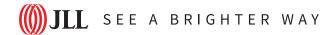


For sublease

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 1st, 2025

Rental Rate Market Sublease Rates

Term Expiry November 30th, 2031

Operating Costs \$21.44 p.s.f (Est 2025)

Parking 1:2,300 s.f.

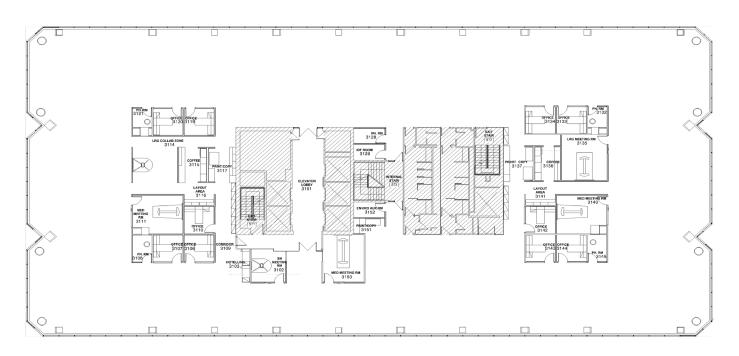
Information Unreserved: \$495.00,

Reserved: \$550.00

Floor Plan

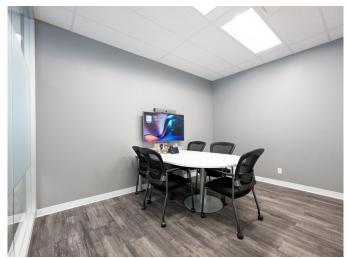
Suite 3100 - 25,060 sf

*Furniture is not included

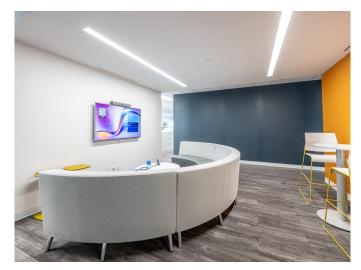


*Furniture is not included



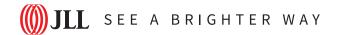












Location and Amenities





- 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:

Cody Watson

Derek Wiens

Vice President cody.watson@jll.com

Executive Vice President derek.wiens@jll.com

403 805 2936

403 456 5578

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