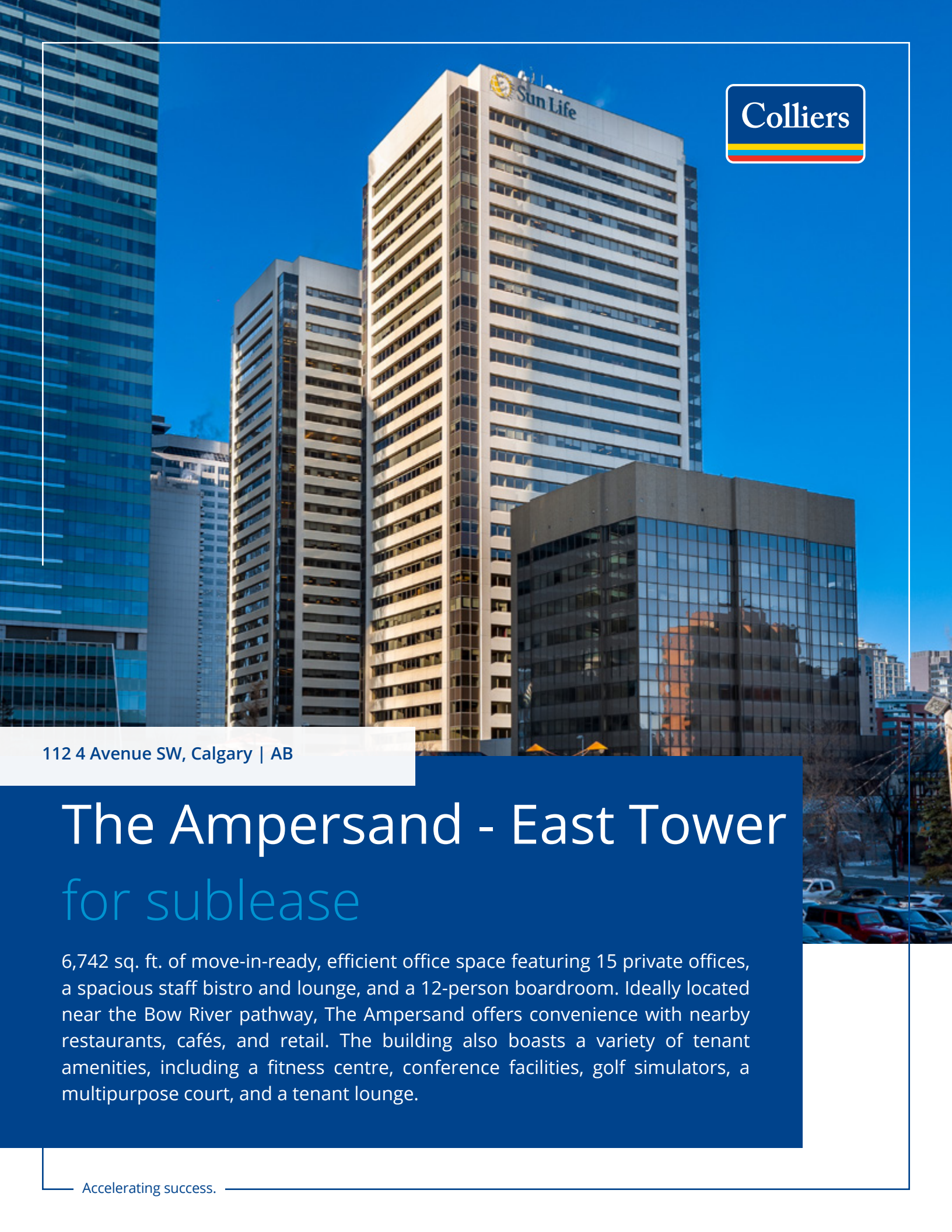




Colliers

112 4 Avenue SW, Calgary | AB

The Ampersand - East Tower

for sublease

6,742 sq. ft. of move-in-ready, efficient office space featuring 15 private offices, a spacious staff bistro and lounge, and a 12-person boardroom. Ideally located near the Bow River pathway, The Ampersand offers convenience with nearby restaurants, cafés, and retail. The building also boasts a variety of tenant amenities, including a fitness centre, conference facilities, golf simulators, a multipurpose court, and a tenant lounge.

Property Overview

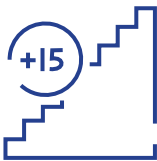
Sublease Information

Available Subpremises	Suite 420 6,742 square feet
Sublandlord	Servus Credit Union Ltd.
Annual Net Rate	Market Sublease Rates
Operating Costs & Taxes	\$22.25 (2026 estimate)
Occupancy Date	30 - 60 Days Notice
Term of Sublease	September 29, 2028
Parking	4 Unreserved Stalls
Furniture	Negotiable

Building Information

Rentable Area	410,700 square feet
Average Floorplate	17,000 Sq. Ft.
Number of Floors	28
Property Management	Aspen Properties
Landlord	Ampersand Ltd.
HVAC / Building Hours	Monday - Friday 6:00 AM - 6:00 PM

Key Highlights



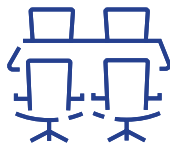
Plus 15
Connected



Tenant Exclusive
Fitness Centre



Tenant Lounge &
Bar Area



Conference
Facility



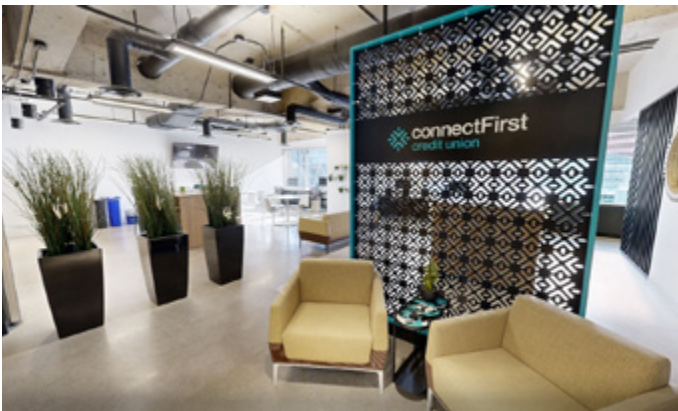
Plaza & Social
Stairs



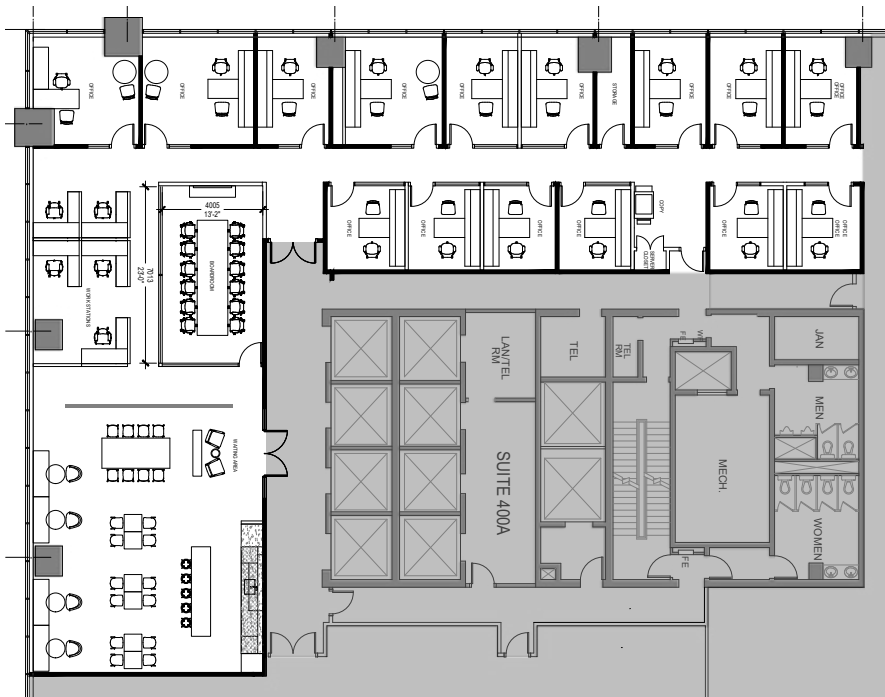
Golf Simulator
& Multipurpose
Court



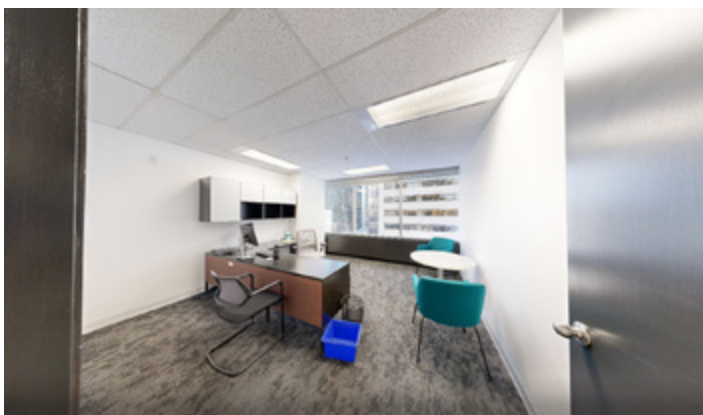
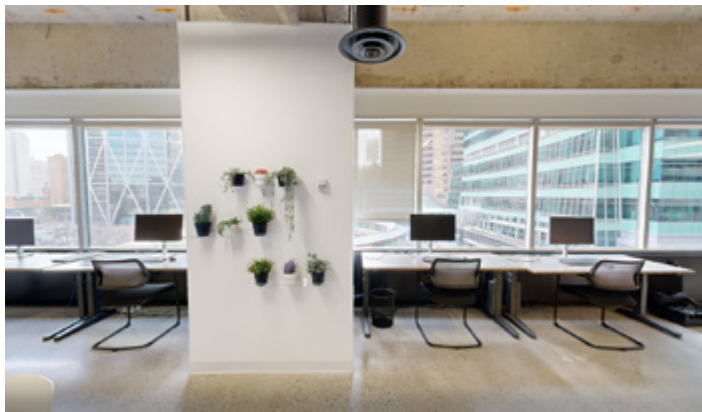
On Site Dining &
Coffee Amenities

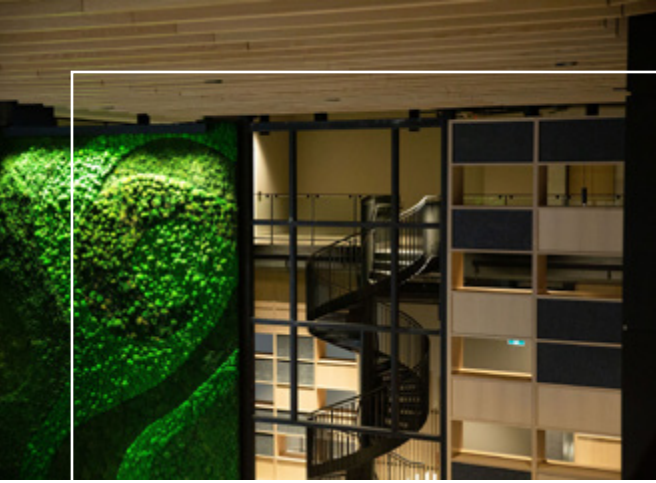


Floor Plan



- Suite 420 - 6,742 SF**
- 9 exterior offices
 - 6 interior offices
 - 5 workstations
 - 4 hoteling stations
 - boardroom
 - bistro/staff lounge
 - reception/waiting area
 - copy/print area
 - storage room
 - server room





112 4 Avenue SW, Calgary | AB

Leigh Kirnbauer

Senior Vice President & Partner
leigh.kirnbauer@colliers.com
+1 403 298 0408



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