



Colliers

FOR SUBLEASE

The Ampersand West Tower

144 4 AVENUE SW
CALGARY, AB

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SUBLEASE OPPORTUNITY

THE AMPERSAND

SUBPREMISES	SUITE	SIZE	AVAILABILITY
<i>Well-improved</i>	Floor 15	12,139 sf	December 1, 2026
<i>Updated carpet</i>	Floor 14	12,157 sf	October 1, 2026
	Suite 1300A	7,139 sf	December 1, 2026
	Suite 1300B	5,531 sf	December 1, 2026
<i>Updated carpet</i>	Floor 12	12,140 sf	October 1, 2026
	Floor 11	12,145 sf	November 1, 2026
	Floor 10	12,127 sf	November 1, 2026
<i>Updated carpet & paint</i>	Floor 9	12,140 sf	November 1, 2026
<i>Well-improved</i>	Floor 8	12,140 sf	October 1, 2026
	Floor 7	12,140 sf	December 1, 2026
<i>Well-improved</i>	Suite 600A	~8,000 sf	September 1, 2026
<i>Well-improved, meeting suite</i>	Suite 600B	~4,140 sf	September 1, 2026
	Floor 5	12,140 sf	November 1, 2026
<i>Reception floor</i>	Floor 2	11,625 sf	December 1, 2026
SUBLANDLORD	Keyera Corp.		
ANNUAL NET RENT	Market rates available upon request		
OPERATING COSTS & TAXES	\$22.29 (2026 estimate)		
SUBLEASE TERM	September 29, 2028, headlease extension available through Aspen Properties		
COMMENTS	All floors are fully furnished		

HIGHLIGHTS



Conference Centre



On-Site Food Vendors



+15 Connected



Tenant Fitness Facility



Bicycle Parking



Library



Multipurpose Court



Tenant Lounge



Multi-sport Simulators



Dog Friendly Building

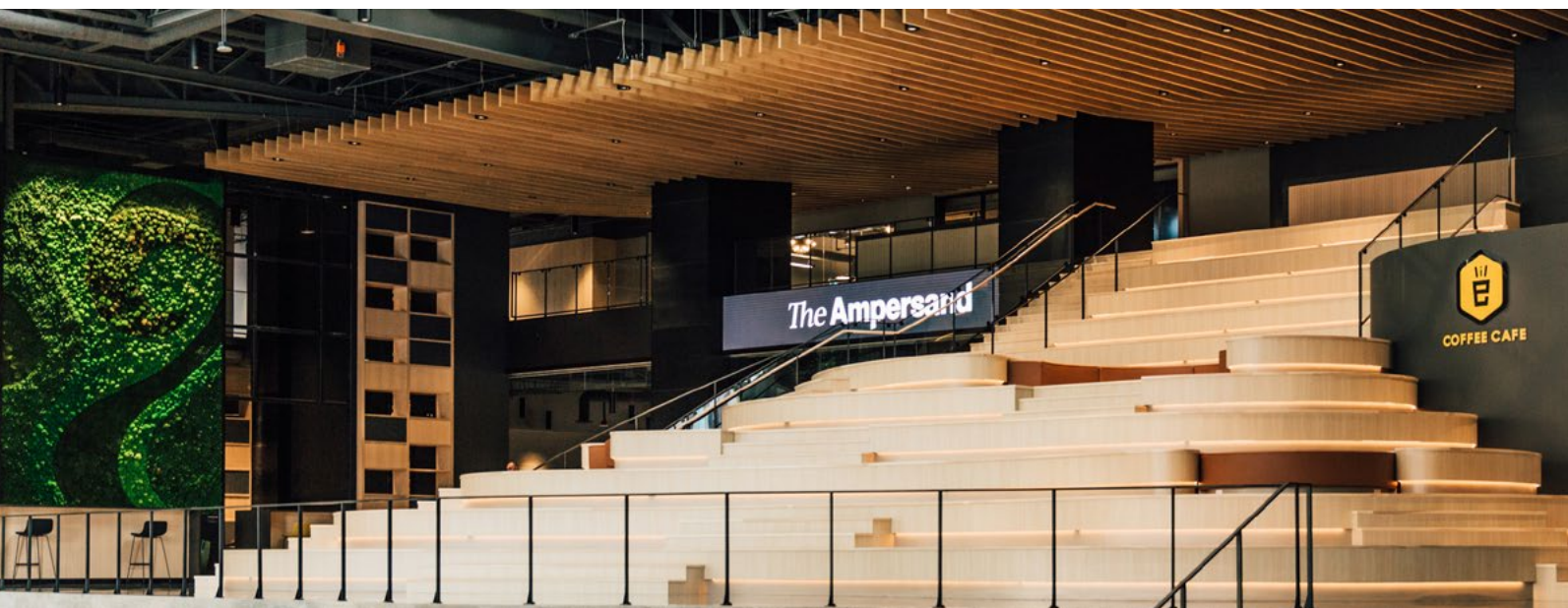
The Ampersand, ideally situated in Calgary's vibrant Eau Claire District, offers seamless +15 connectivity to the Asia Pacific Centre, Harmony Parkade, and TC Energy Tower, placing tenants steps from an array of retail, dining, and the scenic Bow River pathway system. Following substantial renovations completed in 2020, the building features extensively upgraded common areas and premium amenities, including a 16,000-square-foot, club-quality fitness facility with locker rooms, towel service, and multiple group fitness studios. Tenants also benefit from a modernized conference centre with a university-style lecture theatre, a large meeting hall accommodating up to 200 guests, and additional meeting rooms complemented by a lounge area suitable for licensed events and access to an outdoor patio. Further enhancing the workplace experience, The Ampersand offers a quiet library space separated by a living green wall, as well as an outdoor basketball court on the north side of the complex.



