



421 - 7th Avenue SW, Calgary | AB

TD Canada Trust Tower For Sublease

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Property Overview

This fully furnished 9,500 square foot space features high-quality leasehold improvements throughout. Located on the 27th floor, there is an abundance of natural light and unobstructed south and west facing views. A rare sublease opportunity in this 100% leased building.

Available Subpremises	Suite 2700 9,500 SF
Sublandlord	Canoe Financial
Landlord	CEC Leaseholds Inc.
Building Management	Cushman & Wakefield Asset Services
Term of Sublease	March 29, 2030
Annual Net Rent	Market Sublease Rates
Operating Cost	\$22.34 psf (2026 est.)
Parking	Flexible
Availability	Q1 2027

Key Highlights



Showers and towel service



Furnished



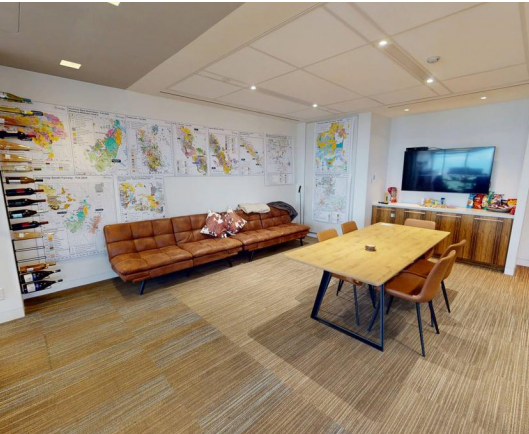
Walking distance to the LRT Station



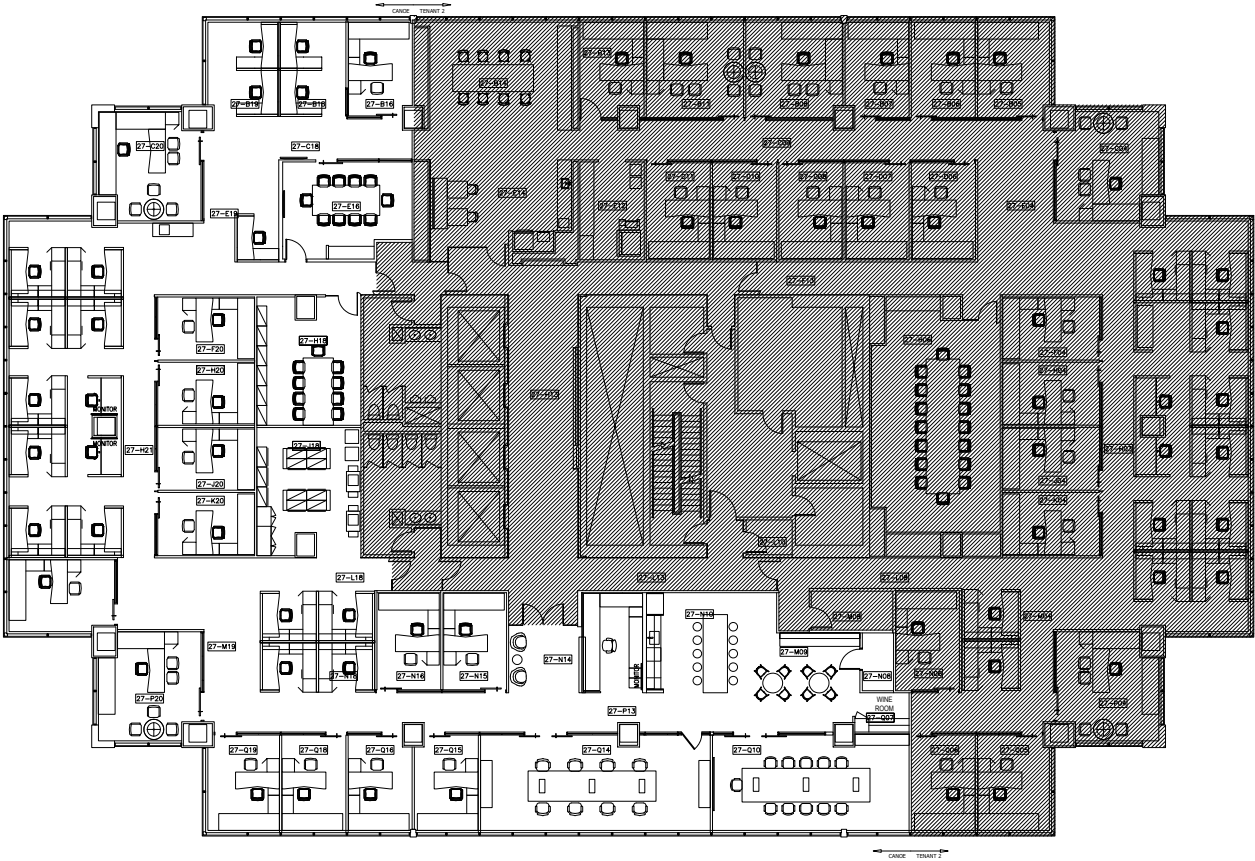
Tenant-only fitness facility



+15 connected to The Core shopping centre



Floor Plan



Suite 2700 9,500 SF available

- 19 Workstations
- 8 Exterior Offices
- 6 Interior Offices
- 2 Boardrooms
- 2 Meeting Rooms
- Large Kitchen/Staff Lounge
- Reception
- Storage/Server Room
- Fully Furnished



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