

FOR SUBLEASE

# ALTIUS CENTRE

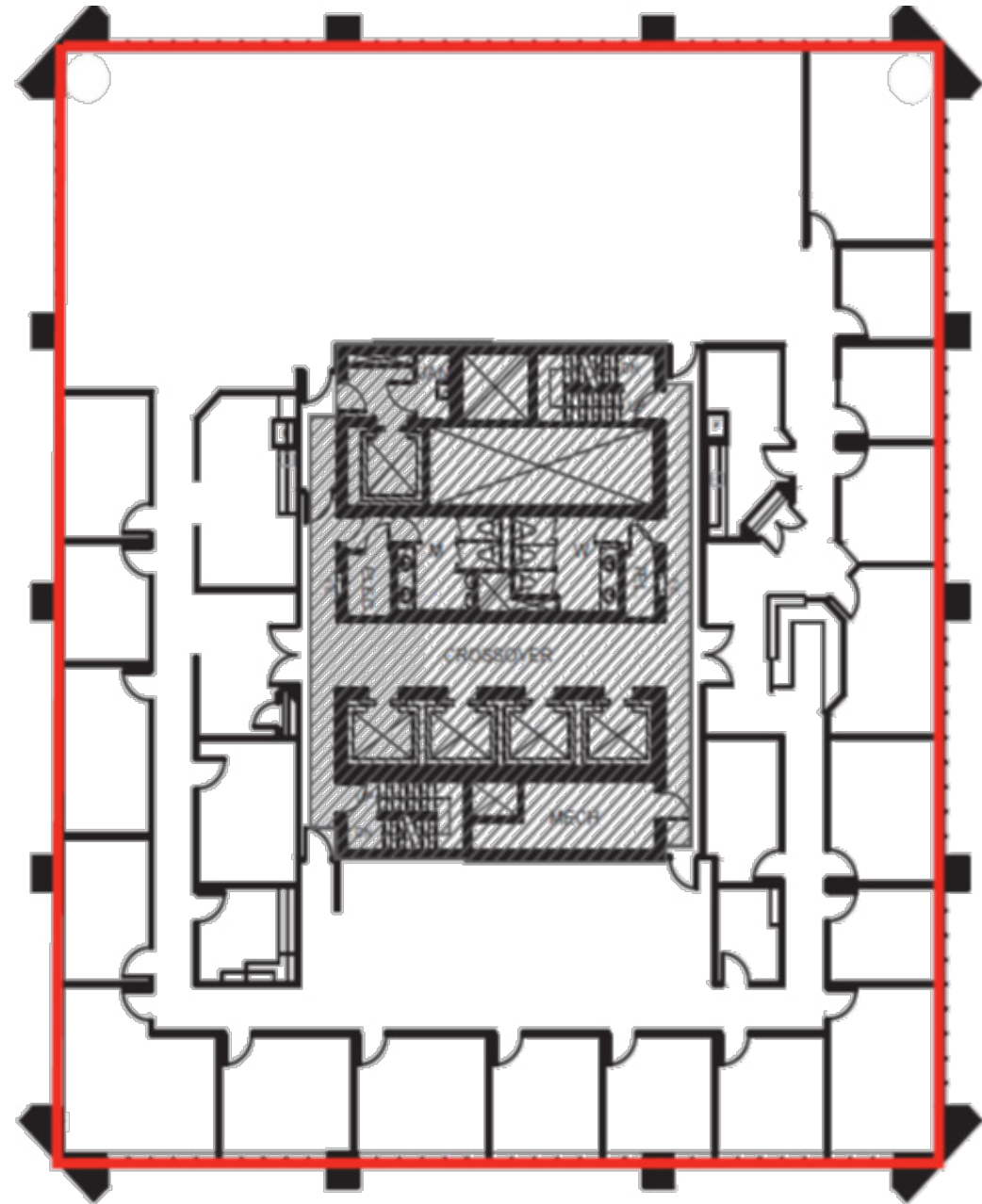
11,012 SF AVAILABLE

**CRAIG HULSMAN**  
Executive Vice President  
+ 1 403 305 8974  
[craig.hulsman@cushwake.com](mailto:craig.hulsman@cushwake.com)

**NICK POLLITT**  
Associate  
+ 1 403 470 7418  
[nick.pollitt@cushwake.com](mailto:nick.pollitt@cushwake.com)



# Floor Plan



- 18 exterior offices
- 2 interior offices
- open areas for workstations
- kitchen
- reception
- 2 copy rooms



# Highlights

## SUBLEASE OPPORTUNITY

Subpremises	Suite 1700 11,012 square feet
Occupancy Date:	Immediate
Sublandlord	Grassland Energy Corp.
Term of Sublease	December 30, 2027
Annual Basic Rent	Market Rates
Operating Costs & Taxes	\$16.72 (2026 estimate)
Furniture	Fully Furnished
Parking	3 Reserved Underground: \$500/stall/month 3 Reserved Covered: \$450/stall/month

