



**WARREN HEDGES**  
Senior Vice President | Partner  
403 298 0411  
[warren.hedges@colliers.com](mailto:warren.hedges@colliers.com)

**BRADY BRAUND**  
Associate  
403 538 2521  
[brady.braund@colliers.com](mailto:brady.braund@colliers.com)

**FOR SUBLEASE** | 333 - 5<sup>th</sup> Avenue SW, Calgary, AB

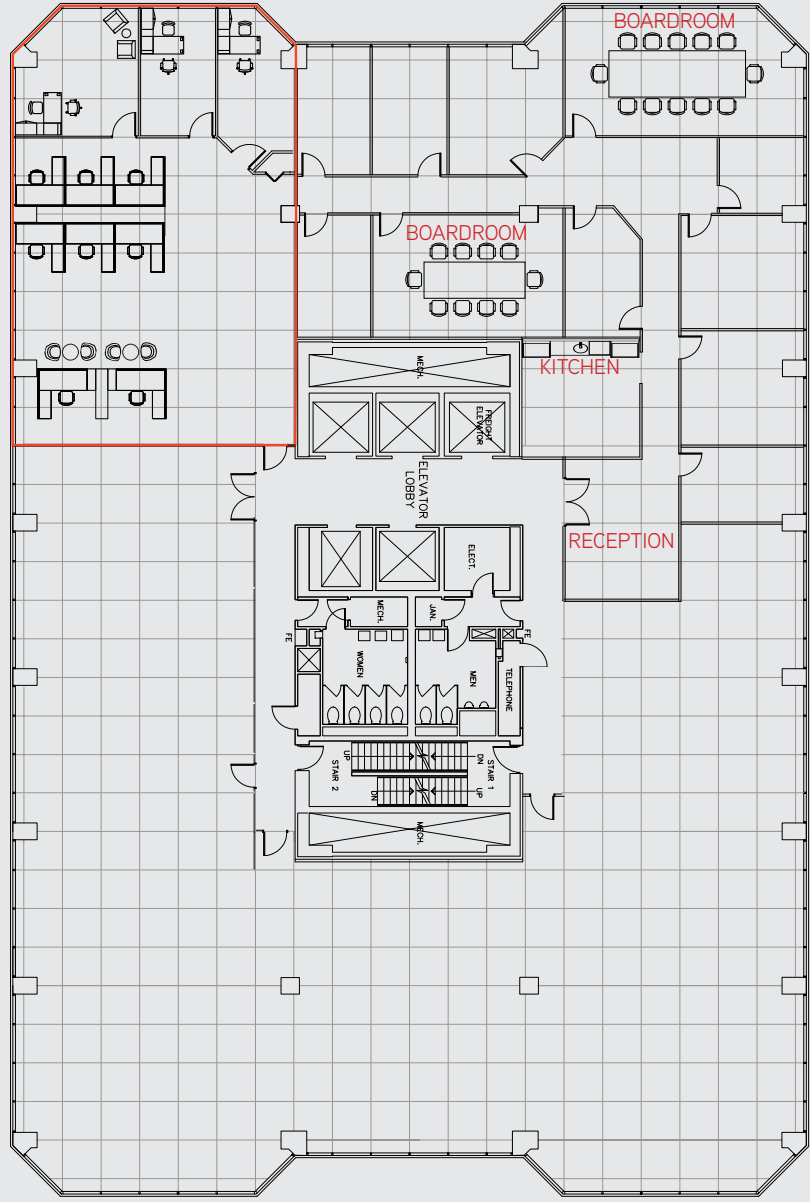
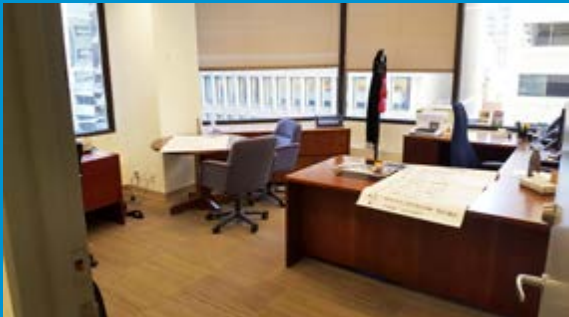
## 333 Fifth Avenue

333 Fifth Avenue has a state-of-the-art access system, using I-Disc technology, securing the main entrance and elevators. The parkade is also secured at all times with the same system. A security guard is on-site 24 hours a day and there is comprehensive video monitoring of high-traffic common areas.

**Colliers International**  
900, 335 8th Avenue SW  
Calgary, AB T2P 1C9  
[www.colliers.com/calgary](http://www.colliers.com/calgary)  
+1 403 266 5544



Accelerating success.



**FOR SUBLEASE | 333 Fifth Avenue**

## Sublease Information

Available Sublease	Suite 420 - 2,500 SF
Sublandlord	WMC Management Services Alberta Ltd.
Annual Net Rent	Market sublease rates
Operating Cost and Taxes	\$20.75 per square foot
Occupancy Date	Immediate
Expiry	August 31, 2021

## Building Details

Constructed	1978
Rentable Area	241,457 SF
Average Floorplate	15,600 SF
Number of Floors	17
Landlord	First Real Properties Limited
HVAC	Monday - Friday   6:00 am - 6:00 pm Saturday   10:00 am - 4:00 pm

## Suite 420 - 2,500 SF

- SHARED RECEPTION, KITCHEN AND BOARDROOM FACILITIES
- PREMISES IS OFFERED FULLY FURNISHED
- 3 exterior offices
- 8 workstations (7'x8')

## Comment

- 333 Fifth Avenue is beside the Calgary Petroleum Club and central to all major downtown buildings and amenities
- Direct entrance to Calgary Petroleum Club from +15
- All major banks within one block
- On-site print shop, café, and boutique liquor store
- Secure indoor bicycle storage





## WARREN HEDGES

Senior Vice President | Partner  
403 298 0411  
[warren.hedges@colliers.com](mailto:warren.hedges@colliers.com)

## BRADY BRAUND

Associate  
403 538 2521  
[brady.braund@colliers.com](mailto:brady.braund@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 therefrom. 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.