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500 - 4 Avenue SW, Calgary | AB

Altius Centre for sublease

This efficient 2,688 square foot office space features 8 private exterior offices, a boardroom, and a kitchen. Located on the 9th floor, there is an abundance of natural light and unparalleled east-facing views.

Property Overview

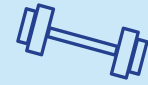
Sublease Information

Subpremises	Suite 905	2,688 square feet
Sublandlord	EMFTS Canada Ltd.	
Annual Net Rate	Market Sublease Rates	
Operating Costs & Taxes	\$16.72 (2026 estimate)	
Occupancy Date	Immediately	
Term of Sublease	December 30, 2027	
Parking	1 Reserved Underground Stall 1 Reserved Covered Parking Stall	
Furniture	Fully Furnished	

Building Information

Constructed	1973
Building Class	B
Rentable Area	324,000 square feet
Average Floorplate	11,000 square feet
Number of Floors	32
Property Management	Armco Alberta
Landlord	Armco Alberta
HVAC Hours	6:00 am to 6:00 pm Monday to Friday
Security	24/7 Manned

Key Highlights



On-site Fitness



Tenant Lounge



Conference Facilities



+15 Access



Bicycle Storage

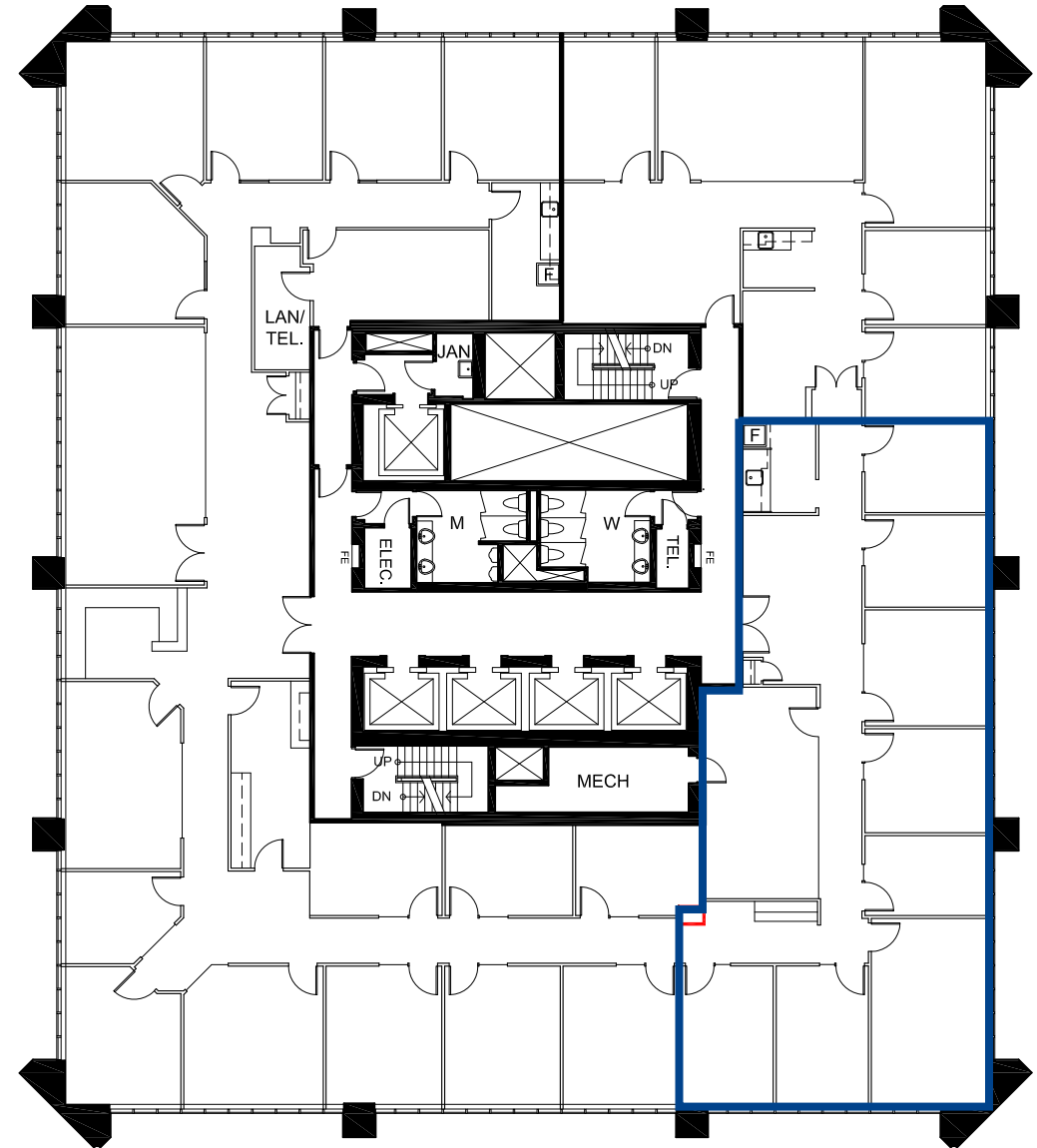


Close to Bow River Walking Path



On Site Restaurant

Floor Plan



Suite 905 - 2,688 SF

- 8 exterior offices
- boardroom
- kitchen
- reception
- copy/print area





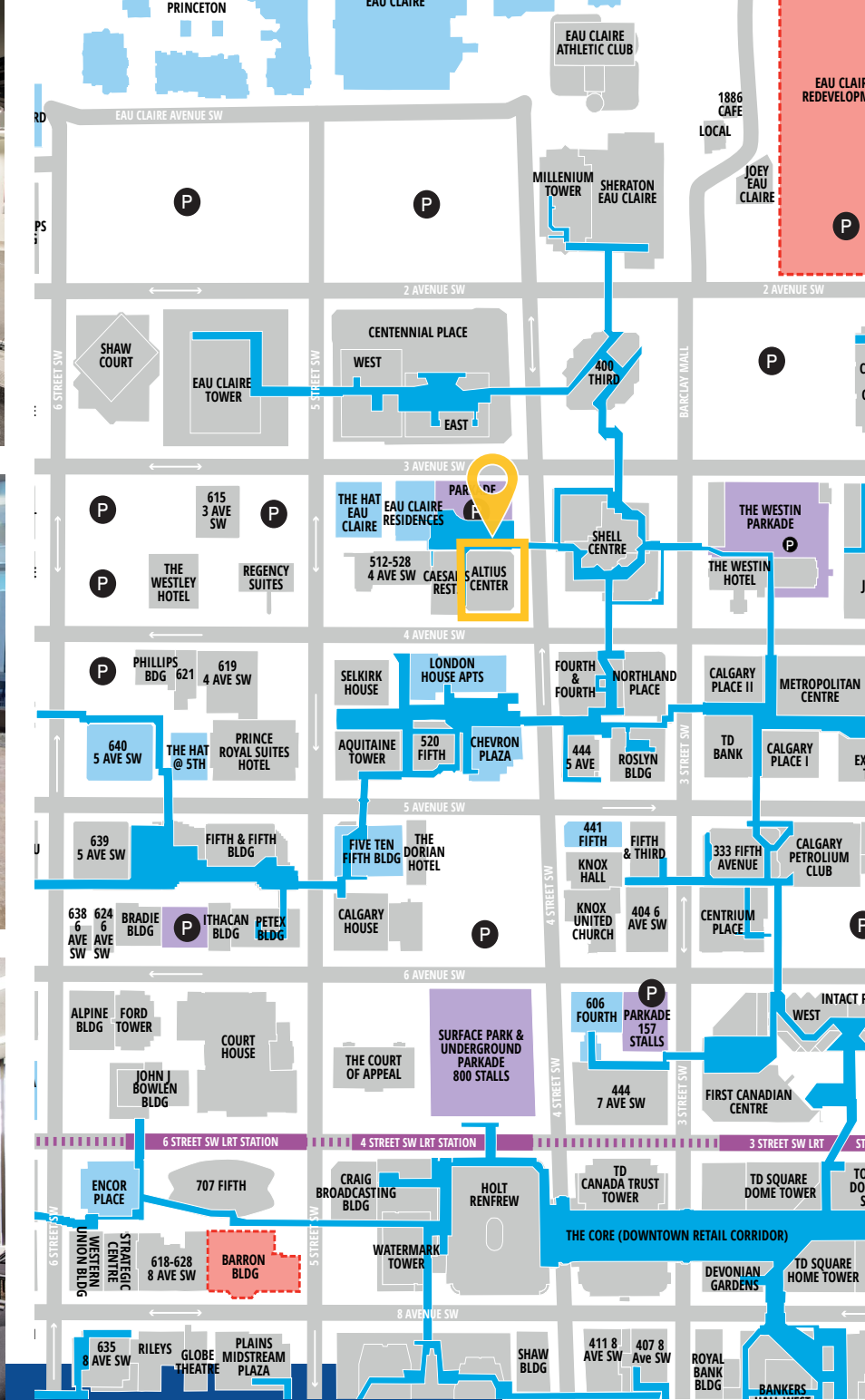
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