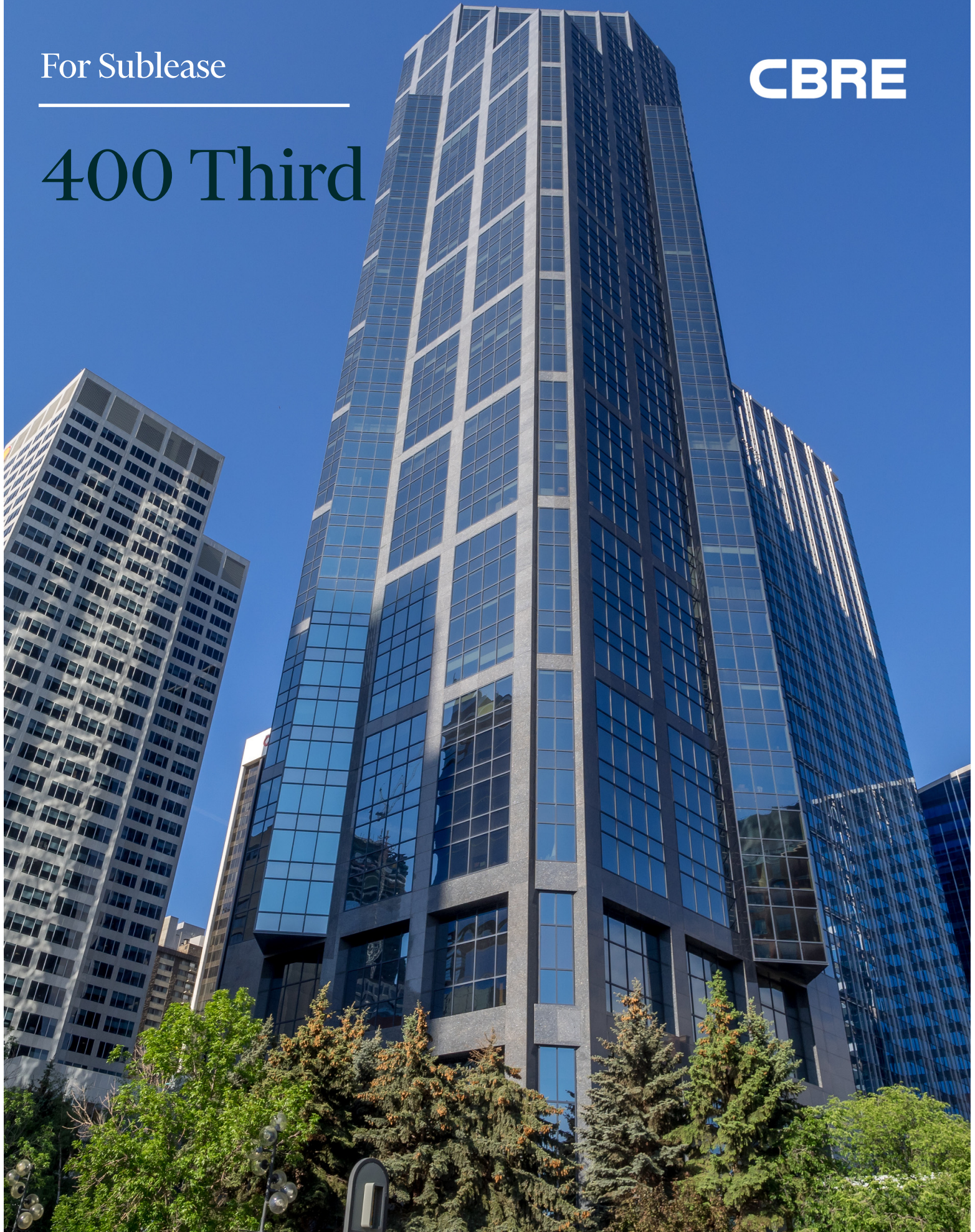


For Sublease

CBRE

400 Third



Modern & Accessible

Class AA building located in the Eau Claire district of downtown

Well-appointed leasehold improvements,, fitness facilities with locker rooms and showers and a tenant lounge are just some of the key features available to tenants of the building. With Plus 15 connections to 400 Fourth, Centennial Place and Millennium Tower, in addition to being walking distance to the Bow River pathways, 400 Third offers the complete package for users of first-class office space in downtown Calgary.

