



Colliers

237 - 4 Avenue SW, Calgary | AB

Fifth Avenue Place - West Tower for sublease

Fifth Avenue Place is located on 4th Avenue SW, in the heart of the downtown core featuring a brand new, tenant only fitness centre, conference facility and tenant lounge. Positioned minutes away from LRT stations and on several Calgary Transit routes for easy accessibility. This property offers a number of dining options including OEB Breakfast, Monogram Coffee, Freshii, Subway, and more. Additionally, this LEED Gold certified, BOMA 360 designated, and 2021 WELL Health-Safety rated building is Plus 15 connected to Stock Exchange Tower, Canada Place, Bow Valley Square, TC Energy Tower, and 240 Fourth.

Property Overview

Sublease Information

Available Subpremises

Floor	Sq. Ft.	Available	Term
3	24,149	Immediately	April 29, 2031
4	24,152	Immediately	April 29, 2031
5	24,152	Immediately	April 29, 2031
6	24,181	Immediately	April 29, 2031
7	24,183	Immediately	April 29, 2031
8	24,186	Immediately	April 29, 2031

Total **145,003**

Floor	Sq. Ft.	Available	Term
11	24,181	Immediately	April 29, 2027
14	24,200	Immediately	April 29, 2025

Total **48,381**

Note: Floors 15-19 are available on a headlease basis, providing an opportunity for 145,393 SF (floors 14-19) of contiguous space.

Sublandlord TC Energy Corporation

Annual Net Rate Market Sublease Rates

Operating Costs & Taxes \$21.44 (2025 estimate)

Parking Negotiable

Furniture Available (on Floors 3-8)

Building Information

Constructed 1980

Building Class A

Rentable Area 750,764 square feet

Average Floorplate 24,000 square feet

Number of Floors 35

Property Management Brookfield Properties

Landlord Brookfield Properties & AIMco

HVAC Hours Monday - Friday
6:00 am - 6:00 pm

Weekend and Holiday service is available upon request.

Parking Ratio 1:2,300 SF

Ratings and Certifications 2021 WELL Health-Safety rated
BOMA 360 designation
LEED EB:OM Gold certified

