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407 2 Street SW, Calgary | AB

# Canada Place for sublease

2,180 sq. ft. of move-in-ready, efficient office space featuring 4 private offices, a staff kitchen, and a boardroom. Ideally located near the Bow River pathway, Canada Place offers convenience with nearby restaurants, cafés, and retail. The building also boasts a variety of tenant amenities, including a fitness centre, golf simulator, and a tenant lounge.

# Property Overview

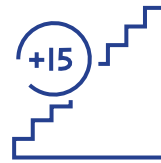
## Sublease Information

<b>Available Subpremises</b>	Suite 1850   2,180 square feet
<b>Sublandlord</b>	First Step Analytics Inc.
<b>Annual Net Rate</b>	Market Sublease Rates
<b>Operating Costs &amp; Taxes</b>	\$19.50 (2026 estimate)
<b>Occupancy Date</b>	Immediately
<b>Term of Sublease</b>	May 30, 2027
<b>Furniture</b>	Negotiable

## Building Information

<b>Rentable Area</b>	196,767 square feet
<b>Average Floorplate</b>	11,500 Sq. Ft.
<b>Number of Floors</b>	19
<b>Property Management</b>	Jones Lang LaSalle
<b>Landlord</b>	Title Properties Ltd.
<b>HVAC / Building Hours</b>	Monday - Friday 7:00 AM - 6:00 PM

## Key Highlights



Plus 15 Connected



Tenant Exclusive Fitness Centre



Tenant Exclusive Golf Simulator



Tenant Exclusive Lounge



BOMA Best Gold Certified



Secured Bicycle Parking with Repair Station

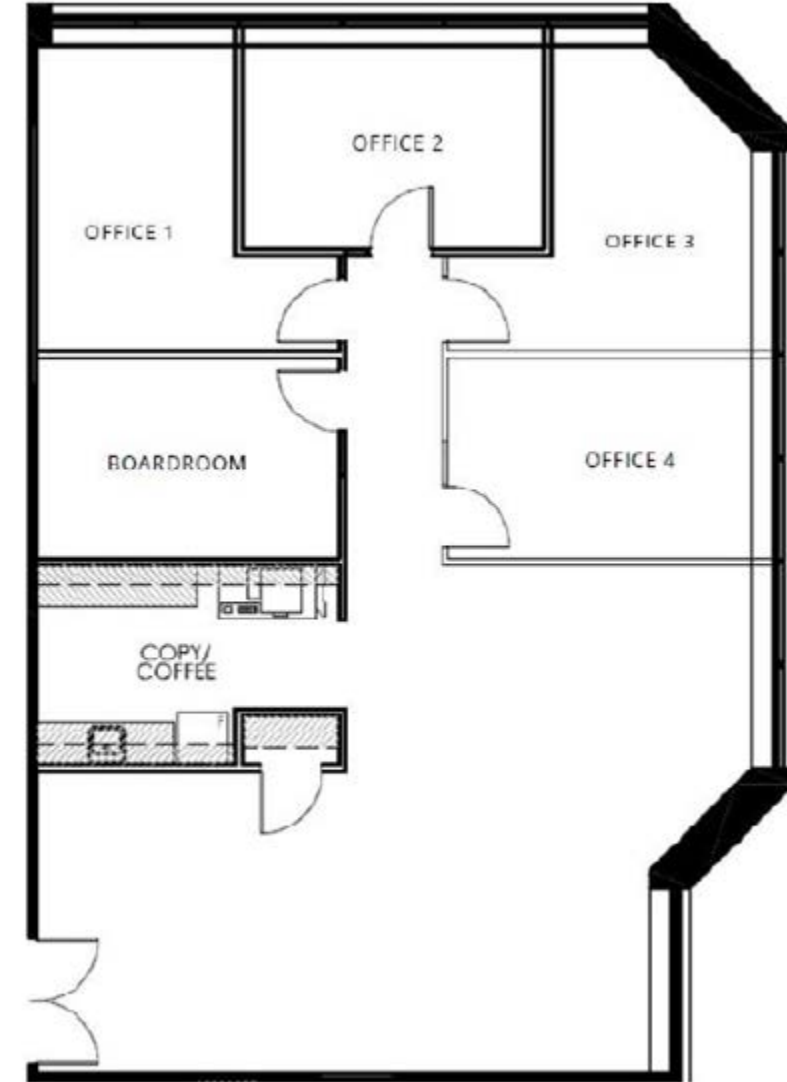


97 Walk Score



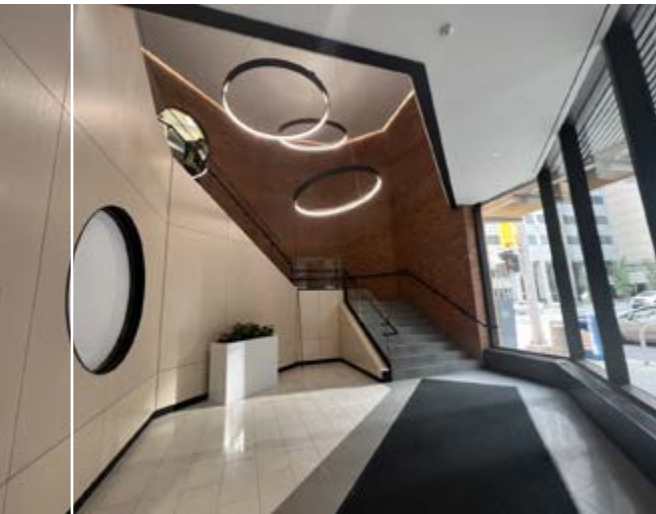
Nearby Dining & Coffee Amenities

# Floor Plan



### Suite 1850 - 2,180 square feet

- 4 exterior offices
- open area for workstations
- boardroom
- kitchen/copy area
- reception area



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