

# The Ampersand West Tower Top Floor

144 - 4 Avenue SW  
Calgary, AB

3,048 SF OFFICE SPACE AVAILABLE FOR SUBLEASE

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## 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)  
6'4" clearance Ampersand West  
6'6" clearance Ampersand East

## PROPERTY HIGHLIGHTS



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

## PARTICULARS

**SUITE 2810**

3,048 sf

**SUBLANDLORD**

Gateway Tubulars Ltd.

**AVAILABLE**

Immediately

**ASKING RENT**

Market sublease rates

**EXPIRY**

May 31, 2029

**OPERATING COSTS**

\$23.34 (2026 est.)

**FURNITURE**

Available





# 144 - 4 Avenue SW

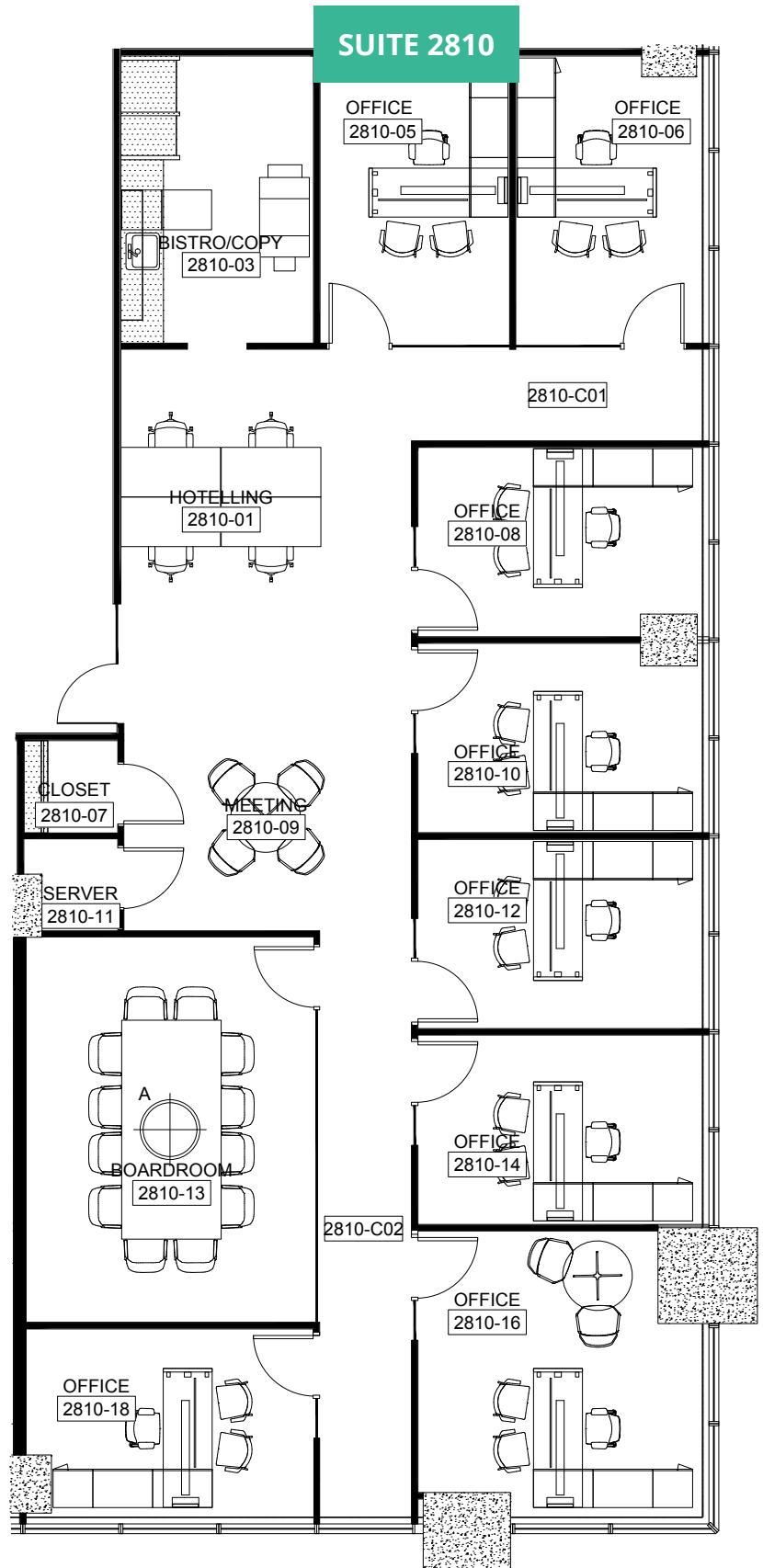
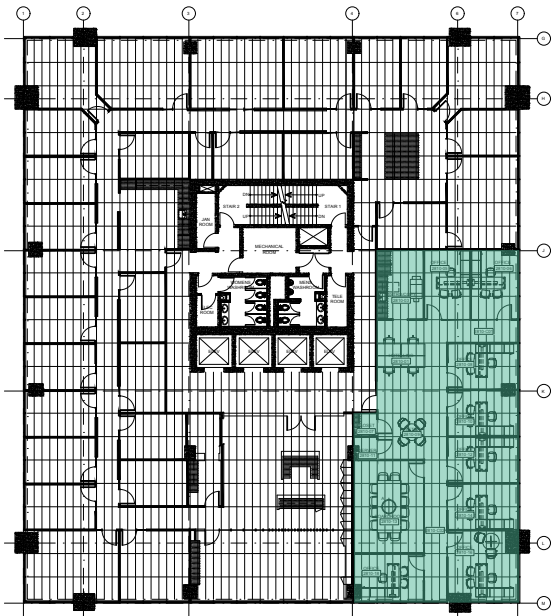
Calgary, AB