BUILDING INFORMATION

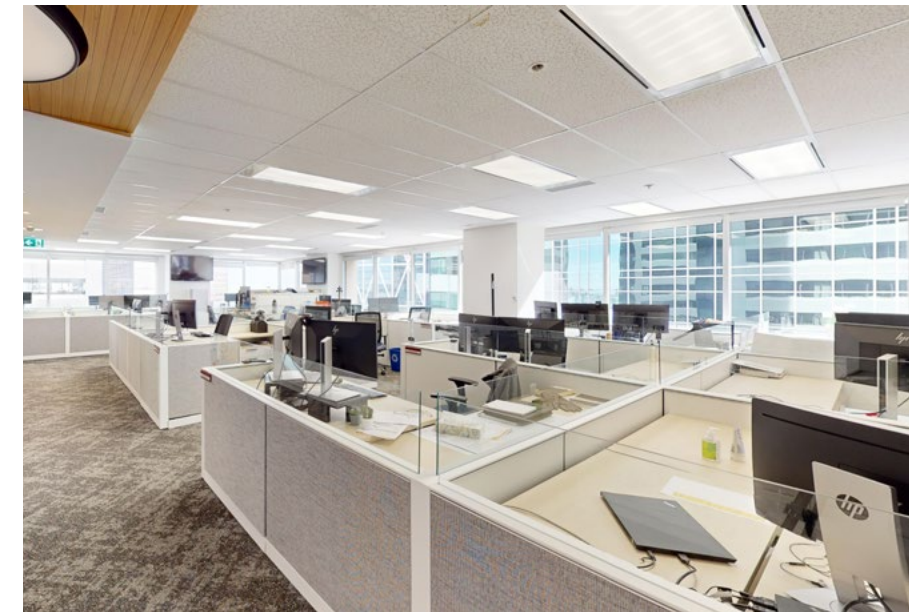
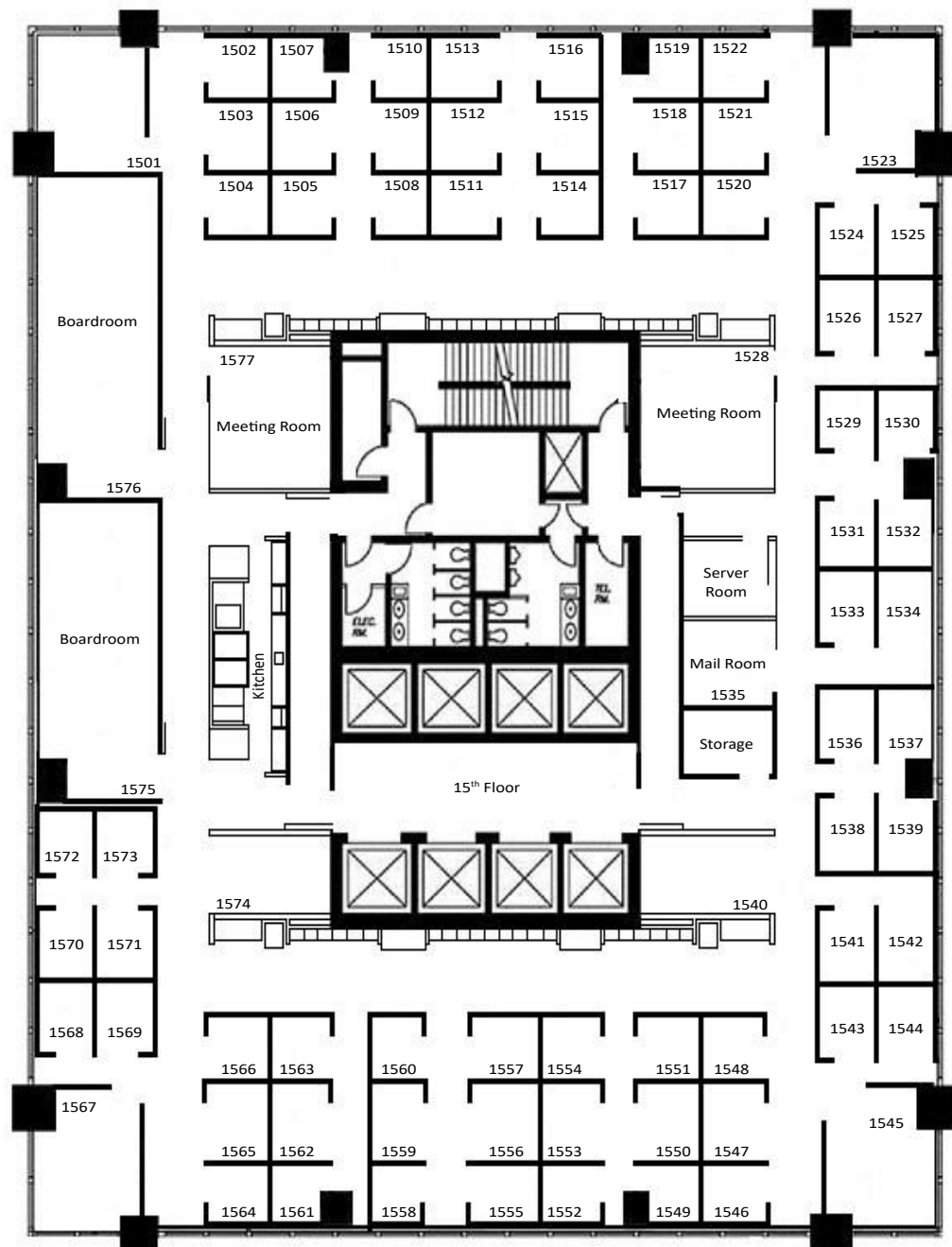
ADDRESS	144 4 Avenue SW
YEAR BUILT	1981
NUMBER OF FLOORS	28
TYPICAL FLOORPLATE	12,600 SF
RENTABLE AREA	312,286 SF
LANDLORD	Ampersand Ltd.
PROPERTY MANAGEMENT	Aspen Property Management
HVAC	Monday - Friday 6:00 a.m. - 6:00 p.m. Saturday 6:00 a.m. - 1:00 p.m.
PARKING	1:1,875 sf \$585/stall/month - reserved \$485/stall/month - unreserved Parkade height: 6'4"

BUILDING AMENITIES



FLOOR PLAN

FLOOR 15

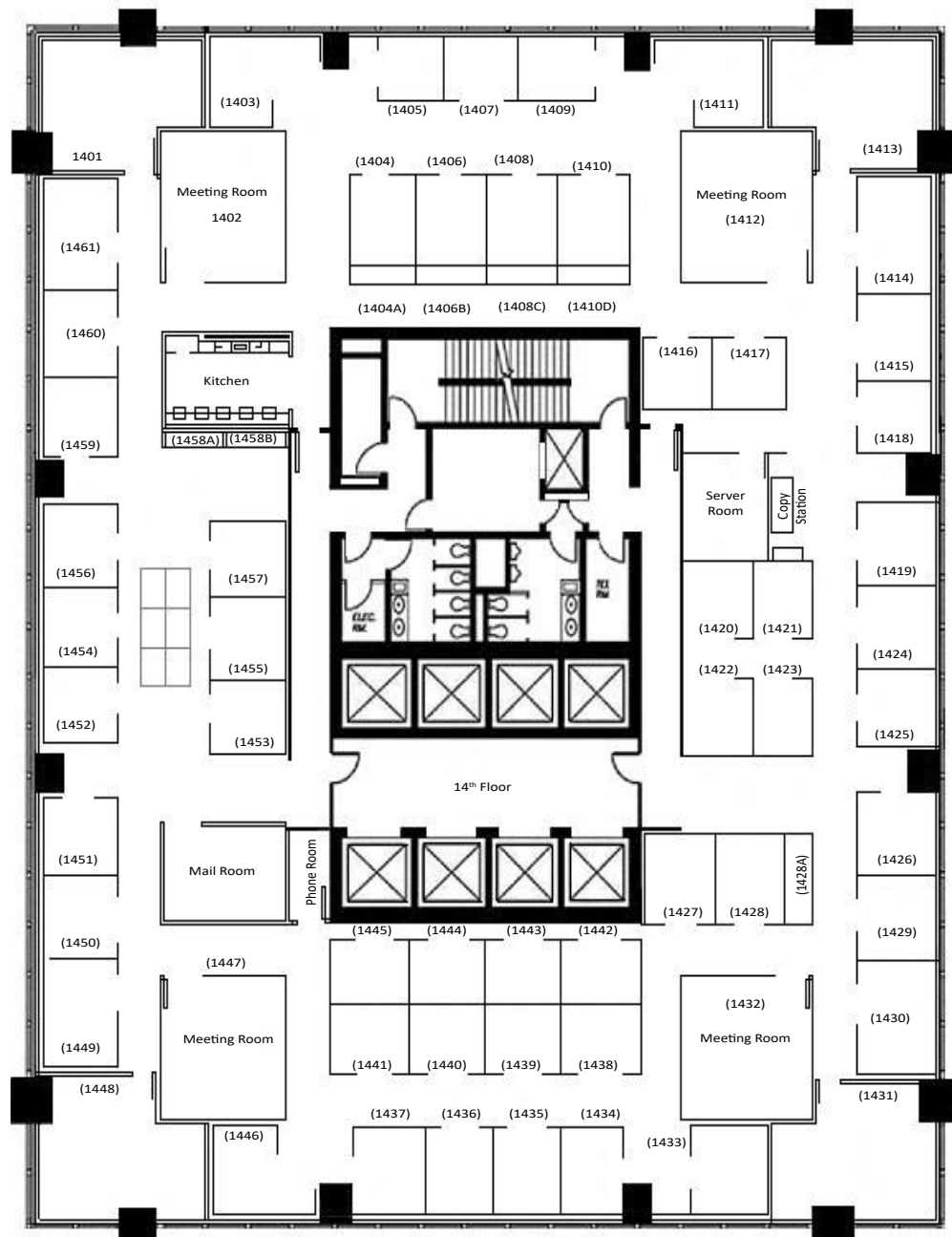


FLOOR 15 | 12,139 SF

VIRTUAL TOUR

- 70 Workstations
- 2 Boardrooms
- 2 Meeting Rooms
- Kitchen
- Server Room
- Storage Room
- Mail Room

