



FOR SUBLEASE | 530 - 8th Avenue SW, Calgary, AB

Watermark Tower

Watermark Tower is centrally located in the heart of Calgary's downtown core. The building boasts 24/7 security, professional services, a coffee shop, a fitness centre and conference rooms. It also has ample parking in a heated underground parkade, access to Calgary's +15 pedestrian system and direct access to Calgary's LRT system. Watermark Tower is also +15 connected to Holt Renfrew, The CORE Shopping Centre, Eighth Avenue Place and TD Square.

CRAIG HULSMAN

Vice President
403 571 8829

craig.hulsman@colliers.com

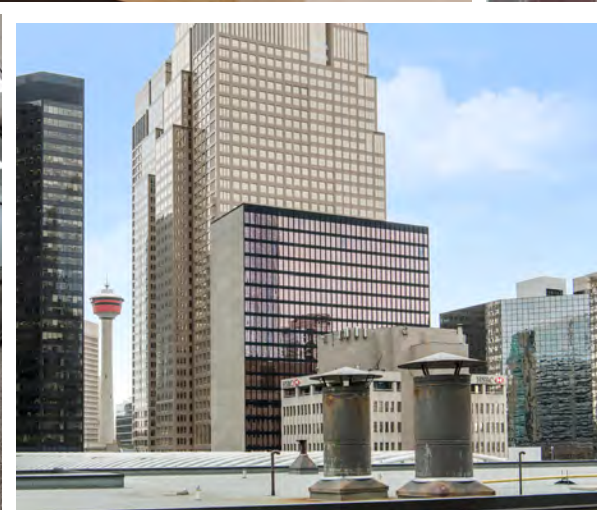
Colliers International

900, 335 8th Avenue SW
Calgary, AB T2P 1C9

www.colliers.com/calgary
+1 403 266 5544



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Sublease Information

	Suite 710
Available Subpremises	Option A: ~7,845 square feet Option B: ~6,000 square feet Option C: 13,845 square feet
Sublandlord	Decibel Cannabis Company Inc.
Annual Net Rent	Market Sublease Rates
Term of Sublease	Up to July 30, 2025
Operating Costs and Taxes	\$20.96 per square foot (2020 estimate)
Parking	Nine (9) underground parking stalls
Occupancy Date	Immediate

Building Details

Constructed	1983
Rentable Area	414,048 square feet
Average Floorplate	23,500 square feet
Number of Floors	28
Landlord	The Great-West Life Assurance Company (75% interest) London Life Insurance Company (25% interest)
Building Management	GWL Realty Advisors Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm

