

ALTIUS CENTRE

500 4 AVENUE SW | DOWNTOWN OFFICE SUB-SUBLEASE

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AVISON
YOUNG

Property Highlights



Move-in Ready



Central location with +15 connections



Elevator Exposure



On-site fitness, tenant lounge, and conference facility



Furnished



Former showsuite



YOUR NEXT OFFICE

YEAR BUILT/RENOVATED:	1974 / 1991
SUBPREMISES:	Suite 2120: 2,824 sf
EXPIRY DATE:	August 30, 2027
OP. COSTS:	\$16.72/sf (est. 2026)
AVAILABLE:	Immediate
PARKING:	1 underground reserved parking stall available \$500 / stall / month

SUITE 2120: 2,824 SF



- 7 Offices
- Reception
- Boardroom
- Storage room
- Kitchen
- Open area



AMENITIES & LOCATION

Altius Centre is located in the downtown core on the corner of 4th Street SW and 4th Avenue SW. This property offers a tenant exclusive fitness centre on the main floor of the building, free of charge. Additionally located on the Plus 15 level is a tenant only conference room that can accommodate up to 50 seats and a tenant lounge. The building is Plus 15 connected to the former Shell Centre, has many dining options in the immediate area.

Building Amenities

- Fitness Centre
- Tenant Lounge
- Conference facilities
- Bike Storage
- 3 Blocks from LRT station
- On-site Vietnamese restaurant
- 24/7 manned security
- +15 connections
- Secure parking
- Wired Certified - gold



THE HEART OF DOWNTOWN

PARKS & LANDMARKS

- 1 Prince's Island Park

RECREATION

- 1 Eau Claire Athletic Club
- 2 Bow Valley Athletic Club

SHOPPING

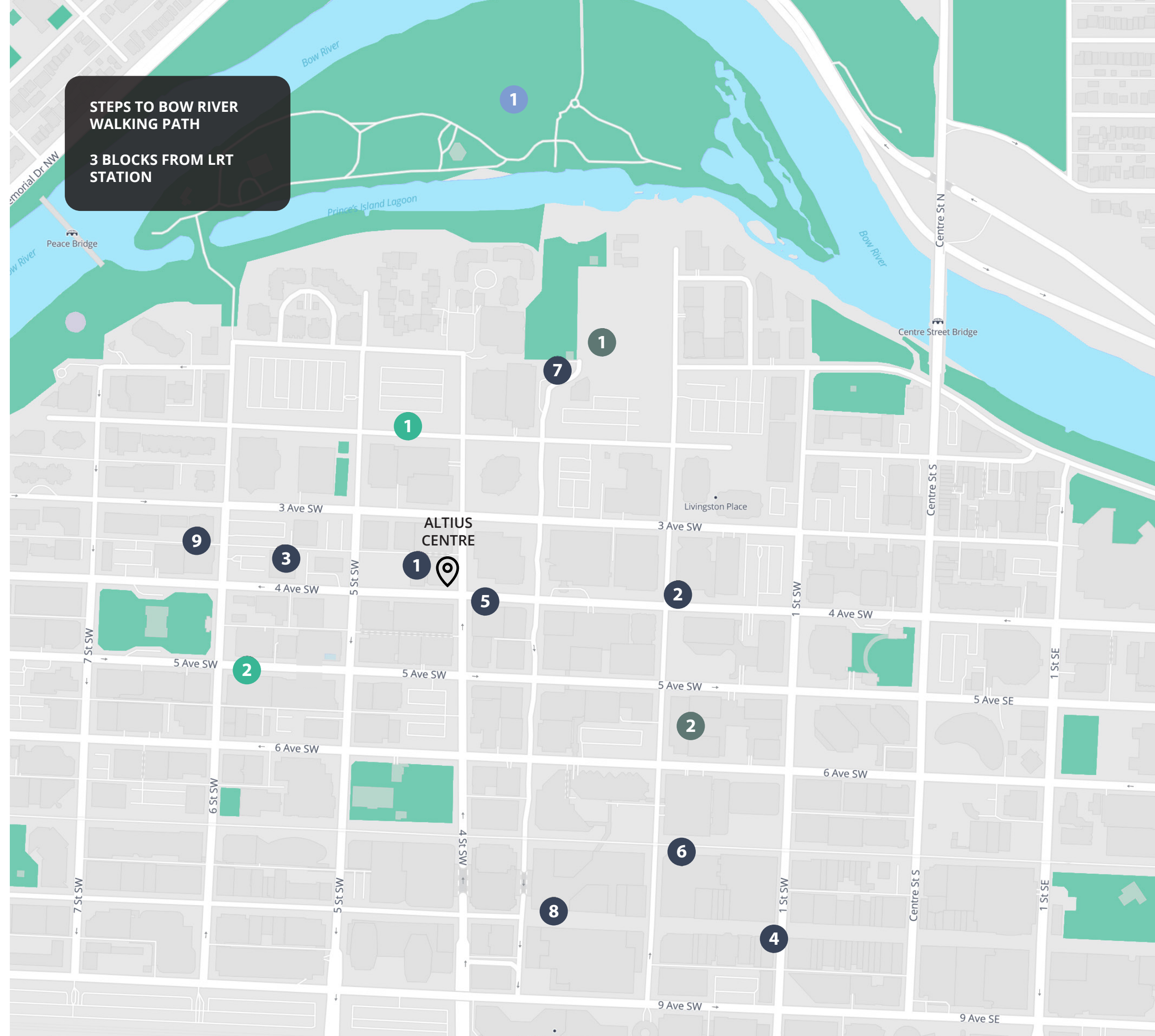
- 1 CORE Shopping Centre
- 2 Stephen Avenue Walk

CHILDCARE

- 1 Fueling Brains Academy
- 2 Little Treasures

DINING & COFFEE

- 1 Caesar's Steakhouse + Lounge
- 2 Monogram Coffee
- 3 Fonda Fora
- 4 Deville Coffee
- 5 KOTO Sushi
- 6 Major Tom
- 7 JOEY Eau Claire
- 8 Brix + Barrel
- 9 Analog Coffee



YOUR VISION

OUR EXPERIENCE

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