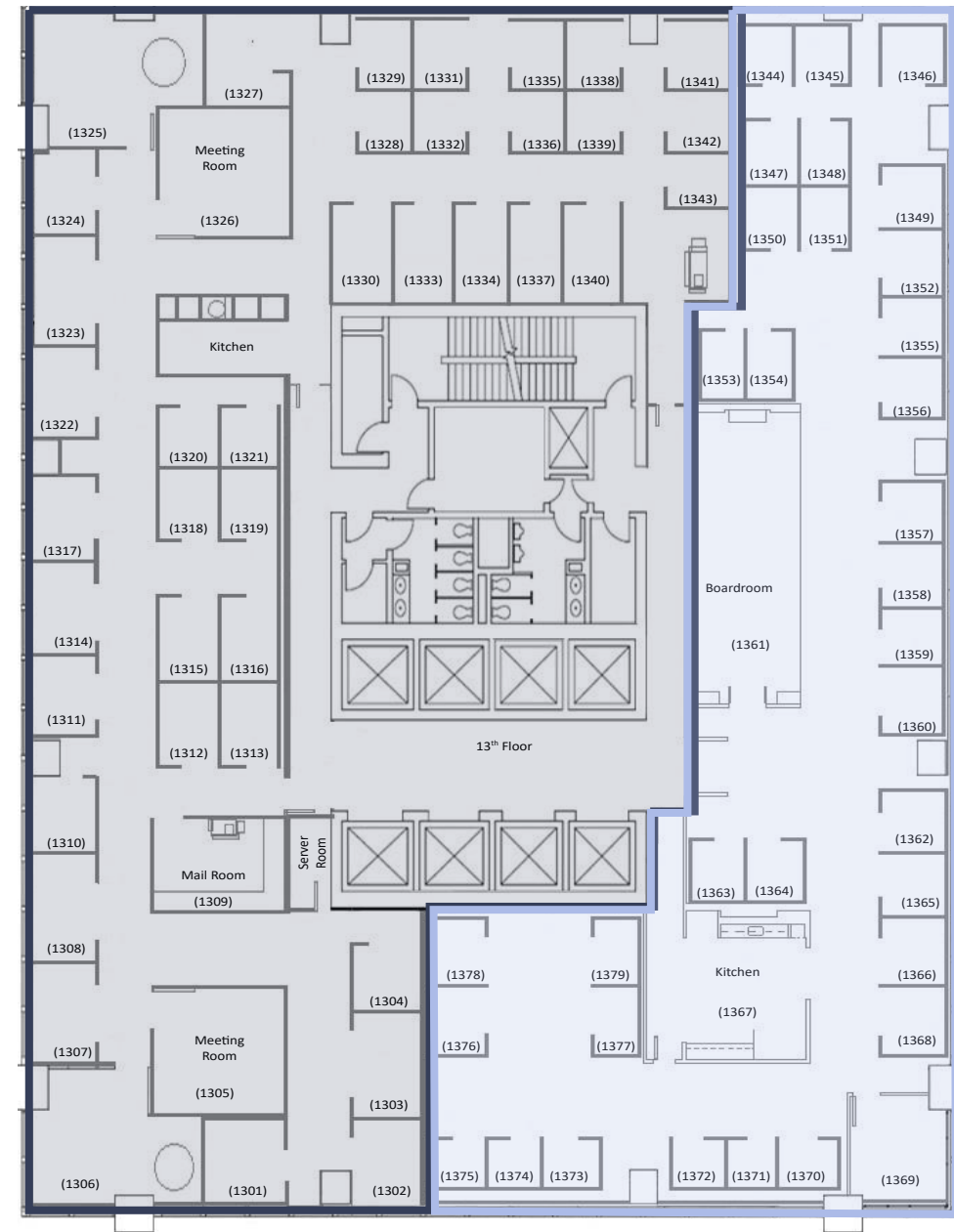
FLOOR PLAN



FLOOR 14 | 12,157 SF

- 4 Exterior Offices
- 52 Workstations
- 5 Hotelling Stations
- 4 Meeting Rooms
- Phone Room
- Kitchen
- Server Room
- Mail Room

FLOOR PLAN



SUITE 1300A

SUITE 1300B

SUITE 1300A | 7,139 SF

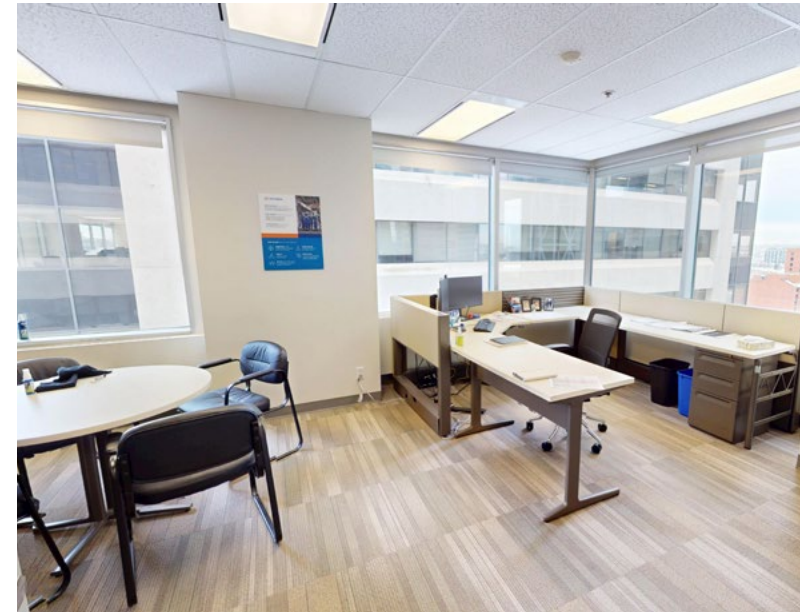
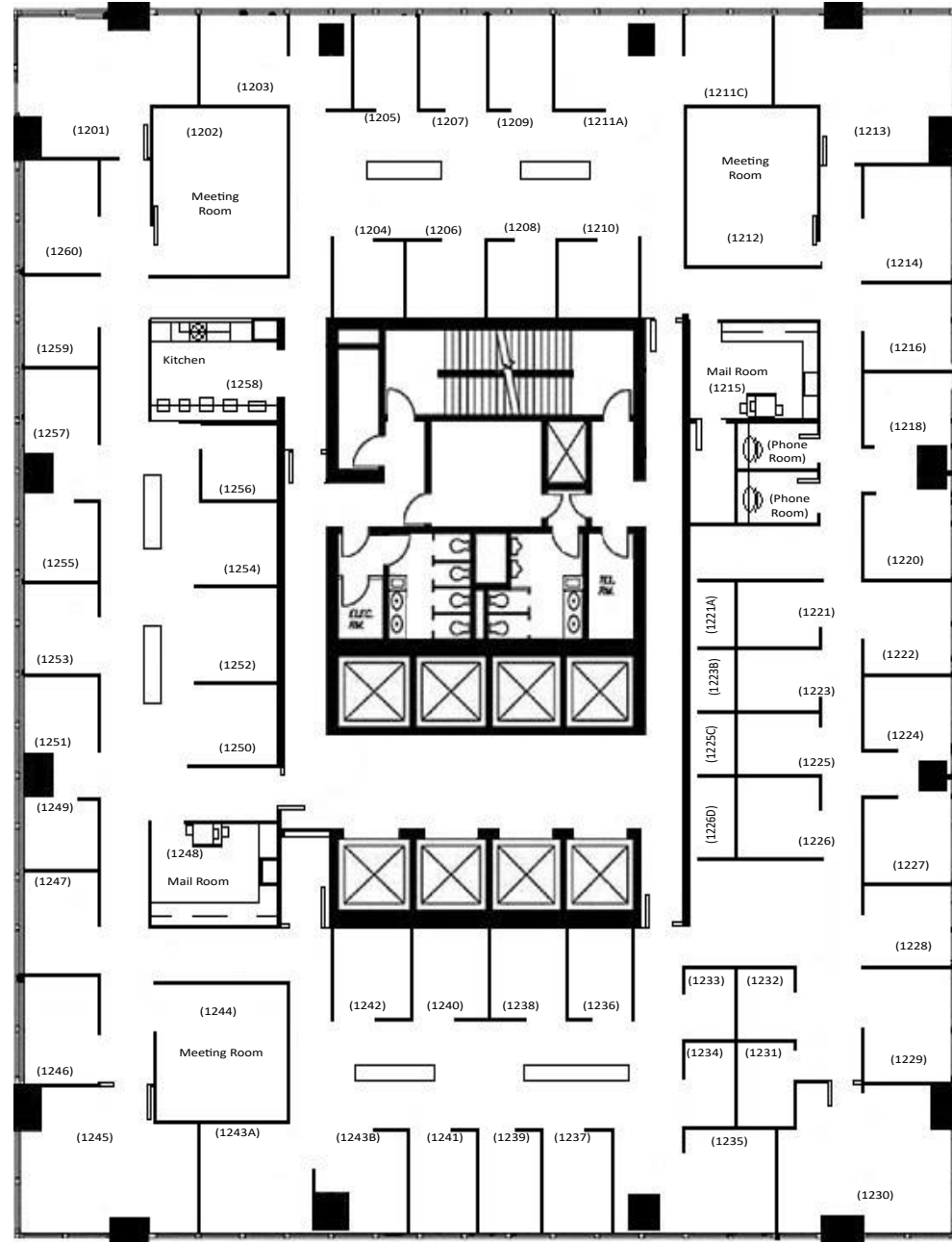
- 2 Exterior Offices
- 38 Workstations
- 2 Meeting Rooms
- Kitchen
- Server Room

