

**FOR SUBLEASE** 

# Stephen Avenue Place

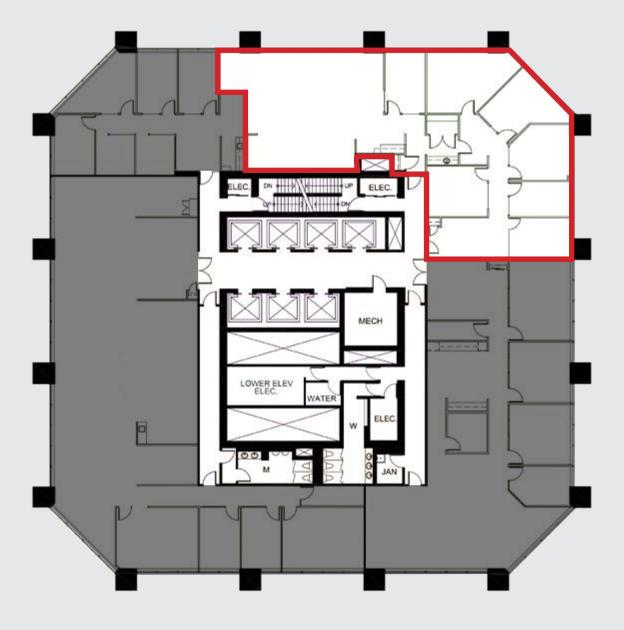
700 2<sup>nd</sup> Street SW | Calgary, Alberta

#### **Colliers International**

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## Sublease Information

**Available Subpremises** Floor 23 - 3,616 SF

**Sublandlord** Froyo Vending Canada Inc.

Annual Net Rent Market sublease rates

Operating Costs and Taxes \$18.58 per SF (2019 estimate)

Occupancy Date Immediate

**Term of Sublease** September 29, 2019

## **Building Details**

Rentable Area 620,000 SF

Average Floorplate 14,800 SF

Number of Floors 40

Landlord 58508 Alberta Ltd.

HVAC Monday - Friday 6:00 am - 6:00 pm



# Suite 2300 - 3,616 SF

- 6 exterior offices
- Meeting room
- Open area
- Kitchen

## Comments

- Building to undergo significant redevelopment, with completion slated for mid 2020.
- +15 connections to The Bay, Bow Parkade, TD Square, CORE Shopping Centre and Brookfield Place
- Adjacent to LRT and 35 bus routes within a two block radius
- Conference centre and fitness facility for exclusive use by building tenants located on the +30 level, with new facilities to be constructed by mid 2019.
- Furniture is available



Security System



Pathway System



Range of dining options



Bike Lane



Public Transit LRT, Bus



Fitness Facility on +30 level



#### Contact us:

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