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350 - 7 Avenue SW, Calgary | AB

# First Canadian Centre for sublease

First Canadian Centre is located in the downtown core on 7th Avenue SW, with close proximity to the The Core Shopping Centre, Stephen Avenue Pedestrian walk and Holt Renfrew. Conveniently positioned along the LRT Line and on several Calgary Transit routes for easy accessibility. This property offers a tenant exclusive conference centre, free of charge. In addition, a fitness centre and tenant lounge are under construction and an estimated completion of Q2 2024. Additionally, this BOMA Best Platinum certified building is Plus 15 connected to The Core, Intact Place, 444 - 7 Avenue SW, and Centrium Place.



# Property Overview

## Sublease Information

Subpremises	Suite 2600 11,130 square feet
Sublandlord	Steel River Group Ltd.
Annual Net Rate	Market Sublease Rates
Operating Costs & Taxes	\$23.31 (2024 estimate)
Occupancy Date	30-60 Days Notice
Term of Sublease	January 30, 2028
Parking	3 Underground Parking Stalls @ \$570 per stall per month
Furniture	Furniture Negotiable

## Building Information

Constructed	1982
Building Class	A
Rentable Area	510,000 square feet
Average Floorplate	13,000 square feet
Number of Floors	41
Property Management	GWL Realty Advisors Inc.
Landlord	The Canada Life Assurance Company, London Life Insurance Company, TPP Investments I Inc., PSS Investments I Inc.
HVAC Hours	6:00 am to 6:00 pm   Monday to Friday

## Key Highlights



Plus 15 Connected



Tenant Exclusive Fitness (Q2 2024 Estimated Completion)



Tenant Lounge (Q2 2024 Estimated Completion)



