

400 THIRD

400 3RD AVENUE SW | CALGARY, AB

AVAILABLE FOR SUBLEASE

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**CUSHMAN &
WAKEFIELD**

400 THIRD

SUBLEASE OPPORTUNITY DETAILS

Subpremises	Suite 800: 21,254 SF Suite 900: 21,240 SF Total: 42,494 SF <i>1 or 2 floors available for sublease</i>
Availability Date	Immediate
Sublandlord	Ember Resources Inc.
Term of Sublease	September 29, 2032
Annual Basic Rent	Market Sublease Rates
2026 Operating Costs & Taxes	\$18.77/sf
Parking	Heated Underground 1 stall per 2,000 SF \$585/stall/month - reserved \$495/stall/month - unreserved

BUILDING DETAILS

Building Class	AA
Year Constructed	1988
Rentable Area	888,245 SF
Average Floorplate Size	21,200 SF
Landlord	Oxford Properties Group Inc. and 1001232747 Ontario Inc.
Property Management	Oxford Properties Group
HVAC Hours	Monday - Friday 6:00am - 6:00pm



KEY HIGHLIGHTS

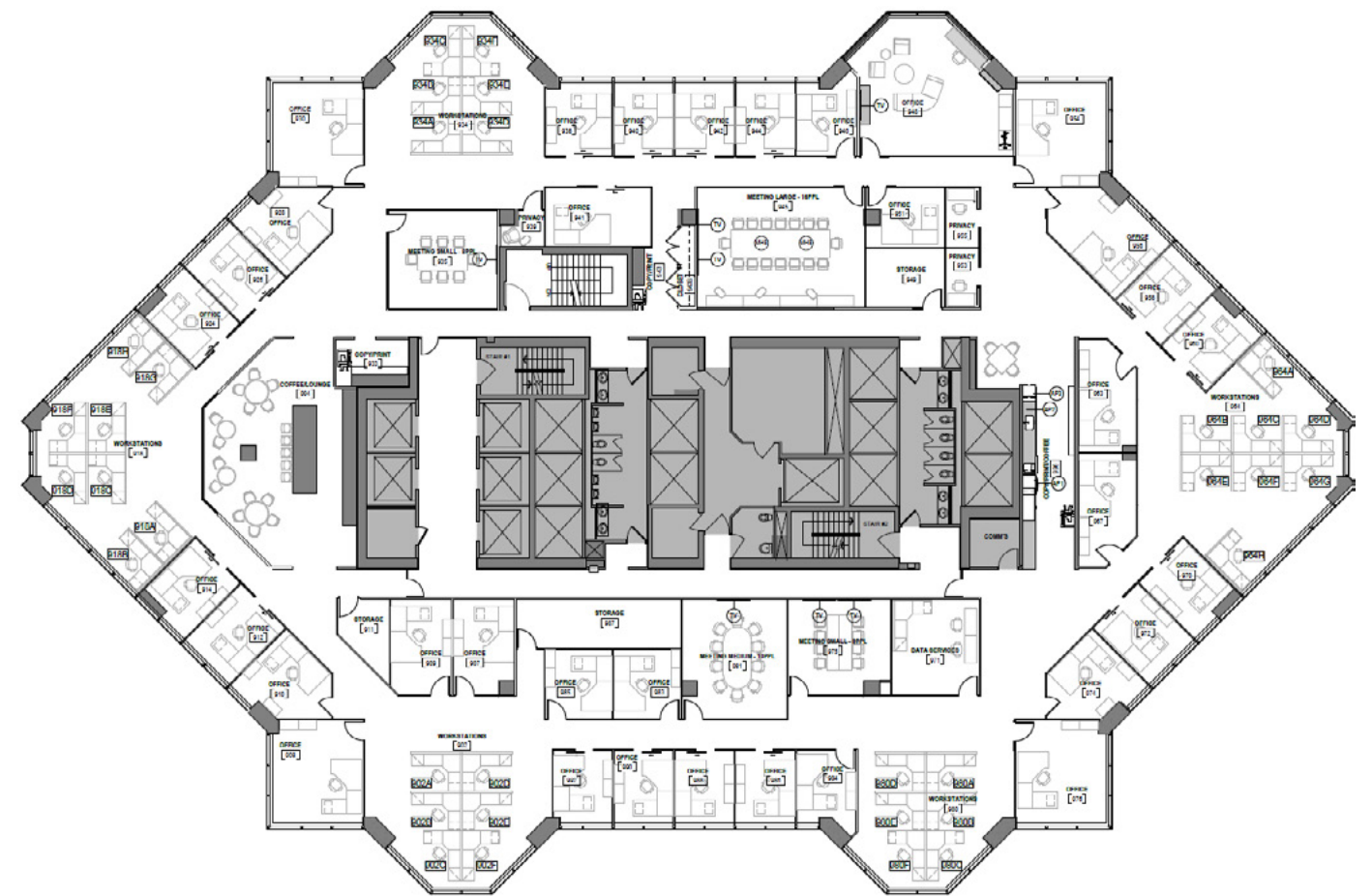
- Prime location in the heart of Eau Claire
- Newly renovated, fully furnished space
- Customer lounge with AV, soft seating, pool table, arcade games, and outdoor putting green
- 7,600 sf fitness centre and group classes
- Secure bicycle storage and end of trip facilities
- Various retail options including Analog Coffee shop on +15 level
- State of the art IT room that includes additional cooling and fire suppression system

SUITE 800 | 21,254 SF



- 19 exterior offices
- 6 interior offices
- Open area for 30 workstations
- Boardroom
- 4 meeting rooms
- Reception
- 2 kitchens
- Multipurpose room
- 5 breakout rooms
- Copy/print area
- File room
- Internal stairwell

SUITE 900 | 21,240 SF



- 27 exterior offices
- 8 interior offices
- Open area for 34 workstations
- Boardroom
- 3 meeting rooms
- 2 kitchens
- 3 breakout rooms
- Copy/file area
- Storage room
- Internal stairwell



In The Heart of Eau Claire



RETAIL & SERVICES

1. Centennial Place Conference Centre
2. Fueling Brains Academy Daycare
3. Centennial Place Food Court
4. Kids & Company



RESTAURANTS

- | | |
|-------------------------------|----------------------------------|
| 1. Flower and Wolf | 7. Caesar's Steak House & Lounge |
| 2. The Keg Steakhouse + Bar | 8. Owen's Landing |
| 3. JOEY Eau Claire | 9. OEB Breakfast Co. |
| 4. LOCAL Public Eatery | 10. The Rooftop YYC |
| 5. Fonda Fora | 11. Kabuku |
| 6. Minas Brazilian Steakhouse | 12. KOTO Sushi |



COFFEE

1. Analog Coffee
2. Good Earth Coffeehouse
3. Monogram Coffee
4. Deville Coffee



HOTELS

1. Sheraton Suites Calgary Eau Claire
2. The Westley Calgary Downtown
3. Westin Calgary Hotel
4. The Dorian Hotel





For more information, please contact:

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