

VIEW ONLINE 

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FOR SUBLEASE | 840 6<sup>th</sup> Avenue SW, Calgary | AB

# ATRIUM II

Convenient west-end provides quick access and egress to and from Downtown. Within 1 block of the LRT Line and +15 network. Fitness facilities with showers/change rooms and squash courts located on the top floor. Storage space available for lease to tenants.

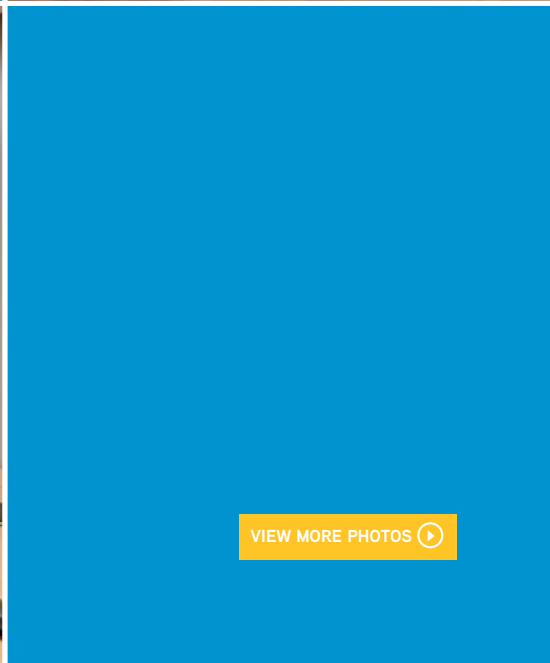
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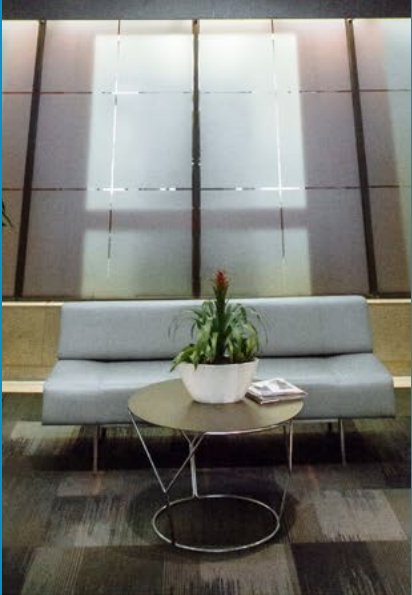
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## Available Space & Costs

Available Subpremises	Floor 4 - 11,197 square feet of rentable area [furnished]* *Additional 3,201 square feet potentially available mid 2020
Sublandlord	Emans Smith Andersen Engineering Ltd.
GROSS RENT	PRICED TO SUBLEASE
Occupancy Date	Immediate
Term of Sublease	March 30, 2022
Parking	9 reserved parking spaces available immediately* *2 reserved parking spaces potentially available mid 2020 \$485 reserved parking stall/month \$385 per car in tandem stall
Comments	<ul style="list-style-type: none"><li>Recent building renovations include 4 new lobbies and refinished foyer</li><li>Full height atrium provides natural light to interior offices</li><li>Penthouse fitness centre and squash courts exclusive to tenants free of charge</li><li>Three high speed glass enclosed elevators on the atrium</li><li>Storage space available for lease to tenants</li></ul>

## Building Details

Landlord	SCREO   Calgary Office Inc.
Property Management	Colliers International
Constructed	1978
Rentable Area	103,026 SF
Average Floorplate	14,394 SF
Number of Floors	8
HVAC	Monday to Friday   7:00 am - 6:00 pm



The floor plan illustrates the 3rd floor layout, including several rooms and common areas. A large area on the right side is highlighted in blue and labeled "3,201 SF POTENTIALLY AVAILABLE MID 2020". Other labeled areas include:

- Electrical** and **Mechanical** rooms.
- Women** and **Men** restrooms.
- Storage** and **Server** rooms.
- Planting** area.
- Layout** areas (multiple instances).
- 3 micros** (microphone) area.
- Layout cutting** and **Plotter** area.
- Planter** area.
- Storage** and **Server** rooms.
- Electrical** and **Mechanical** rooms.
- Women** and **Men** restrooms.
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- 8 exterior offices
- 4 interior offices
- 47 workstations
- Boardroom
- Meeting Room
- Server room
- Storage room
- Breakout area
- 2 printer/copy rooms
- Kitchen / Staff Lounge
- Reception

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