

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 KPMG Tower.

Property Overview

Sublease Information

Available Subpremises

Floor	Sq. Ft.	Available	Term
4	12,844	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
11	24,181	Immediately	April 29, 2027

*Floors 6-8 are contiguous for 72,550 Sq. Ft.

Sublandlord	TC Energy Corporation
Annual Net Rate	Market Sublease Rates
Operating Costs & Taxes	\$19.72 (2026 estimate)
Parking	Negotiable
Furniture	Available (on Floors 4, 6-10)

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



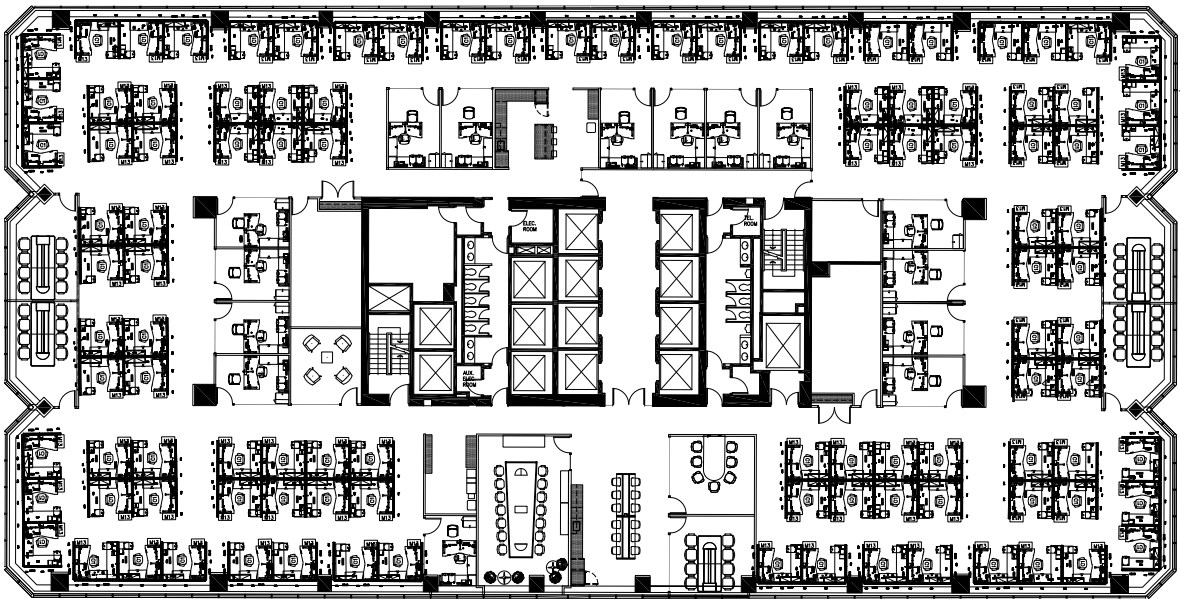
Floor 4 12,844 Square Feet

- 1 Exterior Office
- 7 Interior Offices
- 52 Workstations
- 5 Meeting Rooms
- Boardroom
- Kitchen/Lounge
- File Room
- Copy/Print Area



