

THE AMPERSAND

WEST & EAST TOWERS

OFFICE & RETAIL SPACE FOR SUBLEASE



CBRE

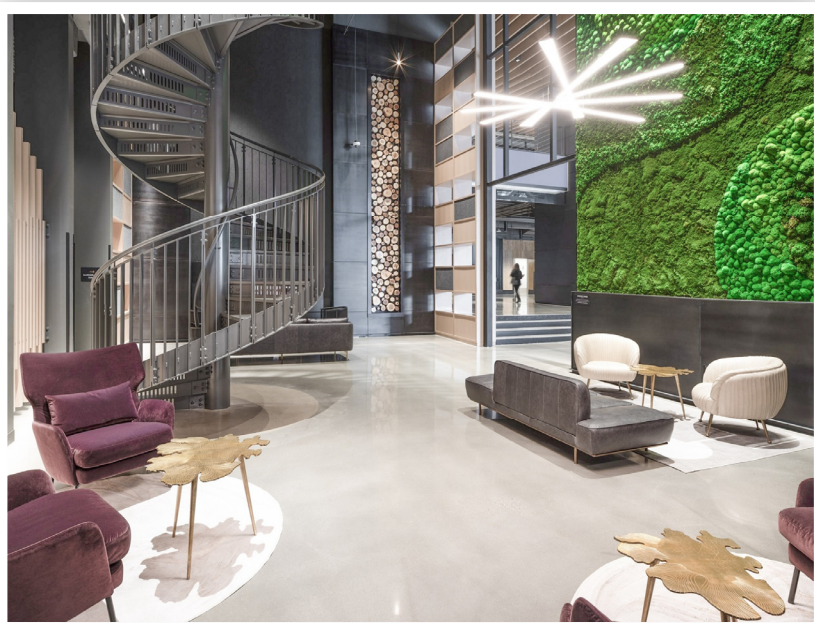
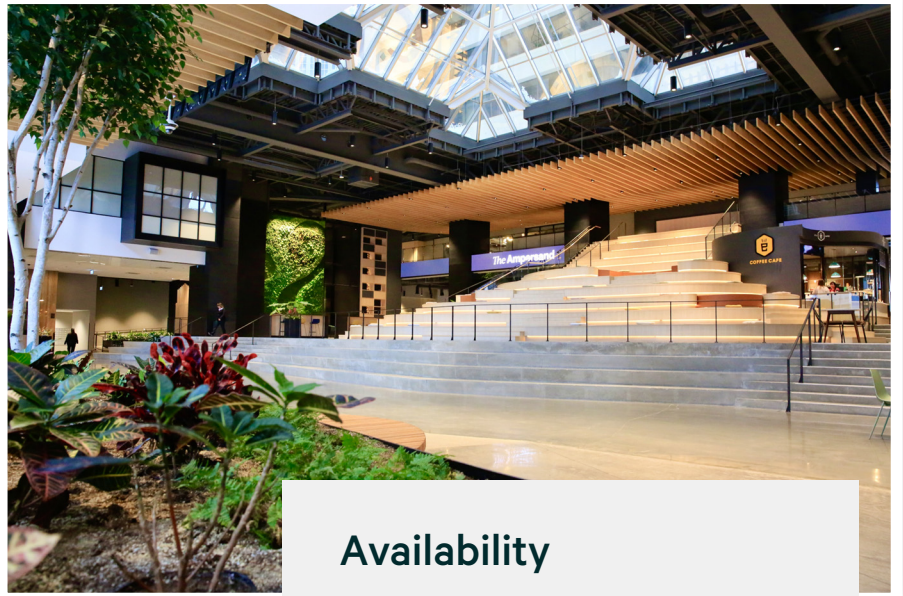
The Ampersand – West & East

144 4 Avenue SW & 112 4 Avenue SW

Modern & Accessible

The Ampersand is a modern, fully renovated office complex featuring three 28 storey towers offering 1.1 million square feet. 57,000 square feet of amenities are available to tenants in the complex including fitness facilities, conference centre, library, food trucks, tenant lounge, multi-purpose court, multi-sport simulator and Lil E Coffee Café.

With Plus 15 connections to the Harmony Parkade, TransCanada Tower, Suncor Energy Centre and Asia Pacific Centre, The Ampersand offers the complete package for users of first-class office space in downtown Calgary.



