



FOR SUBLEASE | 525 8 Avenue SW, Calgary AB

Eighth Avenue Place - East Tower

Eighth Avenue Place offers a range of top-of-the-line amenities for tenant use. From on-site retailers, to indoor bike room with attached shower facilities, to state-of-the-art fitness and conference centres and executive car wash, Eighth Avenue Place boasts an extensive inventory of amenities that are unparalleled in convenience and quality.

Eighth Avenue Place is connected to Centennial Parkade, Plains Midstream Plaza, HSBC Building and Watermark Tower via Calgary's extensive +15 system.

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Accelerating success.



6-level underground parkade



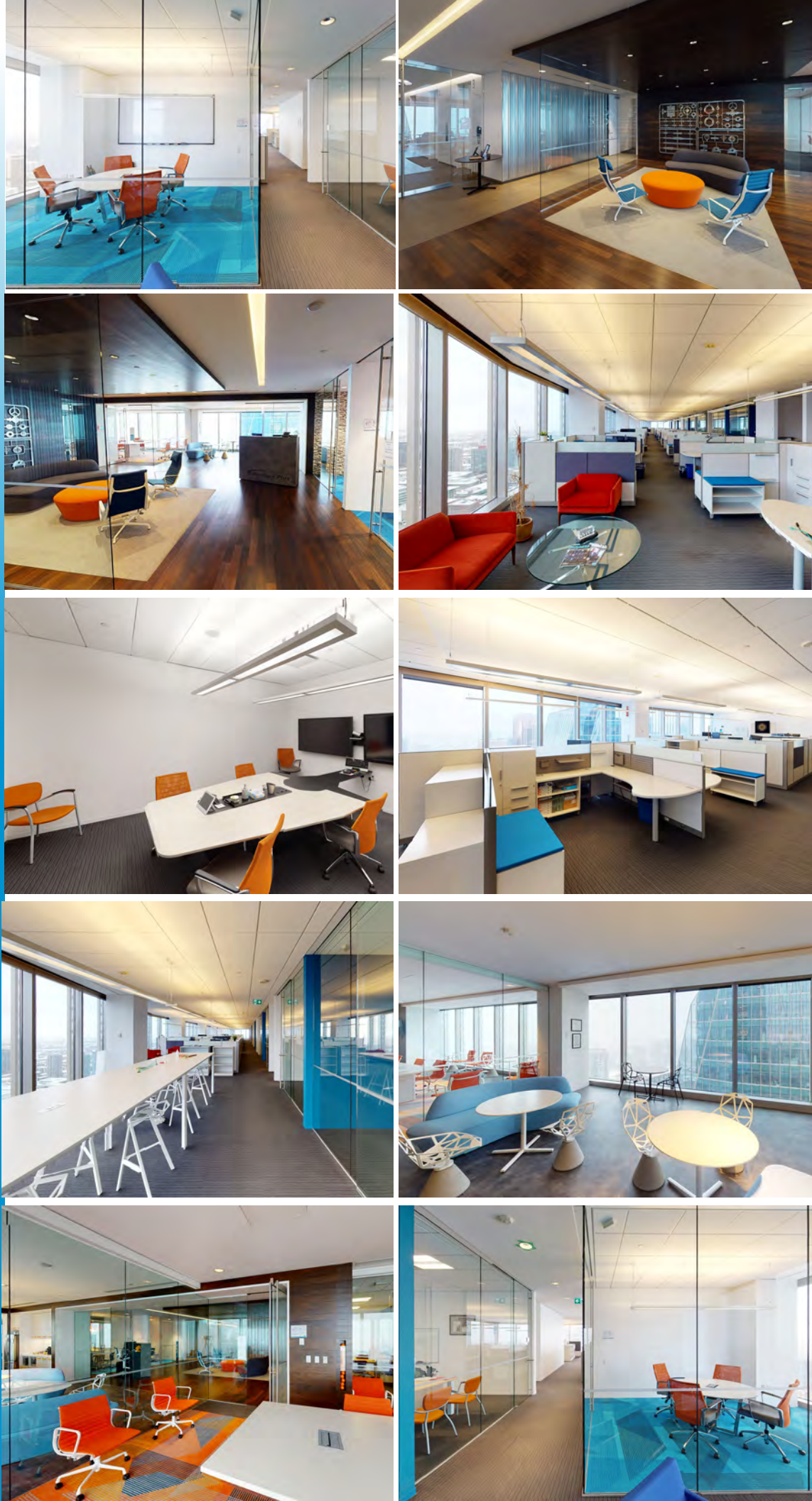
secure, indoor bike locker
located on the P2



state-of-the-art fitness centre
is located on the Plus 15



one block to LRT station



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Sublease Information

Available Subpremises

Suite 3500 - 24,283 SF
[Sublandlord is prepared to sublease all of the floor or approx. 12,000 - 18,000 SF]

Sublandlord

Packers Plus Energy Services Inc.

