

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.

Colliers International

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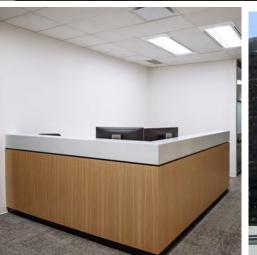
Accelerating success.















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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

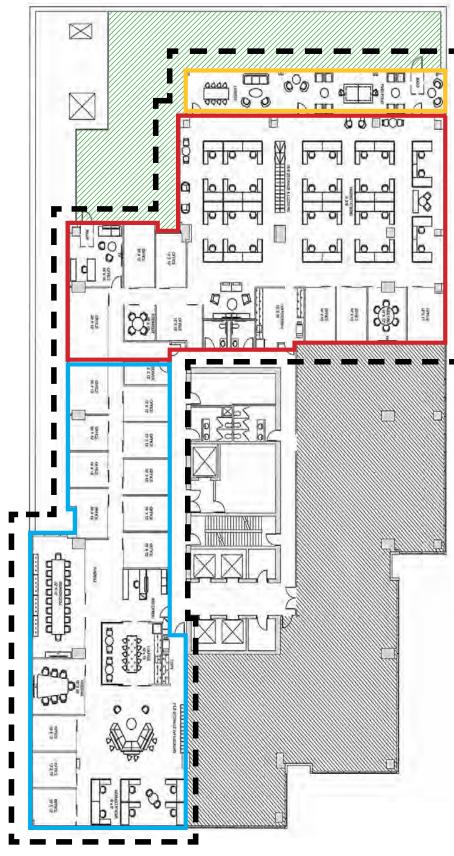
Comments

- 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

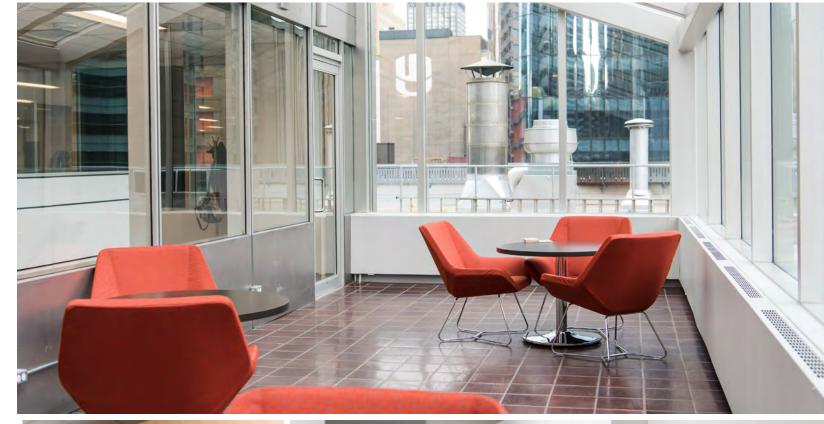
- 7 Exterior Offices
- 5 Interior Offices
- 6 Workstations
- Meeting Room
- Boardroom
- Kitchen
- Copy Area • Lounge Area
- Reception
- Solarium Lounge
- Exclusive Access to Outdoor Patio

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

























FOR SUBLEASE WATERMARK TOWER

CRAIG HULSMAN

Vice President 403 571 8829 craig.hulsman@colliers.com

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