



37th floor.  
Great views

Downtown office space

# THE SUB-SUBLEASE Centennial Place East

520 3rd Avenue SW, Calgary



## PROPERTY INFORMATION

**ADDRESS:**  
520 3rd Avenue SW, Calgary

**SUB-SUBLANDLORD:**  
Birchill Canada Limited Partnership

**AVAILABLE FOR SUB-SUBLEASE:**  
1,745 sq. ft. on 37th floor

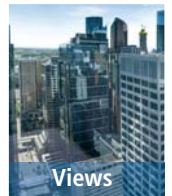
**AVAILABILITY:** Immediately

**TERM:** April 28, 2022

**PARKING:** Arranged directly through Landlord (Impark) \$585/mo reserved, \$495/mo random

**OP. COSTS AND TAXES:**  
\$24.38 per sq. ft (est, 2018)

**NET RENT:**  
Market sub-sublease rate



- Centennial Place is a world class building set in Calgary's most desirable downtown setting – Eau Claire.
- State of the art building systems, striking architecture, numerous on-site amenities and an outstanding location.

## BUILDING INFORMATION

HVAC HOURS: Mon.–Fri.: 7 a.m. - 6 p.m.  
Sat: 8 a.m. - 1 p.m.

NUMBER OF FLOORS: 40 BUILDING SIZE: 811,024 sq. ft.

- Manned security
- Numerous amenities, food court
- Fitness centre, Conference facility, Tenant lounge
- Bike storage with separate showers
- +15 connected

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Allan Jones**  
VICE PRESIDENT

ajones@barclaystreet.com  
d: 403-294-7188  
p: 403-290-0178



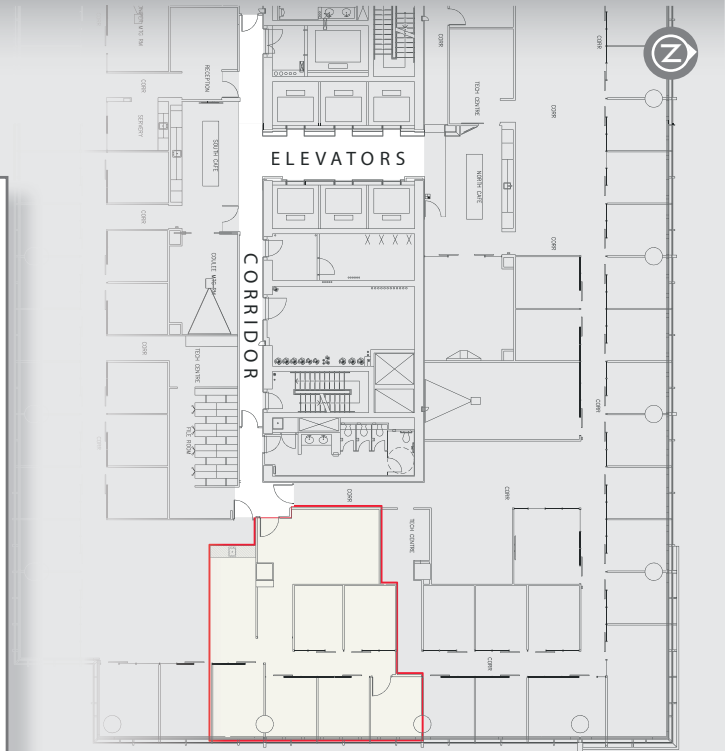
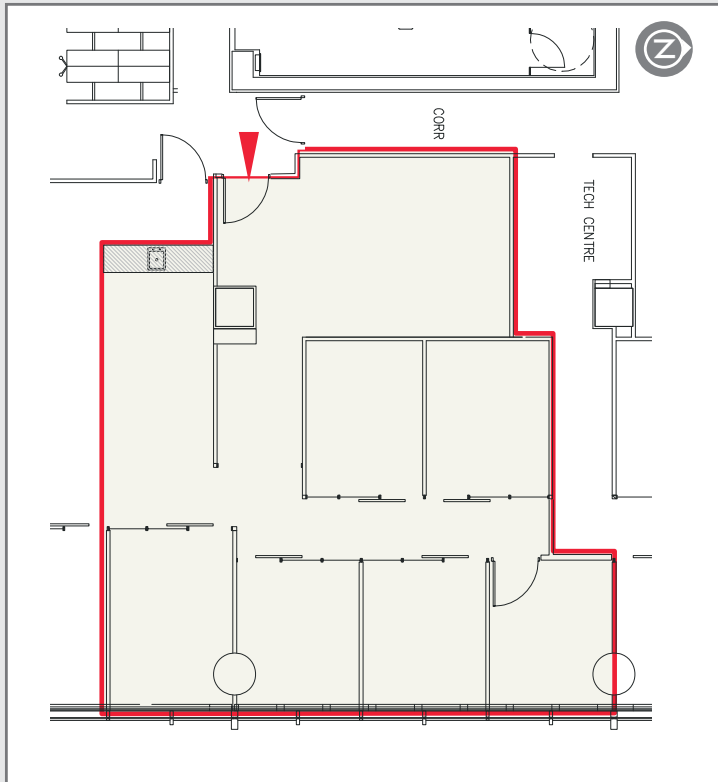
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LOCAL EXPERTISE MATTERS

**37<sup>TH</sup>**  
**FLOOR**

**1,745** SQ.FT.  
AVAILABLE  
IMMEDIATELY



Fitness facility



Food court



Lobby

*The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.*



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