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FOR SUBLEASE

635 8TH AVENUE SW

Prime Downtown location. Adjacent to Centennial Parkade. One block to LRT. +15 connected to Western Canadian Place and Centennial Parkade.

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FOR SUBLEASE | 635 8th Avenue SW, Calgary | AB

Available Space & Costs

Available Subpremises	Suite 2400 - Shared Space - 2,224 SF
Sub-Sublandlord	Arrow Exploration Corp.
Sublandlord	Clearview Resources Ltd.
Monthly Rent	\$4,200.00/month
Occupancy Date	Available immediately
Term of Sublease	June 2020
Parking	1 stall at \$495/month
Comments	<ul style="list-style-type: none">+15 connected to Western Canadian Place and Centennial ParkadeLocated in close proximity to Stephen Avenue pedestrian mall and The CORE Shopping Mall, featuring an abundance of dining, retail and shopping amenities

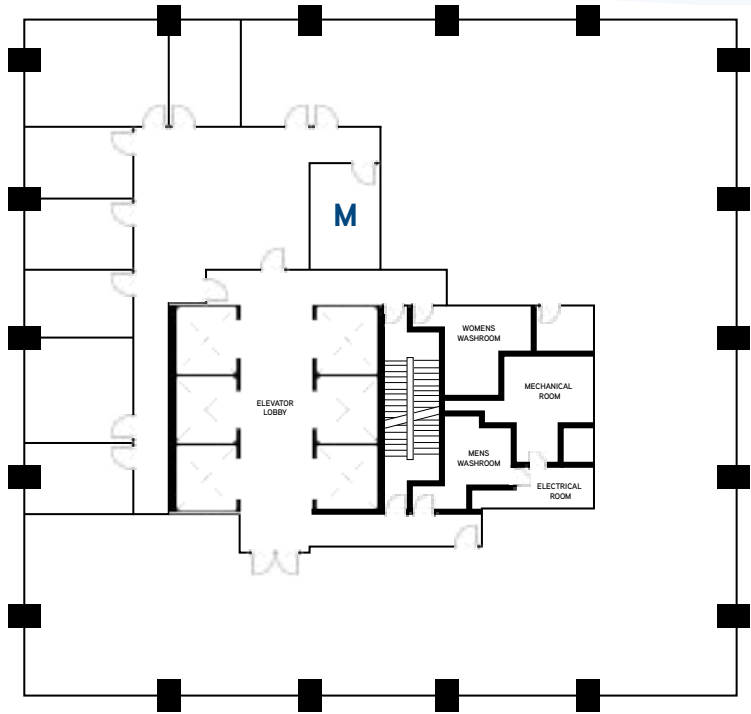
CLOCKWISE FROM TOP LEFT: Building, entrance and lobby area



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Building Details

Constructed	1983
Rentable Area	274,001 SF
Average Floorplate	12,000 SF
Number of Floors	26
Landlord	The Cadillac Fairview Corporation Limited
Building Management	The Cadillac Fairview Corporation Limited
HVAC	Monday to Friday 6:00 am - 6:00 pm



Suite 2400

- Shared space
- 7 offices on the NW side
- 1 small shared meeting room
- Entrance with possible reception space
- Shared kitchen
- One parking stall available



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