



Colliers

**For Sublease**

## 715 5th Avenue SW

This 3,506 square foot sublease is located on the 14th floor of 715 - 5th Ave. The space is show suite quality, has an abundance of natural light, and overlooks McDougall Centre. The property is located 2 blocks from the LRT and has excellent access in and out of downtown. +15 connected to 736 - 6th and 700 - 6th. There is also a fitness and conference centre available for tenant use.

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# Property Overview

## Sublease Information

<b>Available Subpremises</b>	Suite 1400 - 3,506 SF *additional 4,948 SF of base building space available for headlease
<b>Sublandlord</b>	CIBT CANADA Inc.
<b>Occupancy Date</b>	Immediate
<b>Operation Costs</b>	\$15.95 (2026 Estimate)
<b>Term of Sublease</b>	March 31, 2030
<b>Annual Net Rent</b>	Market Sublease Rates
<b>Parking</b>	2 Underground Reserved Stalls : \$415/month + GST 5 Covered Reserved Stalls : \$350/month + GST
<b>Furniture</b>	Available

## Building Details

<b>Constructed</b>	1974
<b>Rentable Area</b>	399,563 SF
<b>Average Floorplate</b>	12,600 SF
<b>Number of Floors</b>	31
<b>Landlord</b>	HDL Investments Inc.
<b>Building Manager</b>	Tillyard Management Inc.
<b>HVAC Hours of Operation</b>	Monday - Friday   6:00 am - 6:00 pm Saturday   10:00 am - 2:00 pm

## Comments

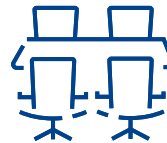
- +15 connected to 736 6th Avenue SW and 700 6th Avenue SW
- on site health club and coffee shop
- recently renovated common areas
- overlooking McDougall Centre Park

# Floor Plan

## Key Highlights



Fitness Centre on +15 Level



Conference Centre for Tenant Use



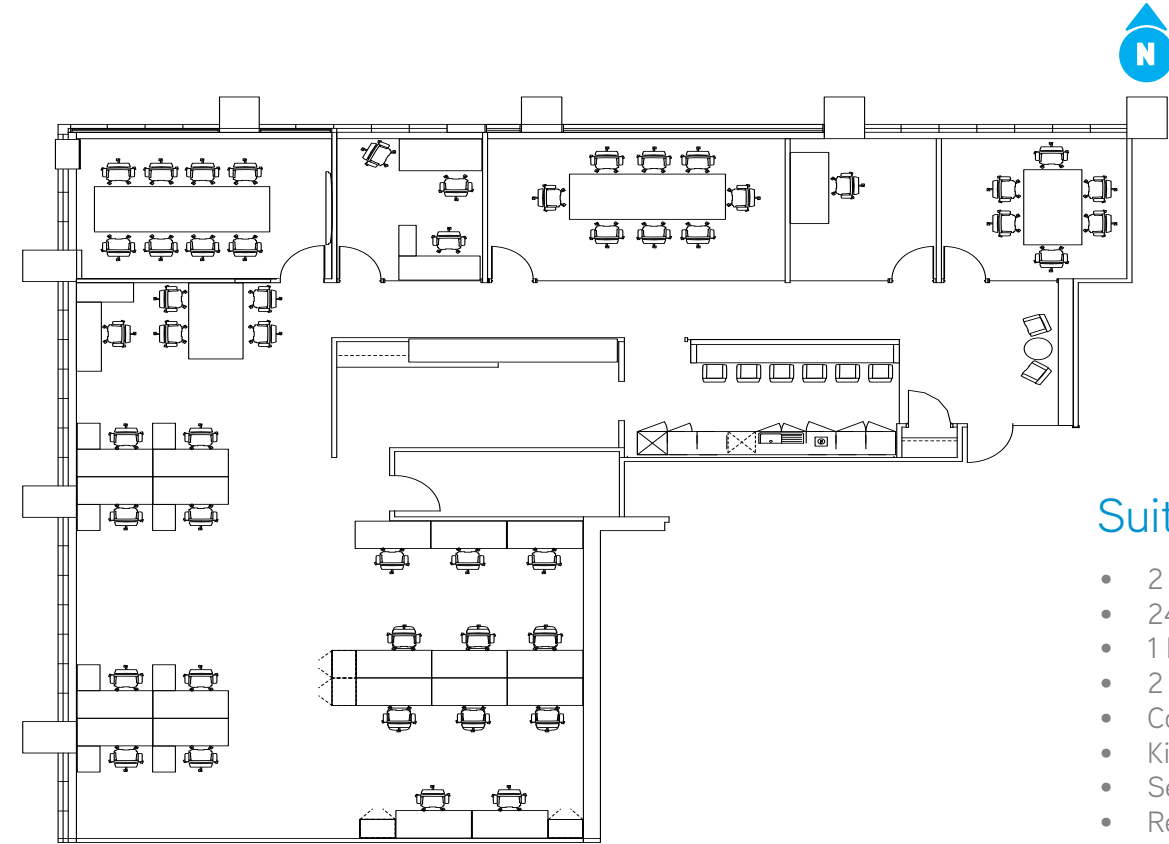
Plus 15 Connected to Numerous Dining Options