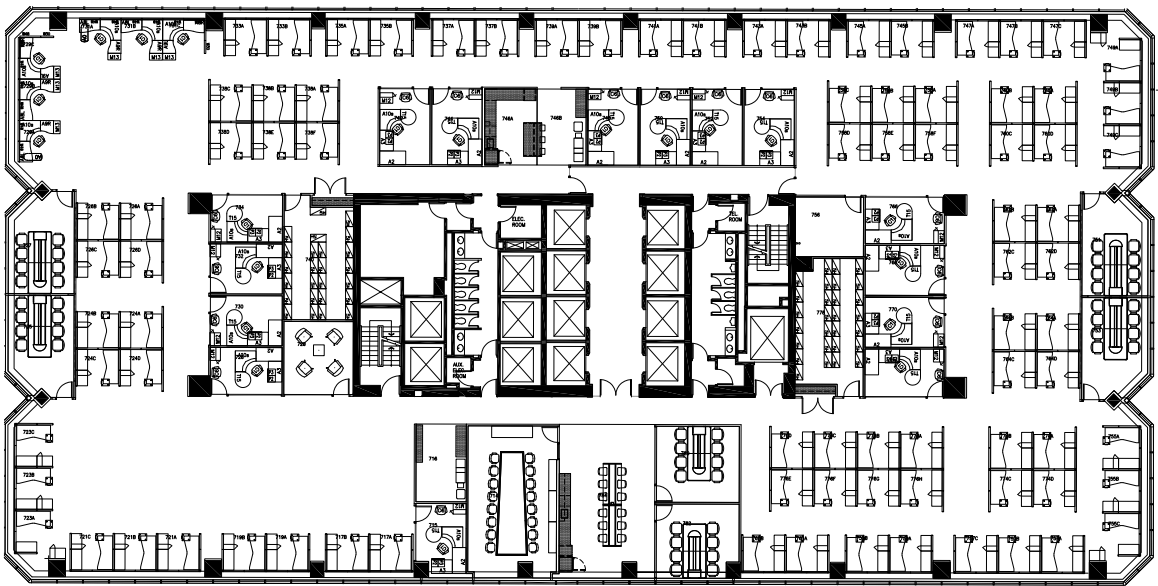
*Photos above are from Floor 5. Floors 4, 6-8 have similar finishes/furnishings but may vary.

Floor Plan



Floor 6
24,181 Square Feet

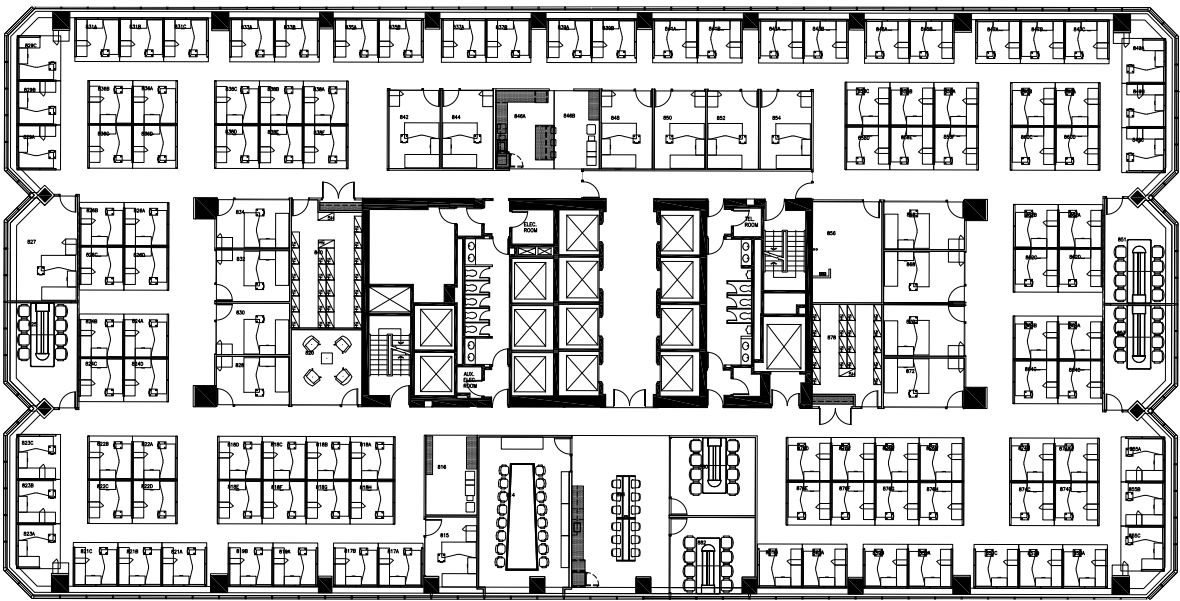
- 1 Exterior Office
- 14 Interior Offices
- 106 Workstations
- Boardroom
- 7 Meeting Rooms
- Kitchen/Staff Lounge
- Kitchen
- 2 File Rooms
- 2 Copy/Print Areas
- Server Room