## BUILDING DETAILS

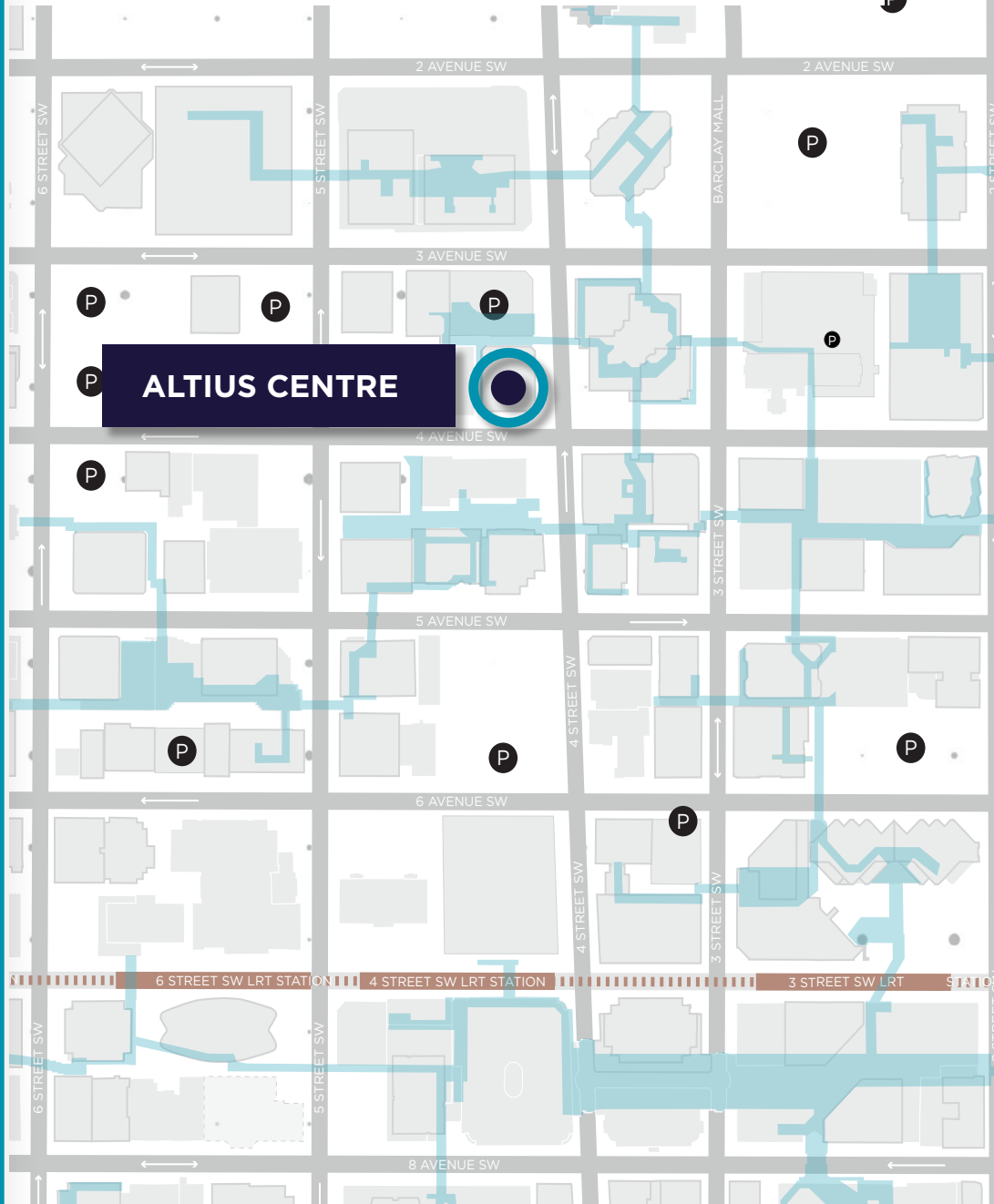
Address	500 4th Avenue SW
Constructed	1973
Rentable Area	324,000 square feet
Average Floorplate	11,000 square feet
Number of Floors	32
Landlord	Armco Alberta
Security	24/7 Manned
HVAC	Monday - Friday: 6:00 AM - 6:00 PM

Located in Calgary's downtown Central Core, connected through the Plus 15 network, the building offers exceptional convenience and accessibility. Exclusive tenant amenities include a state-of-the-art fitness centre, a conference facility for up to 50 people, and a tenant lounge designed for relaxation and collaboration.

Ideally positioned for both productivity and lifestyle, Altius Centre is a five-minute walk from the retail, service, and dining offerings of The CORE Shopping Centre. Eau Claire and the Bow River pathway situated nearby to connect you directly to Calgary's iconic riverfront experience.



# Amenities Map



On-site Fitness



Tenant Lounge



Conference Facilities



+15 Access



Bicycle Storage



Steps to the Bow River

**For more information, please contact:**

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Associate  
+1 403 470 7418  
nick.pollitt@cushwake.com

250 - 6th Avenue SW, Suite 2400  
Calgary, Alberta T2P 3H7  
cushmanwakefield.com

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