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FOR SUBLEASE | 300 - 5th Avenue SW, Calgary | AB

Stock Exchange Tower

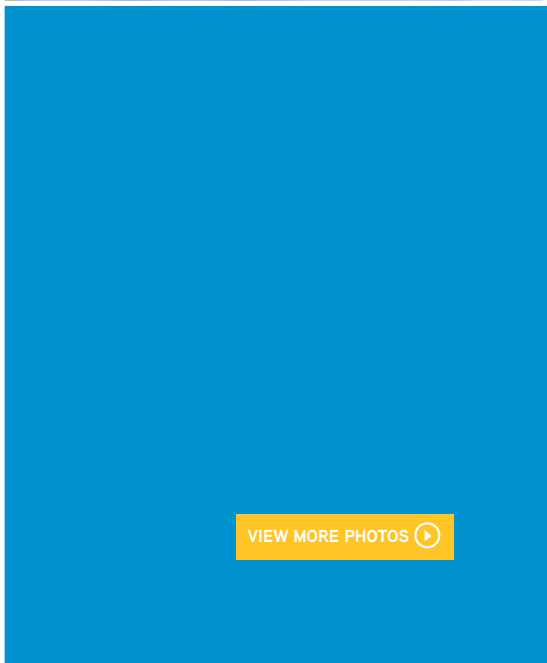
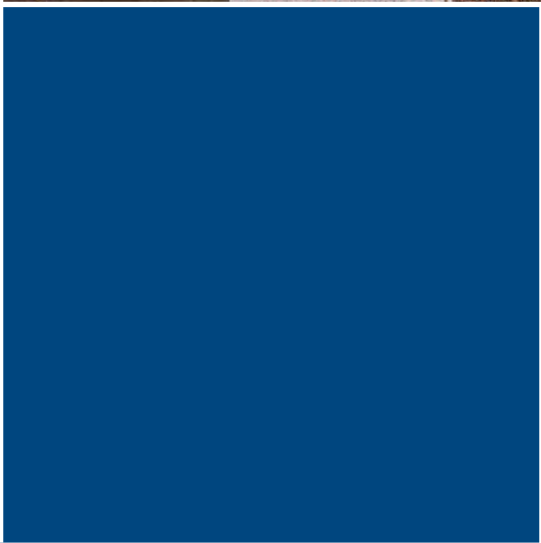
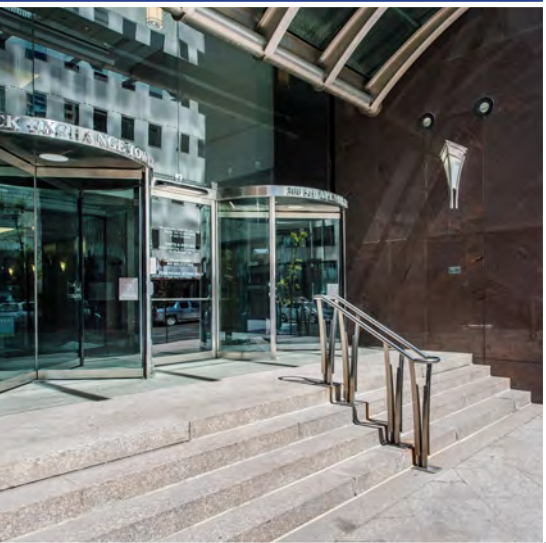
The Stock Exchange Tower is ideally located in the heart of downtown Calgary. Climbing 31 stories high, this Class A tower is a home to a variety of attractive amenities and services. The building boasts a tenant shower facility, 24/7 security, conference rooms, and a variety of retail and service options. It also has ample parking and a secure bike cage in a heated parkade, and access to Calgary's +15 pedestrian system. This building's prime location is also easily accessible via Calgary's LRT System, which is only two blocks away.

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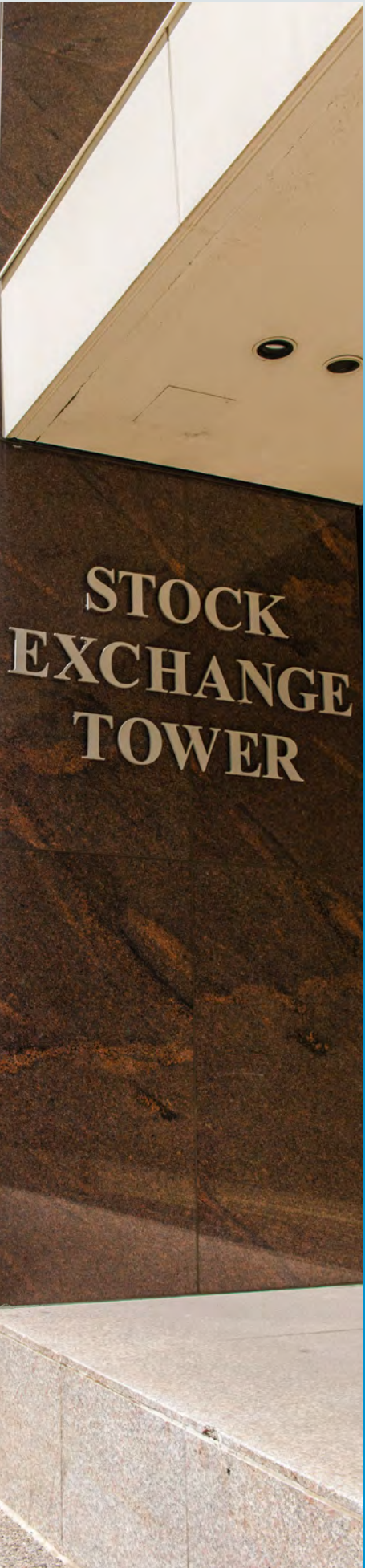
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Available Space & Costs