Floor 7
24,183 Square Feet

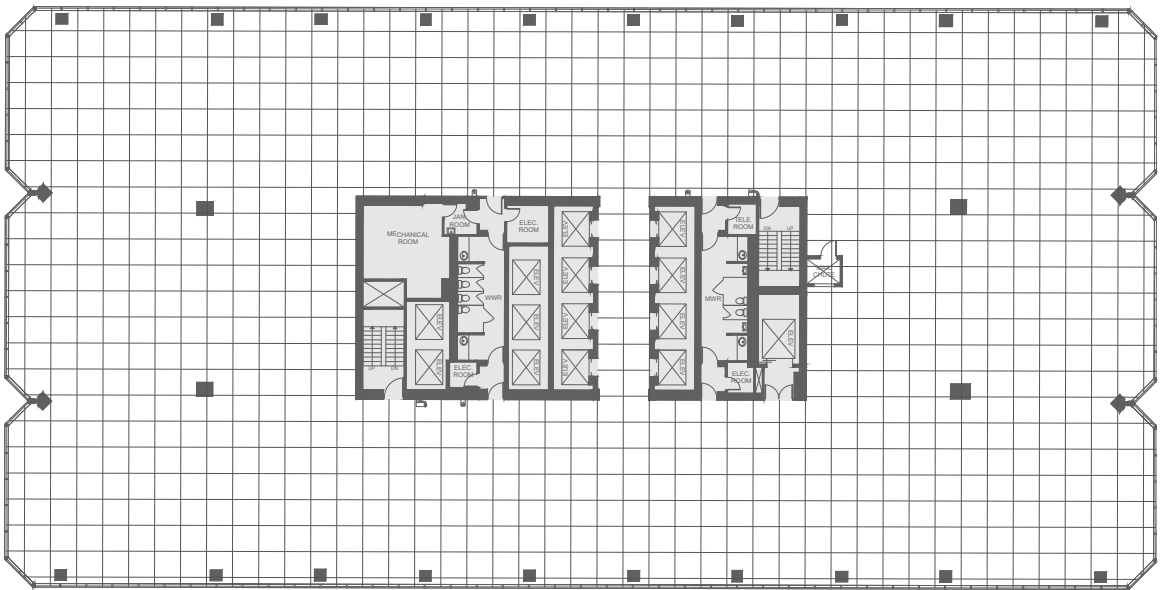
- 1 Exterior Office
- 14 Interior Offices
- 90 Workstations
- Boardroom
- 7 Meeting Rooms
- Kitchen/Staff Lounge
- Kitchen
- 2 File Rooms
- 2 Copy/Print Areas
- Server Room

