TD CANADA TRUST TOWER

421 7TH AVENUE SW | CALGARY, AB

FOR SUBLEASE

SUITE 3150

CUSHMAN & WAKEFIELD

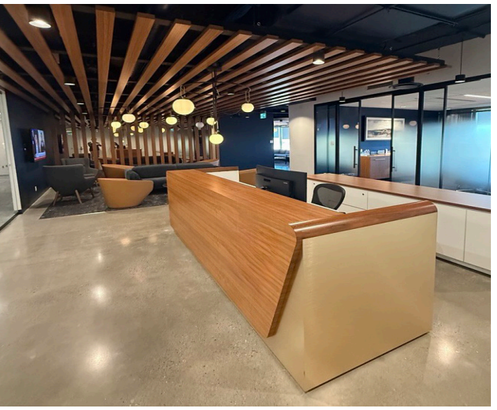


FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS





Located in the heart of Calgary's downtown core, TD Canada Trust Tower at 421 7th Avenue SW is a premier Class AA office tower offering exceptional connectivity and convenience. As part of The CORE complex, the building provides direct access to Calgary's +15 pedestrian network, The CORE Shopping Centre, public transit, and a wide range of retail, dining, and lifestyle amenities. Its central financial district location, modern workplace environment, and proximity to Stephen Avenue make it a highly desirable business address for companies seeking a prestigious and well-connected office presence.

SUBLEASE OPPORTUNITY DETAILS

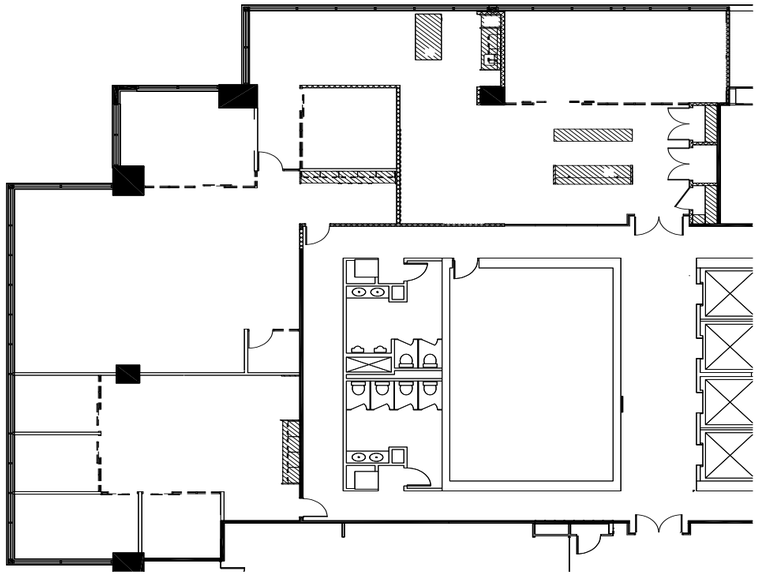
Building	TD Canada Trust Tower
Suite	3150
Rentable Area	5,365 SF
Occupancy Date	Immediate
Sublandlord	Canaccord Genuity Corp.
Term of Sublease	To May 30, 2032
Annual Basic Rent	Market Sublease Rates
Operating Costs & Taxes	$22.34 (2026 estimate)
Parking	2 Reserved Underground Stalls At Market Rates
Comments	Furniture can be made available

BUILDING DETAILS

Address	421 – 7th Avenue SW
Constructed	1991
Rentable Area	617,346 SF
Landlord	CEC Leaseholds Inc.
Property Management	Cushman & Wakefield Asset Services
HVAC Hours	7:00 am to 6:00 pm | Monday to Friday

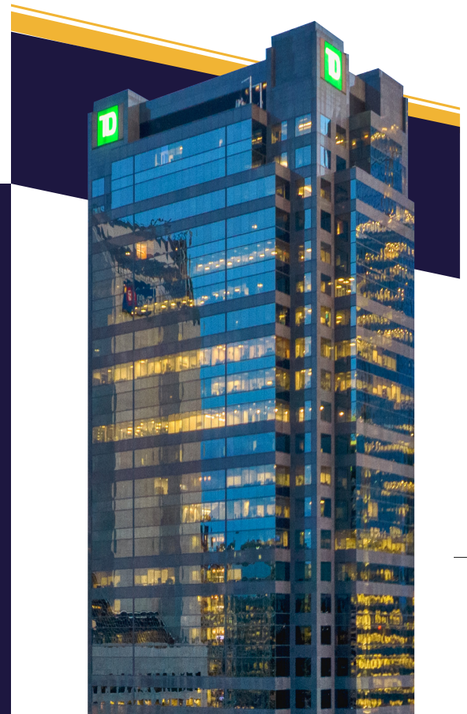
FLOORPLANS

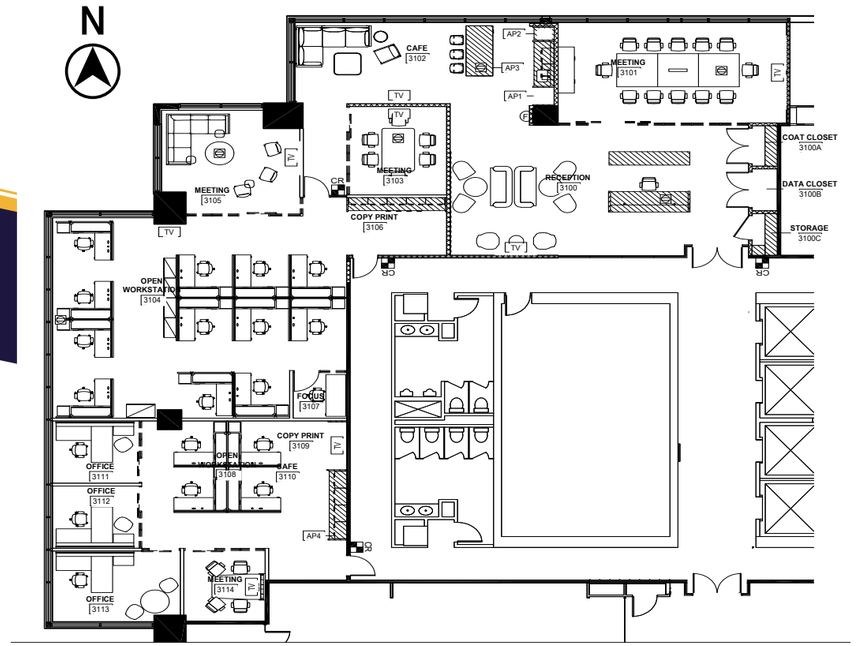
SUITE 3150
5,365 SF



* WITHOUT FURNITURE

3	Exterior Offices
16	Workstations
4	Meeting Rooms
1	Focus Room
1	Cafe/Kitchen
1	Reception





* WITH FURNITURE



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