

Altius Centre

11,362 sf for Sublease



VIEW THE **360**
VIRTUAL TOUR

Photo credit: CoStar Group

Damon Harmon, CPA, CGA
403.875.3133
dharmon@cresa.com

Nicole Bennett
403.585.7959
nbennett@cresa.com

cresa

Altius Centre



**11,362 sf available
immediately**



Space Profile

Sublandlord:	Triple J Pipelines (2019) Inc.
Subpremises:	27th Floor: 11,362 sf
Availability:	Immediately
Term Expiry:	June 29, 2028
Asking Net Rent:	Market sublease rates
T.I.A.:	As-is
Op. Costs & Taxes:	\$18.63 per sf (est. 2024)
Parking:	2 reserved, rooftop stalls 4 reserved, covered stalls 3 reserved, underground stalls

Building Information

Address:	500 Fourth Avenue SW
Year of Completion:	1973
Number of Floors:	32
Rentable Area:	305,000 sf
Average Floor plate:	11,200 sf
Security:	24/7: Manned security desk
HVAC:	Mon. - Fri.: 6:00 am - 6:00 pm
Landlord:	Armco Capital Inc.
Property Manager:	Colliers

Features & Amenities

Space is in excellent, move-in condition

Mainly office intensive with a small area for workstations

Unobstructed views to the north of the Bow River Valley

Furniture is available

Amenities available in the building include recently upgraded fitness facility, conference centre and tenant lounge.