SUITE 1300B | 5,531 SF

- Exterior Office
- 33 Workstations
- Boardroom
- Kitchen

FLOOR PLAN

FLOOR 12

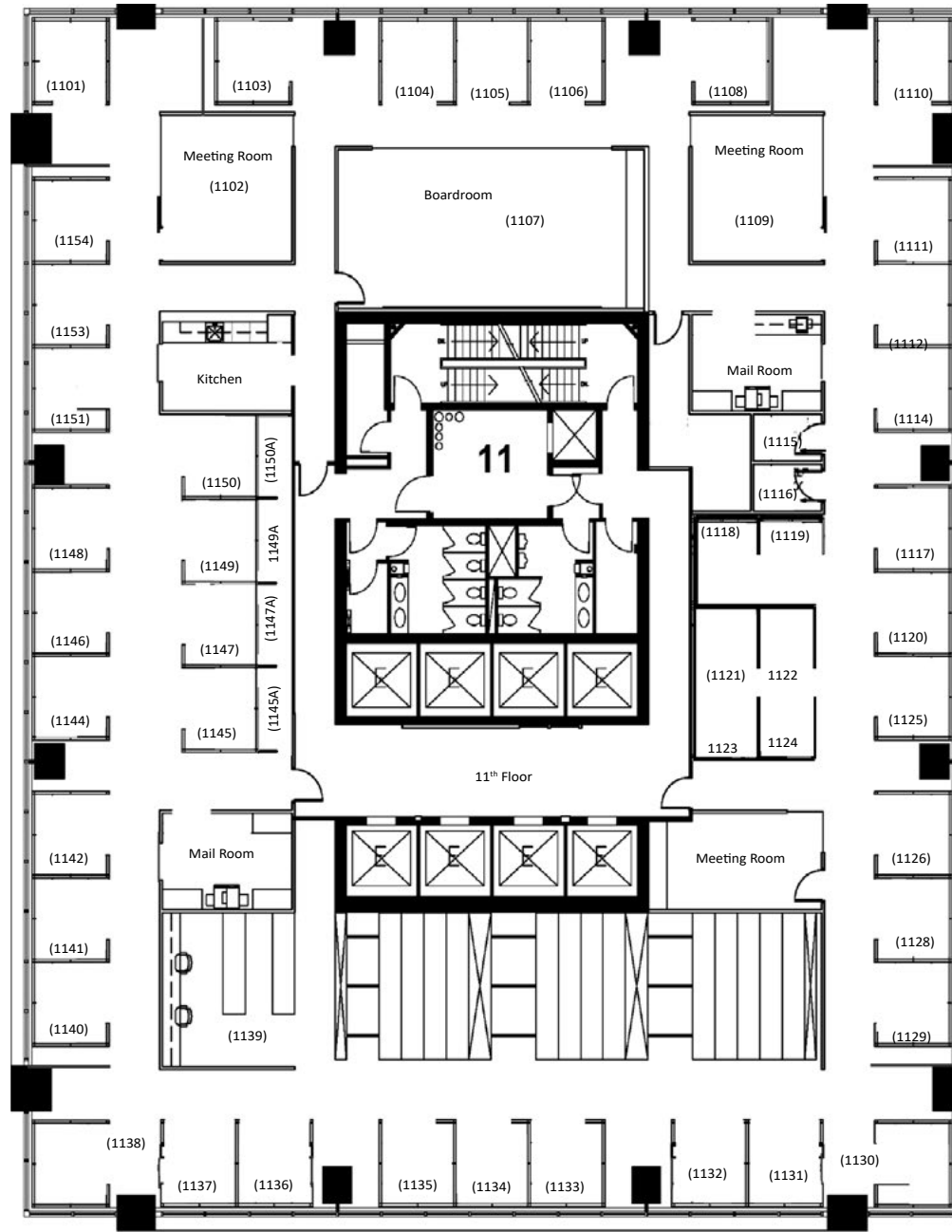


FLOOR 12 | 12,140 SF

VIRTUAL TOUR

- 4 Exterior Offices
- 50 Workstations
- 4 Hotelling Stations
- 2 Phone Rooms
- 3 Meeting Rooms
- Kitchen
- 2 Mail Rooms

