

404 SIXTH FOR SUBLEASE

CONTACT



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404 SIXTH

SPACE PROFILE

SUBLANDLORD:	RARE Oilfield Services Corp.
SUBPREMISES:	Suite 420: 1,876 sf
AVAILABILITY:	Immediately
TERM EXPIRY:	February 28, 2032
ASKING NET RATE:	Market sublease rates
T.I.A.:	As-is
OP. COSTS & TAXES:	\$14.42 per sf (est. 2026)
PARKING:	Ample parking in the vicinity

BUILDING PROFILE

ADDRESS:	404 Sixth Avenue SW
YEAR OF COMPLETION:	1970
NUMBER OF FLOORS:	7
RENTABLE AREA:	88,400 sf
AVERAGE FLOOR PLATE:	12,565 sf
SECURITY:	Mon. - Fri.: 6:00 am - 6:00 pm Card key access;
HVAC:	Mon-Fri: 7:00am-6:00pm
BUILDING OWNER:	ICM Asset Management



SUBLEASE HIGHLIGHTS

Premises is move-in condition.

Tenant improvements are in excellent condition throughout the space and common areas.

Furniture negotiable.

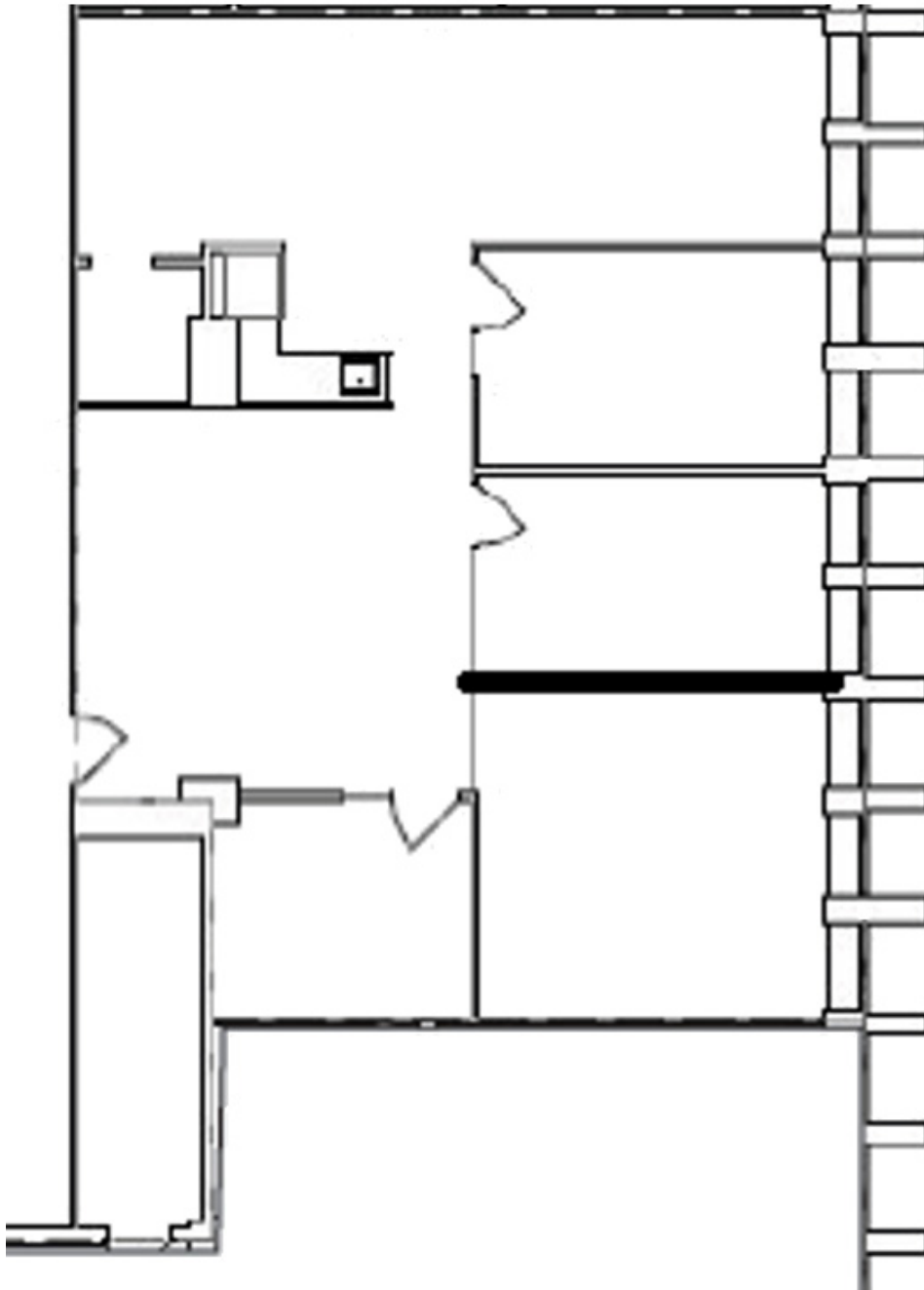
Plus 15 access to Centrium Place, 333 Fifth Avenue SW and 505 Third Street SW.

Centrally located and within walking distance to several public transit routes, CTrain line, and The Core Shopping Centre.

Fitness facility for tenant-use only with showers and lockers. Secure bike parking available.

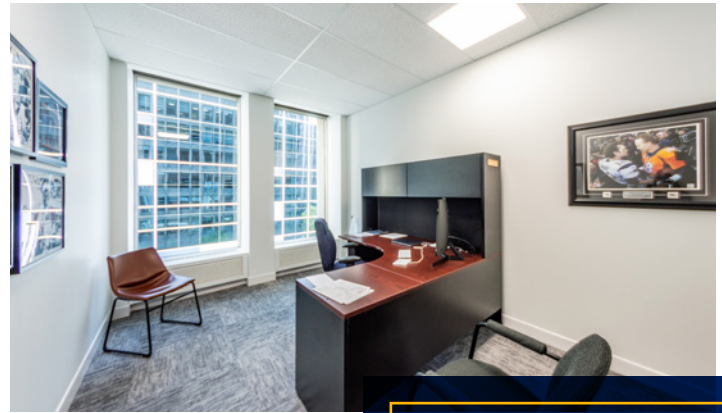
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FLOORPLAN - SUITE 420: 1,876 sf



- 3 perimeter offices
- 1 interior office
- Open areas for collaboration
- Kitchen
- Server room/storage





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