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**FOR SUB-SUBLEASE** | 150 - 6<sup>TH</sup> AVENUE SW, CALGARY, AB

## Suncor Energy Centre - West Tower

Two tower complex, with direct access to +15 network through Bow Valley Square, The Bow, Hanover Place and James Short Parkade. Building features 2 levels of retail and food service amenities including concierge services for building tenants and newly constructed conference facility on main level. Within 2 blocks of LRT line and several dining and shopping amenities.

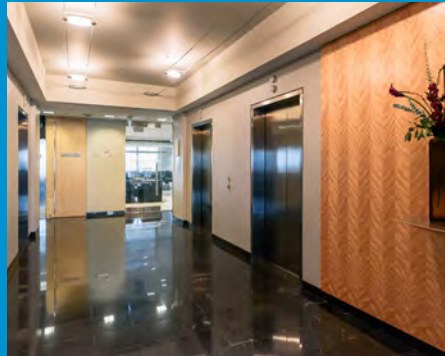
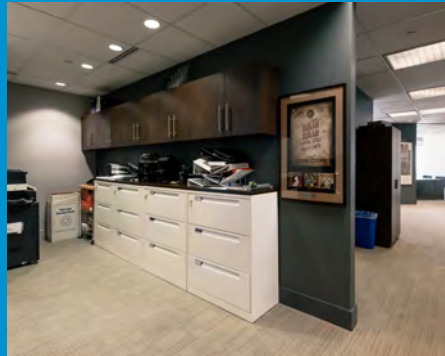
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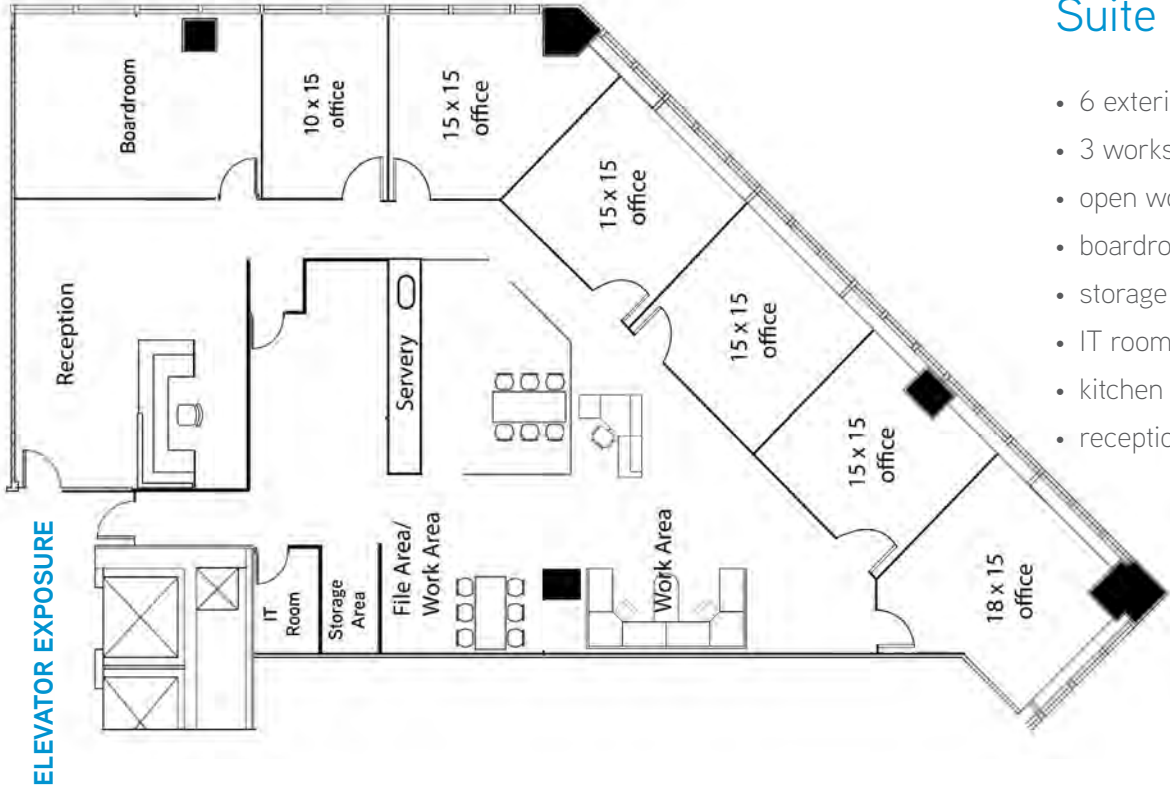
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Available Space & Costs

Available Sub-subpremises	Suite 5050 - 3,866 square feet
Sub-sublandlord	Grosvenor Canada Limited
Annual Net Rent	Market Sub-sublease Rates
Operating Costs and Taxes	\$24.34 (2020 estimate)
Occupancy Date	30 - 60 days / Flexible
Term of Sub-sublease	November 29, 2021 (could possibly be extended to November 29, 2023 on a sublease basis)
Parking	Four (4) unreserved parking stalls \$495/stall/month
Comments	<ul style="list-style-type: none"><li>• <b>FULLY FURNISHED</b></li><li>• +15 connected to Bow Valley Square, James Short Parkade, Hanover Building and The Bow.</li><li>• +15 level features numerous food service amenities</li><li>• Bicycle parking available in underground parkade</li><li>• Conference facility on main level for exclusive use by building tenants</li></ul>

Building Details

Rentable Area	1,121,056 SF
Number of Floors	52
Landlord	SEC GP Inc. (50%) ARCI Ltd. (50%)
Building Management	Brookfield Properties Ltd.
HVAC	Monday to Friday 7:30 am - 6:00 pm Saturdays 7:30 am - 1:30 pm



FURNISHED / WELL-IMPROVED

Suite 5050 - 3,866 SF

- 6 exterior offices
- 3 workstations
- open work area
- boardroom
- storage / filing area
- IT room
- kitchen / lounge
- reception





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