Availability

West Tower (Retail Space)

Suite 110 4,379 square feet

East Tower (Office Space)

Suites 1240 & 1250 8,185 square feet

Suite 1100 16,735 square feet

Suite 1000 16,737 square feet

Sublandlord

National Bank of Canada

Availability

September 1, 2025,
can be made available earlier

Sublease Term

Expires December 30, 2041
Will consider shorter term deals, 3+ years

Parking

1 stall per 1,875 square feet

Net Rent

Market Sublease Rates

Allowance

Negotiable

2025 Op Costs & Taxes

\$22.25 per square foot (West)

\$21.69 per square foot (East)

Highlights

- Various improvement conditions
- 12th floor can be leased as two separate suites consisting of ~6,000 and ~2,000 square feet

Building Details



Year Built

1981 (West)
1982 (North)
1984 (East)

Building Class

A

Number of Floors

28 per tower

Average Floor Plate

13,000 square feet (West & North)
17,000 square feet (East)

Building Size

1,075,000 square feet

Parking

1 stall per 1,875 square feet
\$585.00 per month, reserved
\$485.00 per month, unreserved

Parkade clearance 6'4" (West)

Parkade clearance 6'6" (East)

HVAC

6:00 am to 6:00 pm, Monday to Friday

Security

- 24-hour manned security
- Card access

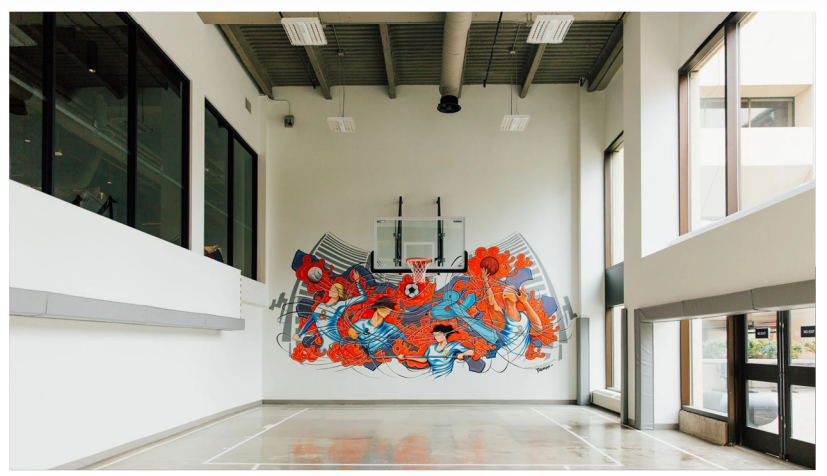
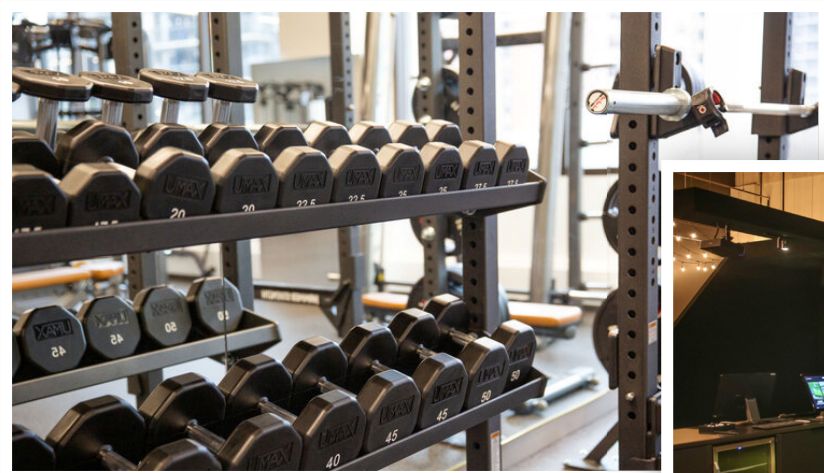


57,000 SF of building amenities
for daily ease



Building Amenities & Services

- + Fitness facility
- + Conference centre
- + Multipurpose court
- + Multi-sport simulators
- + Tenant lounge
- + Dog park
- + Lil E Coffee Café
- + Food trucks



