



For sublease

Fifth Avenue Place - West Tower

237 4th Avenue SW, Calgary, AB

Property Highlights

- +15 connected to the International Hotel, 240 Fourth, Canada Place, Stock Exchange Tower, TC Energy Tower, and Bow Valley Square
- State-of-the-art building systems including advanced HVAC controls, comprehensive security features, and high-speed elevators to enhance tenant comfort and operational efficiency
- Exceptional amenities including on-site conference facilities, tenant fitness centre, bike parking, large recreational park, and on-site 24/7 building access and security
- Abundant onsite retailers on the main and +15 level including a food court, Bank of Montreal, Second Cup, Monogram Coffee, and OEB
- Sustainable design with LEED-CS Gold certification, 2021 WELL, BOMA 360 designation

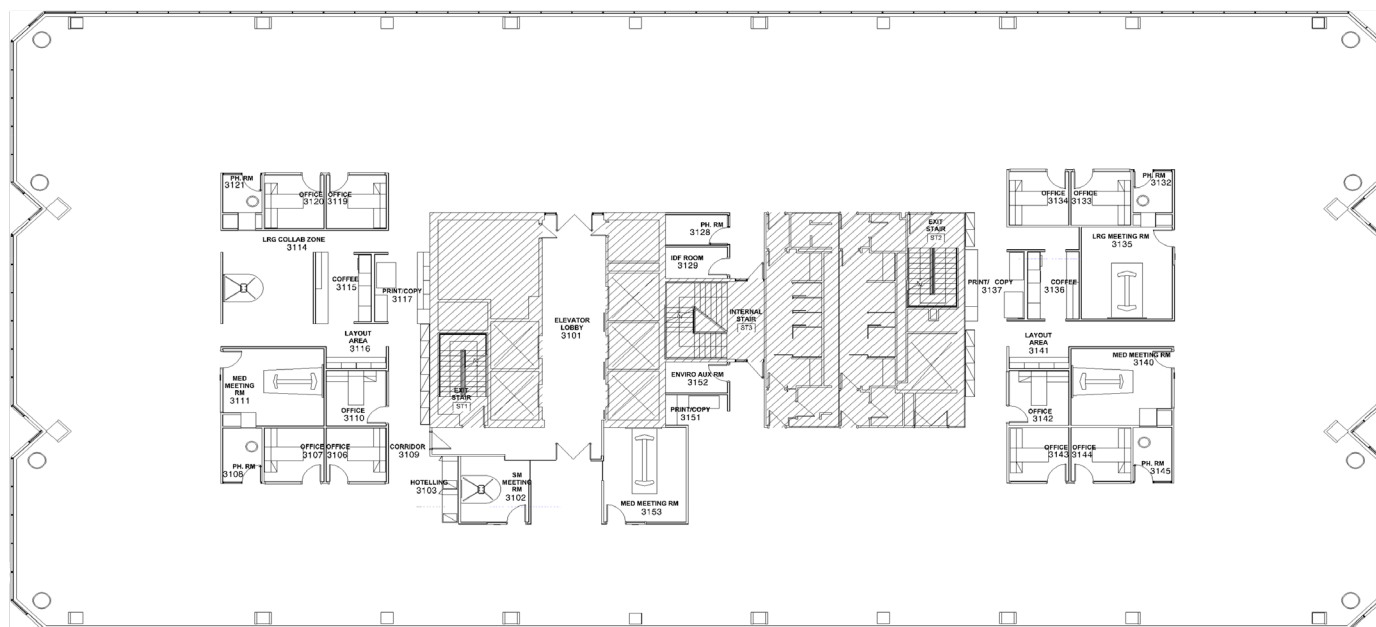
Property Details

| | |
|----------------------------|---|
| Space | Floor 31 - 25,060 sf |
| Availability | September 1 st , 2025 |
| Rental Rate | Market Sublease Rates |
| Term Expiry | November 30 th , 2031 |
| Operating Costs | \$21.44 p.s.f (Est 2025) |
| Parking Information | 1:2,300 s.f. Unreserved: \$495.00, Reserved: \$550.00 |

