



**AVISON
YOUNG**

8,070 sf Office Space for Sublease

520 - 5 Avenue SW

Calgary, AB



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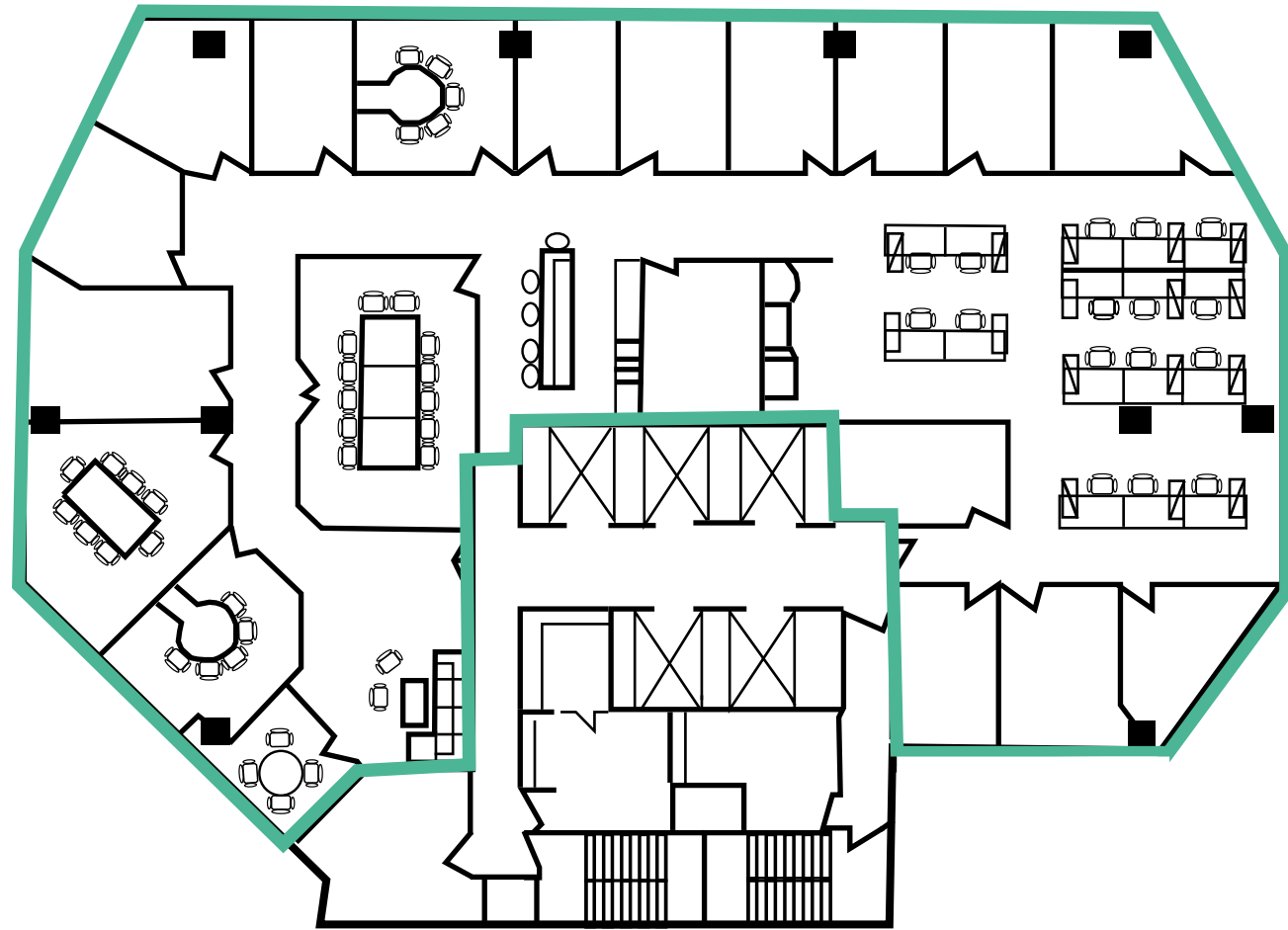
Rentable Area	8,070 sf
Suite	900
Sublease Expiry	September 30, 2026
Lease Rate Psf Pa	Market
Additional Rent Psf Pa	\$17.96