Key Highlights



Tenant Exclusive Lounge



Tenant Exclusive Conference Facility



Tenant Exclusive Fitness Facility



Range of Dining Options



24/7 Security



Plus 15 Connected



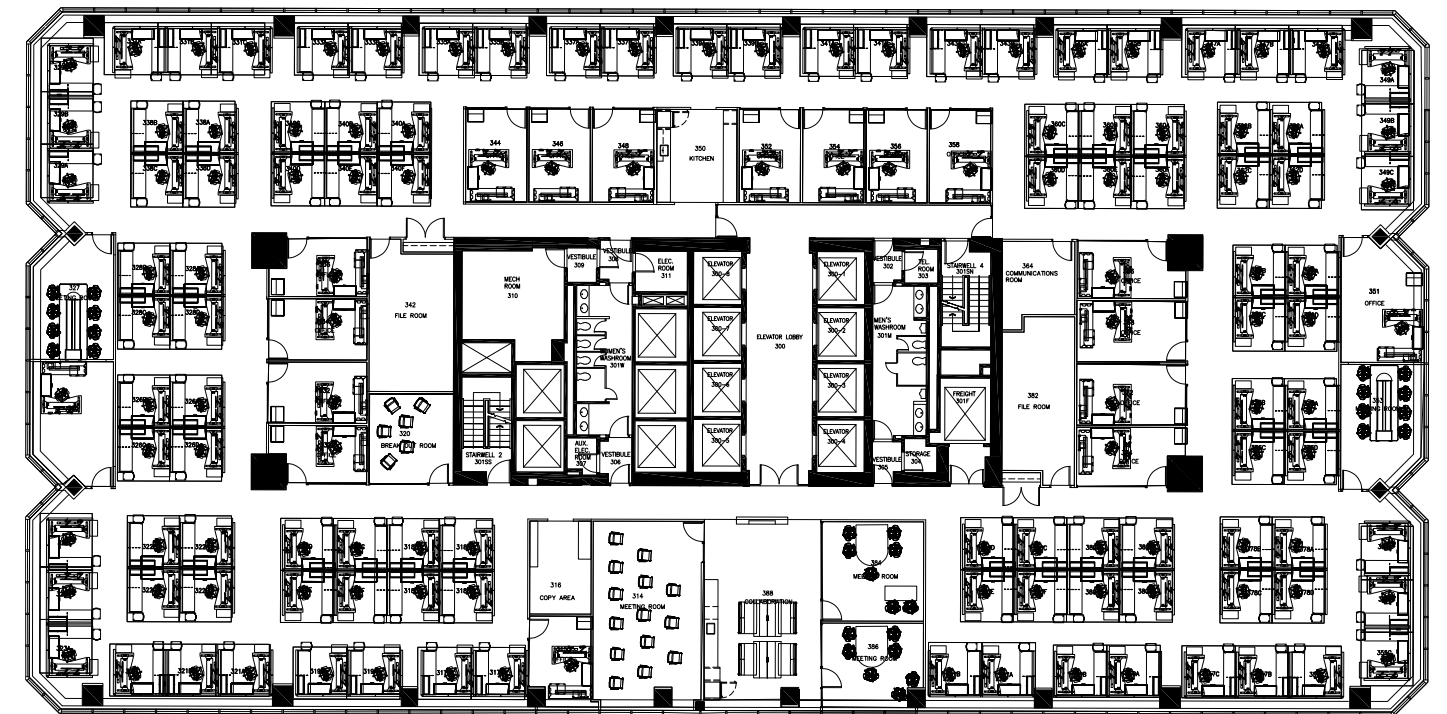
Bike Parking Facility



Large Recreational Plaza

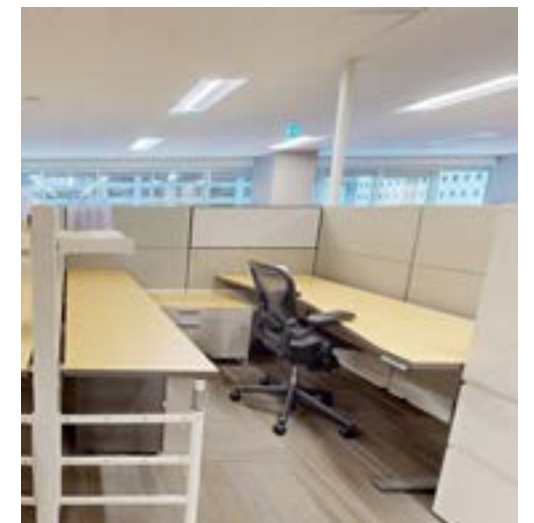
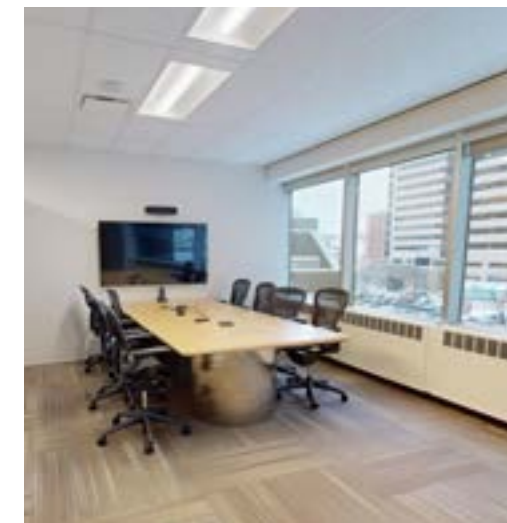
Floor Plan

Click to view **Virtual Tour** of Floor 3!

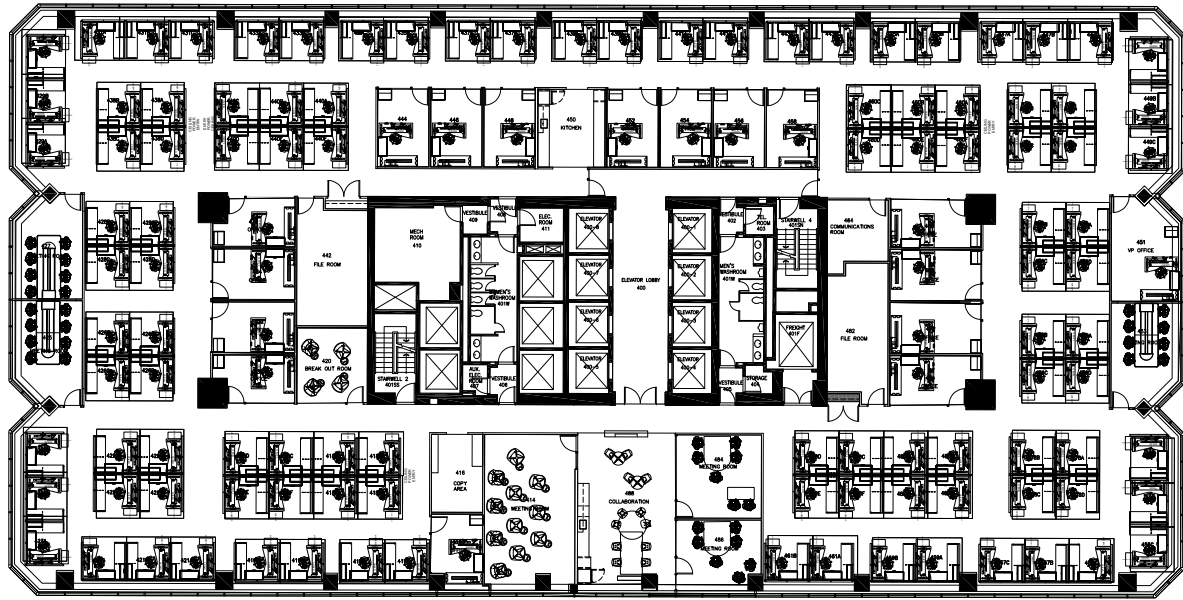


Floor 3 24,149 Square Feet

- 3 Exterior Offices
- 15 Interior Offices
- 106 Workstations
- Boardroom
- 5 Meeting Rooms
- Kitchen/Staff Lounge
- Kitchen
- 2 File Rooms
- Copy/Print Area
- Server Room

