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639 FIFTH AVENUE

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FOR SUBLEASE

639 5th Avenue SW

With +15 connections to Fifth & Fifth and 715 5th Avenue SW and easy access to the downtown LRT line and bus routes, 639 5th Avenue SW is an easily accessible and amenity rich hub in Calgary's downtown core.

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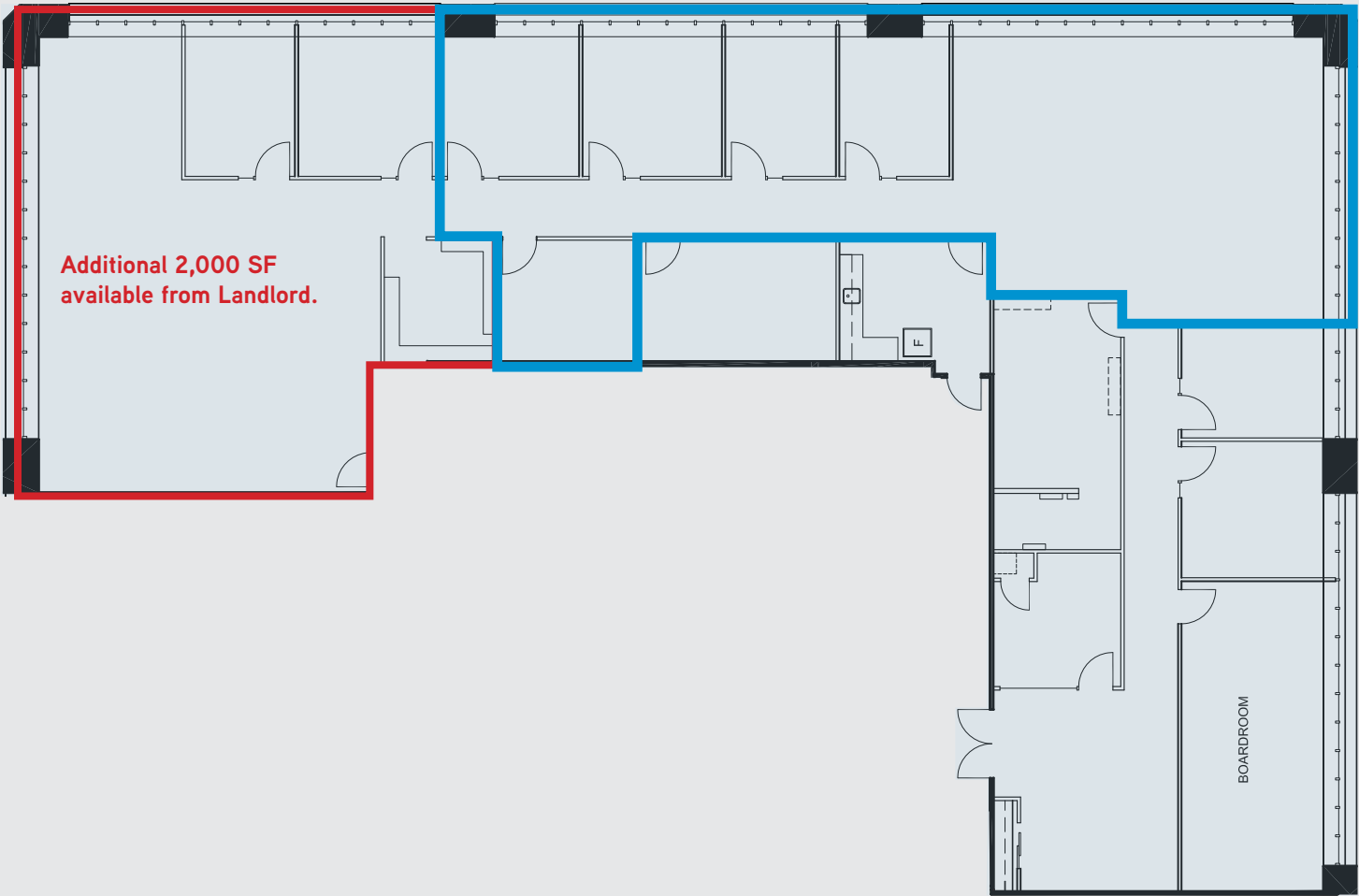


FOR SUBLEASE | 639 5th Avenue SW, Calgary | AB

Available Space & Costs

Available Subpremises	Suite 1400 - 1,500 to 3,000 SF (Additional 2,000 SF available from Landlord)
Sublandlord	Kambo Energy Group
Annual Net Rent	Market Sublease Rates
Operating Costs & Taxes	\$16.87 (2019 estimate)
Occupancy Date	Available immediately
Term of Sublease	August 31, 2022
Comments	<ul style="list-style-type: none">• Main floor lobby, +15 level, and elevator lobbies newly renovated in 2018• Conference and gym facilities constructed in 2017 and available to tenant's at no cost• +15 level has a recently renovated food court with a variety of food service retail options• Secure bike storage and 24/7 onsite security

FLOOR PLAN



Building Details

Constructed	1970
Rentable Area	280,047 SF
Average Floorplate	13,300 SF
Number of Floors	26
Landlord	Northam Realty Advisors Limited
Building Management	Equim Group
HVAC Hours of Operation	Monday to Friday 7:00 am - 6:00 pm

Suite 1400*

1,500 SF - 3,000 SF

- 4 exterior offices
- 1 interior office
- Open area
- Shared boardroom
- Shared meeting room
- Shared kitchen
- Shared reception
- Partially furnished

***Different space configurations potentially available**
***Per office deals will be considered**



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