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FOR SUBLEASE

840 7th Avenue SW

840 7th Avenue SW is located along the +15 network with direct connections to AMEC Place, 800 Sixth, the Sandman Hotel and adjacent to the 8th Street SW LRT station. The building features a newly renovated main floor, upgraded elevators, a fitness centre with showers and change rooms, and conference meeting rooms available for tenant use, free of charge.

Colliers International

900, 335 8th Avenue SW

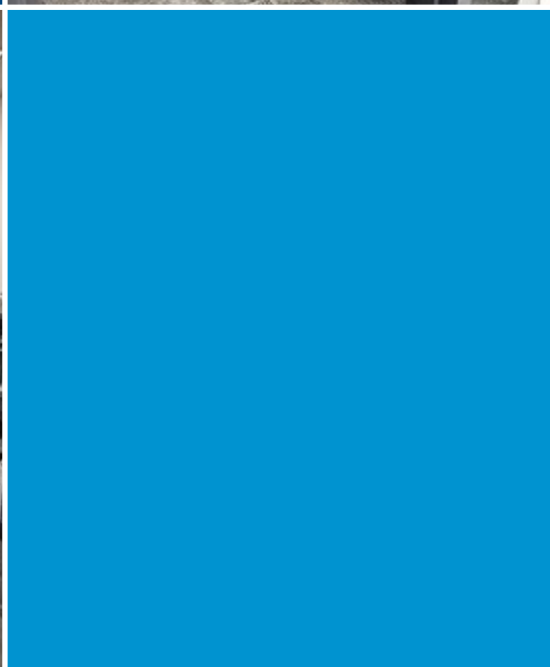
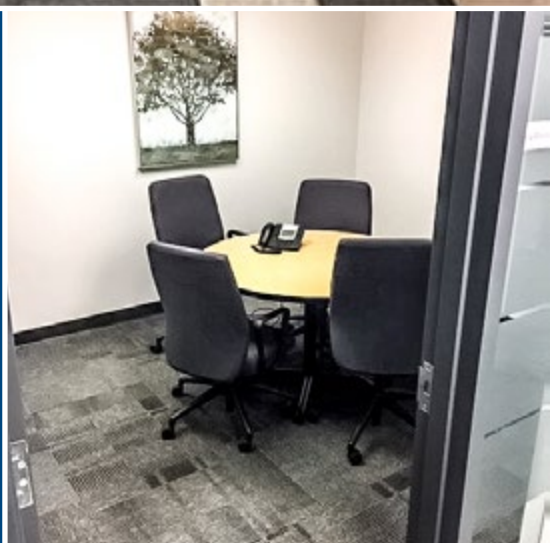
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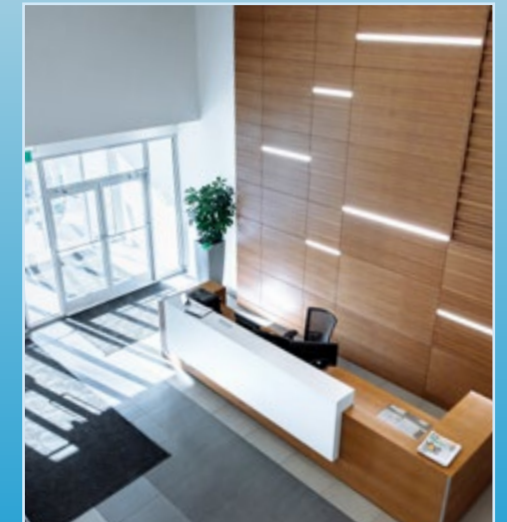
Accelerating success.



FOR SUBLEASE | 840 7th Avenue SW, Calgary | AB

Available Space & Costs

Available Subpremises	Suite 600 - 2,500 SF on a shared basis
Sublandlord	Synergi-FX Inc,
Annual Net Rent	Market Sublease Rates
Operating Costs & Taxes	\$14.15 (2020 estimate)
Occupancy Date	September 1 st , 2019
Term of Sublease	Flexible 1-5 years
Underground Parking	<ul style="list-style-type: none"> Unreserved parking stalls at \$395/stall/month Reserved stalls at \$465/stall/month
Comments	<ul style="list-style-type: none"> +15 connected to AMEC Place, 800 Sixth, and the Sandman Hotel Fitness and conference facilities available for tenant use, free of charge Located immediately along the LRT Line in the free fare zone Main lobby and elevators have recently been upgraded

