

Office Sublease

520 5th Avenue SW

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**SUBLEASE DETAILS**

RENTABLE AREA	6,168 SF
SUBLEASE RATE	Market
ADDITIONAL RENT (PSF)	\$19.91 (2026)
SUBLEASE EXPIRY	June 29, 2027
OCCUPANCY	Immediately

Premium subleasing opportunity in Calgary's downtown core. The building is connected to the city's plus 15 network, providing easy access to the LRT, range of dining, retail, and shopping options. The main floor and +15 level have been repositioned and modernized, providing a new and efficient public interface. Enjoy brand new amenities which include a fitness facility, conference center, and lounge.



Fully furnished

Newly built tenant only fitness facility
Secure bicycle parking on-site

Various dining amenities nearby



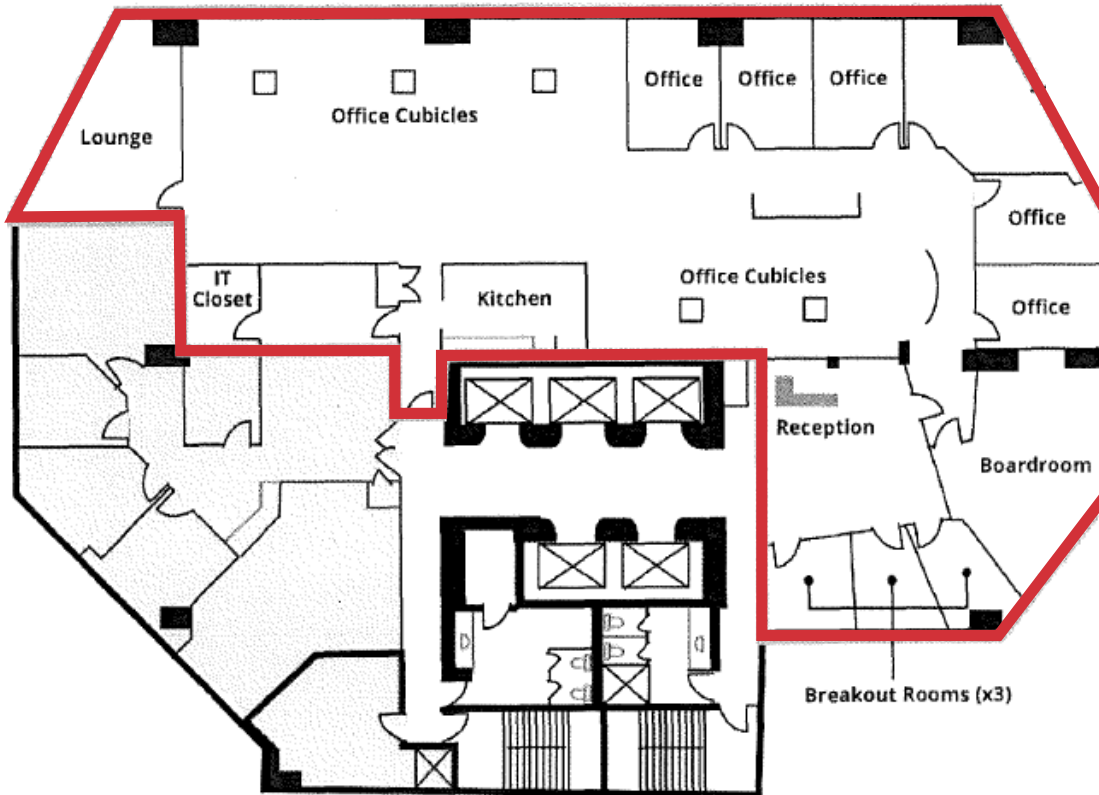
Close proximity to various retail and shopping amenities



2 Blocks from the LRT

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FLOORPLAN



LAYOUT

- » 6 Offices
- » 3 Breakout Rooms
- » Boardroom
- » Reception
- » Kitchen
- » Lounge
- » IT Room
- » Large Open