Floor Plans

The Ampersand – East

Suite 1250

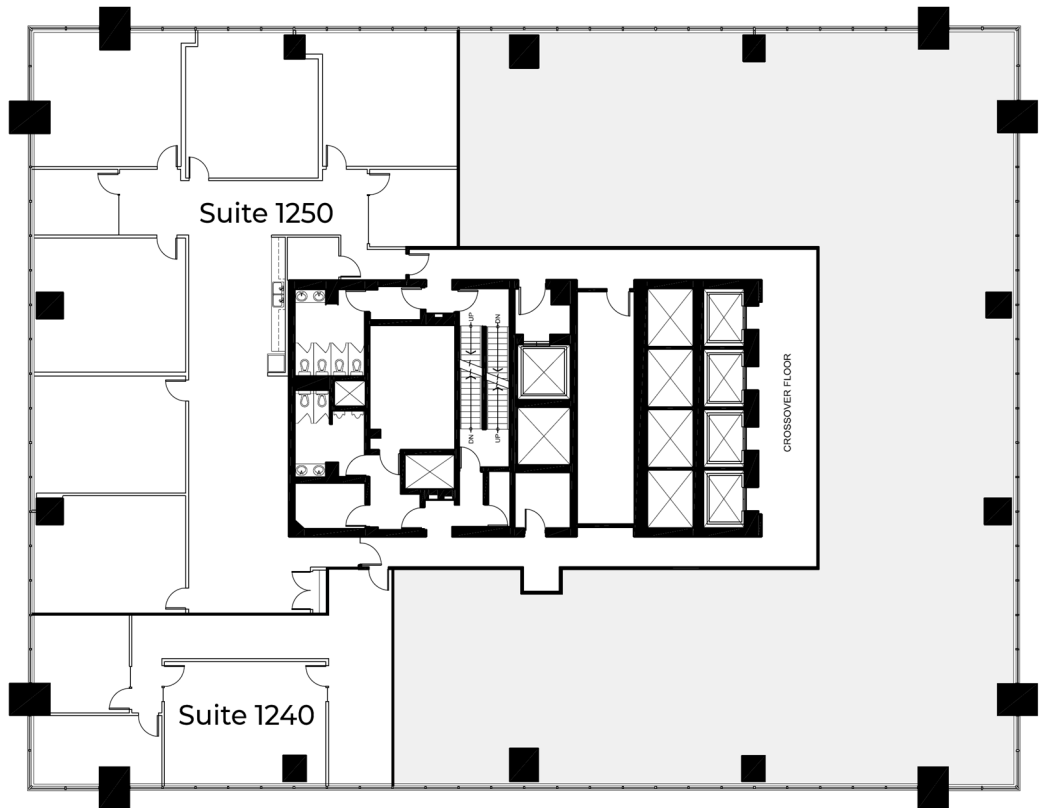
~6,000 SF

- + 6 exterior offices
- + 1 interior office
- + Boardroom
- + Kitchen

Suite 1240

~2,000 SF

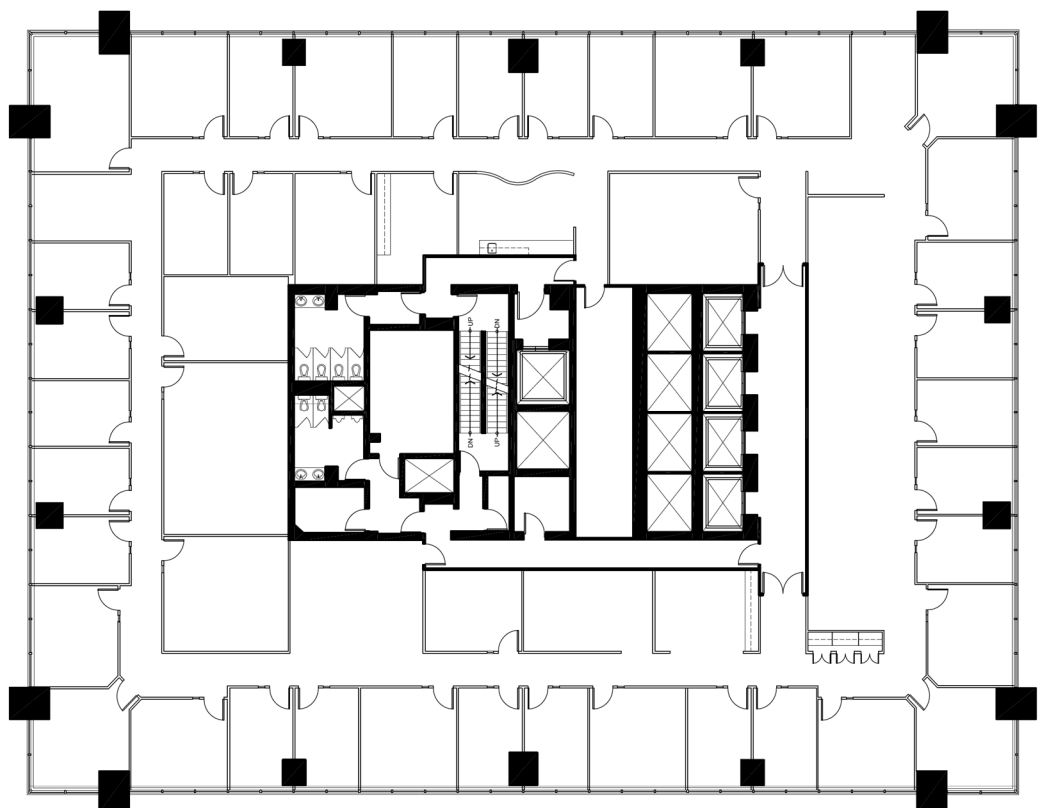
- + 2 exterior offices
- + Boardroom



