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

Millennium Tower

The Millennium Tower is 23 storeys of Class A 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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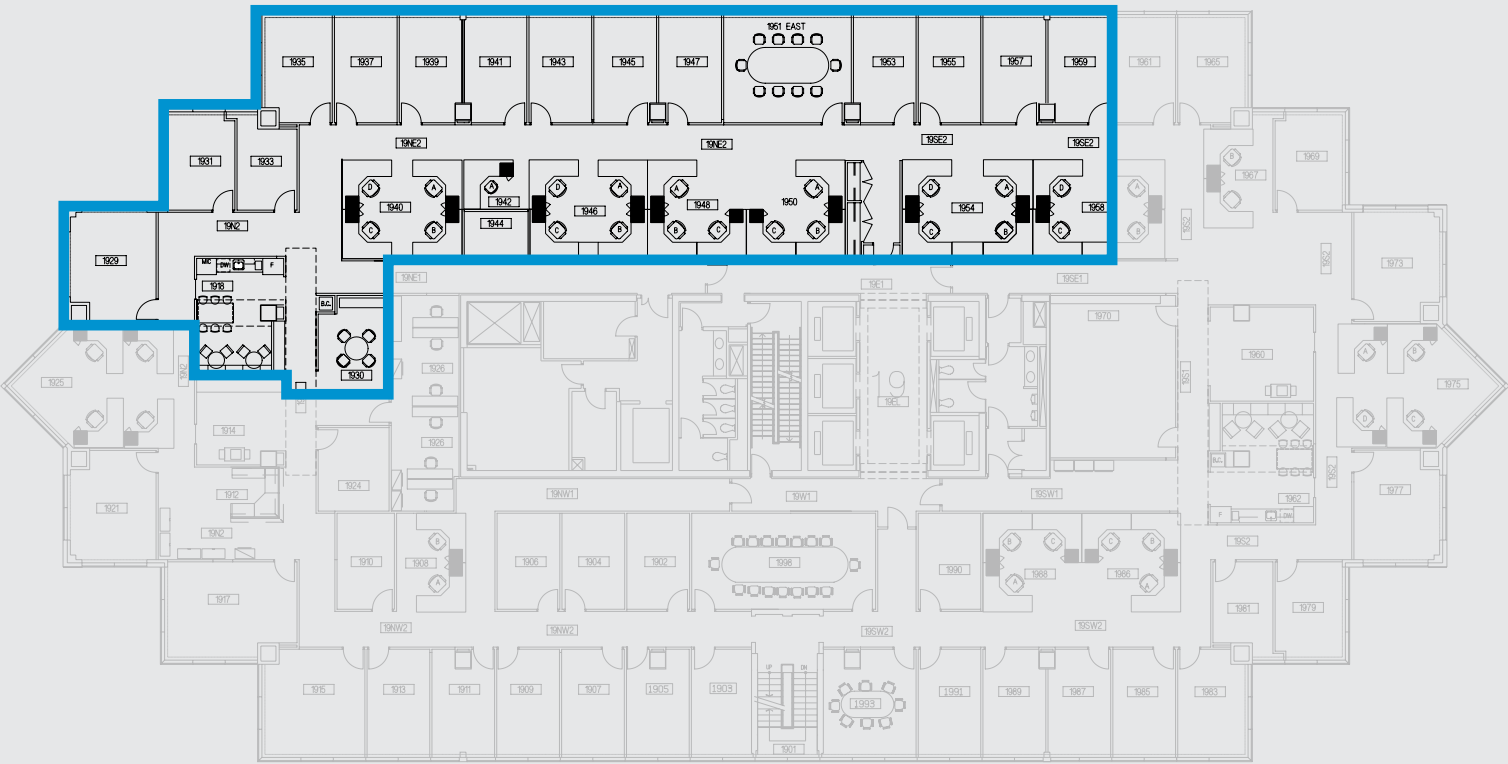
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Sublease Information

Available Subpremises	Floor 19 - 7,276 square feet
Sublandlord	Gibson Energy ULC
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$19.98 per square foot (2020 estimate)
Occupancy Date	Immediate
Term of Sublease	Up to February 27, 2027
Parking	One (1) per 2,000 SF

Comments

- Furniture is available
- Class A 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 Details

- 14 Exterior Offices
 - 1 Interior Office
 - Meeting Room
- Kitchen
 - Elevator Exposure
 - Furniture Available



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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