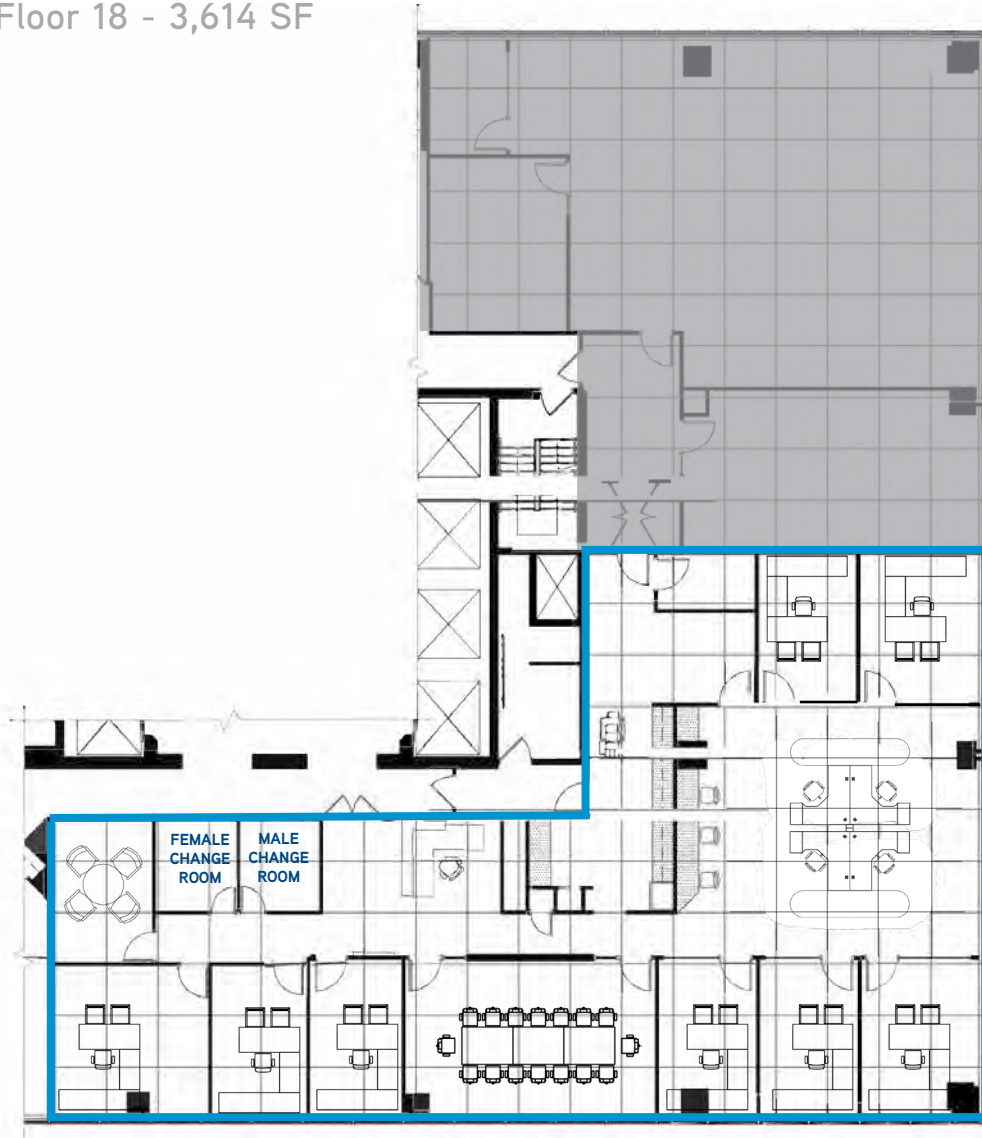
Available Subpremises	Floor 18 - 3,614 square feet of rentable area [furnished]
Sublandlord	Pembina Pipeline Corporation
Basic Rent	Market Sublease Rates
Operating Costs & Taxes	\$20.46 [Estimated 2020] [Based on BOMA 89 Standard of Measurement]
Occupancy Date	Immediate
Term of Sublease	June 29, 2022
Parking	1 stall per 3,800 SF \$550 unreserved parking stall/month
Comments	<ul style="list-style-type: none">+15 connected to Fifth Avenue Place, Calgary Place, and Canada PlaceEnd of trip shower facilities located on main floorSecure bicycle storage located on P1 levelConference facility for tenants on +15 level, free of charge for building tenantsSeveral retail, dining, and shopping amenities in close proximity within Calgary Place and Bow Valley SquareGYMVMT is +15 connected in Calgary Place

Building Details

Landlord	The Canada Life Assurance Company ASET Properties Inc.
Property Management	GWL Realty Advisors
Constructed	1978
Rentable Area	426,013 SF
Average Floorplate	14,700 SF
Number of Floors	31
HVAC	Monday to Friday 6:00 am - 6:00 pm



FLOOR PLAN | Floor 18 - 3,614 SF



- 7 Exterior Offices
- 1 Interior Office
- 4 Workstations
- 3 Benching Stations
- Meeting Room
- Boardroom
- Change Rooms
- Copy/Filing Area
- Kitchen
- IT Room
- Reception

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