



For sublease

Fifth Avenue Place - West Tower

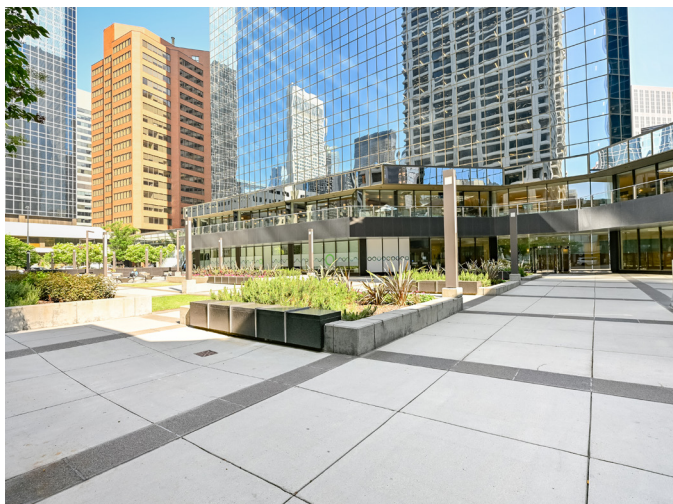
237 4th Avenue SW, Calgary, AB



JLL SEE A BRIGHTER WAY

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, 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 s.f.
Availability	Immediately
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

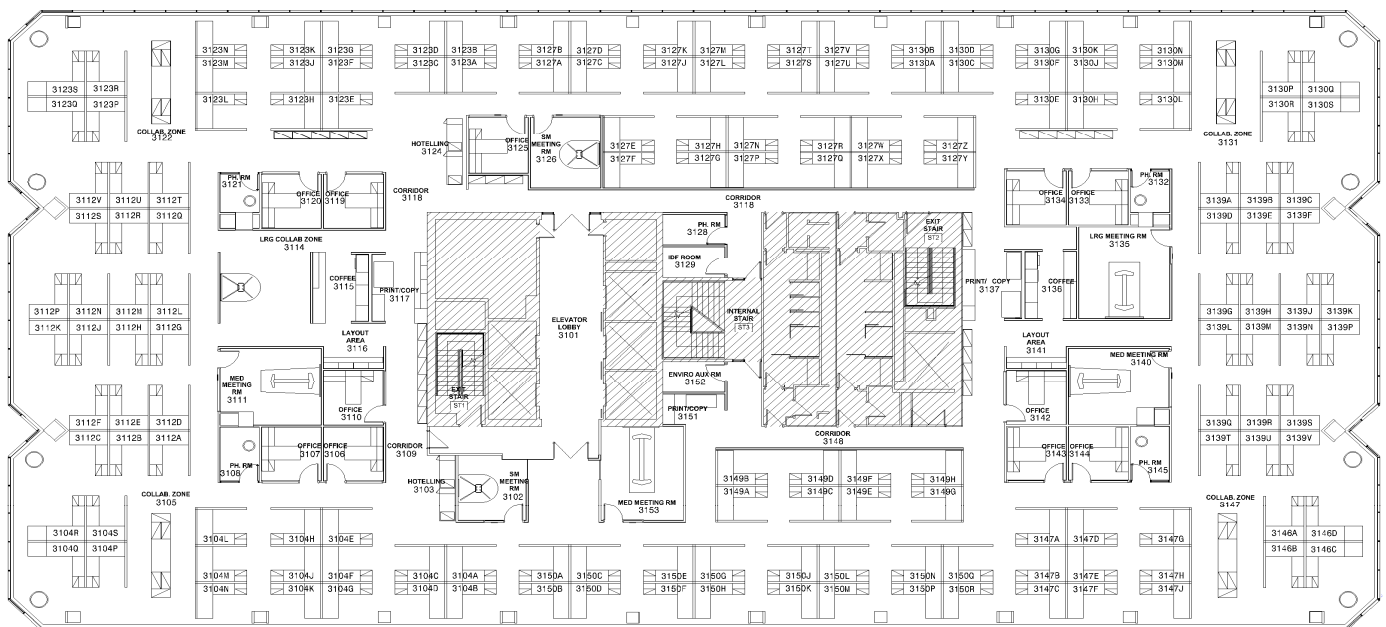


Floor Plan

Suite 3100 - 25,060 sf

- 11 Internal Offices
- 152 Workstations
- 6 Meeting Rooms
- 4 Phone Rooms
- 2 Kitchens
- 5 Open Collaboration Areas
- 2 Copy/Print Areas