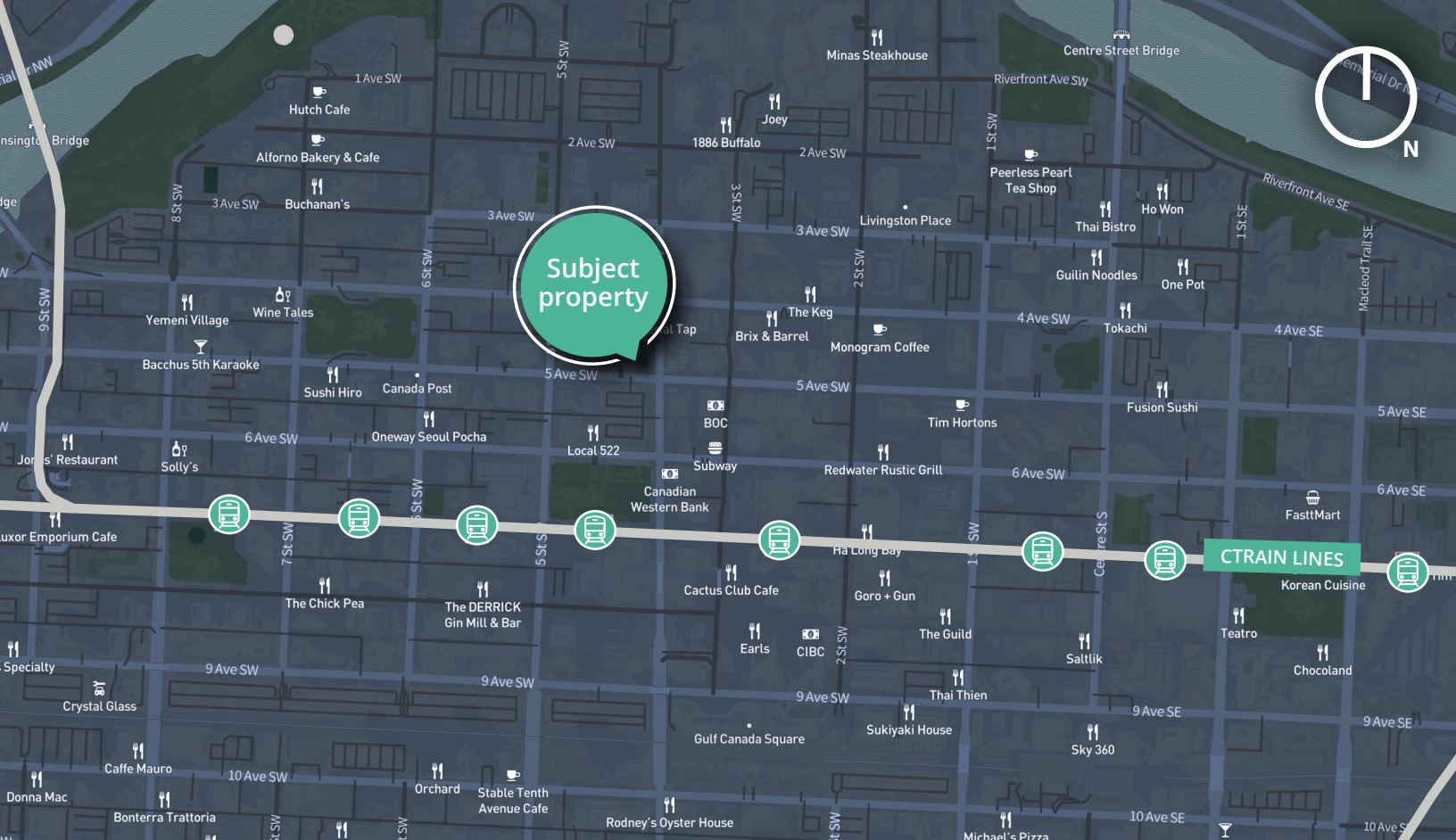
Premium subleasing opportunity in Calgary's downtown core. The building is connected to the city's plus 15 network, providing easy access to the LRT, range of dining, retail, and shopping options. The main floor and +15 level have been repositioned and modernized, providing a new and efficient public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

-  Fully furnished and renovated to a high standard
-  Tenant only fitness facility
-  Secure bicycle parking on-site
-  2 blocks from the LRT
-  Various dining amenities nearby
-  Close proximity to various retail and shopping amenities

Suite 900 - 8,070 sf

- 14 offices
- 4 meeting rooms
- 1 boardroom
- Open area for workstations
- Kitchen
- Reception
- Data cable termination room





For more information on this opportunity, please call or visit us online.

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Visit us online
avisonyoung.com

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