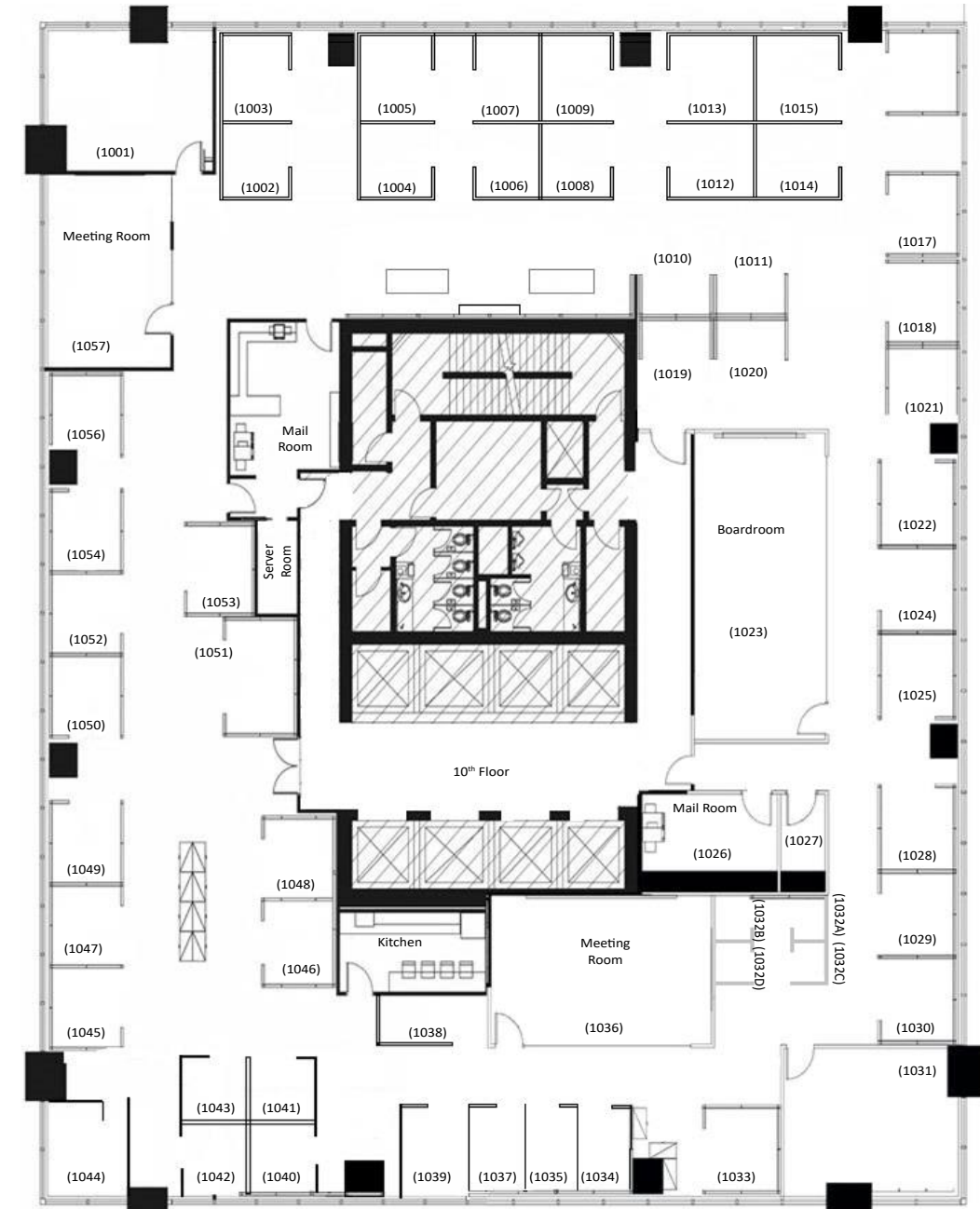
FLOOR PLAN



FLOOR 11 | 12,145 SF

- 44 Workstations
- 4 Hotelling Stations
- Boardroom
- 3 Meeting Rooms
- 2 Phone Rooms
- Kitchen
- 2 Mail Rooms
- File Storage

FLOOR PLAN

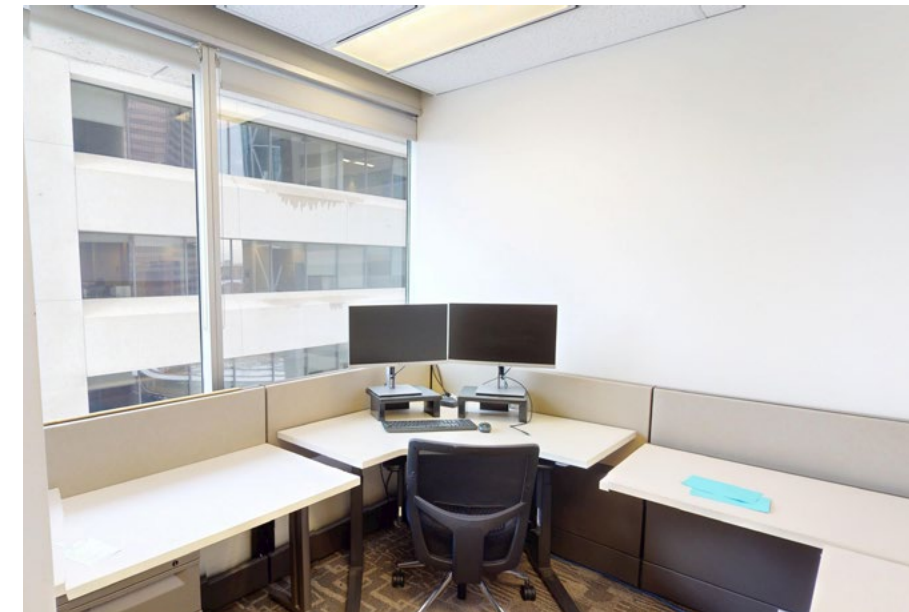
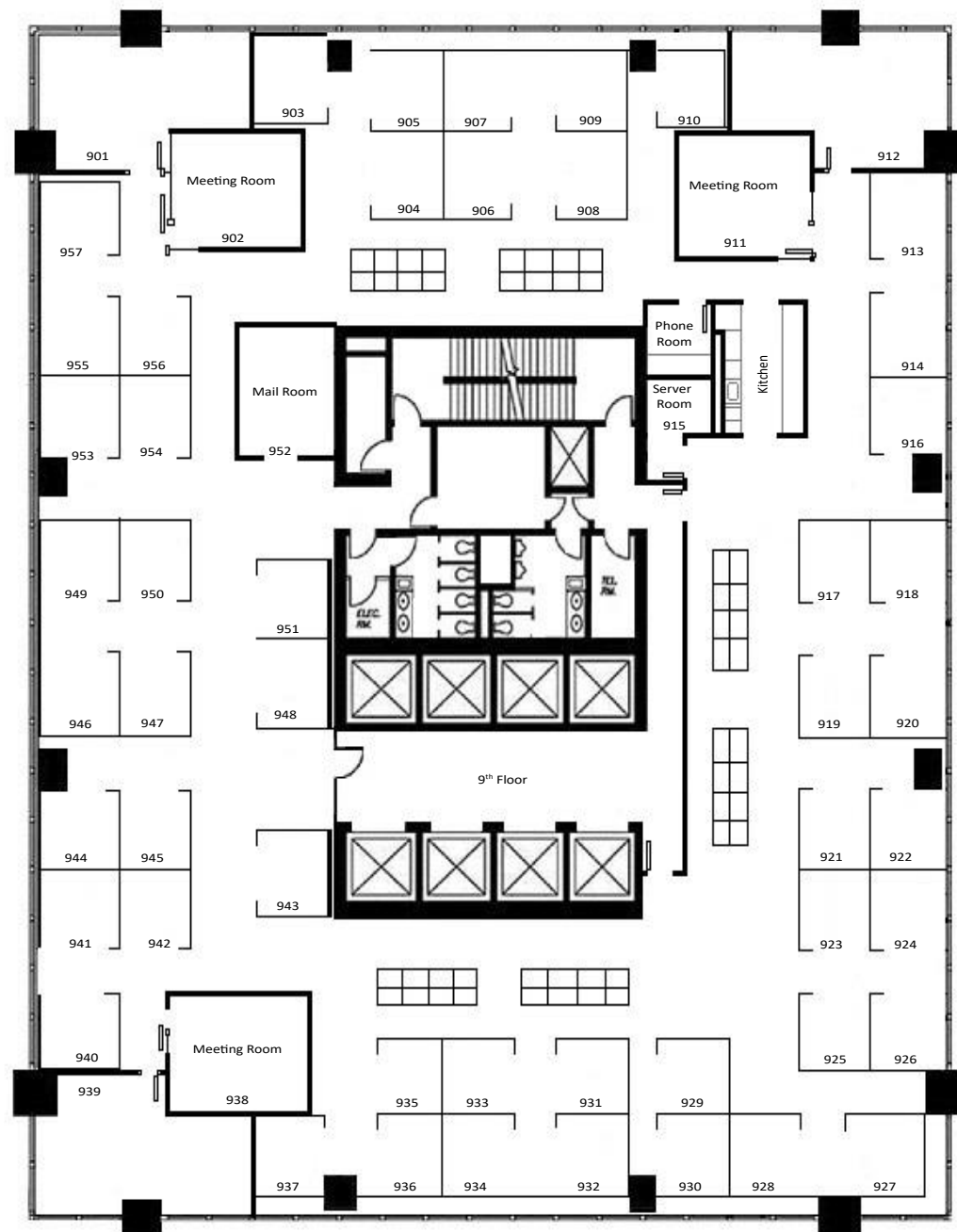