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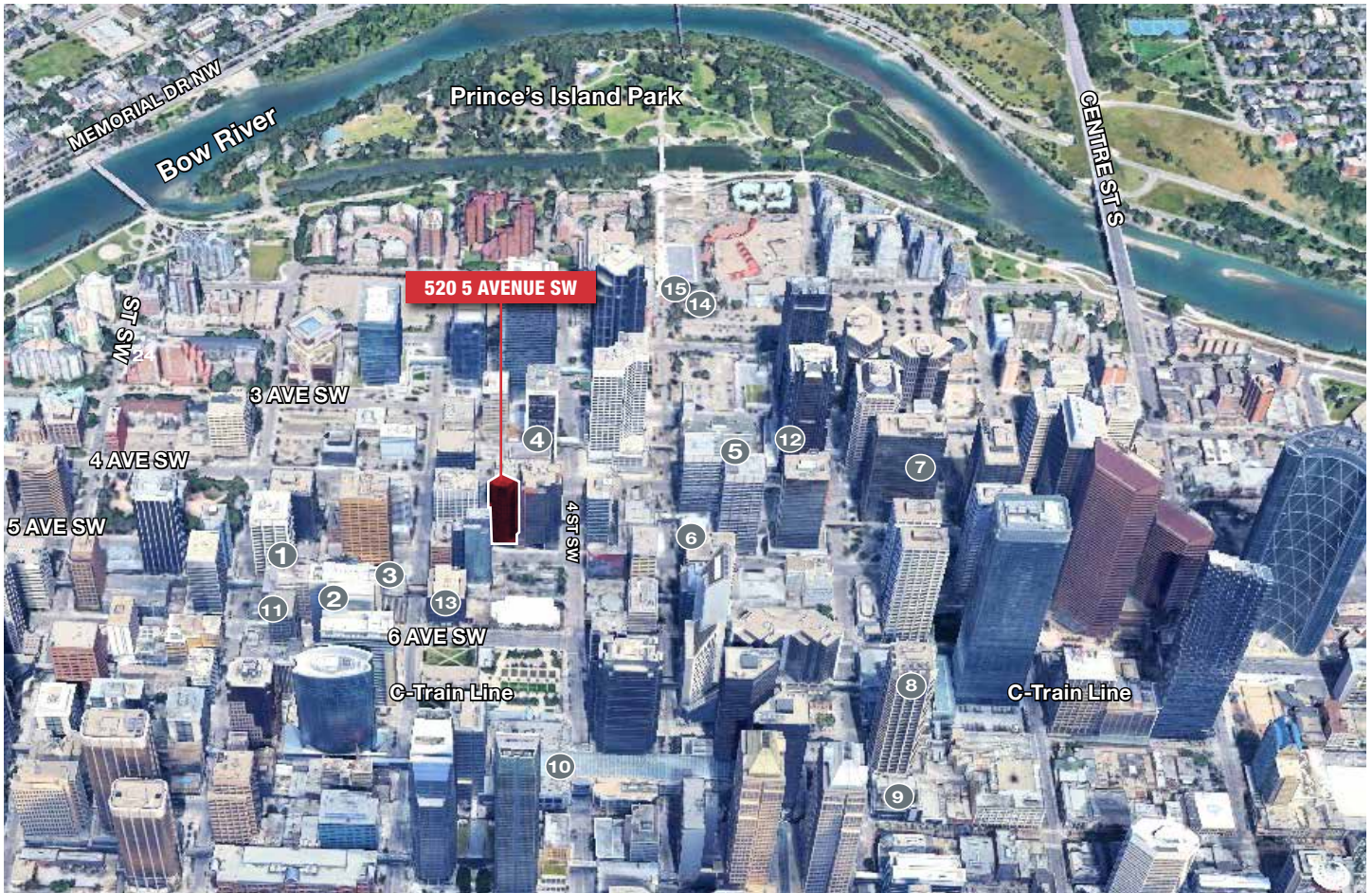
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PROPERTY LOCATION



NEARBY AMENITIES

- | | | |
|----------------------------------|------------------------------|---------------------------------|
| 1. Gogi Korean Kitchen | 6. The Rooftop YYC | 12. The Keg Steakhouse + Bar |
| 2. Ola Poke | 7. OEB Breakfast Co. | 13. Caffe Levant |
| 3. Deville Coffee | 8. Major Tom Bar | 14. JOEY Eau Claire |
| 4. Caesar's Steak House & Lounge | 9. Barbarella | 15. LOCAL Public Eatery Barclay |
| 5. Owen's Landing | 10. The CORE Shopping Centre | 16. Alforno Bakery & Cafe |
| | 11. Gyu-Kaku Japanese BBQ | |

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