



For Sublease

Fifth Avenue Building

3016 5 Ave NE Calgary, AB

Available Space:	Suite 304 - 4,713 s.f. Suite 310 - 13,230 s.f.
Sublandlord:	Watt Consulting Group Ltd.
Net Rate:	Aggressive sublease rates
Operating Costs:	\$15.50 p.s.f. (Est. 2021)
Availability:	Immediate
Parking:	1:500 s.f.
Expiry:	October 30 th , 2022

David Lees

Executive Vice President
403 456 5581
david.lees@am.jll.com

Adam Ramsay

Executive Vice President
403 456 2204
adam.ramsay@am.jll.com

Trent Peterson

Associate Vice President
403 456 5583
trent.peterson@am.jll.com

Jones Lang LaSalle Real Estate Services Inc.

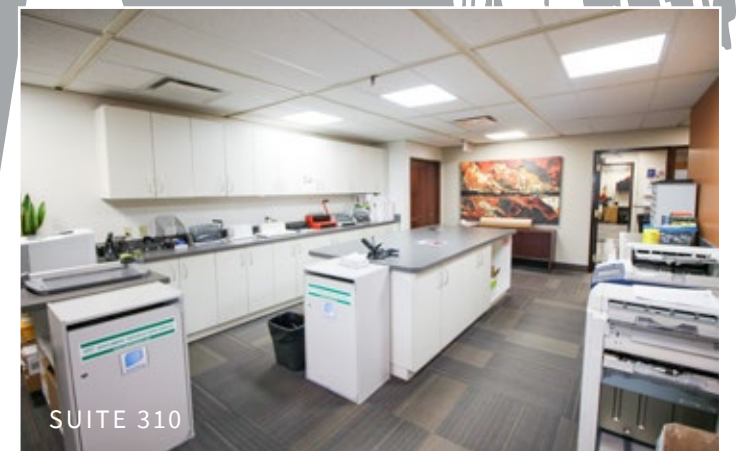
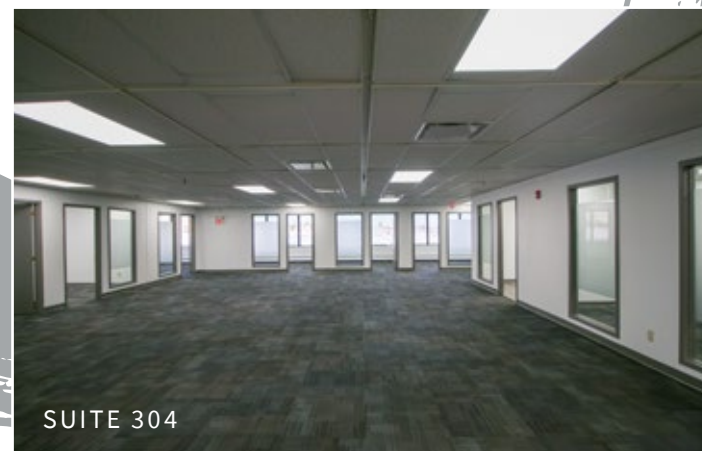
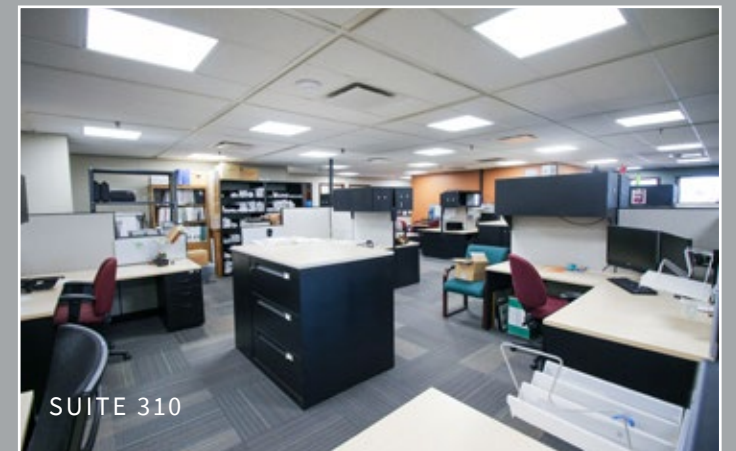
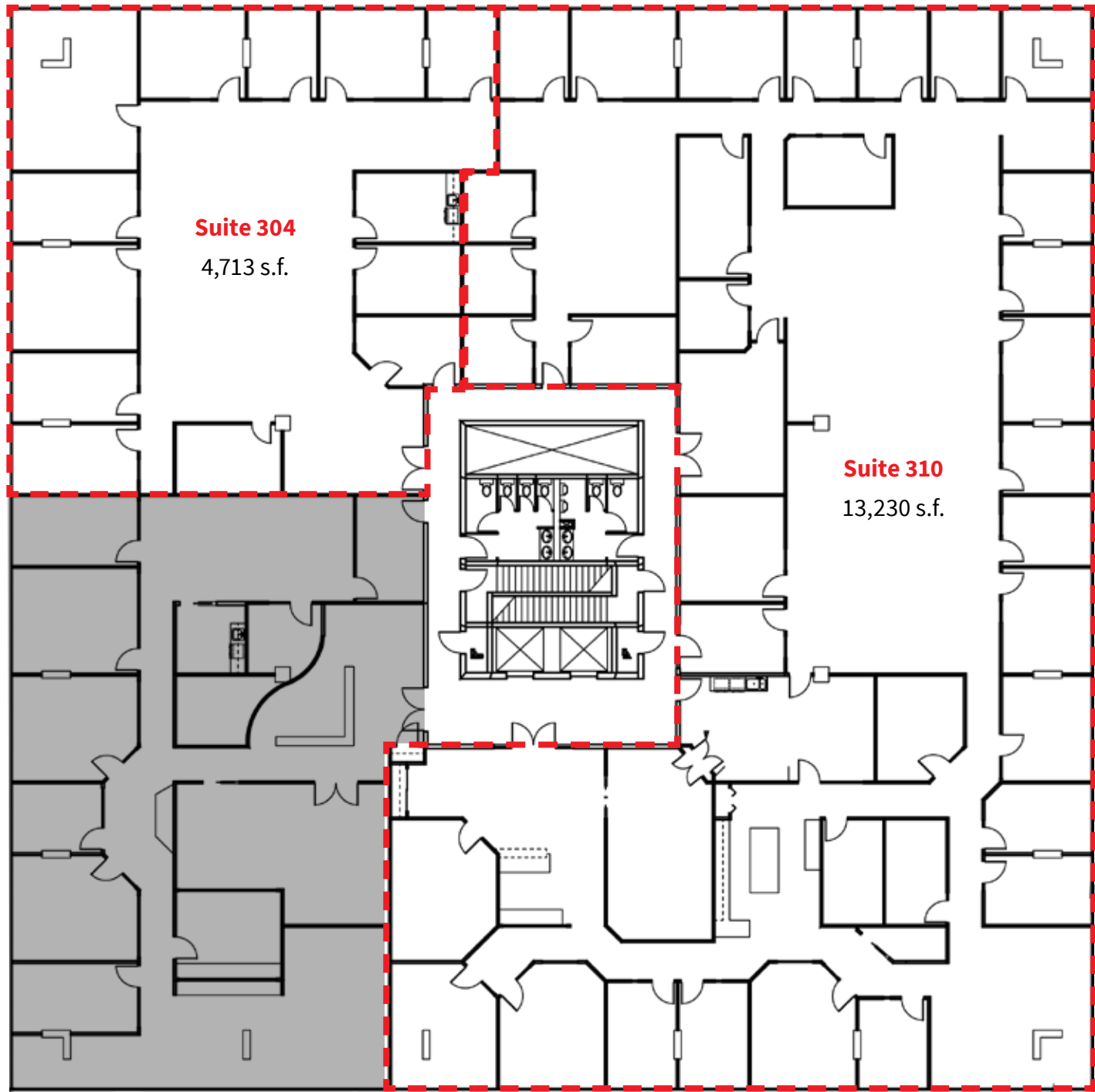
855 – 2nd Street SW, Suite 3900
Calgary, AB T2P 4J8
jll.ca