400 Third is LEED Certified Gold, BOMA Best Platinum and WELL Health Safety Rated.



Sublease Details

Available Space

19th Floor 21,112 square feet

18th Floor 21,112 square feet

Sublandlord

TransAlta Corporation

Availability

30 days' notice

Sublease Term

Expires December 30, 2026

Parking

6 reserved stalls, 15 unreserved stalls

Net Rent

Market Sublease Rates

Allowance

As-is

2025 Op Costs & Taxes

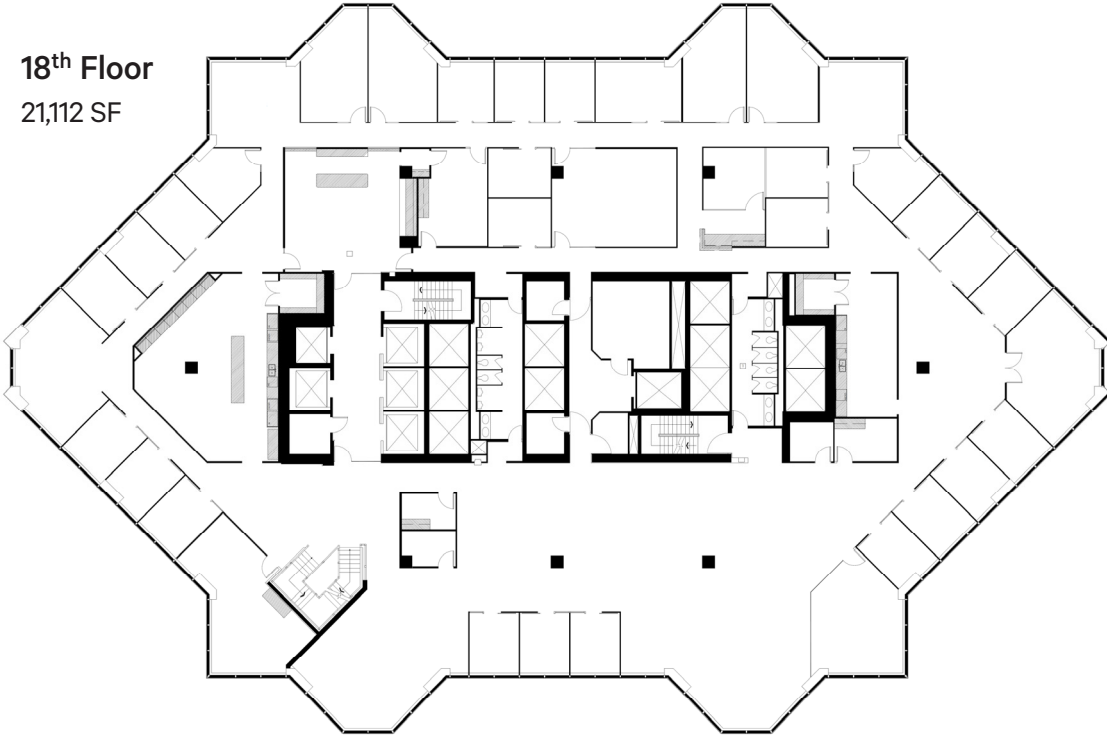
\$19.17 per square foot

Highlights

- Well-appointed improvements
- Furniture available

18th Floor

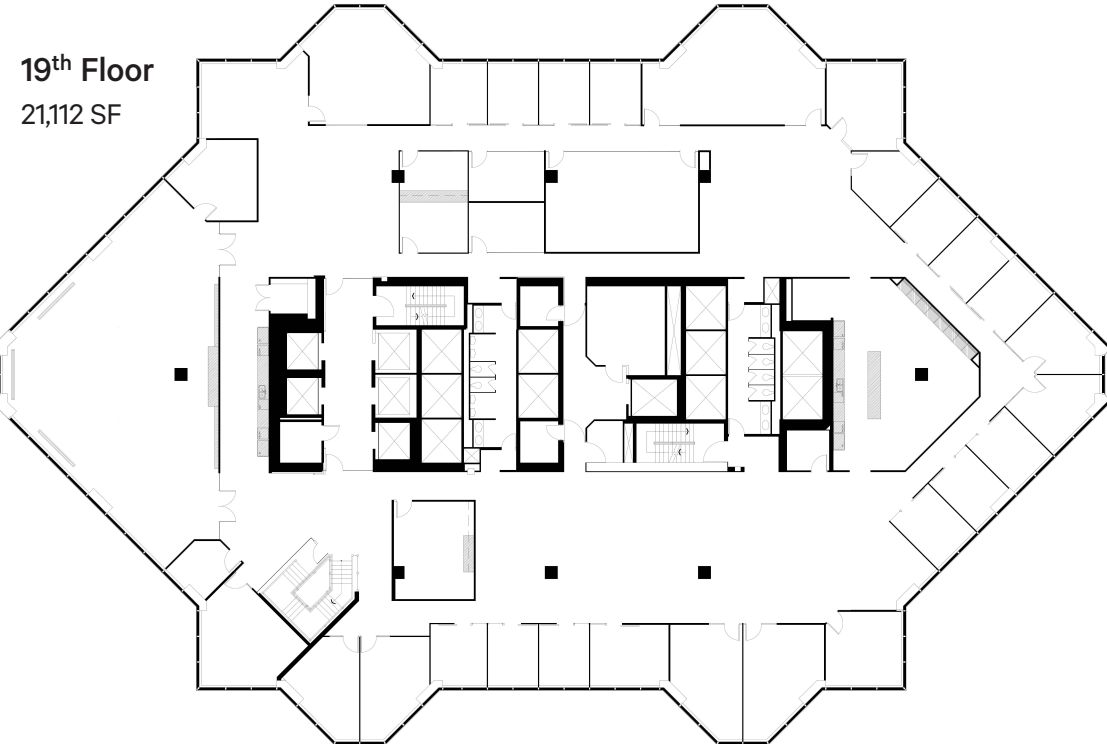
21,112 SF



- + 26 exterior offices
- + 25 workstations
- + 4 hoteling workstations
- + 6 trading workstations
- + 3 boardrooms
- + 2 meeting rooms
- + 2 cafés/kitchen
- + Reception
- + 3 filing/copy/mail rooms
- + Server room/server storage
- + Interconnecting stairwell

19th Floor

21,112 SF



- + 24 exterior offices
- + 23 workstations
- + Multi purpose training room
- + 3 boardrooms
- + 3 meeting rooms
- + 2 cafés/kitchen
- + 3 filing/copy/mail rooms
- + Server room/server storage
- + Interconnecting stairwell

Building Details

Year Built

1988

Building Class

AA

Number of Floors

45

Average Floor Plate

20,000 square feet

Building Size

888,245 square feet

Building Amenities

- 7,600 sf fitness centre
- Tenant lounge with arcade games, pool table, outdoor putting green
- Underground parking
- Bike storage with end of trip facilities
- Full-service car wash and EV charging stations
- Corporate concierge services
- Analog Coffee
- Plus 15 connected to 400 Fourth, Centennial Place and Millennium Tower