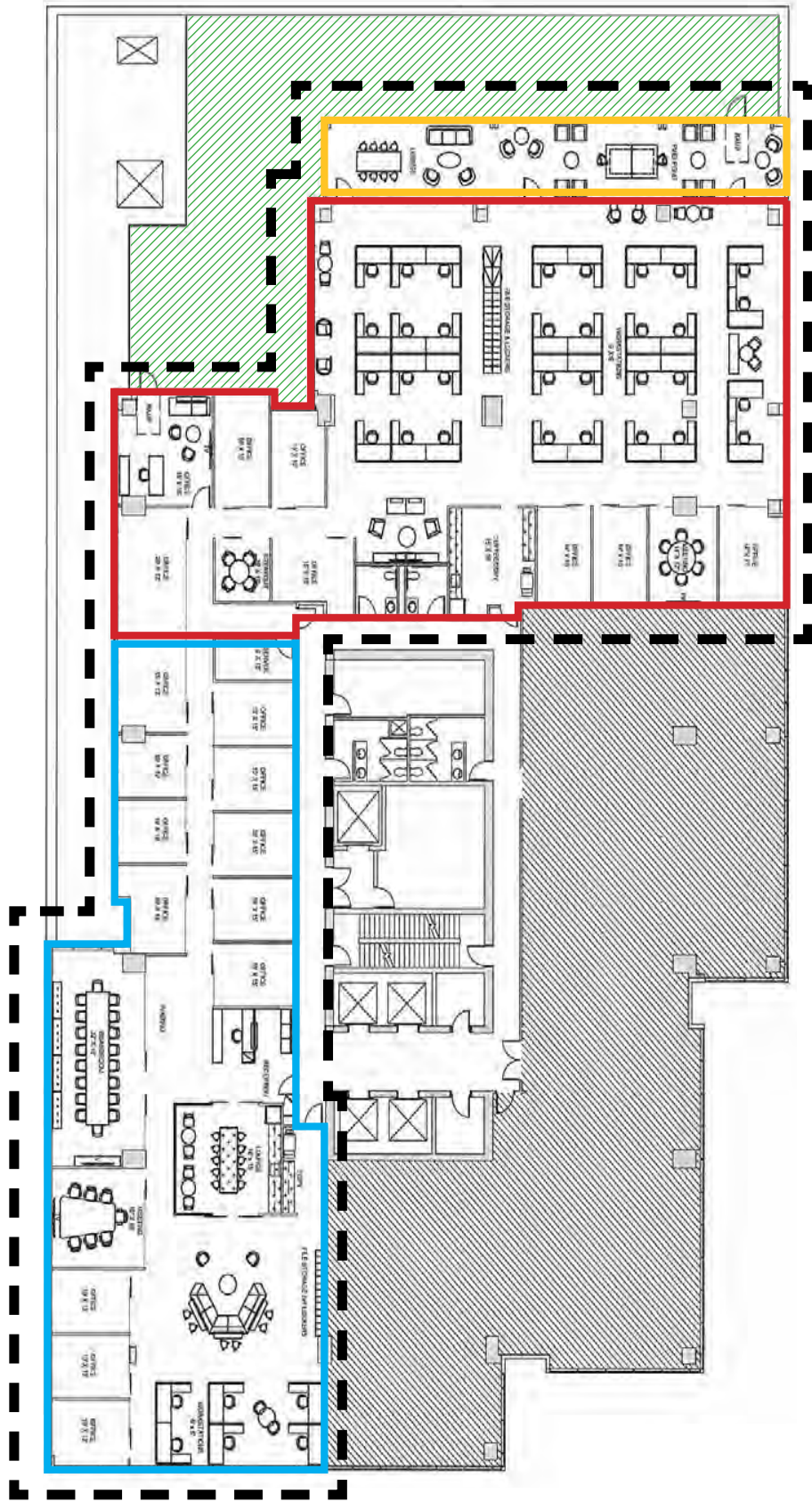
Comments

- **PARTIALLY FURNISHED / WELL-IMPROVED SPACE**
- Exclusive outdoor patio for Subtenant use
- LRT station and Court House directly north of the building
- Conference centre and fitness facility on 3rd floor exclusive to building tenants. Both to be renovated in 2020.
- +15 connected to The CORE Shopping, Eighth Avenue Place, and 707 Fifth
- Cafe Artigiano and Olly Fresco's on +15 level
- Secure underground bicycle storage