Suite 1100

16,735 SF

- + 36 exterior offices
- + 4 interior offices
- + 3 boardrooms
- + Kitchen



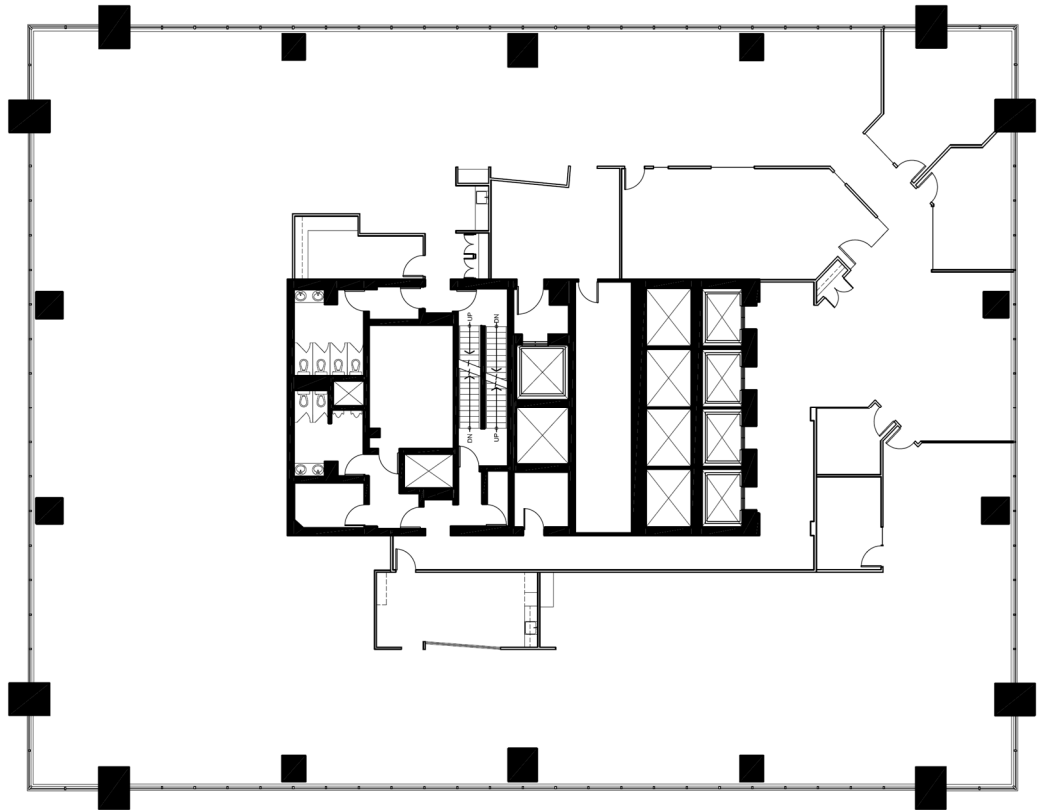
Floor Plans

The Ampersand – East

Suite 1000

16,737 SF

- + 2 exterior offices
- + Boardroom
- + 2 meeting rooms
- + Kitchen