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



Floor 11
(Typical Base Building Floorplan)
~24,200 Square Feet



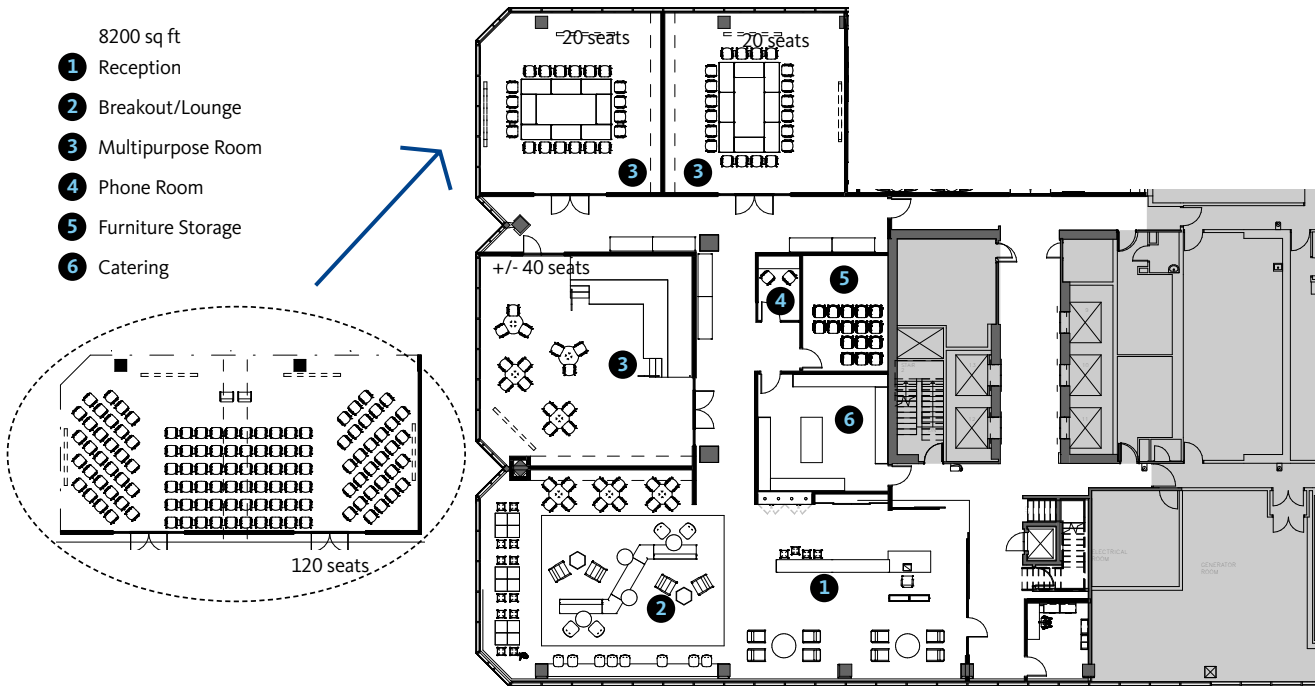
Current Availability

Floor 35	Tenant Amenity		
Floor 34	Tenant Amenity		
Floor 33	Tenant		
Floor 32	Tenant		
Floor 31	Tenant		
Floor 30	Tenant		
Floor 29	Tenant		
Floor 28	Tenant		
Floor 27	Tenant		
Floor 26	Tenant		
Floor 25	Available for Headlease	Tenant	8,560 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	10,538 SF
Floor 20	Tenant		
Floor 19	Available for Headlease		24,307 SF
Floor 18	Available for Headlease		24,285 SF
Floor 17	Available for Headlease		24,287 SF
Floor 16	Available for Headlease		24,290 SF
Floor 15	Available for Headlease		24,275 SF
Floor 14	Available for Headlease		24,290 SF
Floor 12	Tenant		
Floor 11	Available for Sublease from TC Energy Corporation		24,181 SF
Floor 10	Tenant		24,178 SF
Floor 9	Tenant		24,182 SF
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	Tenant		
Floor 4	Available for Sublease from TC Energy Corporation	Tenant	12,844 SF
Floor 3	Tenant		
Floor 2	Plus 15 Retail Space		
Floor 1	Lobby Retail Space		