EXISTING LAYOUT

*The outdoor patio does not form part of the rentable area of the Subpremises



LEGEND

- Option A
- Option B
- Option C
- Solarium Lounge
- Outdoor Patio

OPTION A
~7,845 SF

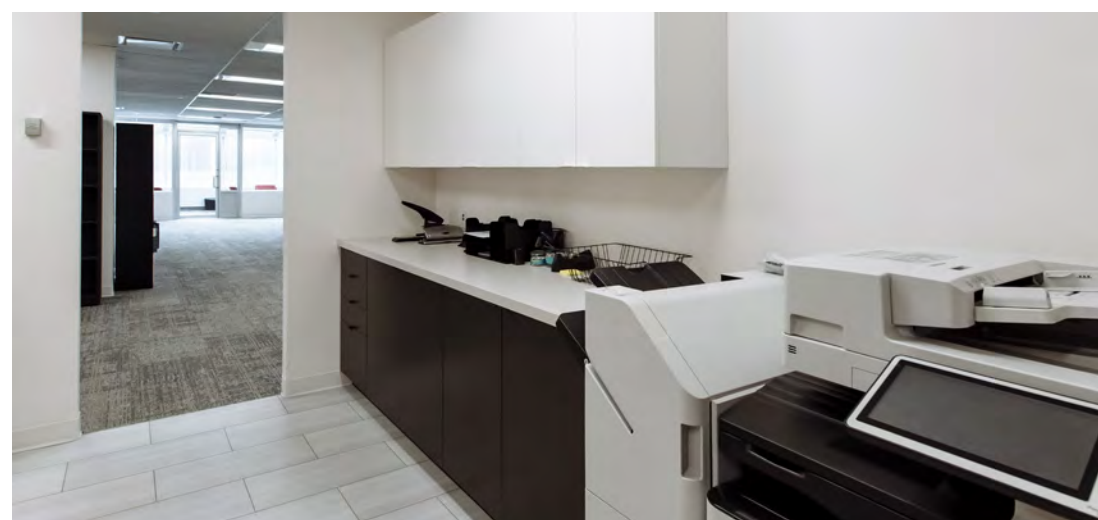
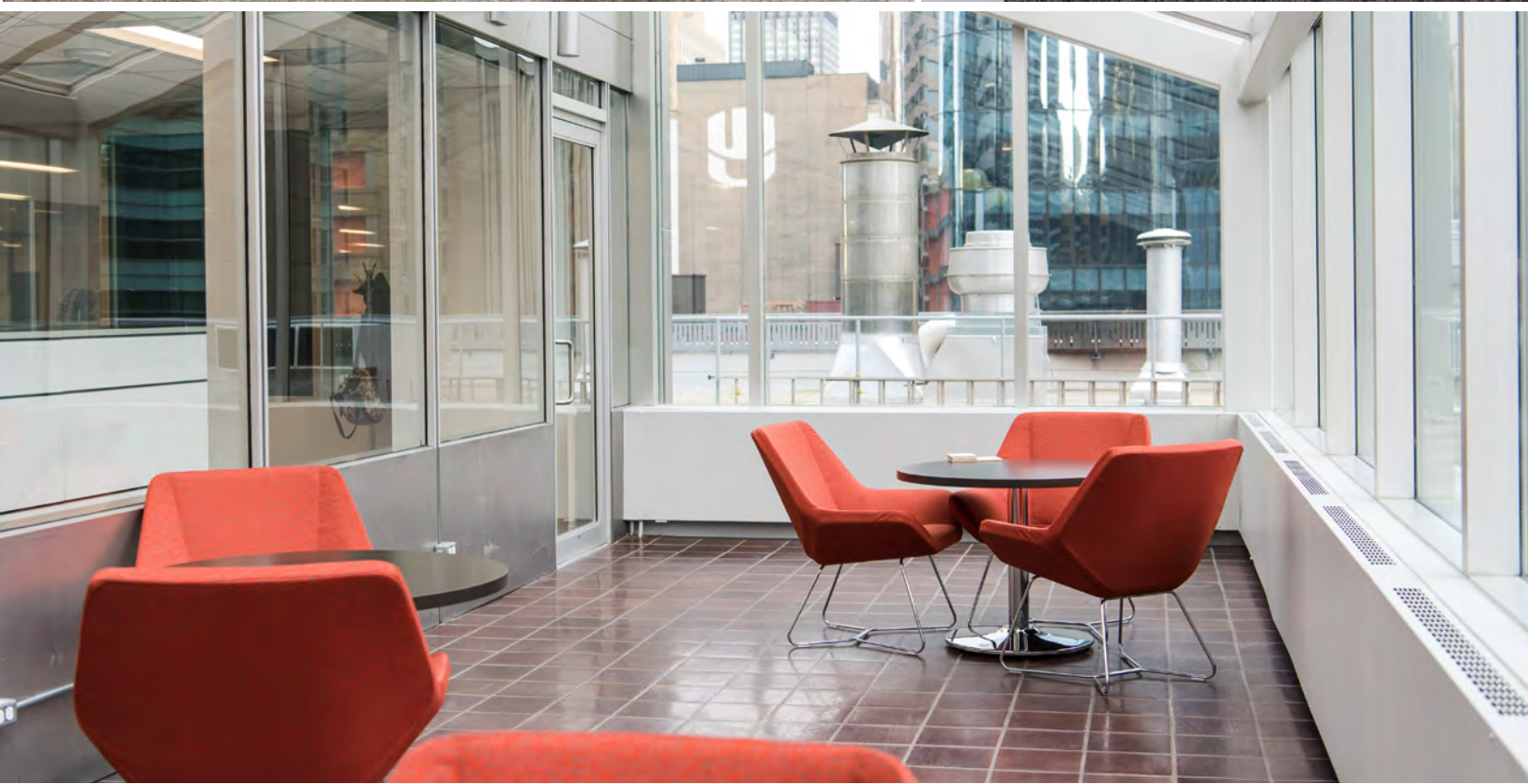
- 5 Exterior Offices
- 3 Interior Offices
- 32 Workstations
- 2 Meeting Rooms
- Coffee/Copy Area
- Lounge Area