Parking

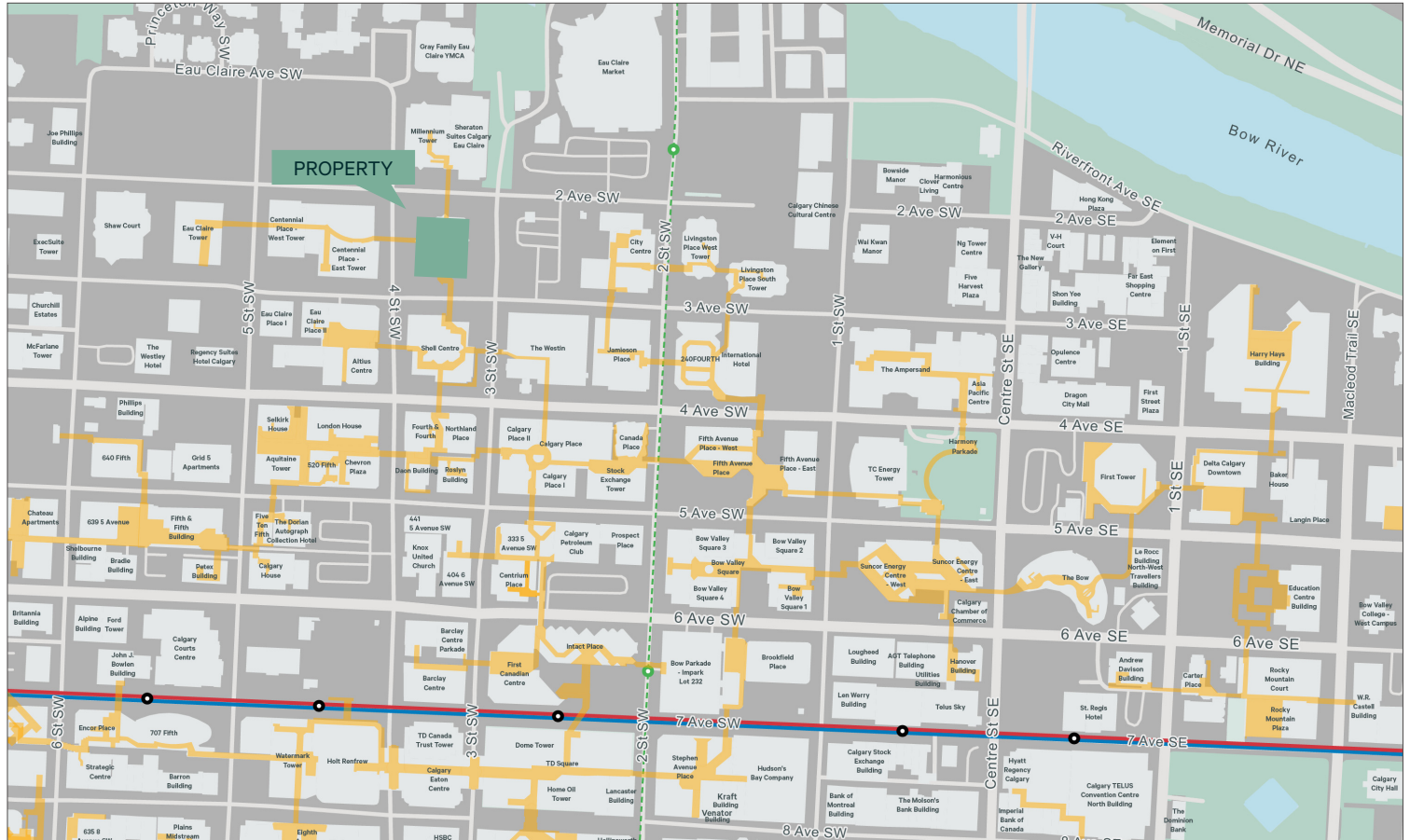
1 stall per 2,000 square feet

HVAC

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

Security

- 24-hour manned security
- Card access



BUILDING & AREA AMENITIES

- + Plus 15 connected to 400 Fourth, Centennial Place and Millennium Tower
- + 7,600 square foot fitness facility for exclusive tenant use
- + Walking distance to Eau Claire area and the Bow River pathway
- + Abundant amenities in the immediate area including banks, restaurants, shopping and services

Contact Us

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