



AICRE
COMMERCIAL

FOR SUB-SUBLEASE
CLASS A OFFICE SPACE
4,976 SF (+/-)

TD SQUARE - DOME TOWER



HIGHLIGHTS

- Central location in the heart of downtown
- Newly renovated space
- Direct access to the 4th Street LRT Station
- +15 connects to major amenities such as Bankers Hall, Stephen Avenue Place, TD Canada Trust Tower and First Canadian Centre
- Close proximity to amenities including direct access to The CORE Shopping Centre and Stephen Avenue
- New tenant-only fitness facility in The CORE
- Directly connected to Calgary's Plus 15 & 30 walkways



DOWNTOWN COMMERCIAL DISTRICT



FULLY FURNISHED



TRANSIT ACCESSABLE

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aicrecommercial.com



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333 7 AVENUE SW
FOR SUB-SUBLEASE
OFFICE



PROPERTY DETAILS

ADDRESS:	333 7 Avenue SW, Calgary
FLOOR LEVEL:	26th Floor
SIZE:	4,976 SF (+/-)
HVAC:	Monday - Friday: 7:00 am - 6:00 pm
TENANT TYPE:	Office
SUBMARKET:	Downtown Commercial
SUB-SUBLEASE EXPIRY:	November 29, 2024
SUB-SUBLANDLORD:	Phoenix Energy Services
POSSESSION:	Immediately
SUB-SUBLEASE RATE:	Market Sublease Rate
OPERATING COSTS:	\$19.04 / SF (2023 Estimate)



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Kevin Gordon
Partner & Associate

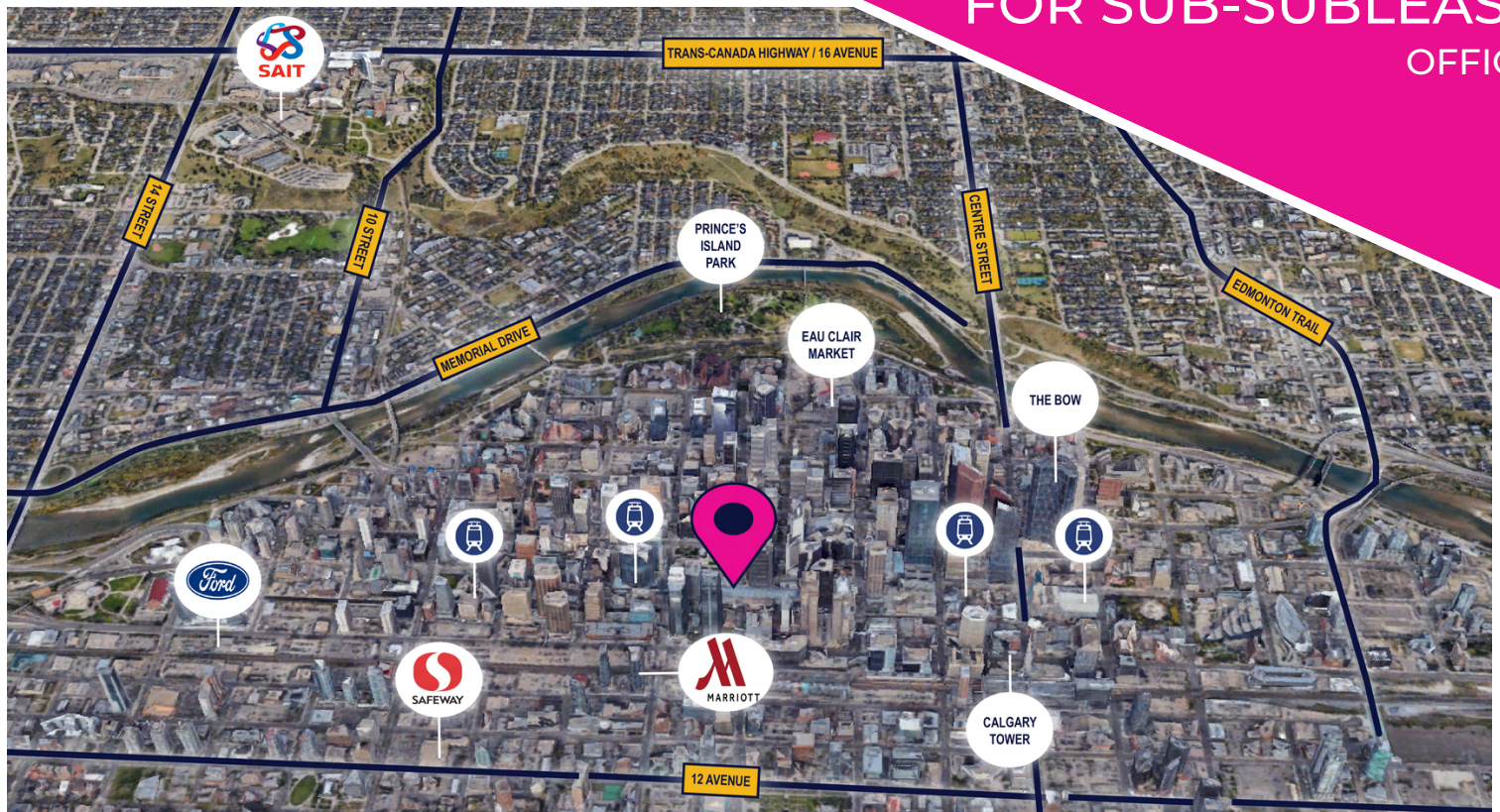
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THE AREA

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FLOOR PLAN