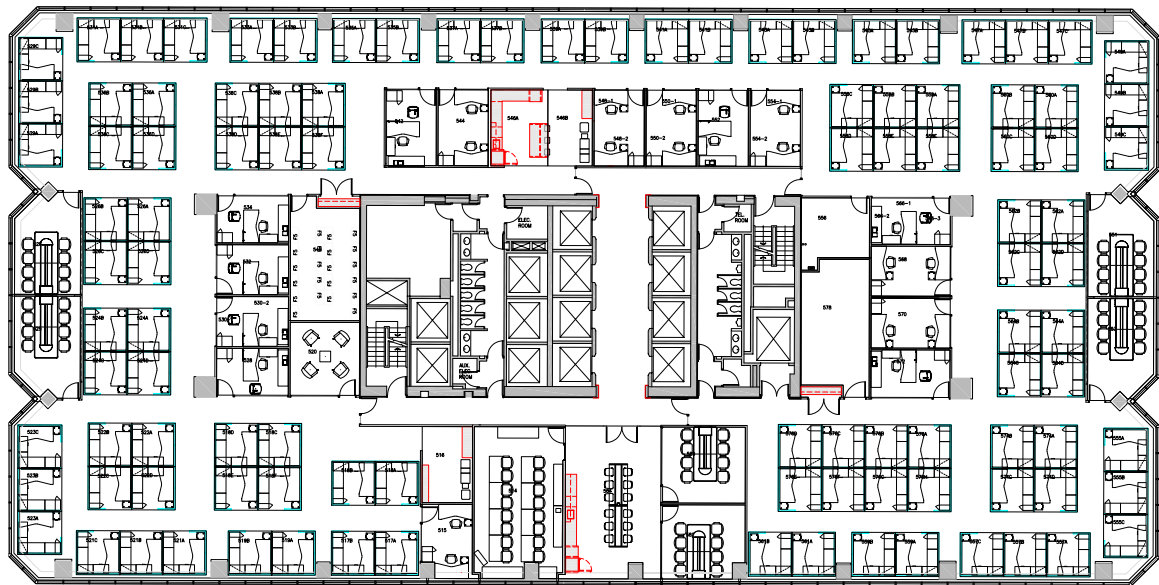


Floor Plan



Floor 4 24,152 Square Feet

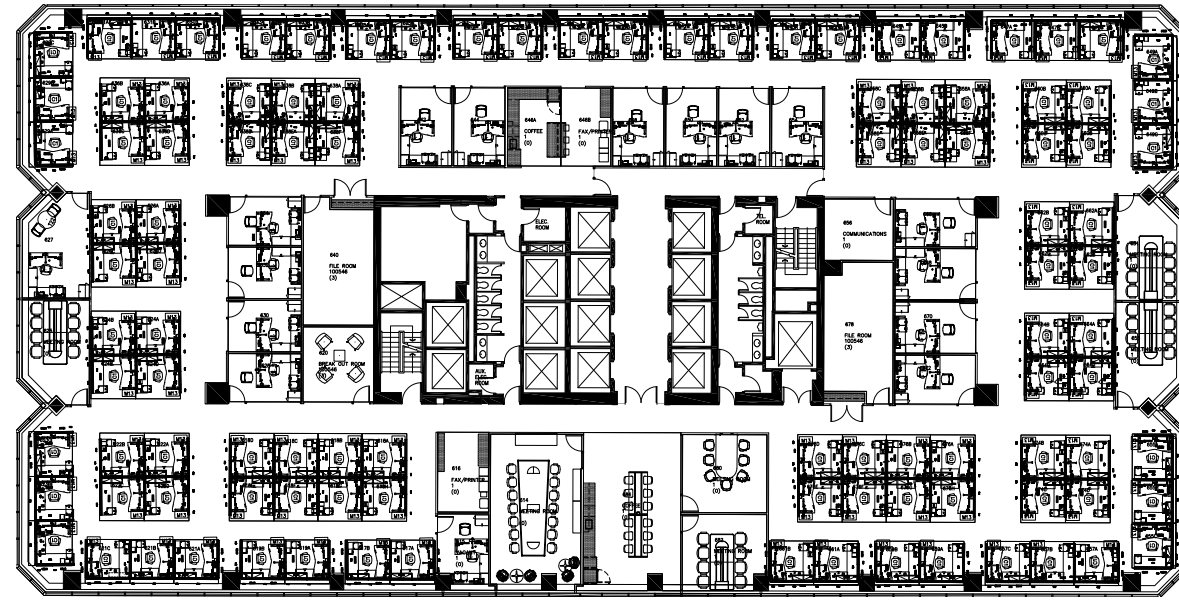
- 2 Exterior Offices
- 15 Interior Offices
- 106 Workstations
- Boardroom
- 6 Meeting Rooms
- Kitchen/Staff Lounge
- Kitchen
- 2 File Rooms
- Copy/Print Area
- Server Room



Floor 5 24,152 Square Feet

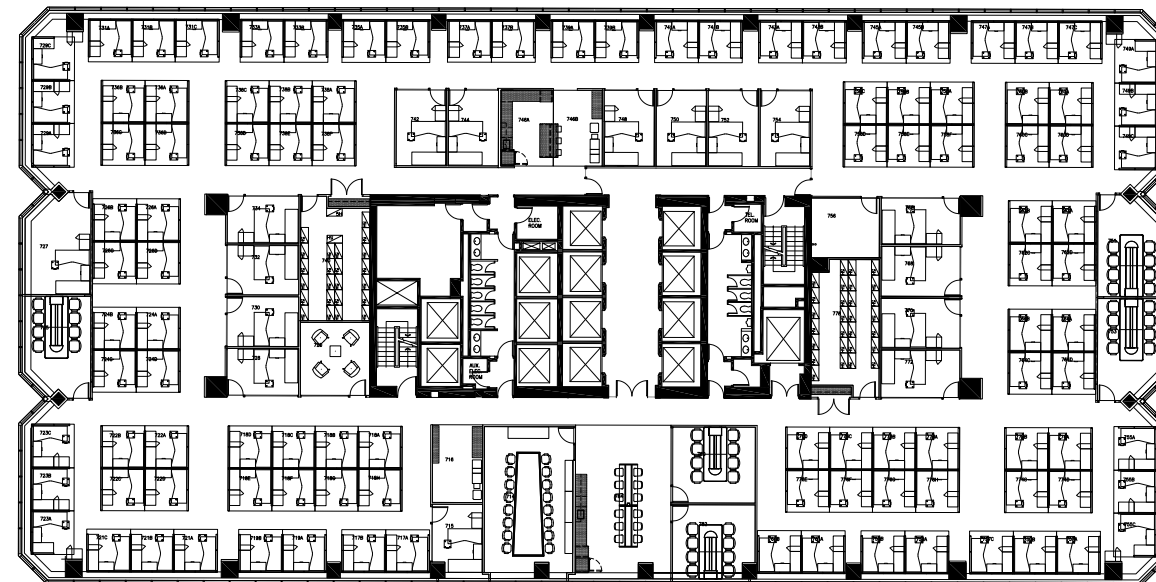
- 1 Exterior Office
- 14 Interior Offices
- 104 Workstations
- Boardroom
- 7 Meeting Rooms
- Kitchen/Staff Lounge
- Kitchen
- 2 File Rooms
- 2 Copy/Print Areas
- Server Room

