



Canadian Centre

Office Space for Sublease | 3,200 - 14,872 sq. ft.

833 – 4th Avenue SW

For leasing information, please contact:

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**Jones Lang LaSalle
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Hollinsworth Building
500, 301 – 8th Avenue SW
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Sublease Details

Available Space:	Flexible sizes from 3,200 – 14,872 sq. ft.
Suite:	700
Sublandlord:	Sierra Systems Group Inc.
Rate:	Market Sublease Rates
Availability:	30 - 60 Days
Sublease Expiry:	October 30 th , 2019

Building Description

Location:	West End
Building Class:	B
Building Size:	156,402 sq. ft.
Typical Floor Plate:	14,200 sq. ft.
Number of Floors:	12
Landlord:	Artis Alpordeau Ltd.
Year Built:	1985
Operating Costs:	\$15.17 per sq. ft. (Est. 2019)
Parking Ratio:	1:1,775 sq. ft.
Parking Costs:	\$425 stall/Month

Comments

- Good mix of office and open area
- Quality office furniture and cubicles available
- Mountain and Bow River views
- Premises in excellent condition
- Access to 4th Avenue SW out of downtown
- Numerous food amenities in the immediate area
- Kensington retail and restaurants within walking distance
- Recently renovated main lobby
- Eservus concierge services for all tenants within the building

Subpremises Photos



Floor Plan with Proposed Demising**

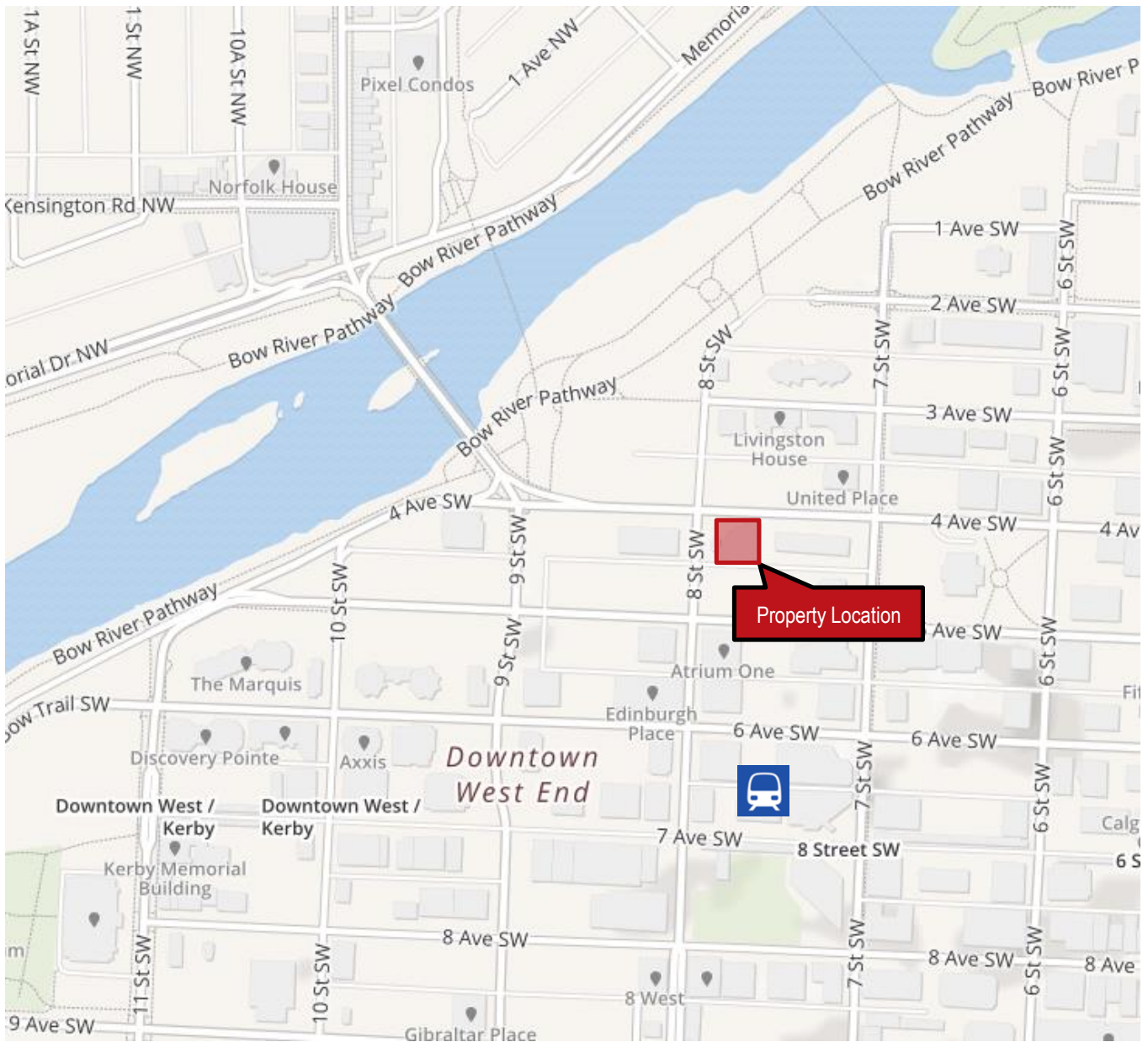


- Approx. 3,494 sq. ft.*
- Approx. 3,209 sq. ft.*
- Approx. 4,642 sq. ft.*
- Approx. 3,527 sq. ft.*

Full floor available at 14,872 sq. ft.
*Rentable



**Subject to fire code restrictions



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