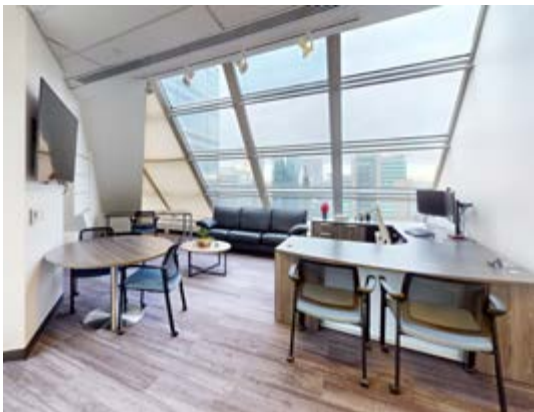
Conference Facility



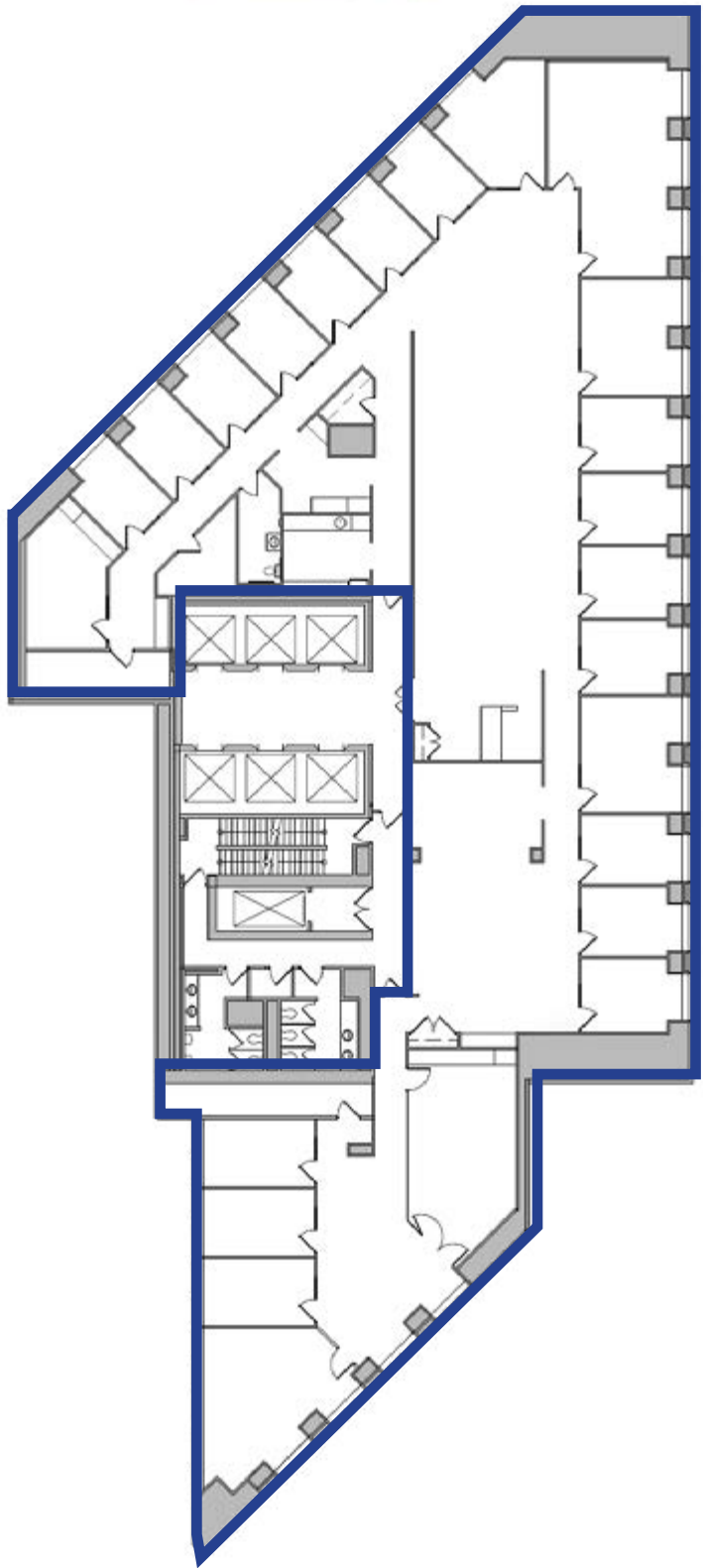
Bicycle Storage



Range of Dining Options



# Floor Plan



## Floor 26 - 11,130 SF

- 21 exterior offices
- 11 workstations
- boardroom
- 2 meeting rooms
- kitchen
- reception
- storage
- copy/print room
- internal washroom





# Amenity Renderings

Tenant Lounge



# Amenity Renderings

Conference Centre





# Amenity Renderings

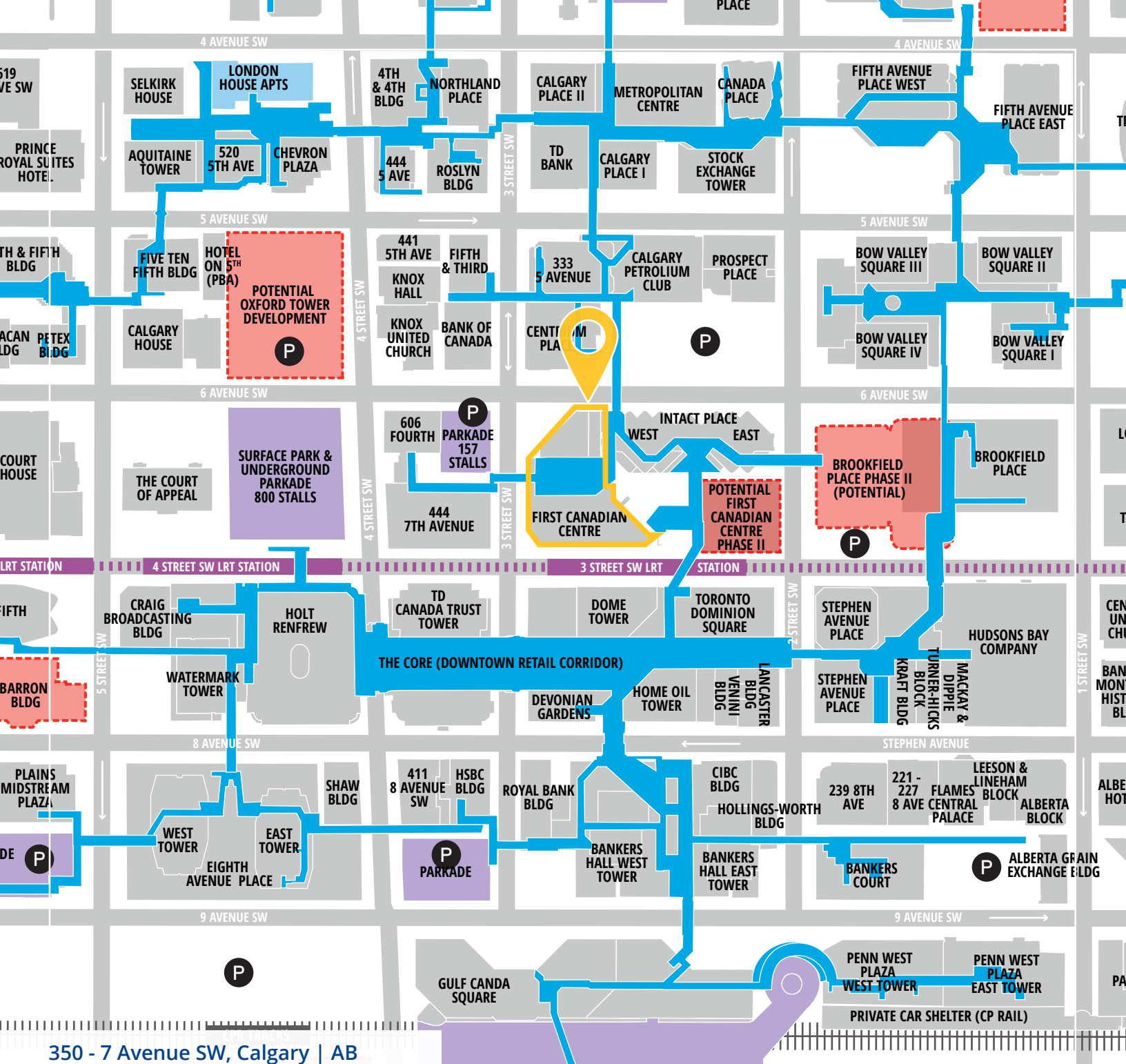
Fitness Centre



# Amenity Renderings

Fitness Centre





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