

# The Ampersand North Tower

140 - 4 Avenue SW, Calgary, AB

**3,060 sf** Available for Sublease



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# The Ampersand North Tower

140 4th Avenue SW  
Calgary, AB



Plus 15 connected to James Short Parkade, further connection to Suncor Energy Centre and TransCanada Tower



Three blocks from LRT Station



Close proximity to Bow River Pathway System and Eau Claire



Fitness Facility



Multipurpose Court



Golf Simulator



Conference Centre



Tenant Lounge



Dog Friendly

## Property Summary

### FLOORS

28

### TYPICAL FLOOR

13,000 sf

### PARKING RATIO

1:1,875 SF

### PARKING RATE

\$585 per month (reserved)  
\$485 per month (unreserved)

## Particulars

<b>Sublandlord</b>	R.E. Lock & Associates Ltd.
<b>Expiry</b>	July 31, 2026
<b>Available</b>	Immediately
<b>Suite 2230</b>	3,060 sf
<b>Asking rent</b>	Market sublease rates
<b>Additional rent</b>	\$22.25 (2025 est.)





# 140 - 4 Avenue SW

Calgary, AB

## Floor 22 Availability

Suite 2230

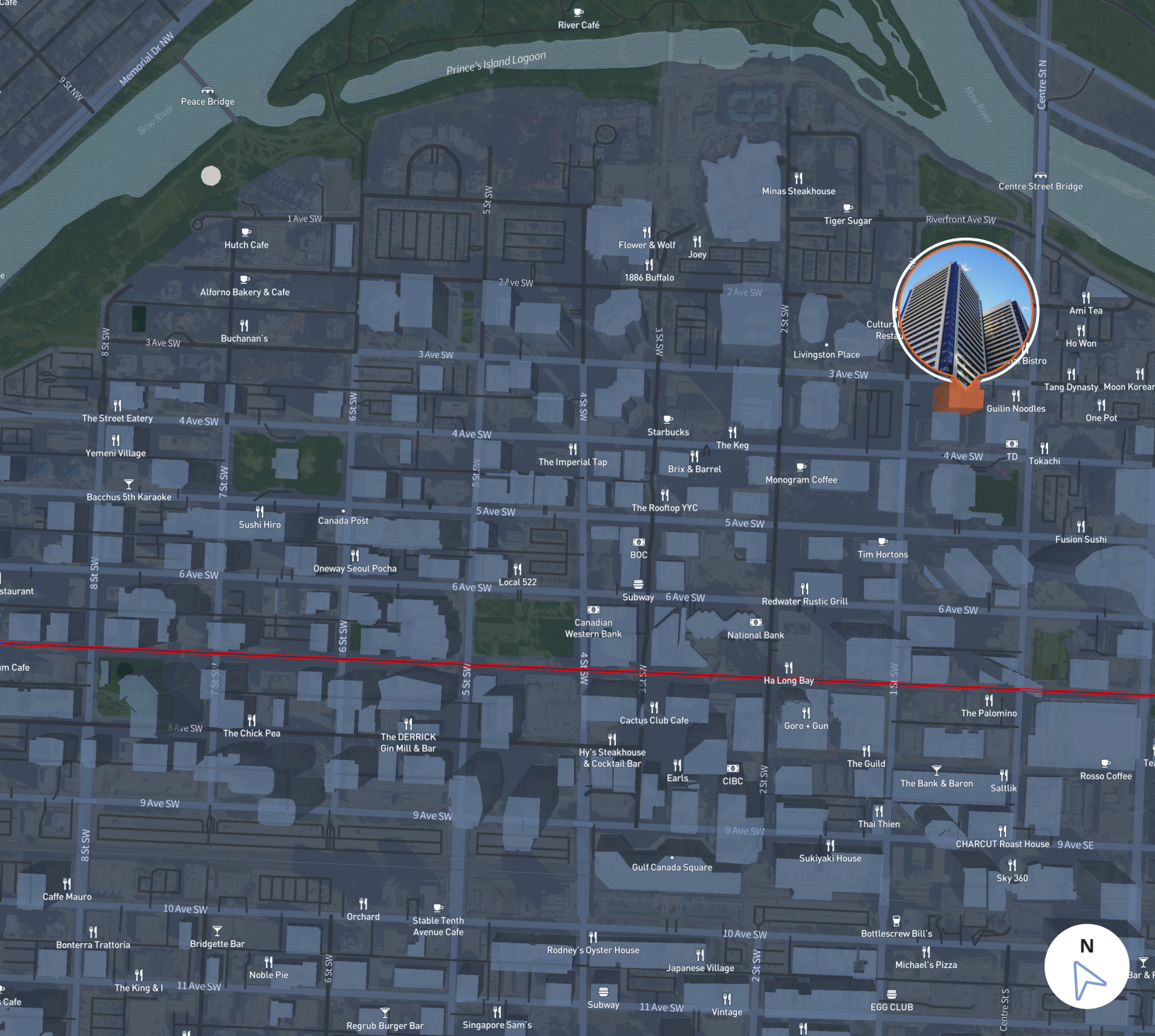
3,060 sf

- Move in ready with high quality finishes
- Direct elevator exposure
- Furniture can be made available
- High-rise views



8 offices | 2 meeting rooms | reception desk | kitchen





**GREAT**  
**ACCESSIBILITY**

**ONE OF THE PREMIER AMENITY PACKAGES**  
**AVAILABLE IN THE MARKET TODAY**



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