Plus 15 connected to Shell Centre and Eau Claire Place II

27th Floor
11,362 sf

23 perimeter offices

Small open area for
workstations

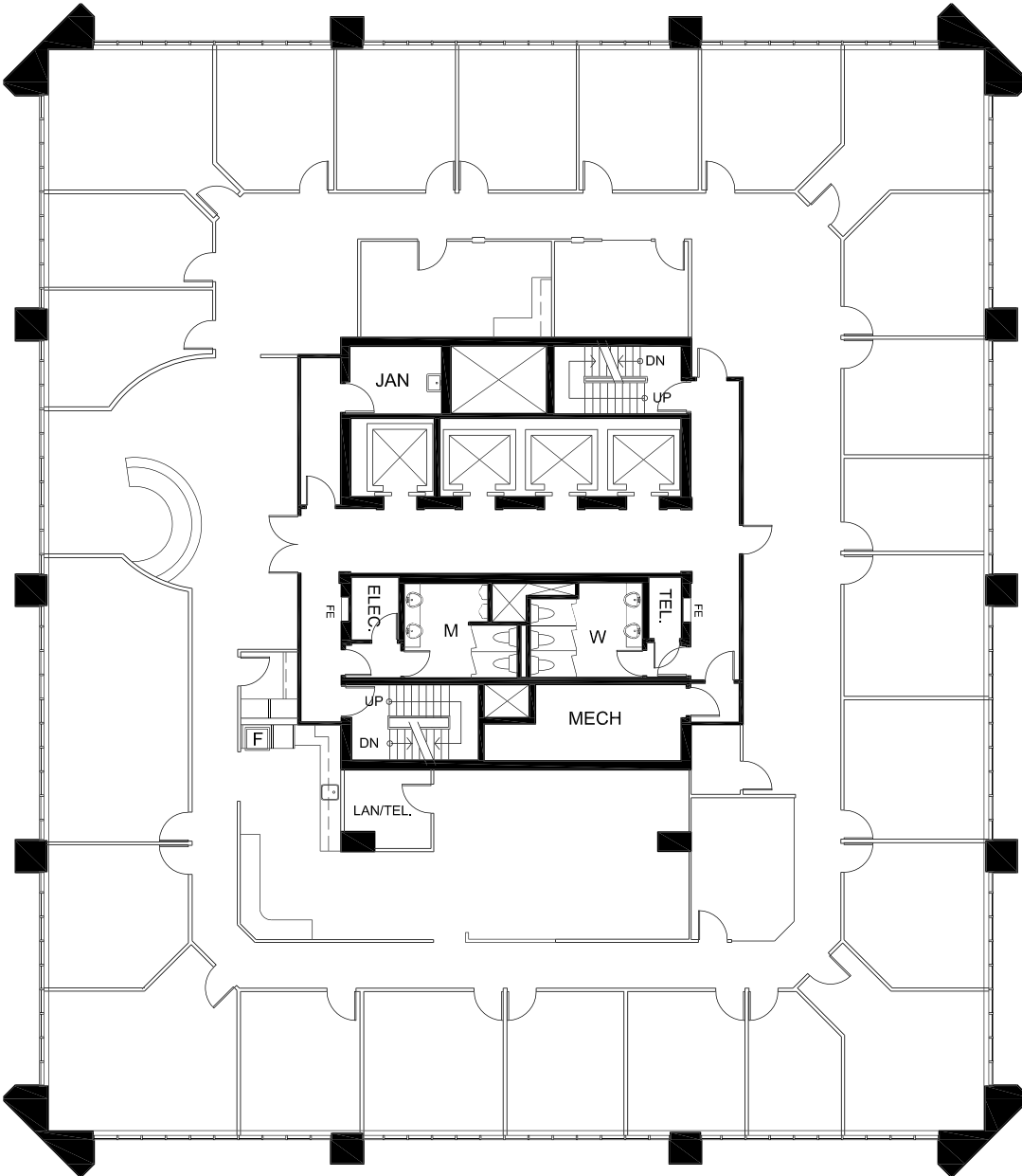
Boardroom

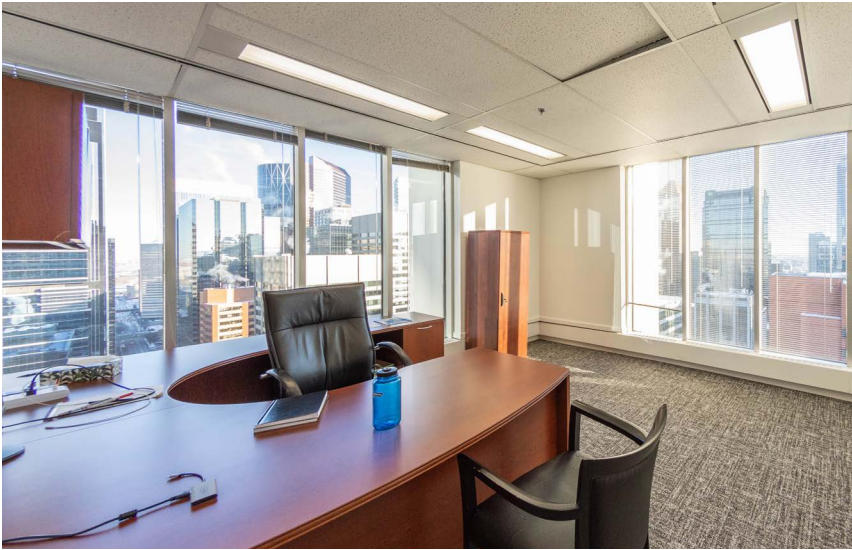
Reception

Kitchen

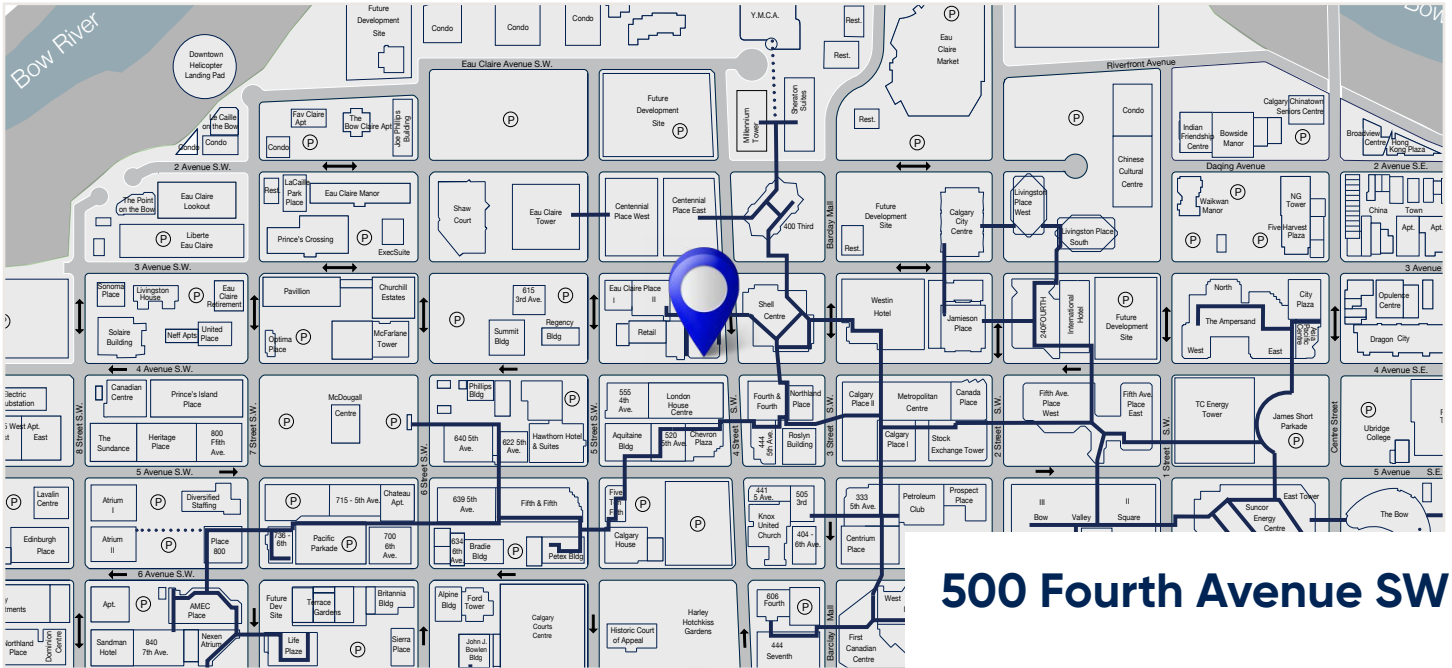
Copy room

Storage room

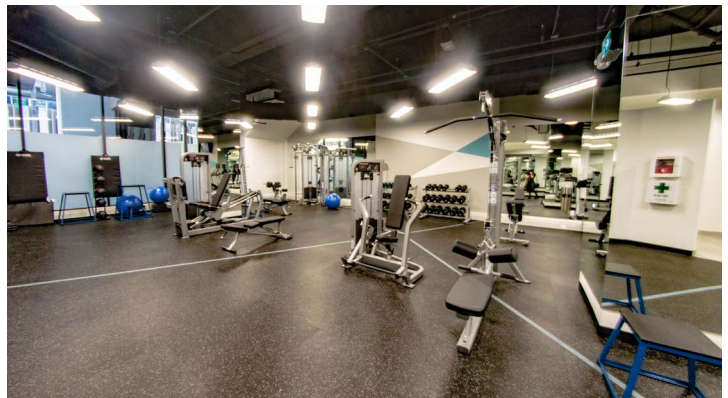




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Agent Information

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Cresa

324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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