Annual Net Rent

Market Sublease Rates

Operating Costs & Taxes

\$20.76 per SF (2021 estimate)

Occupancy Date

30 Days Notice

Term of Sublease

December 30, 2024

Parking

1:2,100 SF

Building Details

Constructed

2010

Rentable Area

1,042,000 SF

Average Floorplate

23,500 SF

Number of Floors

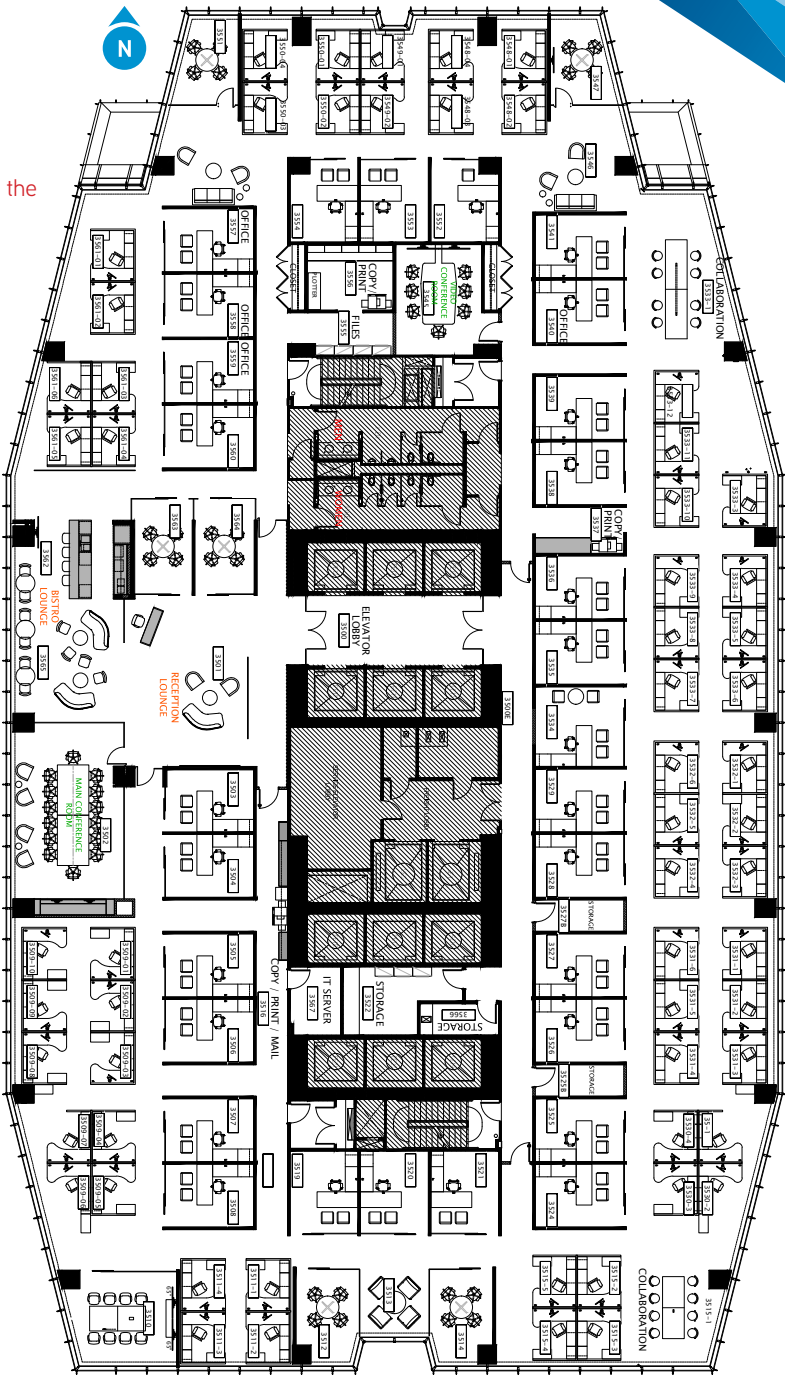
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Property Manager

Hines Canada

HVAC

Monday - Friday | 7:00 am - 6:00 pm
Saturday | 8:00 am - 1:00 pm



Suite 3500 - 24,283 square feet

FULLY FURNISHED / RECENTLY UPGRADED / MOVE IN CONDITION

- 29 Offices with Glass Fronts
- 60 Workstations (7ft x 8ft)
- 6 Meeting Rooms
- 4 Collaboration Areas
- 2 Copy/Print Areas
- 2 Boardrooms
- Video Conference Room
- Storage Room
- Server Room
- Reception
- Bistro / Lounge Area



Calgary, AB MAP LEGEND

- UNDER CONSTRUCTION
FUTURE/POTENTIAL SITE
- COMMERCIAL
- RESIDENTIAL
- PARKING
- + 15 WALKWAY
- FUTURE +15 WALKWAY



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