Floor Plan

Suite 3100 - 25,060 sf

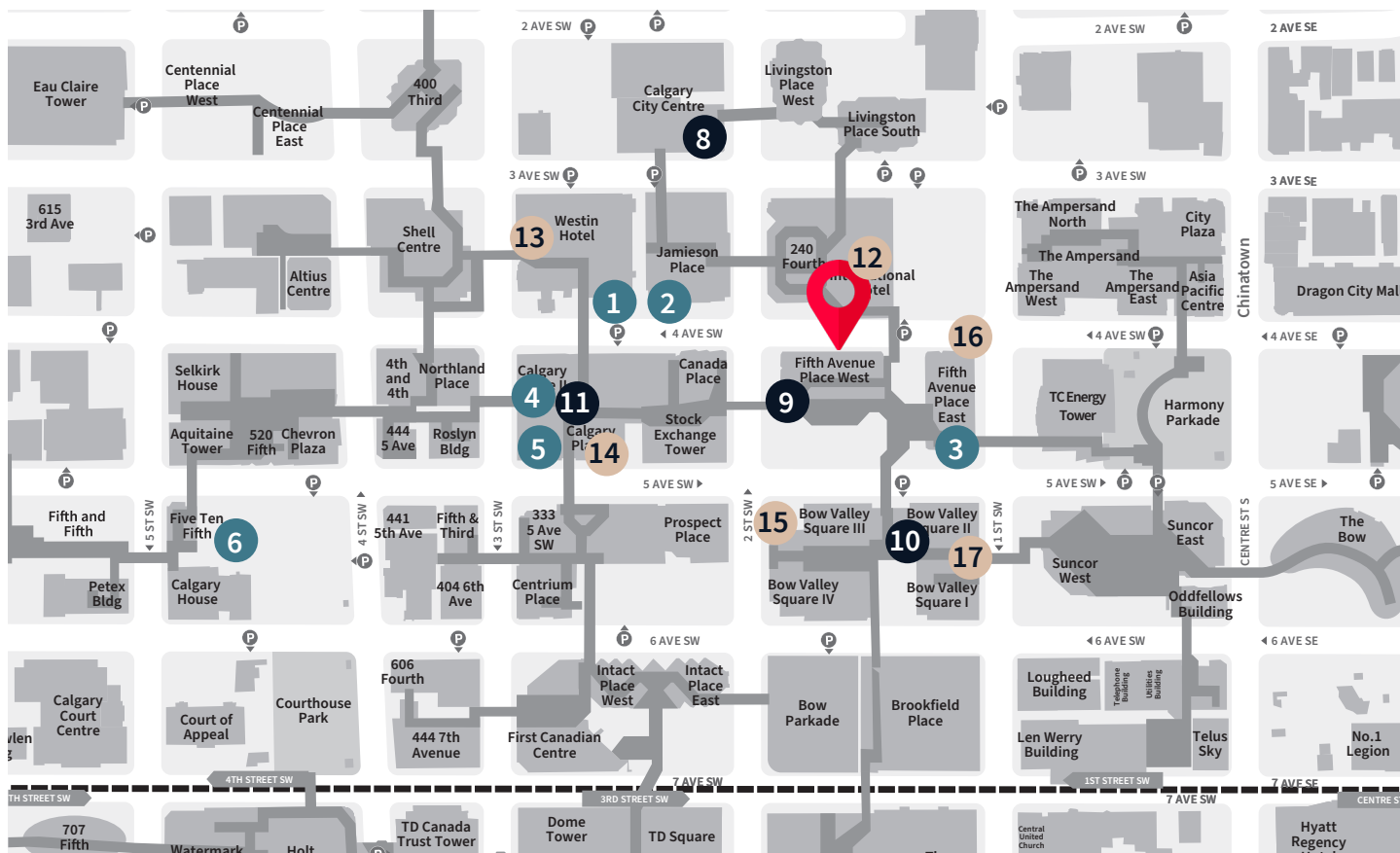
**Furniture is not included*



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Location and Amenities



RESTAURANTS

- 1 The Keg Steakhouse + Bar
- 2 Owens Landing
- 3 OEB Breakfast Co.
- 4 Kabuku
- 5 The Rooftop YYC
- 6 The Wilde on 27

COFFEE

- 8 Deville Coffee
- 9 Monogram Coffee
- 10 Analog Coffee
- 11 Phil & Sebastian Coffee Roasters

SERVICES

- 12 The International Hotel
- 13 The Westin Calgary
- 14 TD Canada Trust
- 15 RBC Royal Bank
- 16 BMO Bank of Montreal
- 17 CIBC

For more information, please contact:

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