

DOWNTOWN OFFICE SPACE FOR SUBLEASE

The Ampersand – North Tower

140 4 Avenue SW, Calgary

2,502 sf

Suite 1030

Kris Hong, EXECUTIVE VICE PRESIDENT, PARTNER

c: **587-896-8858**

o: **403-290-0178**

khong@barclaystreet.com

Ria Jaswal, ASSISTANT (UNLICENSED)

c: **403-200-3493**

o: **403-290-0178**

rjaswal@barclaystreet.com



LOCAL
EXPERTISE
MATTERS







PREMIUM AMENITIES

Located in Calgary's central business district *The Ampersand* delivers 60,000 sq. ft. of premium amenities and dynamic workspaces designed to elevate every workday.

Tenants enjoy access to state-of-the-art fitness and wellness facilities, stylish lounges, and vibrant communal areas that foster collaboration.

+15 Plus 15 connected

Amenities

- 
Fitness Centre
- 
Conference Centre
- 
Lounge
- 
Golf Simulator
- 
Sport Court
- 
Patio



MOVE-IN CONDITION

Fully furnished and move-in ready, this high-quality office space features modern finishes throughout and a functional layout including an open area, four private offices, kitchen, and large reception area.



PROPERTY INFORMATION

MUNICIPAL ADDRESS:
140 4 Avenue SW, Calgary

AVAILABLE FOR SUBLEASE:
2,502 sq. ft. – Suite 1030

OPTIONAL – SHARED SPACE SCENARIO:
Portion of the suite (marked "Area A" on the floorplan) may be retained and used by sublandlord

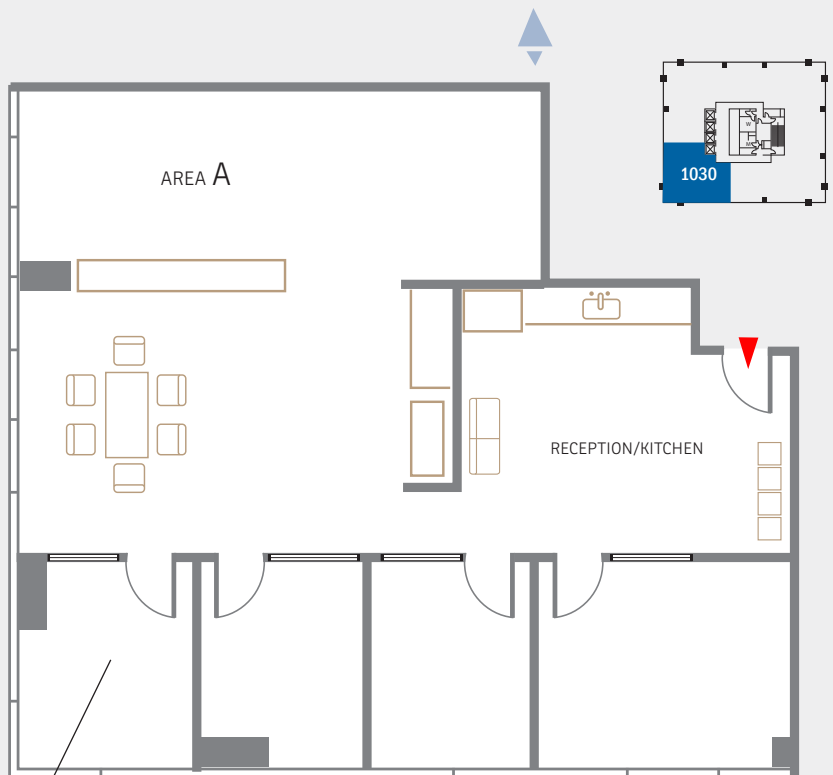
AVAILABILITY: Immediately

SUBLEASE TERM: April 29, 2028. Headlease wrap available directly from landlord.

FURNITURE: Included

OPERATING COSTS:
\$23.34 per sq. ft. (2026, est.)

SUBLEASE RATE: Market rent.
Please contact for details.



SUITE 1030
2,502 SQ.FT.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS