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

## Watermark Tower

In the heart of downtown Calgary's retail district, Watermark Tower is a 27-storey, Class A office tower.

Watermark Tower's strategic location affords it with convenience and class. With quick and easy access to the + 15 walkway and LRT, it is steps away from the Court of Queen's Bench, Holt Renfrew, The Core Shopping Centre, TD Square, and Bankers Hall. Committed to environmental sustainability, this building has achieved BOMA BEST Level 3 certification.

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## Sublease Information

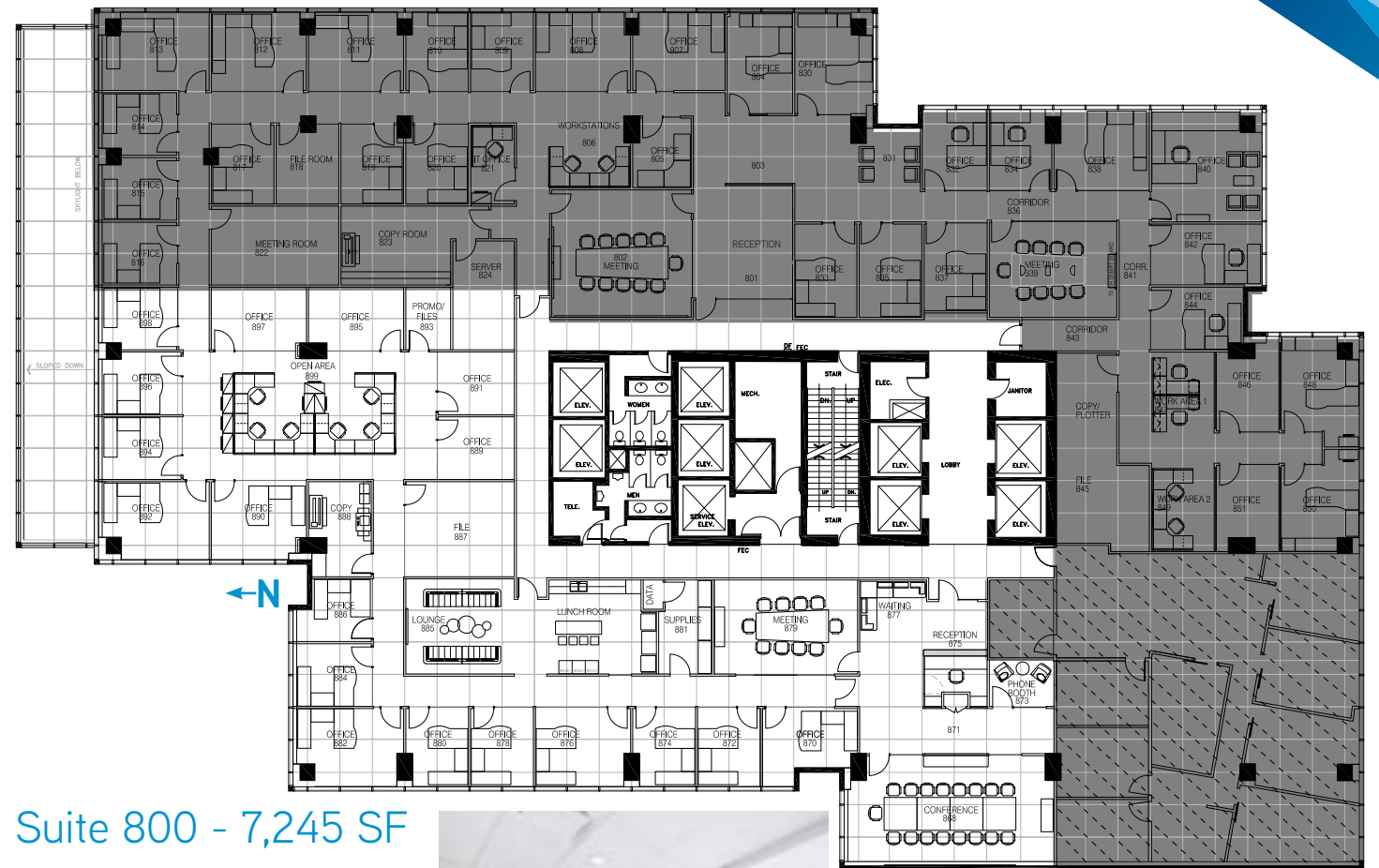
Available Subpremises	Suite 800 - 7,245 SF
Sublandlord	Hammerhead Resources Inc.
Annual Net Rent	<b>Below Market Rates</b>
Operating Cost and Taxes	\$20.94 per square foot (2019 estimate)
Occupancy Date	Immediate
Term of Sublease	July 30, 2021
Parking	1:1,500 SF

## Comments

+15 connected to Eighth Avenue Place and The Core retail development  
LRT station and Court House directly north of the building  
Conference/fitness facility on 3rd floor  
Close proximity to Stephen Avenue mall

## Building Details

Constructed	1982
Rentable Area	414,048 SF
Average Floorplate	14,441 SF
Number of Floors	28
Landlord	GWL Assurance Co. / London Life Insurance
HVAC	Monday - Friday   6:00 am - 6:00 pm



## Suite 800 - 7,245 SF

- 14 exterior offices
- 4 interior offices
- 6 workstations
- large conference room
- meeting room
- reception with elevator exposure
- staff lounge
- lunch room/kitchen
- copy room
- file room
- supply room
- phone booth



1/1,500 Parking Spaces



Secure Bike Storage



Public Transit LRT, Bus



Fitness Facility On-Site



Range of dining options



Adjacent to shopping centre



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