72,550 SF of
contiguous
space available

Amenities

Conference Centre/Tenant Lounge



Hours of Operation

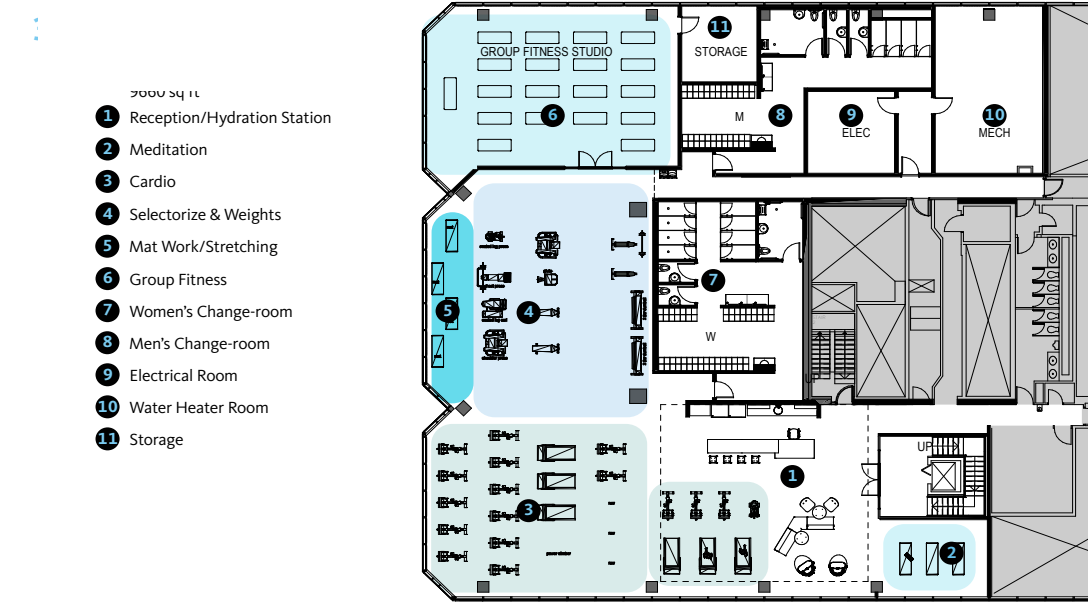
Conference Centre

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

Tenant Lounge

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