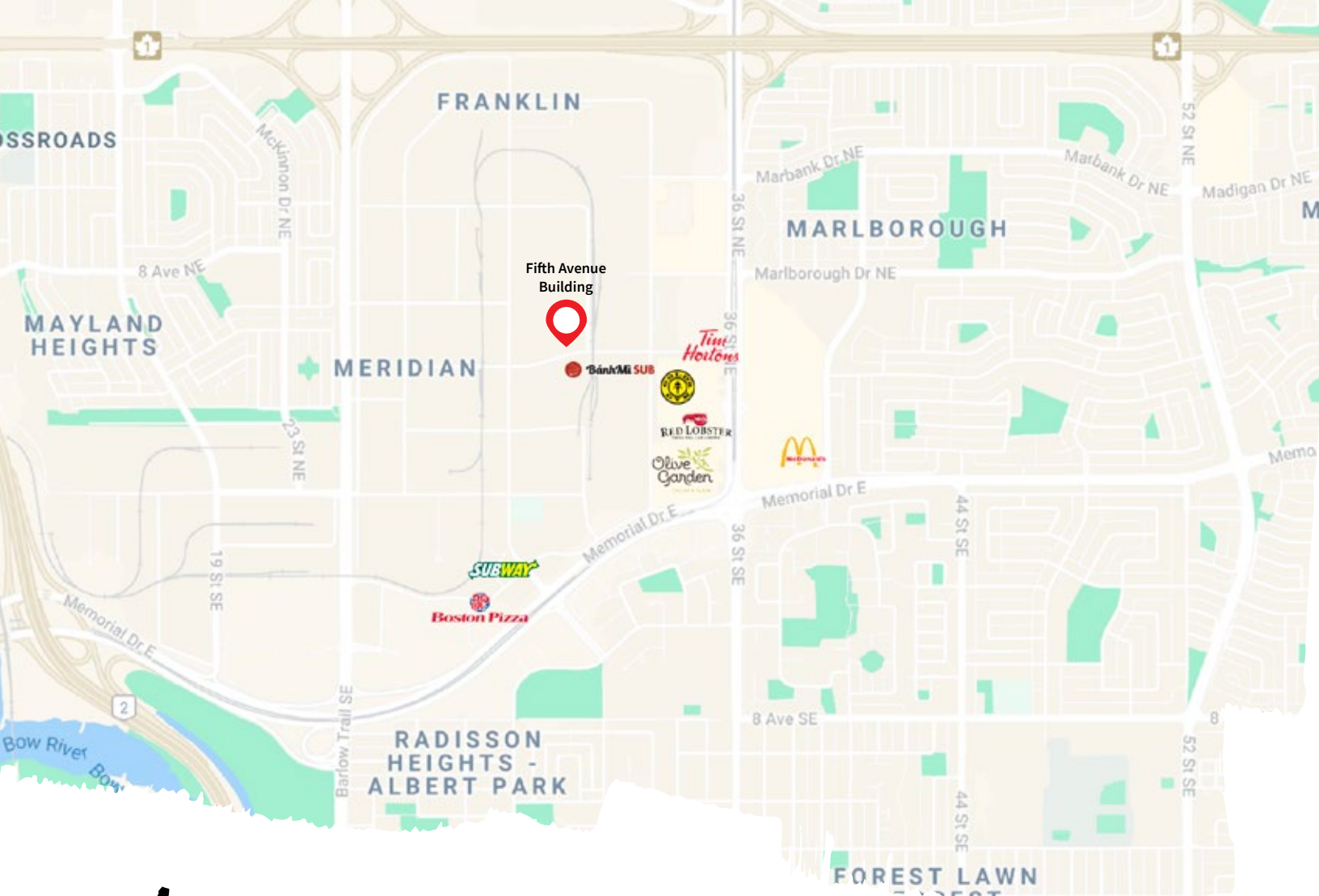
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Highlights

- Suite 304 has been recently renovated
- Office space available for sublease in northeast Calgary in an amenity rich area
- Amenities nearby include: Gold's Gym, Fit4Less, Tim Hortons, The Keg, Olive Garden, Red Lobster, Canadian Tire, Safeway, Walmart Wendy's and Marlborough Mall
- Flexible term available

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