Floor Plan



Floor 6 24,181 Square Feet

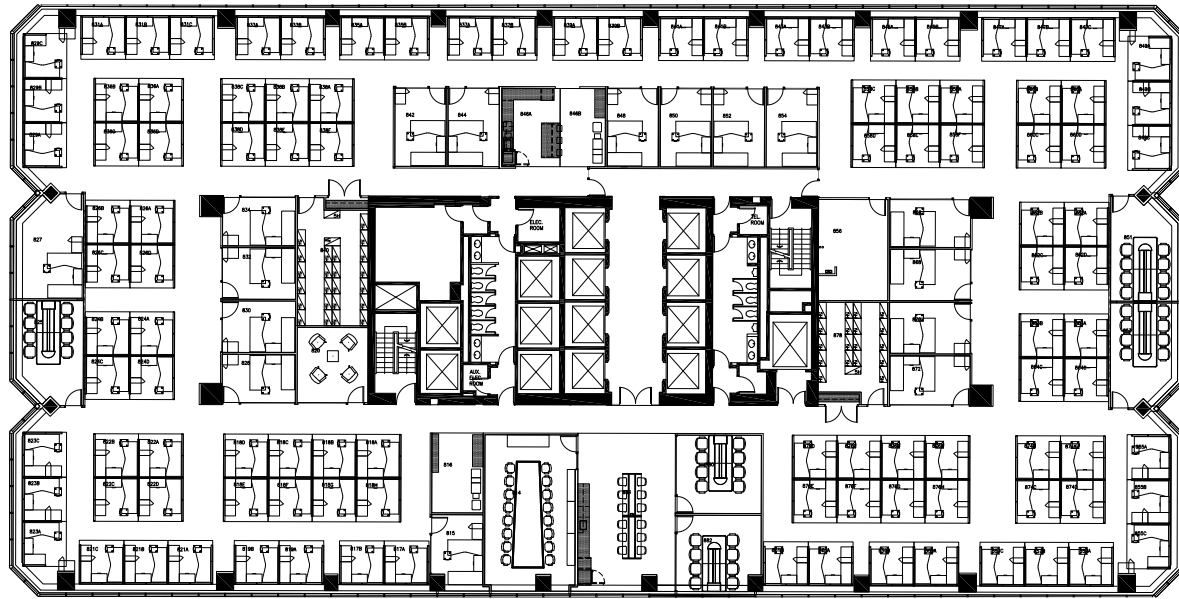
- 2 Exterior Offices
- 14 Interior Offices
- 106 Workstations
- Boardroom
- 6 Meeting Rooms
- Kitchen/Staff Lounge
- Kitchen
- 2 File Rooms
- 2 Copy/Print Areas
- Server Room



Floor 7 24,183 Square Feet

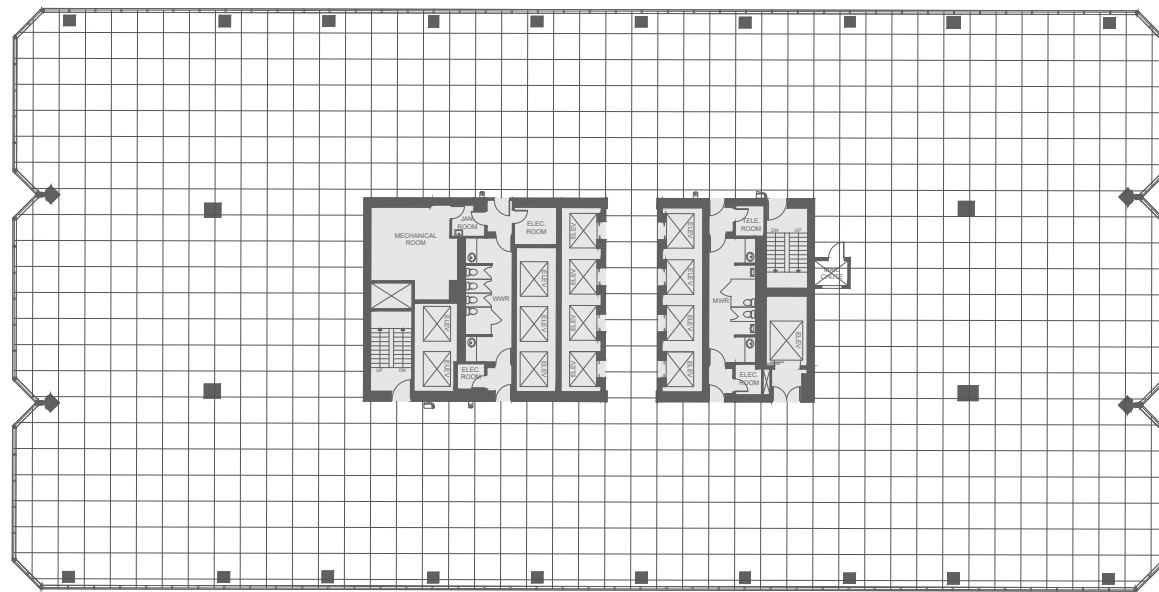
- 2 Exterior Offices
- 14 Interior Offices
- 106 Workstations
- Boardroom
- 6 Meeting Rooms
- Kitchen/Staff Lounge
- Kitchen
- 2 File Rooms
- 2 Copy/Print Areas
- Server Room