Fitness Centre

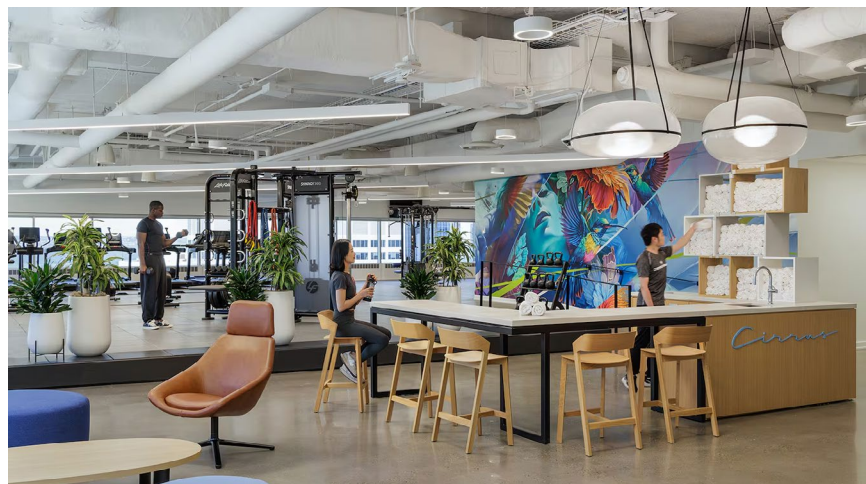
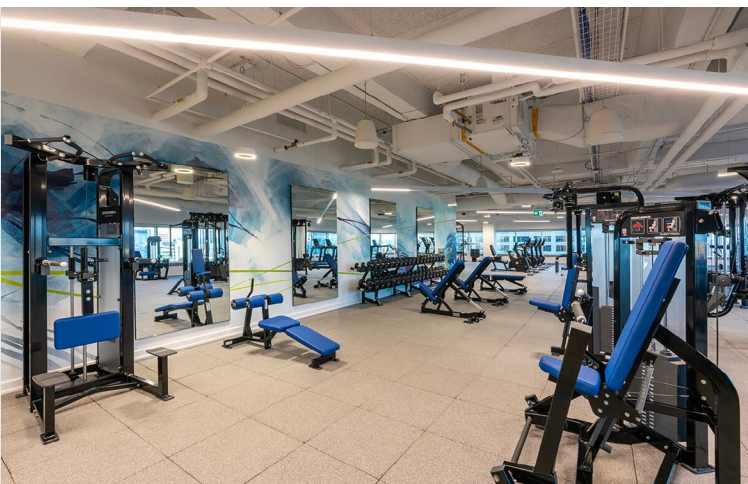
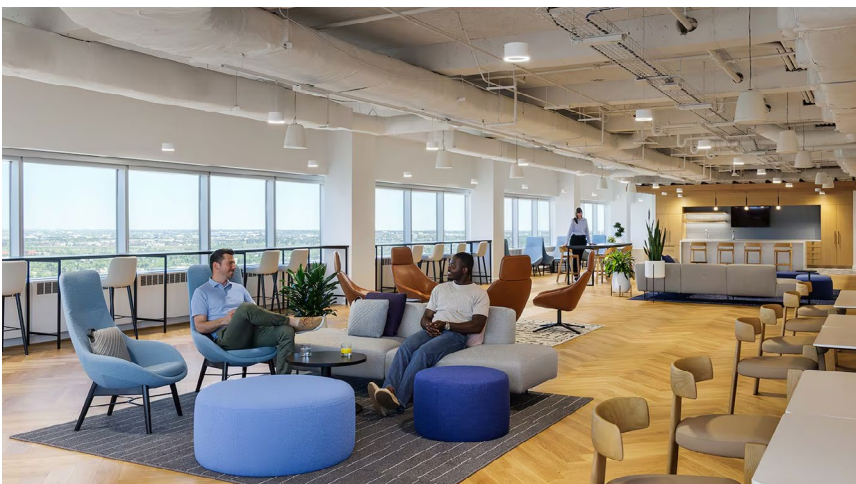
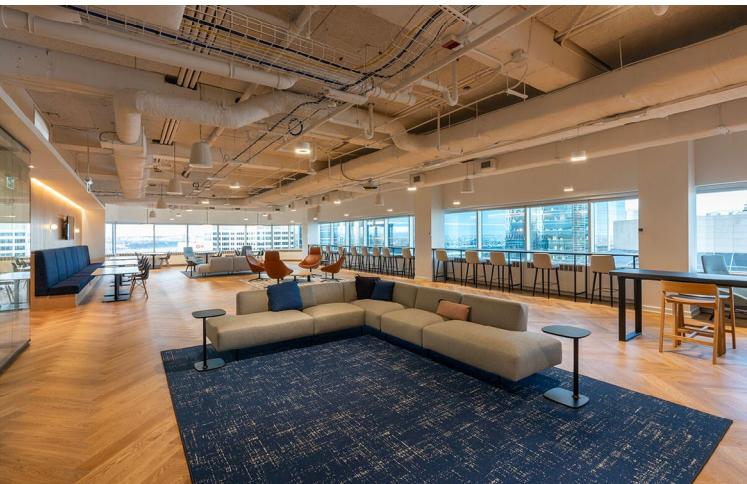
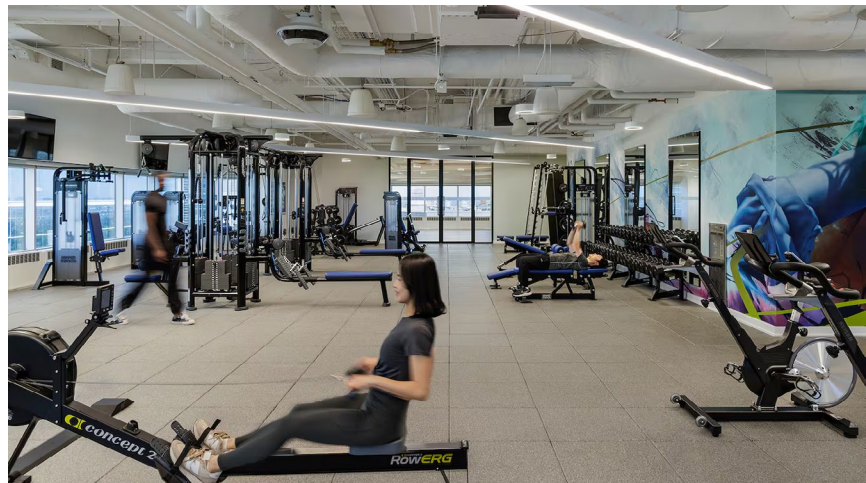
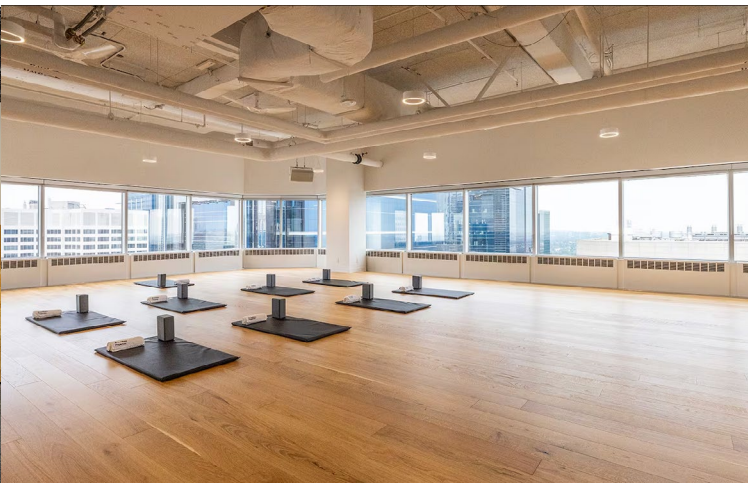
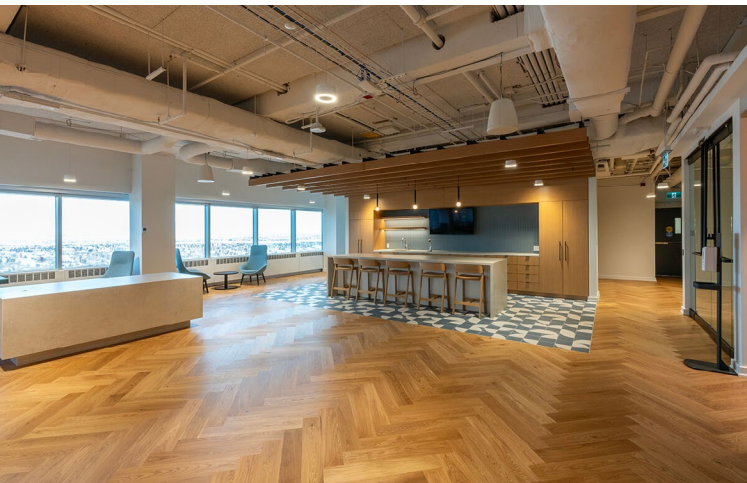


