



**AICRE**  
COMMERCIAL

**FOR SUBLEASE**

CLASS B OFFICE SPACE

2,848 SF (+/-)

## Altius Centre

SHOW SUITE QUALITY OFFICE SPACE



## HIGHLIGHTS

- Walking distance to Stephan's Avenue (8 Avenue)
- Great area surrounded by business, shopping and food districts
- Accessible by various bus routes and the LRT
- Lounge, fitness center and conference room for exclusive tenant use
- Rooftop, covered and underground parking available
- Directly connected to Calgary's Plus 15 walkway
- Brilliant views of Downtown Calgary
- High quality build-out



**DOWNTOWN COMMERCIAL DISTRICT**



**HIGH PARKING RATIO**



**TRANSIT ACCESSABLE**

Kevin Gordon  
Partner & Associate

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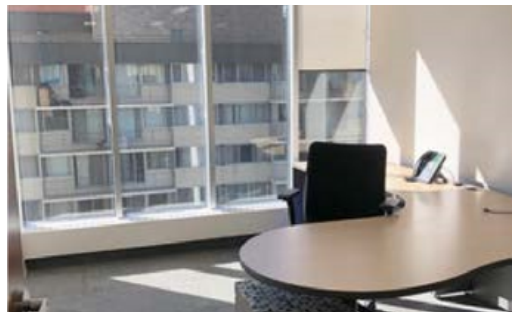
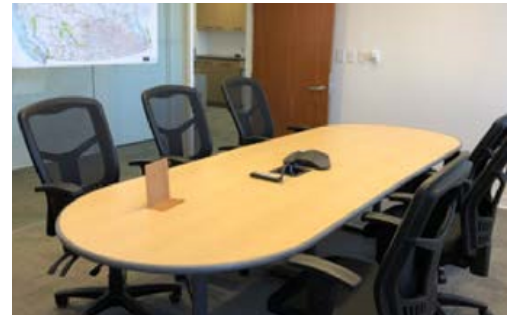
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500 4 AVENUE SW  
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OFFICE



## PROPERTY DETAILS

<b>ADDRESS:</b>	500 4 Avenue SW, Calgary
<b>FLOOR LEVEL:</b>	21st Floor
<b>SIZE:</b>	2,848 SF (+/-)
<b>TENANT TYPE:</b>	Office
<b>SUBMARKET:</b>	Downtown Commercial
<b>SUBLEASE EXPIRY:</b>	May 30, 2025
<b>SUBLANDLORD:</b>	Phoenix Energy Services
<b>POSSESSION:</b>	Immediately
<b>SUBLEASE RATE:</b>	Market Sublease Rate
<b>OPERATING COSTS:</b>	\$18.49 / SF (2023 Estimate)



The information contained herein is believed to be correct, however, does not form part of any future contract. All information is subject to errors, omissions, conditions, withdrawal or changes without notice and should not be relied upon without verification.

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# THE AREA

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# FLOOR PLAN

