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FOR SUBLEASE | 440 - 2nd Avenue SW, Calgary | AB

Millennium Tower

The Millennium Tower is 23 storeys of Class AA office space. This premium downtown location provides outstanding views of the majestic Rocky Mountains and the Bow River Valley.

Colliers International

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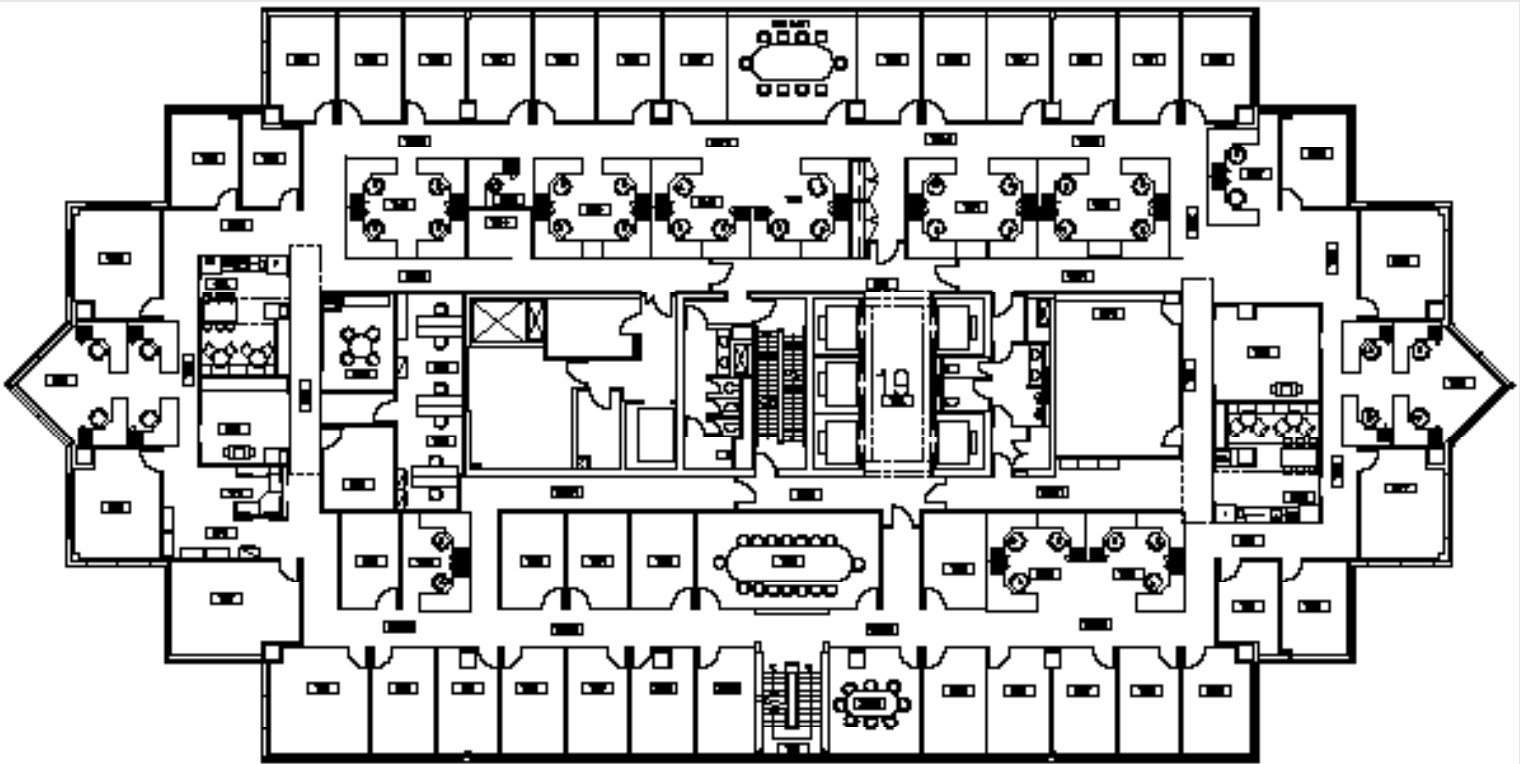
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Sublease Information

Available Subpremises	Floor 19 - 20,404 SF can be demised
Sublandlord	Gibson Energy ULC
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$19.96 per square foot (2019 estimate)
Occupancy Date	Immediate
Term of Sublease	Up to February 27, 2027
Parking	One (1) per 2,000 SF

Comments

- Furniture is available
- Class “AA tower located in the Eau Claire district with access to Eau Claire Market, Prince’s Island Park and pathways along the Bow River
- +15 connected to Sheraton Suites and Devon Tower
- Conference centre available to building tenants



Building Details

Constructed	2000
Rentable Area	436,304 SF
Average Floorplate	20,190 SF
Number of Floors	23
Landlord	Oxford Properties Group Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm

SUITE 1900 - 20,404 SF

- 35 exterior offices
- 5 interior offices
- room for 42 workstations
- 3 meeting rooms
- 2 kitchens
- Multiple storage/file rooms



1/2,000 Parking Spaces



Public Transit LRT, Bus



Bike Lane



Fitness Facility On-Site



Range of dining options



Conference centre

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