Floor Plan



Floor 8 24,186 Square Feet

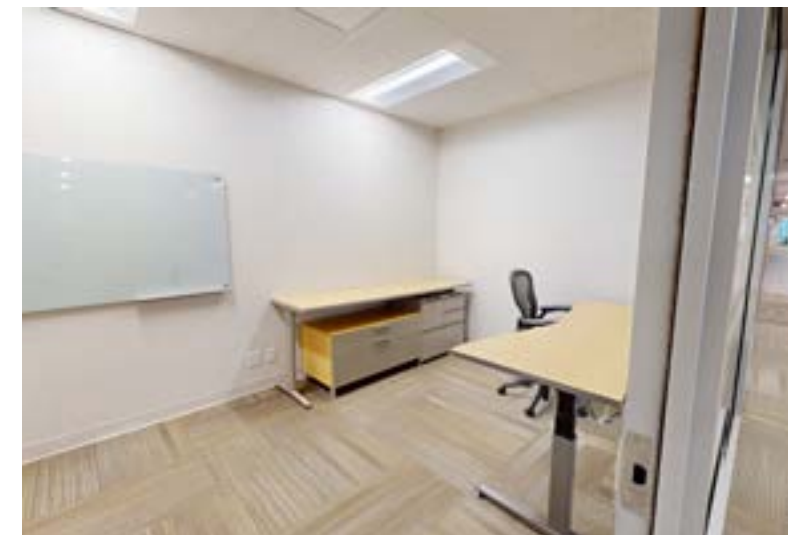
- 2 Exterior Offices
- 14 Interior Offices
- 106 Workstations
- Boardroom
- 6 Meeting Rooms
- Kitchen/Staff Lounge
- Kitchen
- 2 File Rooms
- 2 Copy/Print Areas
- Server Room



Floors 11 & 14 (Typical Base Building Floorplan) ~24,200 Square Feet

Photos (Floor 3)

Click to view **Virtual Tour**
of Floor 3!