FLOOR 10 | 12,127 SF

- 2 Exterior Offices
- 48 Workstations
- 4 Hotelling Stations
- Boardroom
- 2 Meeting Rooms
- Phone Room
- Kitchen
- Server Room
- 2 Mail Rooms

FLOOR PLAN

FLOOR 9

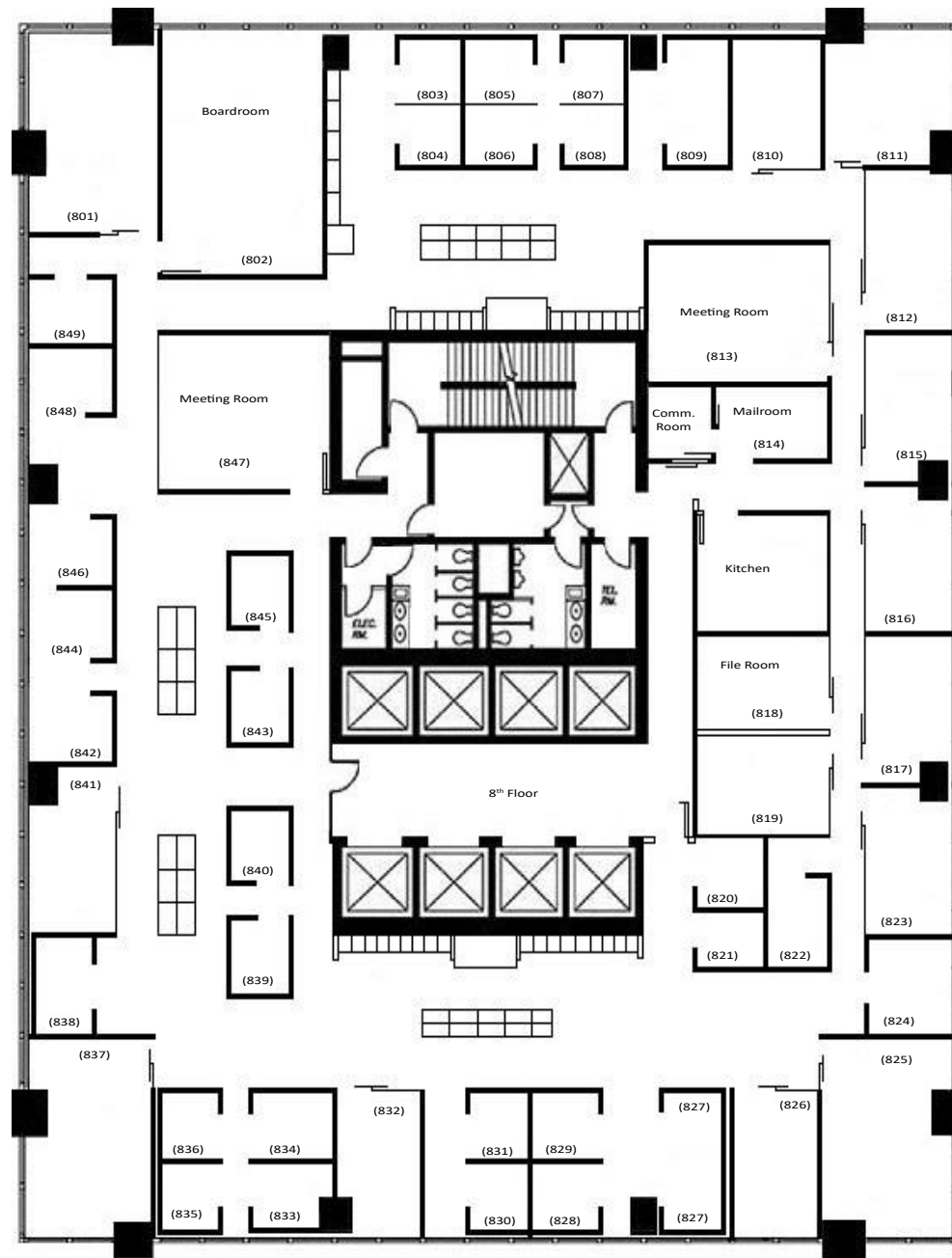


FLOOR 9 | 12,140 SF

VIRTUAL TOUR

- 3 Exterior Offices
- 49 Workstations
- 3 Meeting Rooms
- Phone Room
- Kitchen
- Server Room
- Mail Room

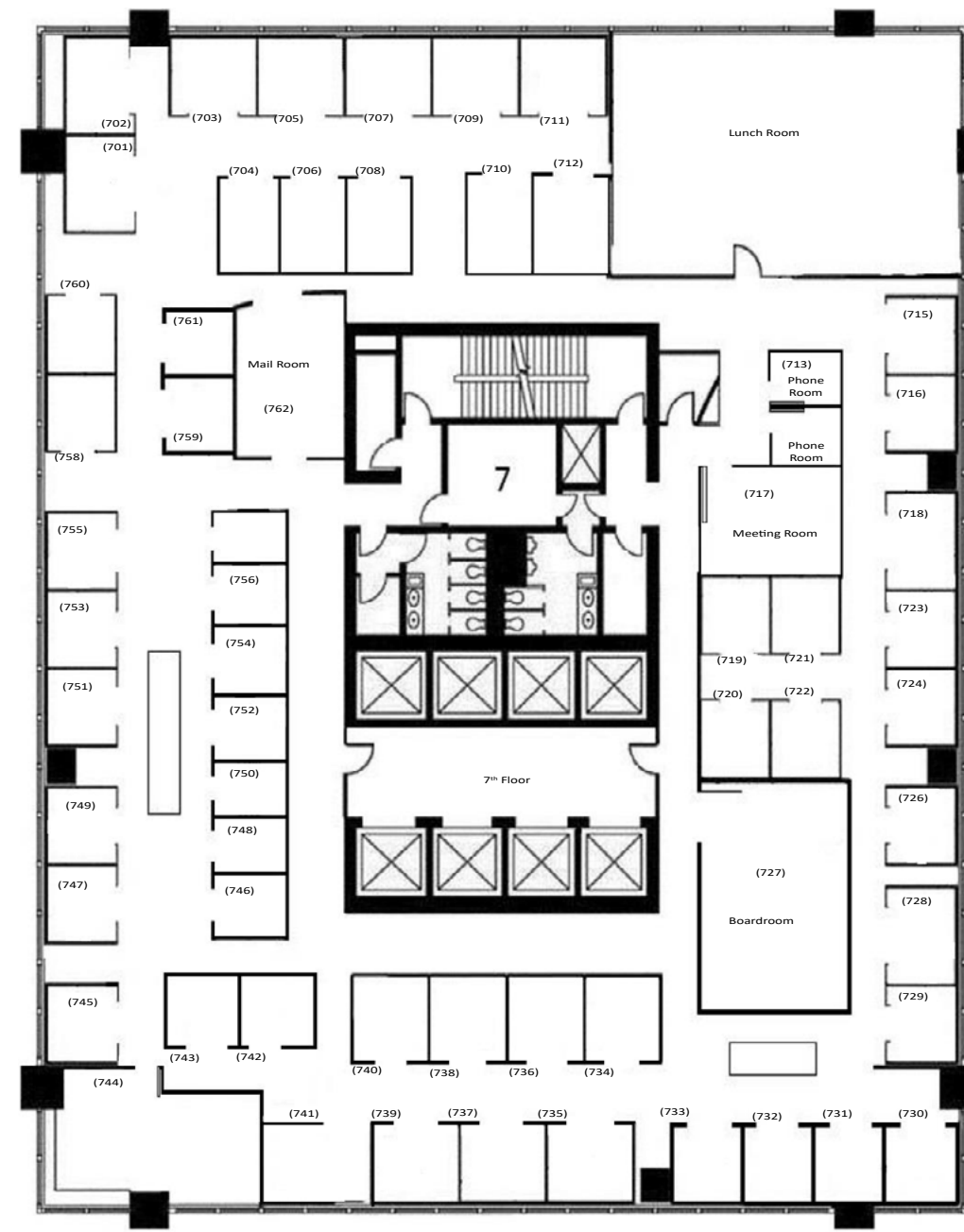
FLOOR PLAN



FLOOR 8 | 12,140 SF

- 13 Exterior Offices
- 31 Workstations
- Boardroom
- 2 Meeting Rooms
- Kitchen
- Server Room
- File Room
- Mail Room

