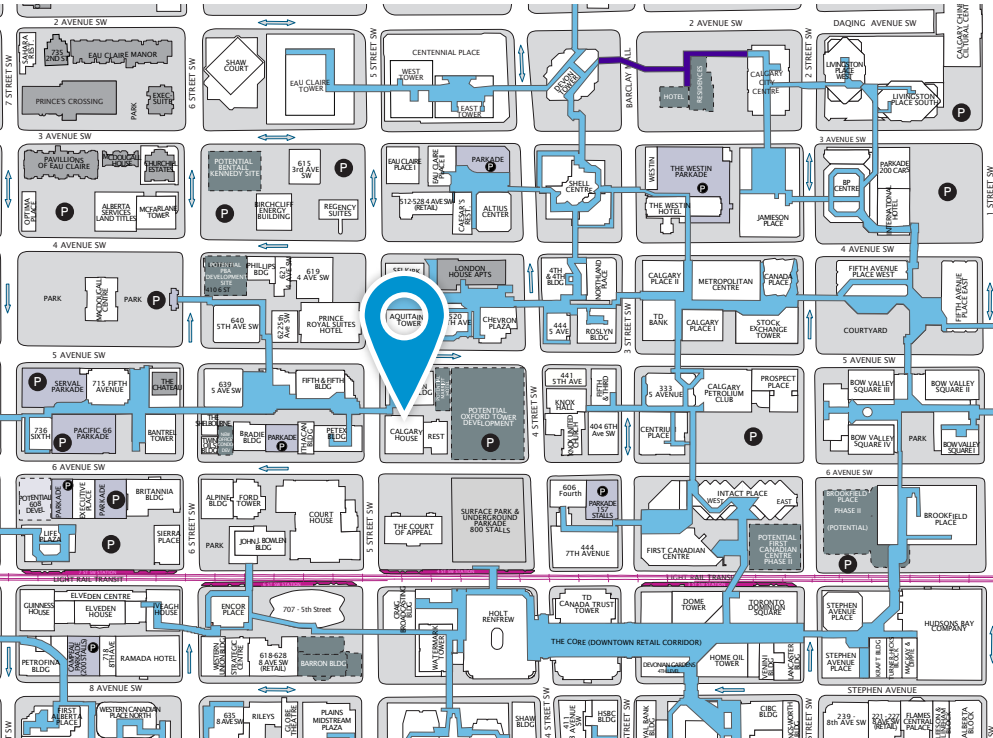
OFFICE FEATURES

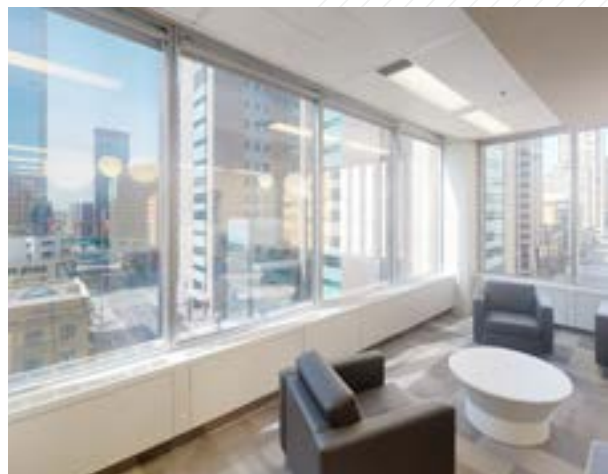
| | |
|--|-------------------|
| | Furniture |
| | Kitchen |
| | Conference centre |
| | Bike storage |
| | Gym |
| | Shower facilities |
| | Parking |
| | Plus 15 connected |



HIGHLIGHTS

- Direct access to Plus 15 system
- One block north of the C-Train providing convenient commuter access
- Walking distance to the Eau Claire district with parks, river and pathway systems
- Close proximity to Calgary Courts Centre and The Core shopping centre
- Walking distance to Stephen Avenue walkway with shopping and restaurant amenities
- On-site Starbucks and Green Bean Restaurant and Catering





CONTACT US

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

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



Colliers International
900, 335 - 8 Avenue SW
Calgary, AB | T2P 1C9
+1 403 266 5544
collierscanada.com

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