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**FOR SUBLEASE** | 300 - 5<sup>th</sup> Avenue SW, Calgary, AB

# Stock Exchange Tower

**Colliers International**

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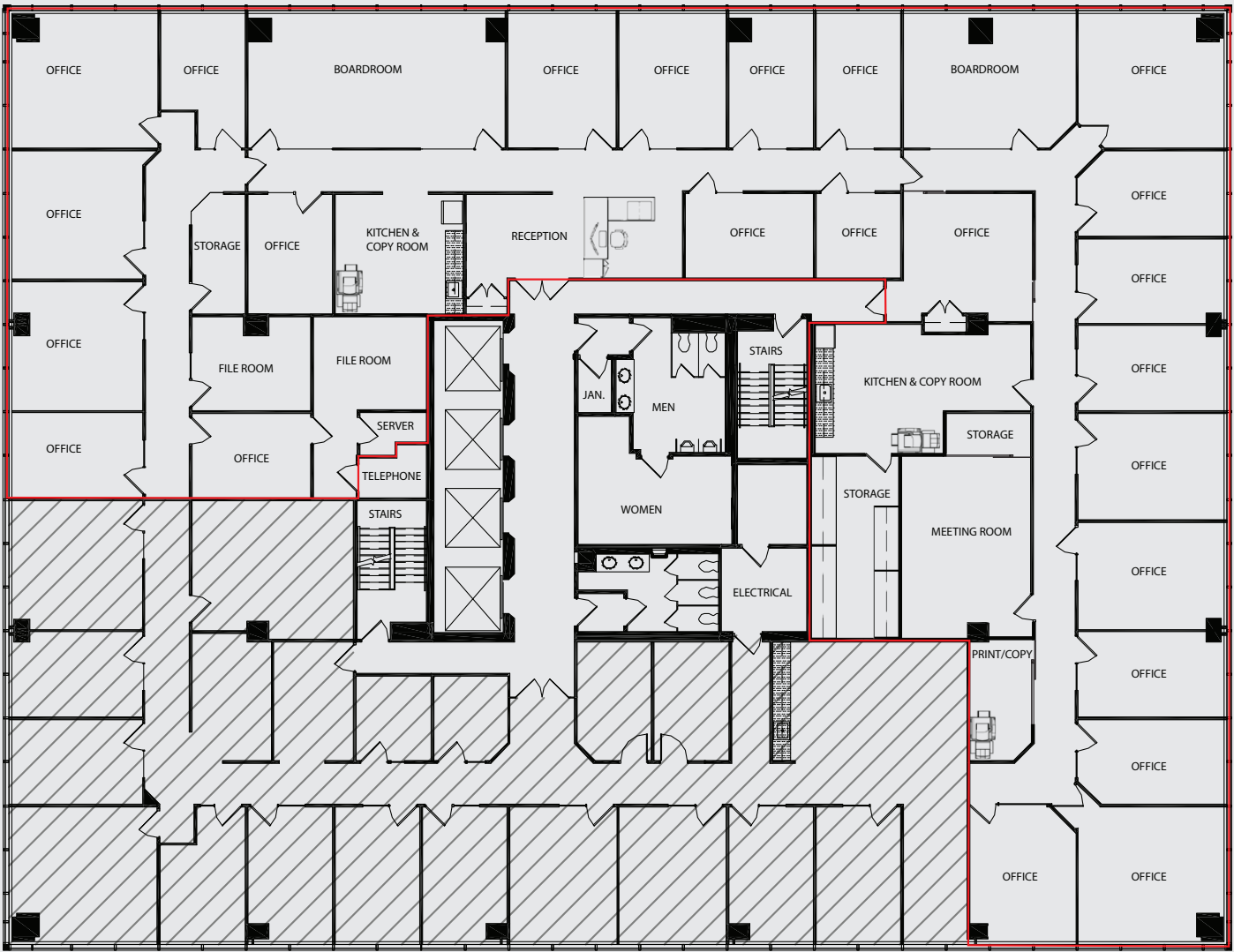
Sublease Information

Available Premises	Suite 2500 - 9,097 SF
Sublandlord	Total Energy Services Inc.
Sublease Term	November 30, 2019
Annual Net Rent	\$18.00 per SF (Gross)
Operating Costs & Taxes	\$19.16 per SF (2019 estimate)
Occupancy Date	Immediate
Parking	2 underground stalls at market rates

Comments

Situated in the central core of downtown Calgary, Stock Exchange Tower is a 32-story, Class A tower.

Offering prestigious office space in an unbeatable location, it has direct access to +15 and is close to the LRT, 5th Avenue and 4th Avenue. Amenities include a 2,087 sq. Ft. Conference Centre, post office, heated parkade, bike cages, and 24/7 security. Committed to environmental sustainability, this building has achieved BOMA BEST Level 3 certification.