FLOOR PLAN



FLOOR 7 | 12,140 SF

- Exterior Office
- 55 Workstations
- Boardroom
- Meeting Room
- 2 Phone Rooms
- Lunch Room
- Mail Room

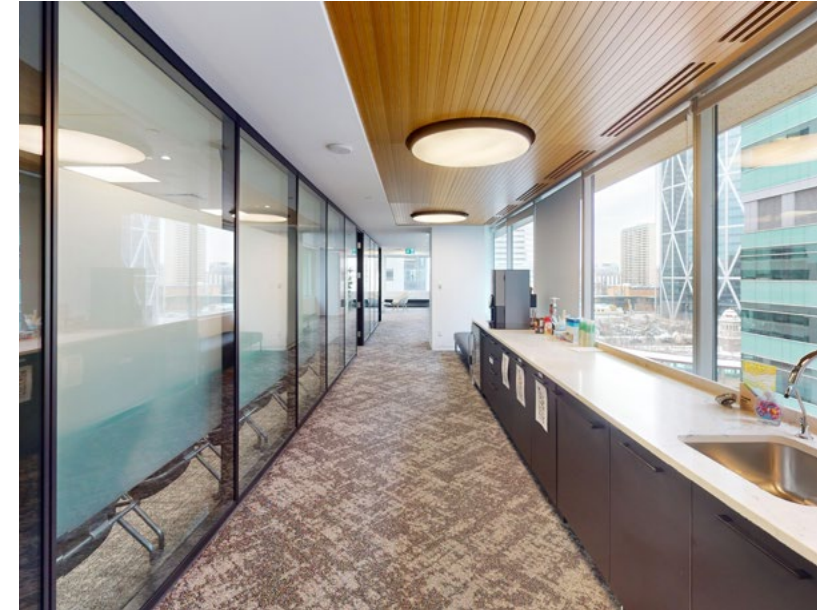
FLOOR PLAN

FLOOR 6

600A VIRTUAL TOUR



600B VIRTUAL TOUR



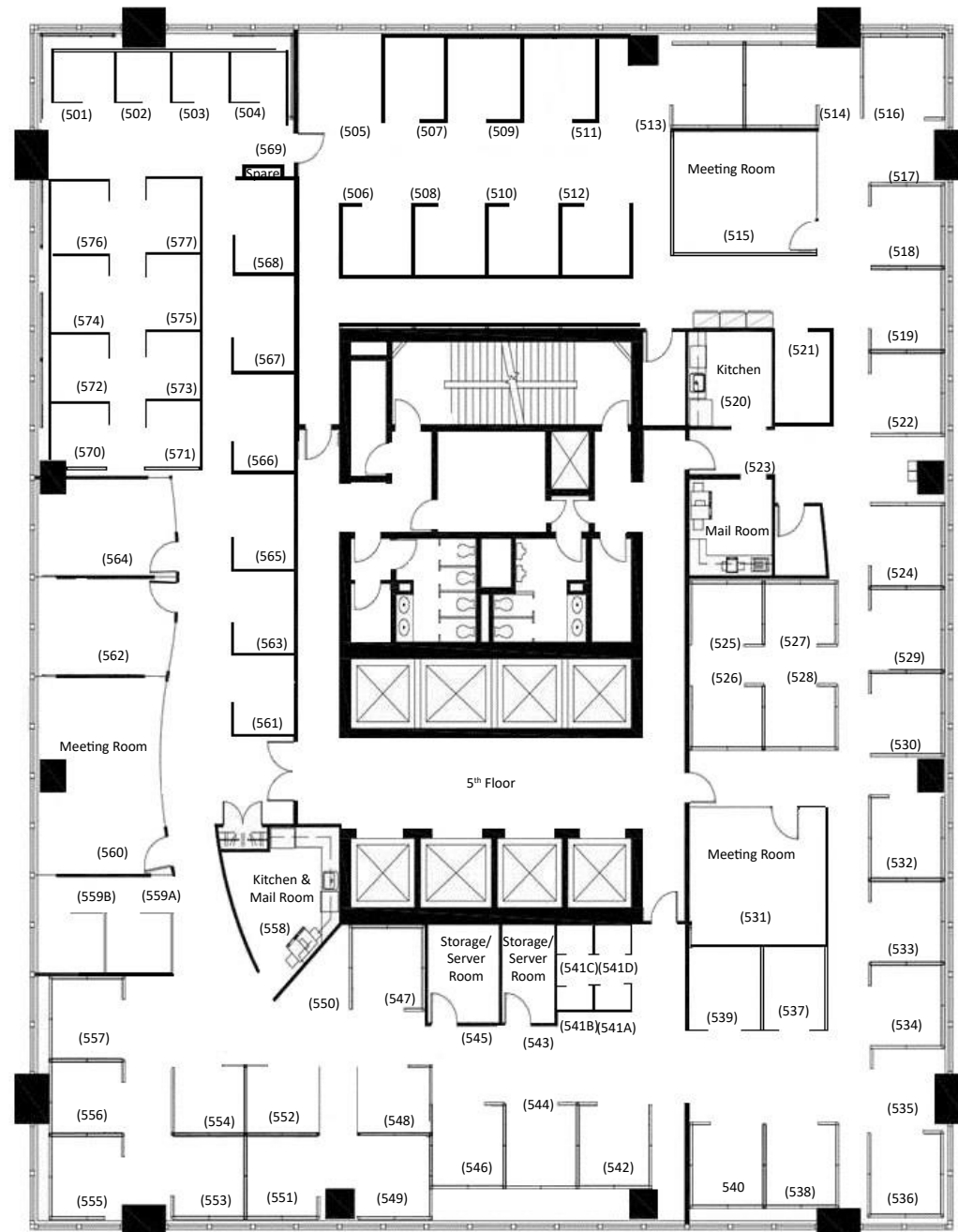
SUITE 600A | ~8,000 SF

SUITE 600B | ~4,140 SF

- 10 Exterior Offices
- 30 Workstations
- Meeting Room
- Kitchen
- File Room
- Mail Room
- Server Room

- 2 Boardrooms (can be converted to 4 boardrooms with demountable walls)
- 2 Storage Rooms
- Open Collaboration Areas
- Kitchenette