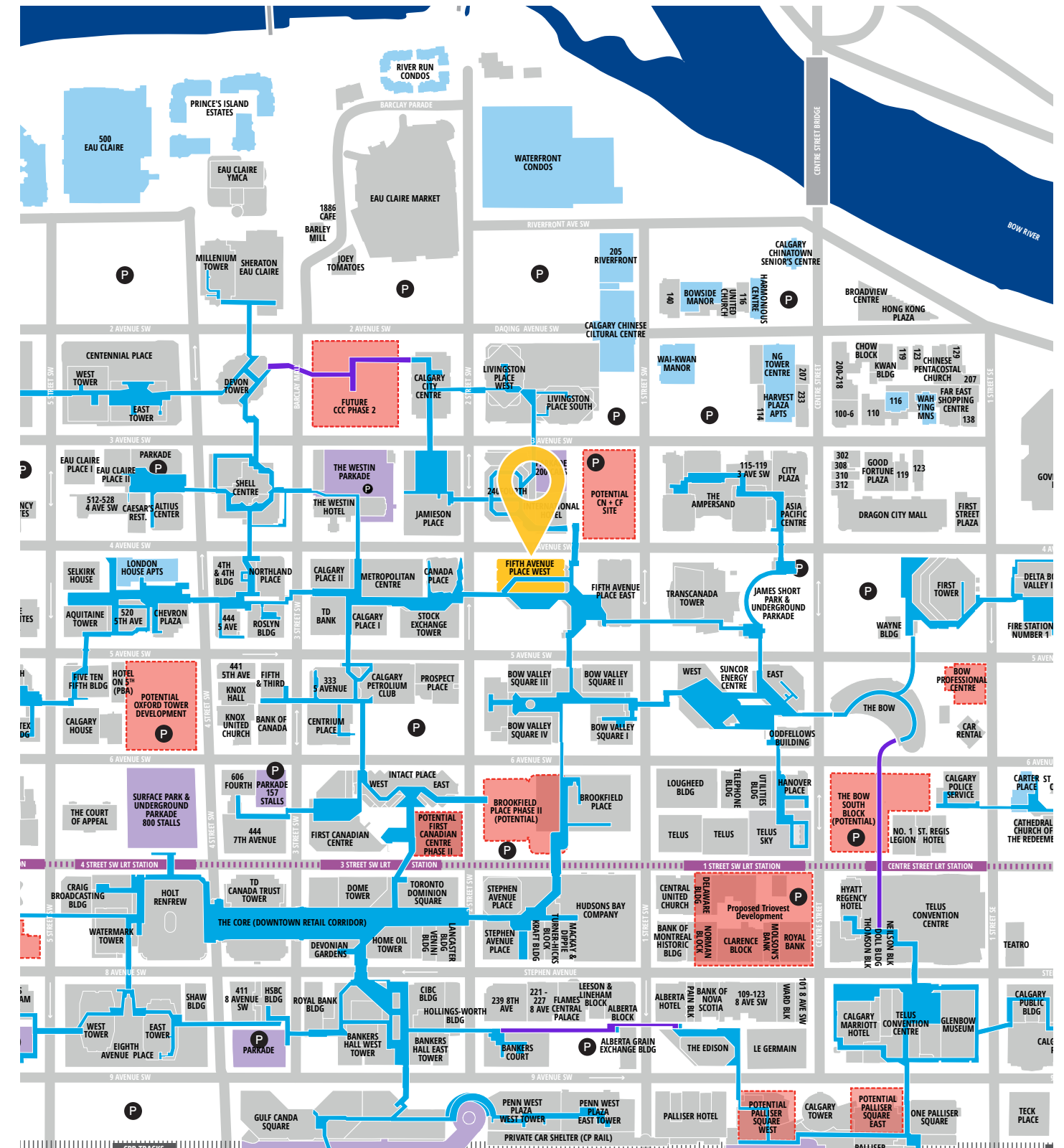
Current Availability

Floor 35	Tenant Amenity		
Floor 34	Tenant Amenity		
Floor 33	Tenant		
Floor 32	Tenant		
Floor 31	Tenant		
Floor 30	Tenant		
Floor 29	Available for Headlease		25,047 SF
Floor 28	Tenant		
Floor 27	Tenant		
Floor 26	Tenant		
Floor 25	Available for Headlease		23,885 SF
Floor 24	Available for Headlease		23,875 SF
Floor 23	Available for Headlease		24,287 SF
Floor 22	Tenant		
Floor 21	Available for Headlease	Tenant	10,555 SF
Floor 20	Tenant		
Floor 19	Available for Headlease		24,267 SF
Floor 18	Available for Headlease		24,244 SF
Floor 17	Available for Headlease		24,247 SF
Floor 16	Available for Headlease		24,249 SF
Floor 15	Available for Headlease		24,235 SF
Floor 14	Available for Sublease from TC Energy Corporation		24,200 SF
Floor 12	Tenant		
Floor 11	Available for Sublease from TC Energy Corporation		24,181 SF
Floor 10	Tenant		
Floor 9	Tenant		
Floor 8	Available for Sublease from TC Energy Corporation		24,186 SF
Floor 7	Available for Sublease from TC Energy Corporation		24,183 SF
Floor 6	Available for Sublease from TC Energy Corporation		24,181 SF
Floor 5	Available for Sublease from TC Energy Corporation		24,152 SF
Floor 4	Available for Sublease from TC Energy Corporation		24,152 SF
Floor 3	Available for Sublease from TC Energy Corporation		24,149 SF
Floor 2	Plus 15 Retail Space		
Floor 1	Lobby Retail Space		