Building Details

Constructed	1979
Rentable Area	386,872 SF
Average Floorplate	13,500 SF
Number of Floors	32
Landlord	GWL Assurane Comp./ASET Properties
HVAC	Monday - Friday   6:00 am - 6:00 pm Weekend & Holiday   9:00 am - 4:00 pm

Suite 2500 - 9,097 SF

- 19 Exterior Offices
- 5 Interior Offices
- 2 Boardrooms
- Meeting Room
- 2 Kitchen/Copy Rooms
- 2 Print/Copy Rooms
- 2 File Rooms
- 2 Storage Rooms
- Server Room
- Reception

Premises Features

- Premises is well improved and in excellent move-in condition
- Office intensive layout offering good mix of office sizes
- Attractive double glass entry doors into Premises



1/3,500 Parking Spaces



Range of dining options



Security System



Public Transit LRT, Bus



Secured Bike Storage



Conference Centre

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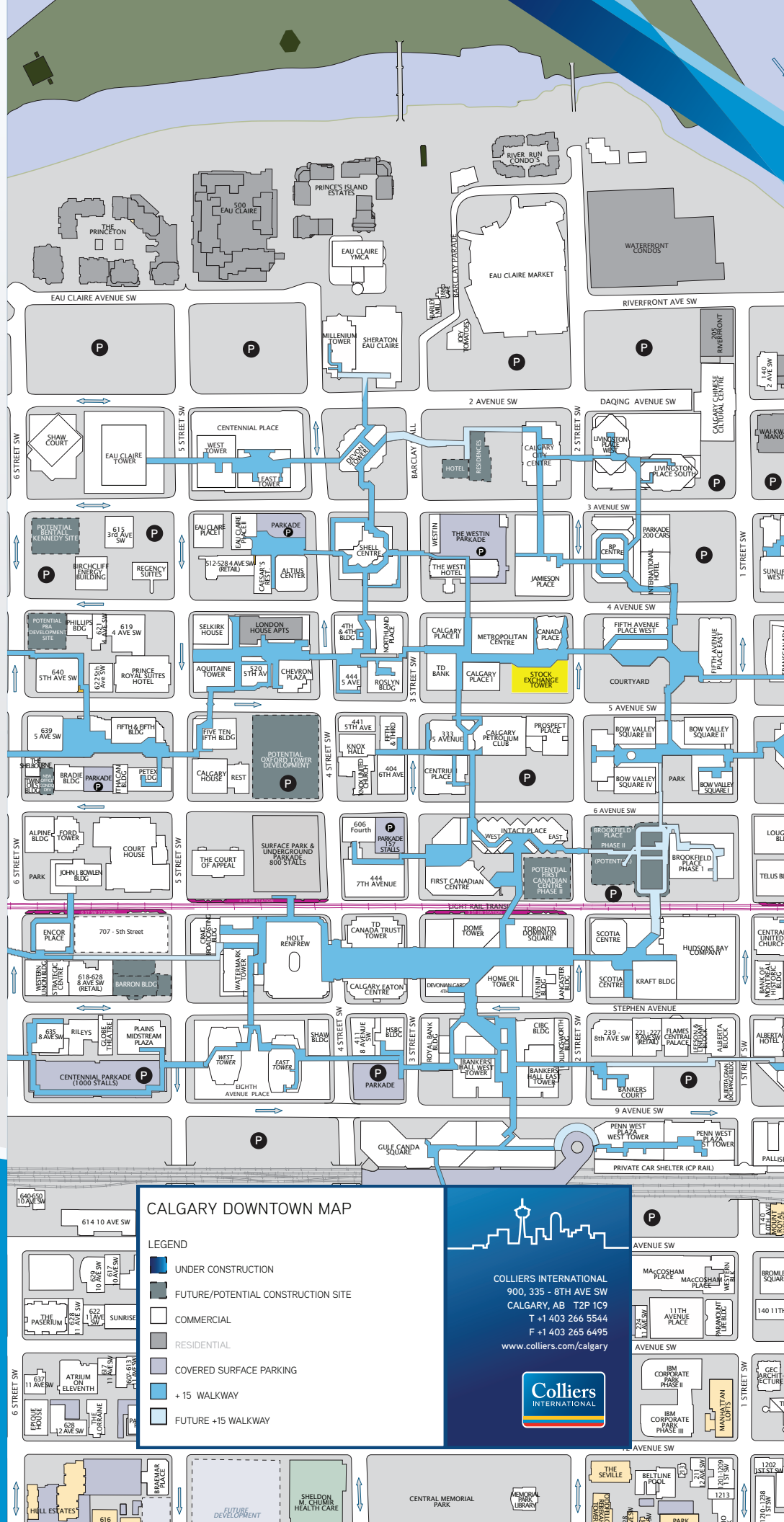
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### CALGARY DOWNTOWN MAP

#### LEGEND

- UNDER CONSTRUCTION
- FUTURE/POTENTIAL CONSTRUCTION SITE
- COMMERCIAL
- RESIDENTIAL
- COVERED SURFACE PARKING
- +15 WALKWAY
- FUTURE +15 WALKWAY

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