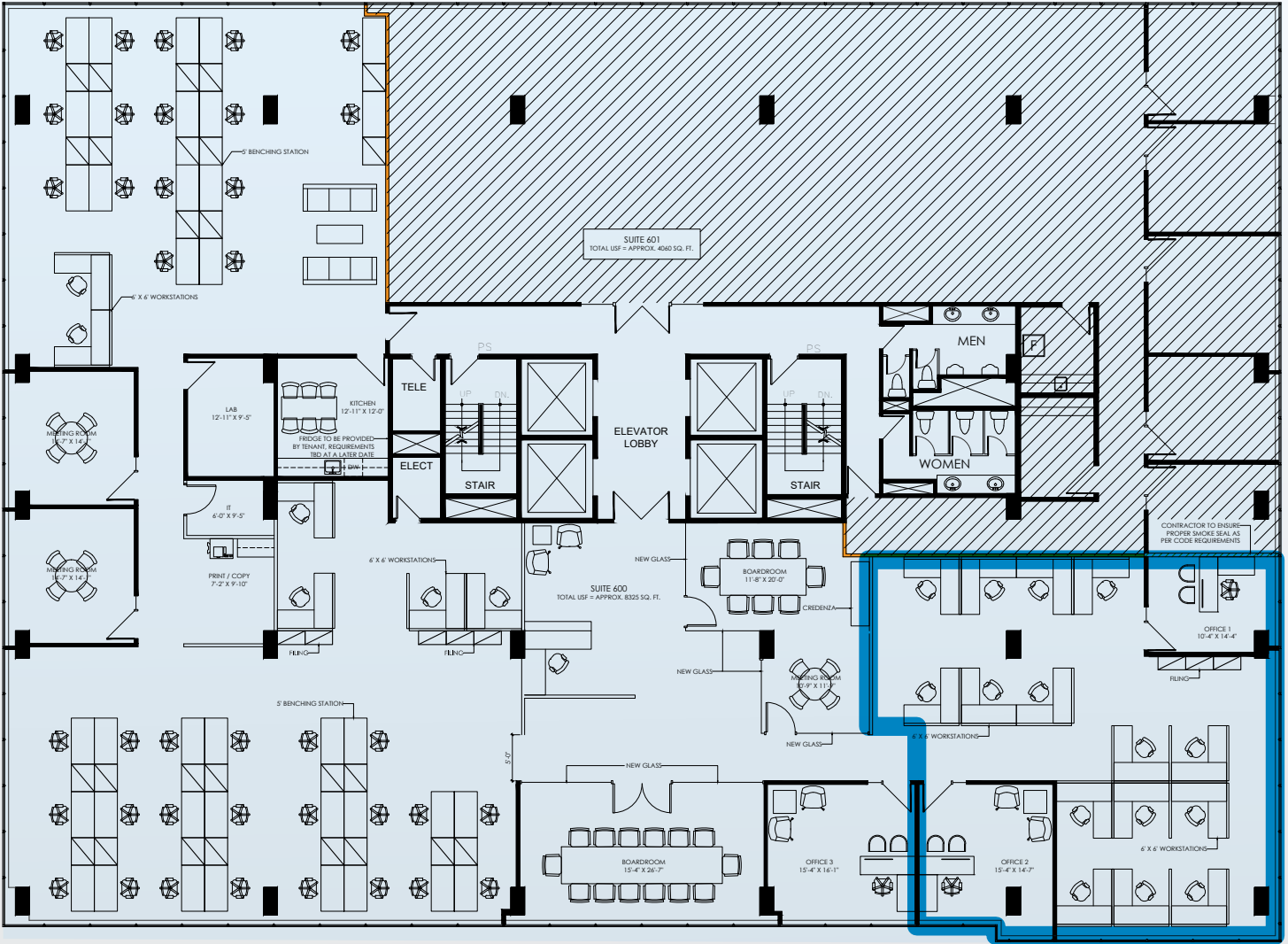


Building Details

Constructed	1979
Rentable Area	257,540 SF
Average Floorplate	14,400 SF
Number of Floors	21
Landlord	SCREO 840 - 7th Inc.
HVAC	Monday - Friday 7:00am - 6:00pm

Floorplan on back





Suite 600 - 2,500 SF

Shared use of:

- Reception
- Boardroom
- Meeting Room
- Kitchen

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