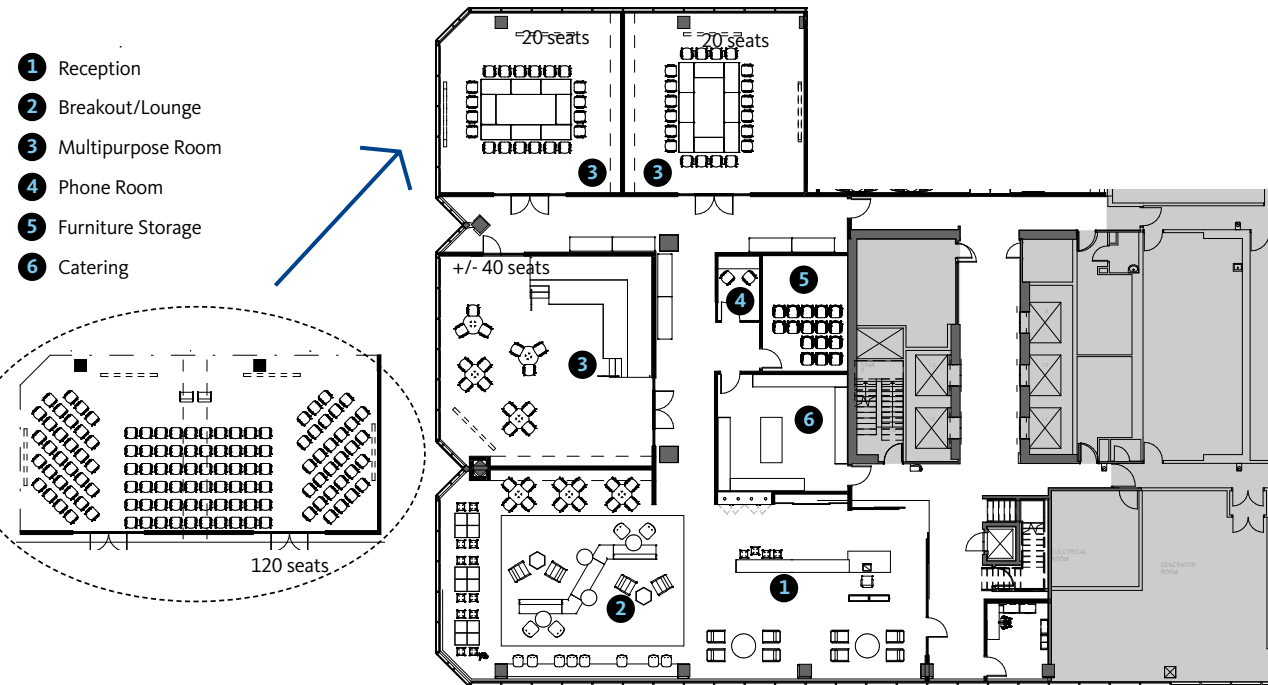
145,393 SF of contiguous space available

145,003 SF of contiguous space available

Surrounding Area



Conference Centre



Hours of Operation

Conference Centre

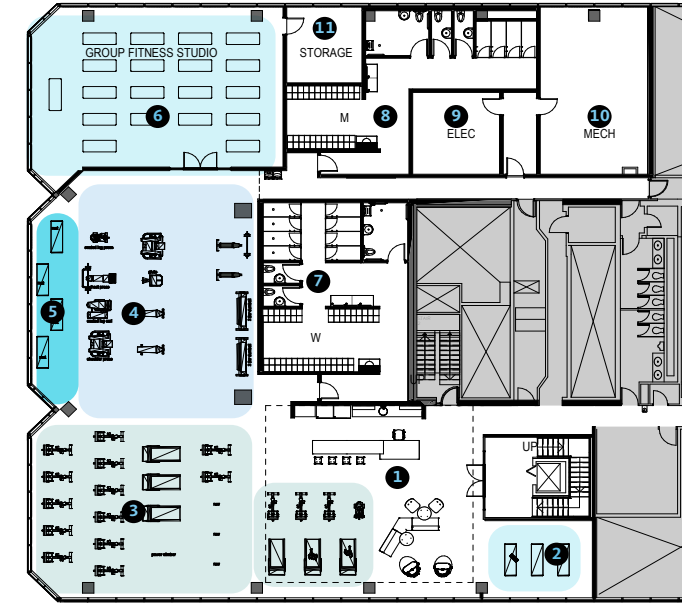
Monday to Friday
8:00 AM to 4:30PM

Tenant Lounge

Monday to Friday
6:00 AM to 8:00PM

Fitness Centre

- 1 Reception/Hydration Station
- 2 Meditation
- 3 Cardio
- 4 Selectorize & Weights
- 5 Mat Work/Stretching
- 6 Group Fitness
- 7 Women's Change-room
- 8 Men's Change-room
- 9 Electrical Room
- 10 Water Heater Room
- 11 Storage



Hours of Operation

Fitness Centre

Monday to Friday
5:00 AM to 10:00PM

Saturday to Sunday
8:00 AM to 4:00 PM





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