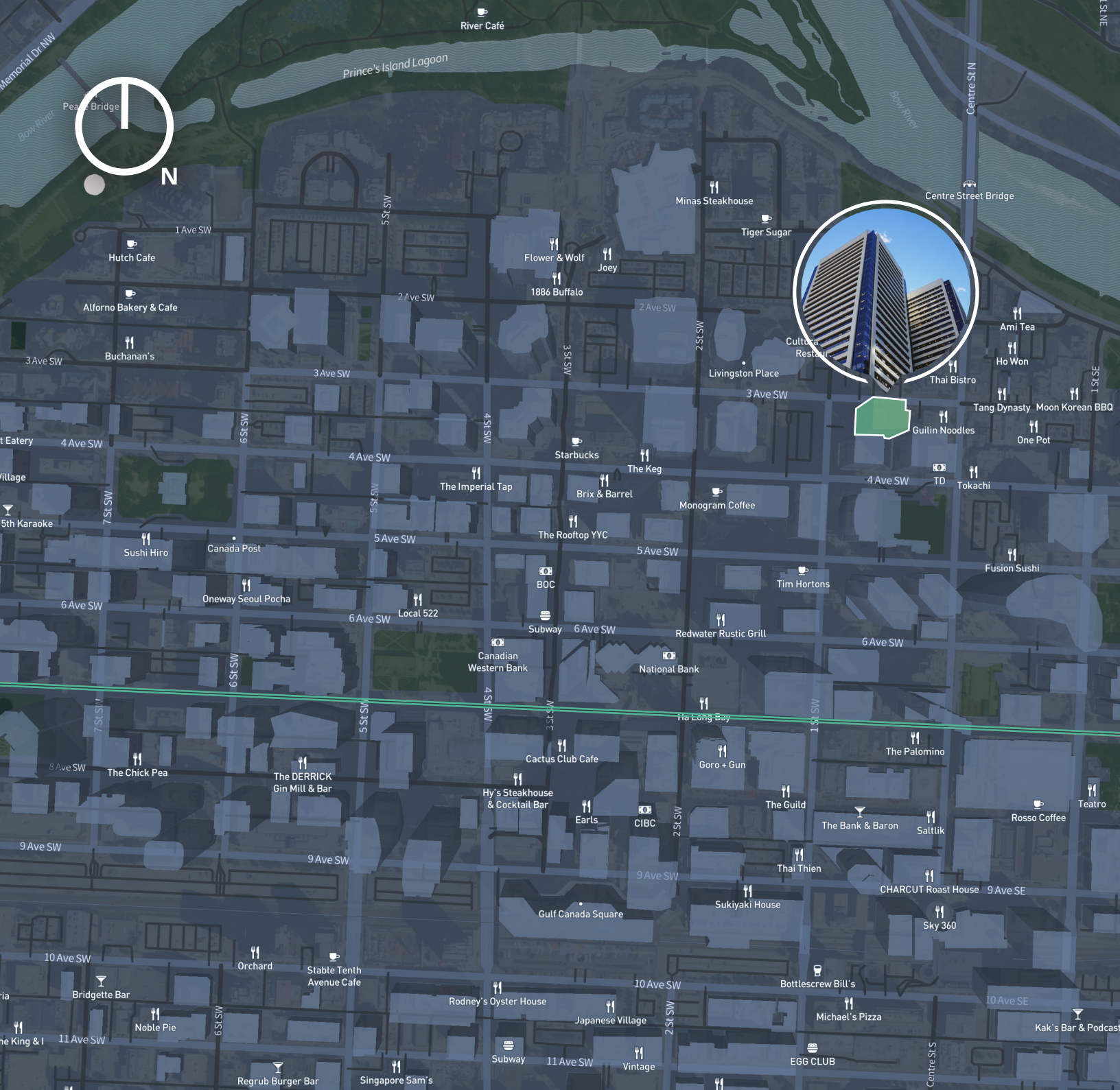
## FLOOR 28 AVAILABILITY

**SUITE 2810**

3,048 sf

- Move in ready with high quality finishes
- Direct elevator exposure
- Furniture can be made available
- High-rise views from top floor
- Extremely efficient layout with 8 offices, kitchen, boardroom, reception/workspace





## GREAT ACCESSIBILITY

ONE OF THE PREMIER AMENITY PACKAGES  
AVAILABLE IN THE MARKET TODAY



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**For  
Sublease**

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