**Furniture is negotiable*



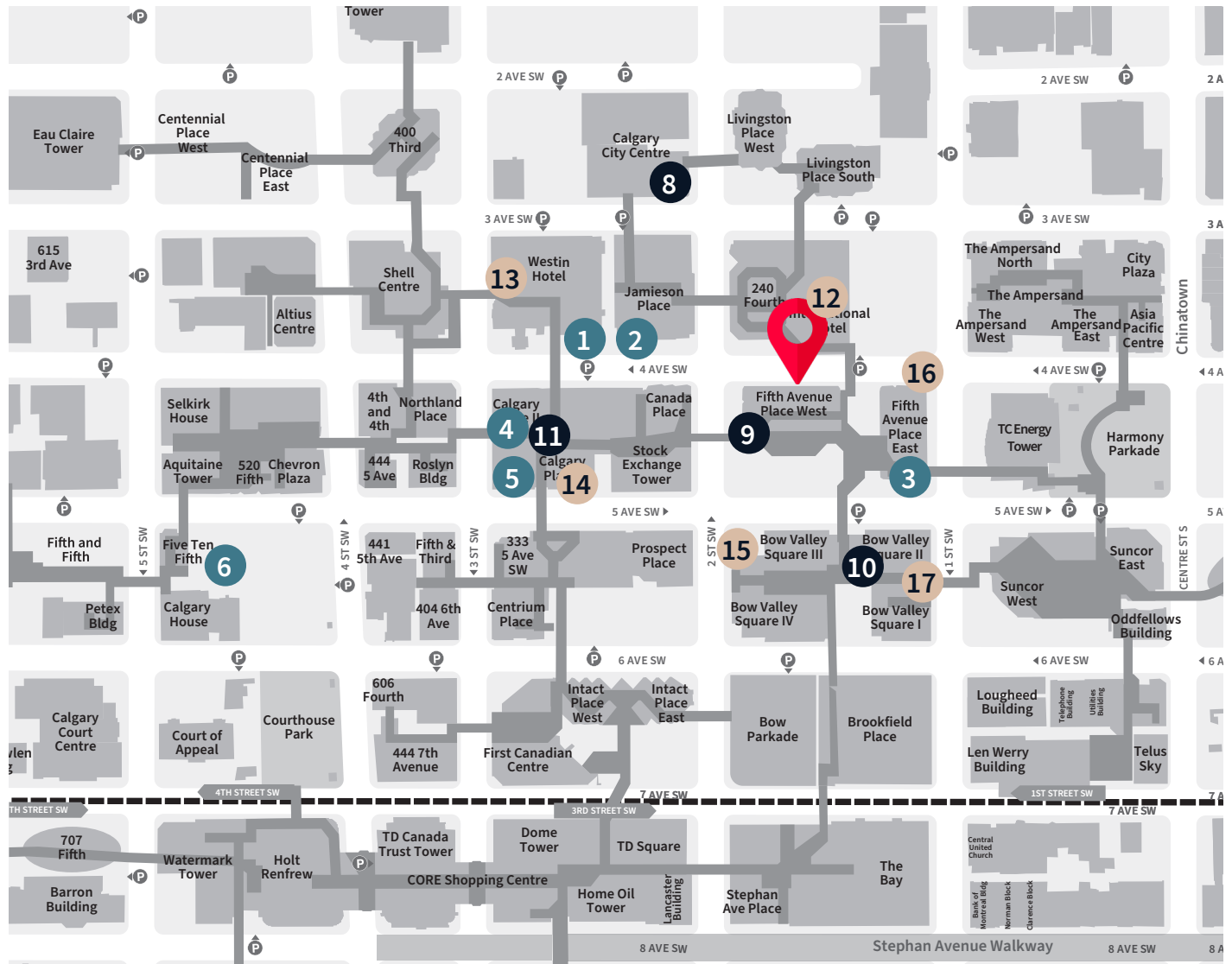
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Location and Amenities



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:

Cody Watson

Vice President

cody.watson@jll.com

403 805 2936

Derek Wiens

Executive Vice President

derek.wiens@jll.com

403 456 5578