Hours of Operation

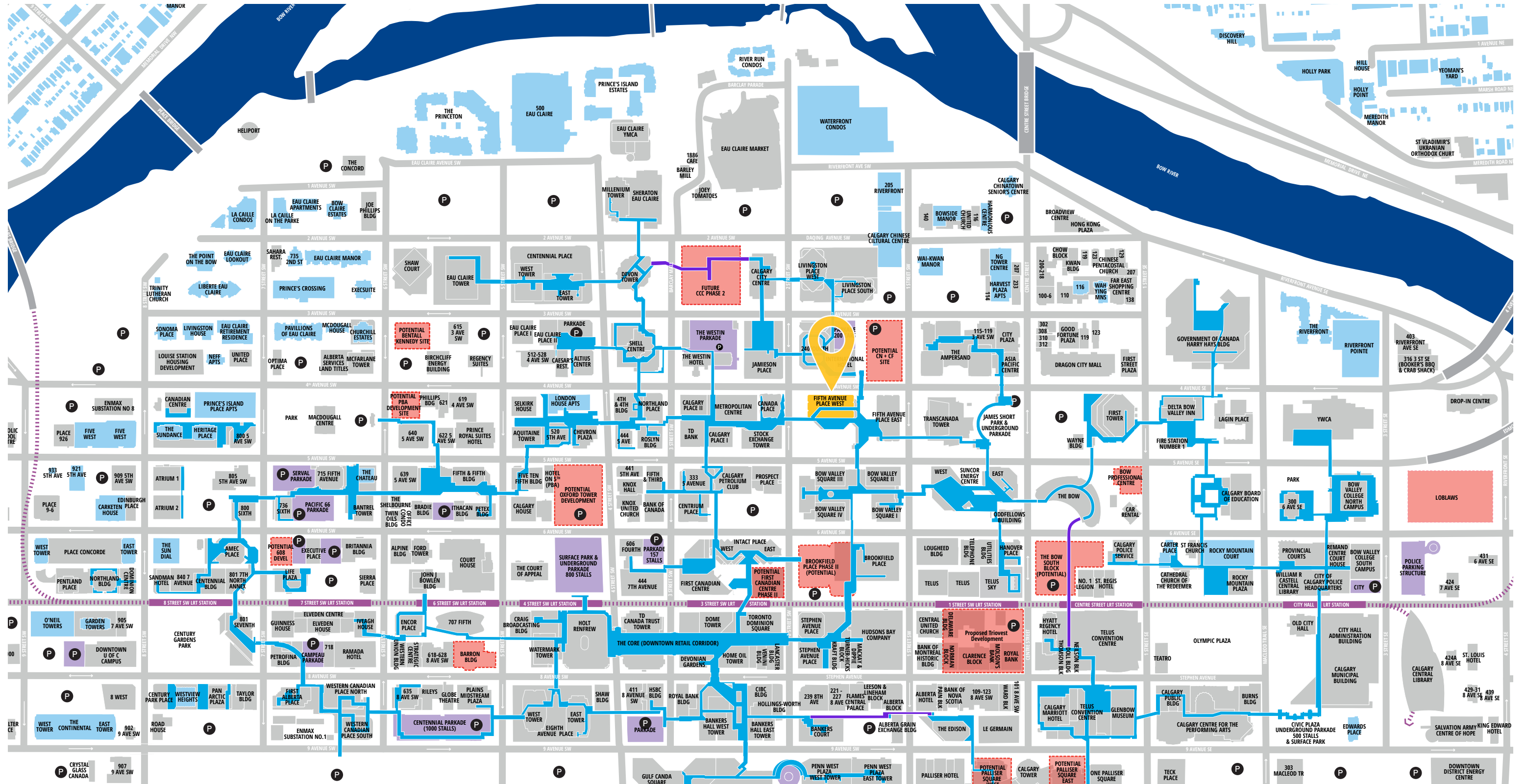
Fitness Centre

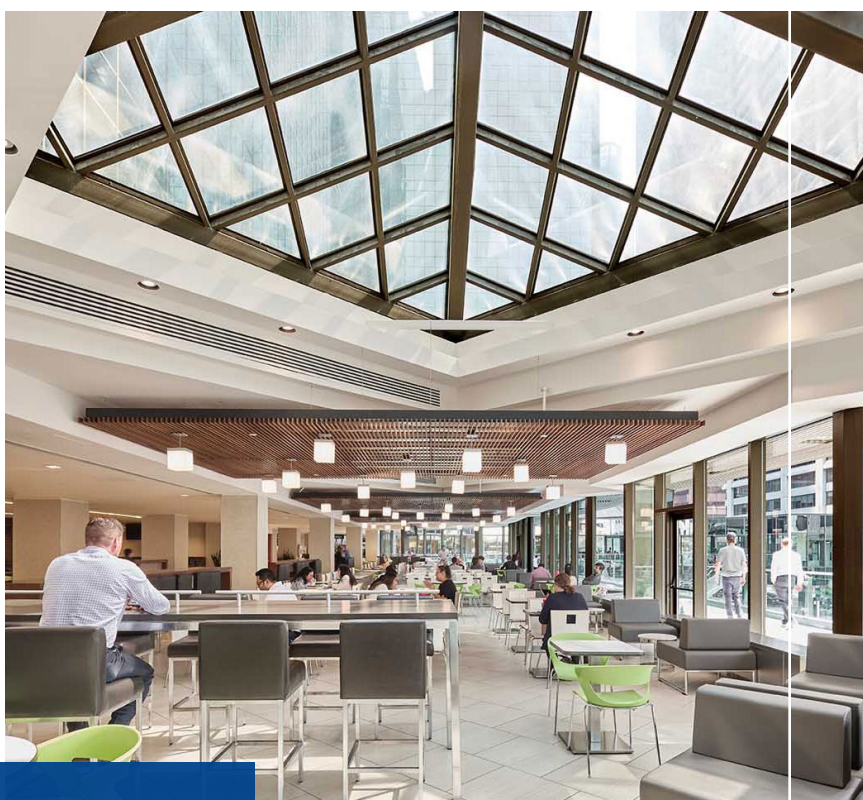
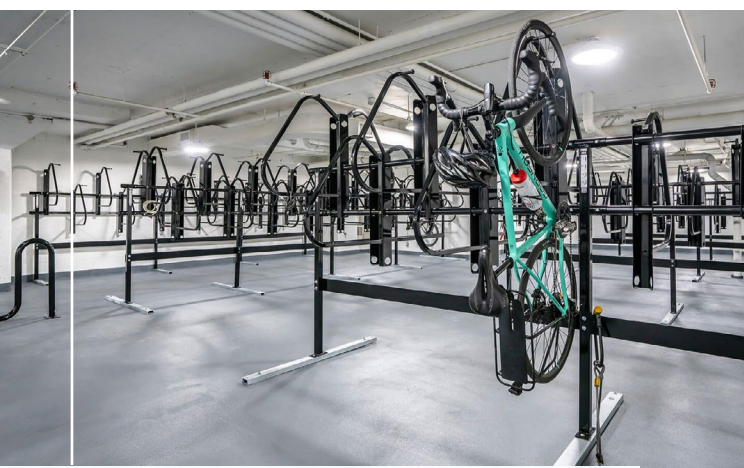
Monday to Friday
5:00 AM to 10:00PM

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



Surrounding Area





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