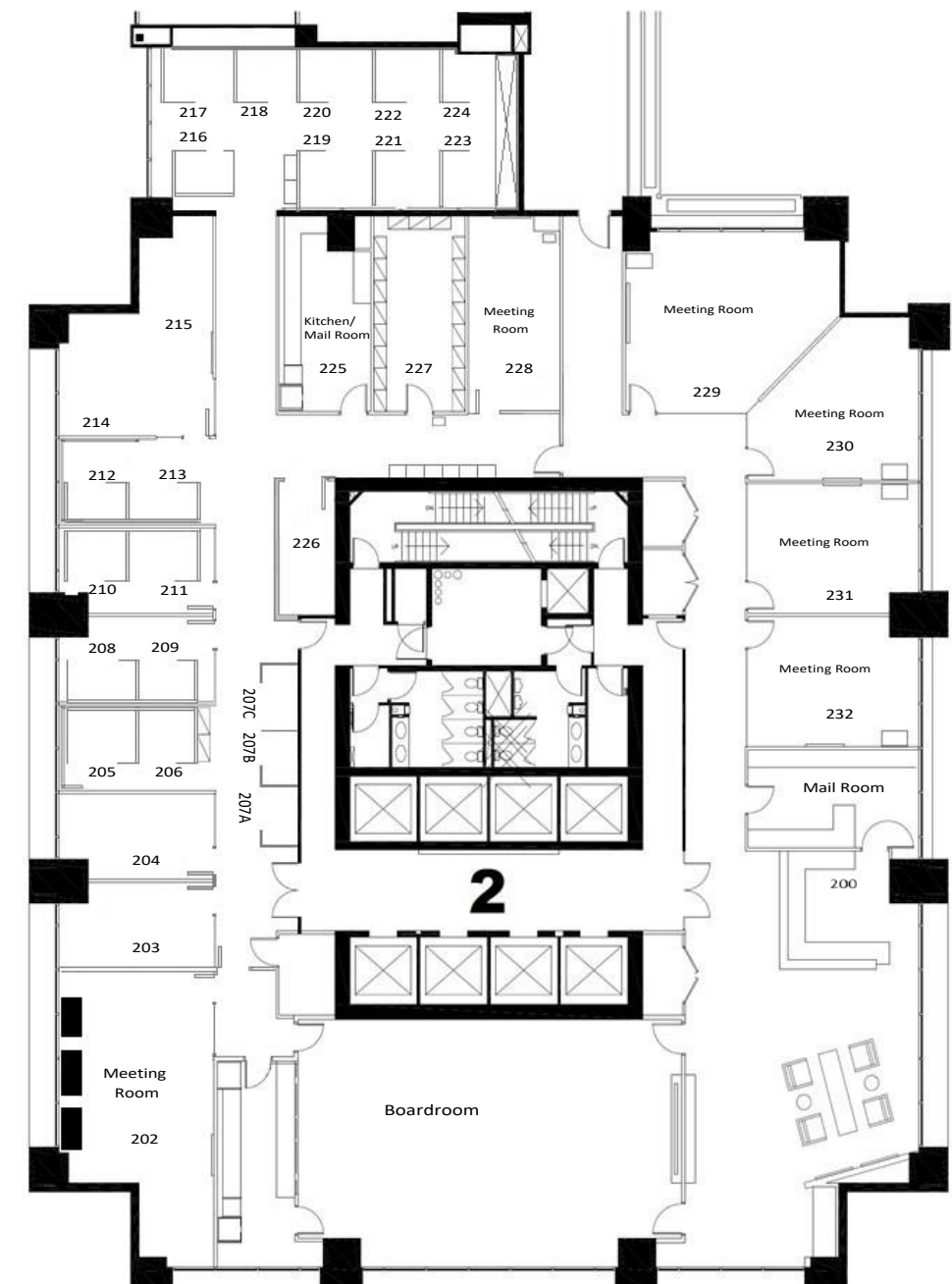
FLOOR PLAN



FLOOR 5 | 12,140 SF

- 2 Exterior Offices
- 66 Workstations
- 3 Meeting Rooms
- 2 Kitchens
- 2 Server/Storage Rooms
- 2 Mail Rooms

FLOOR PLAN

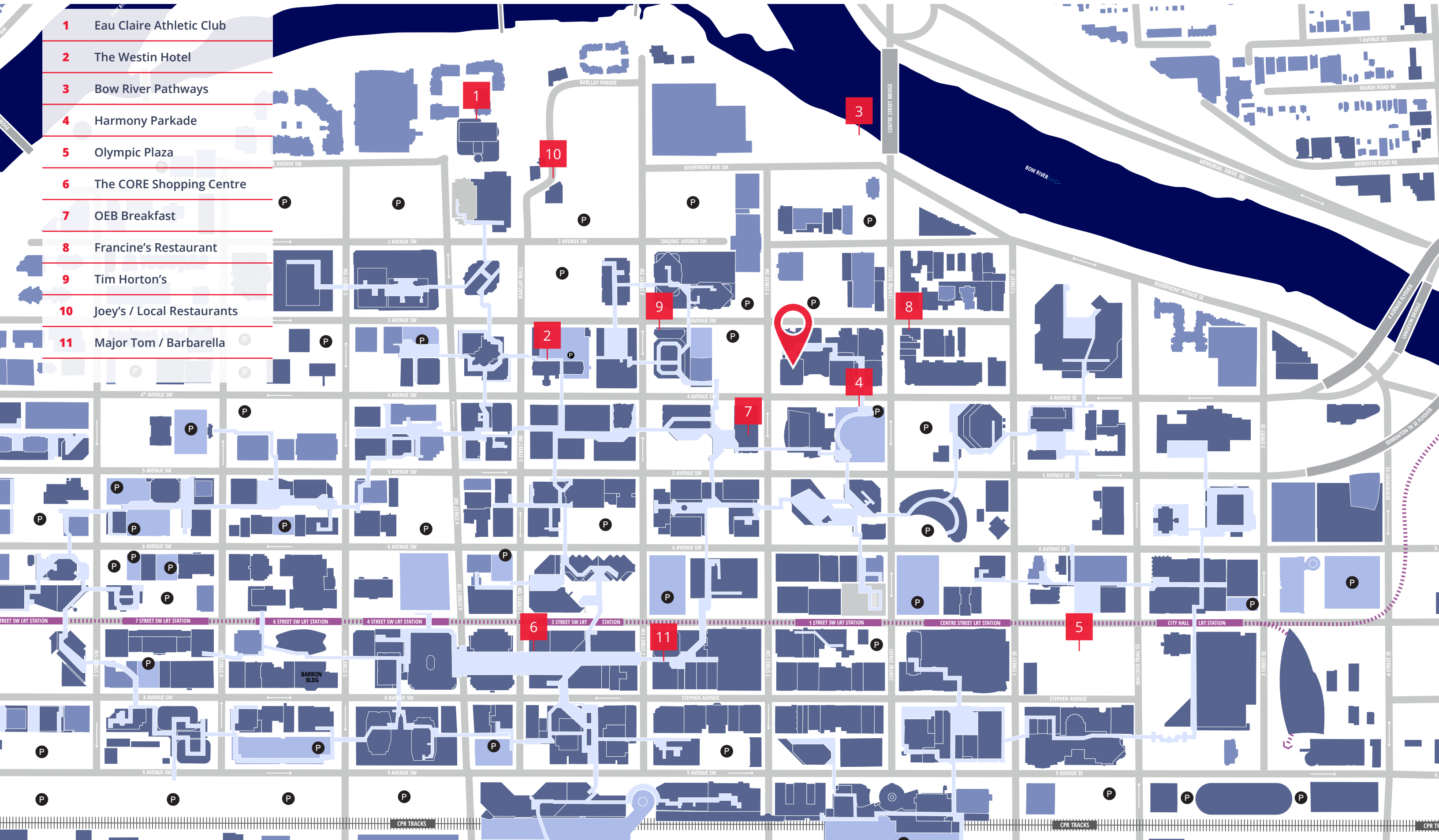


FLOOR 2 | 11,625 SF

- 3 Exterior Offices
- 20 Workstations
- Boardroom
- 6 Meeting Rooms
- Kitchen
- File Room
- Storage Rooms
- Mail Room
- Reception

LOCATION OVERVIEW

- 1 Eau Claire Athletic Club
- 2 The Westin Hotel
- 3 Bow River Pathways
- 4 Harmony Parkade
- 5 Olympic Plaza
- 6 The CORE Shopping Centre
- 7 OEB Breakfast
- 8 Francine's Restaurant
- 9 Tim Horton's
- 10 Joey's / Local Restaurants
- 11 Major Tom / Barbarella





CONTACT US

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