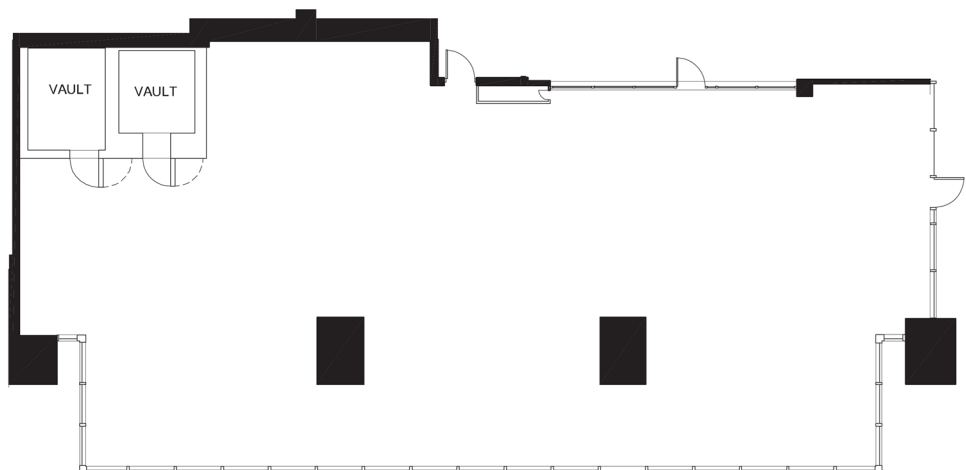


The Ampersand – West

Suite 110

4,379 SF

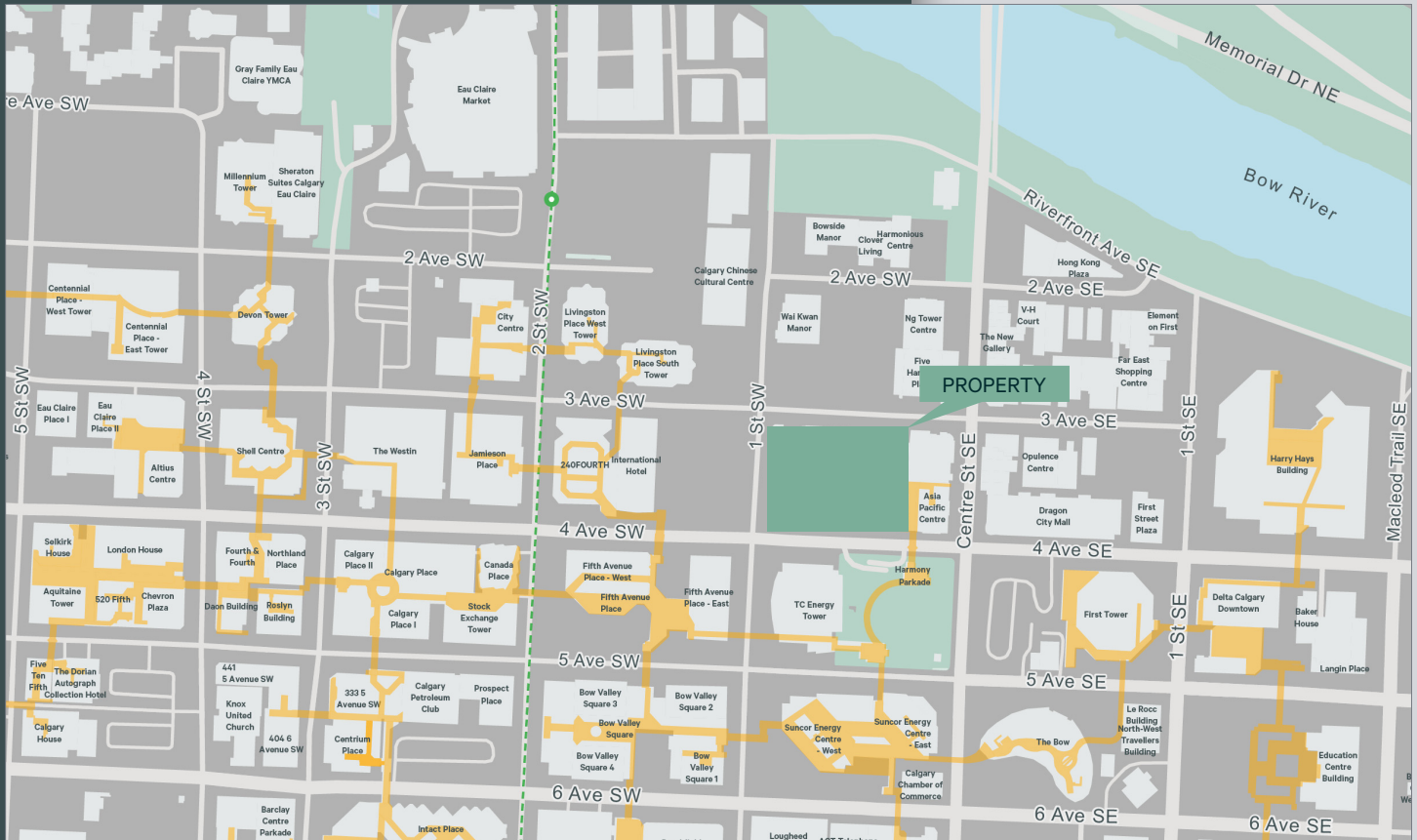
- + Open plan layout



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FOR SUBLEASE



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