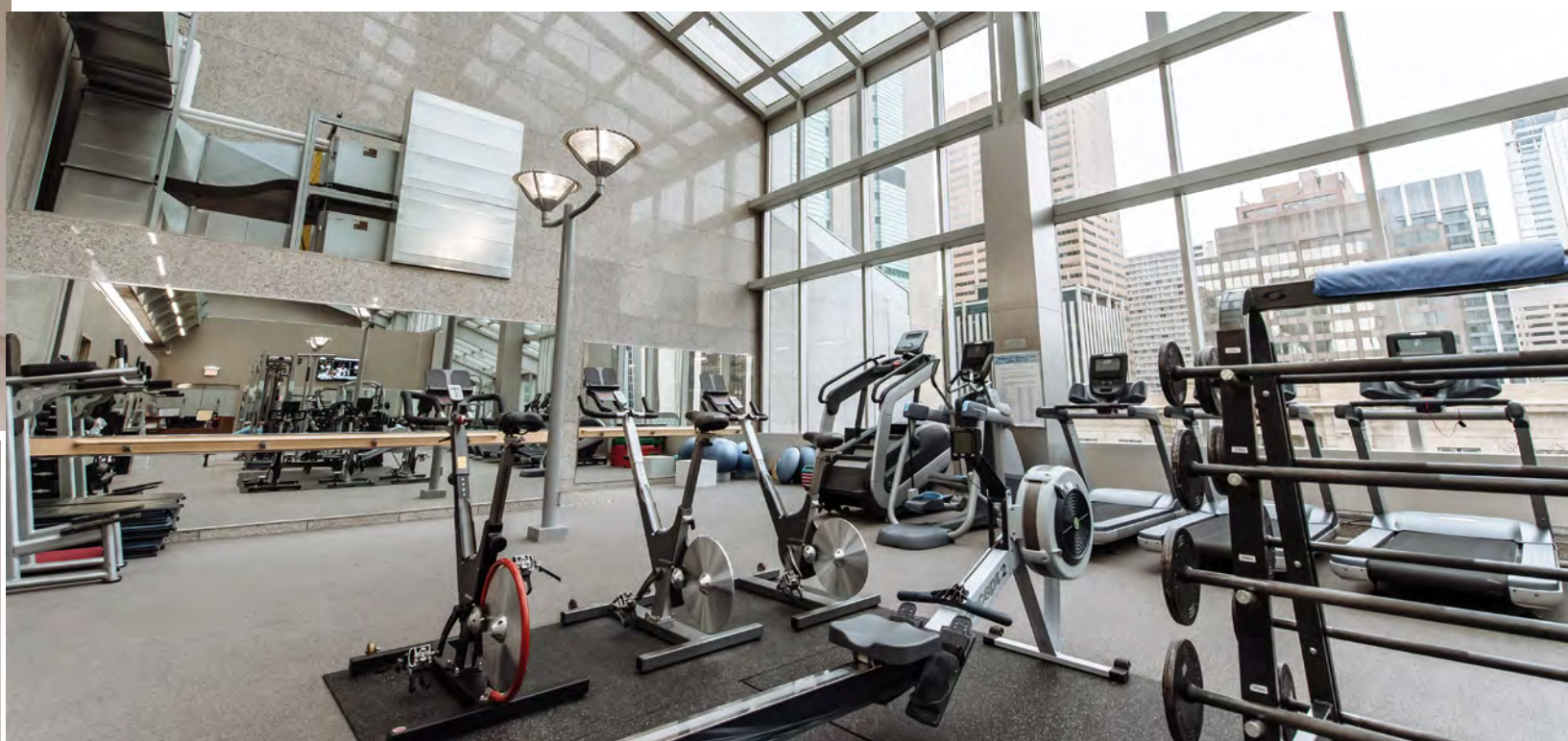
OPTION B
~6,000 SF

- 7 Exterior Offices
- 5 Interior Offices
- 6 Workstations
- Meeting Room
- Boardroom
- Kitchen
- Copy Area
- Lounge Area
- Reception
- Solarium Lounge
- Exclusive Access to Outdoor Patio

OPTION C
13,845 SF

- 12 Exterior Offices
- 8 Interior Offices
- 38 Workstations
- 3 Meeting Rooms
- Boardroom
- 2 Lounge Areas
- Kitchen
- 2 Coffee/Copy Area
- Reception
- Solarium Lounge
- Exclusive Access to Outdoor Patio





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