Two Blocks from the LTR Line

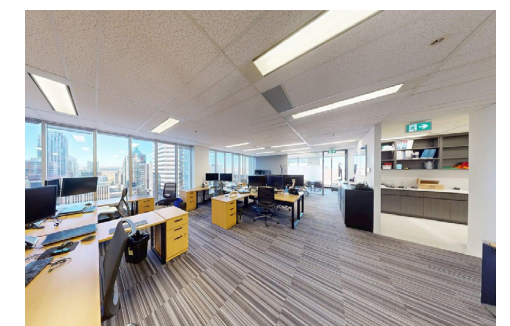
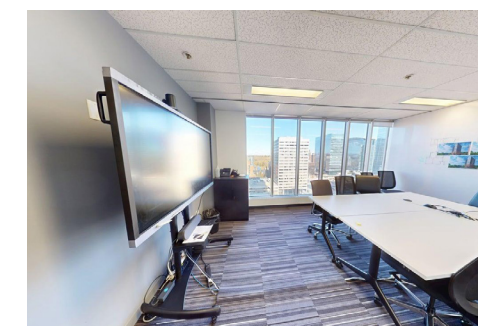
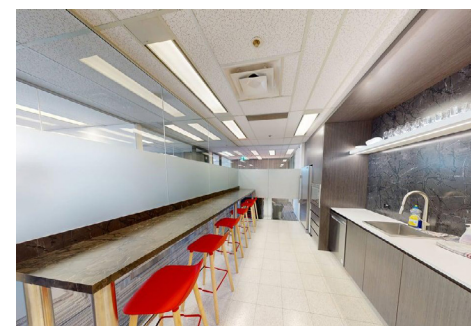
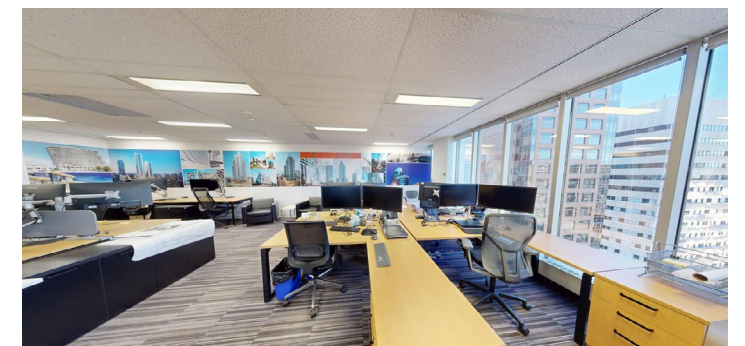
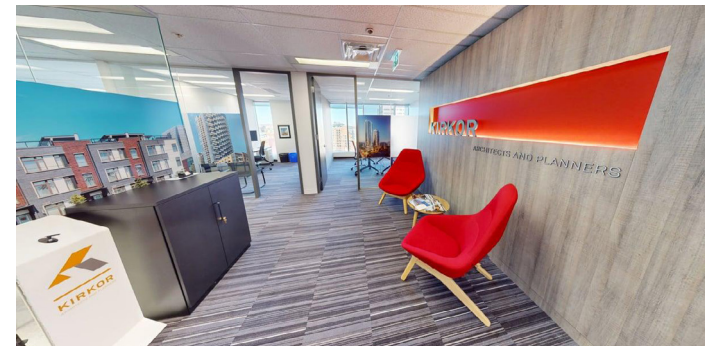


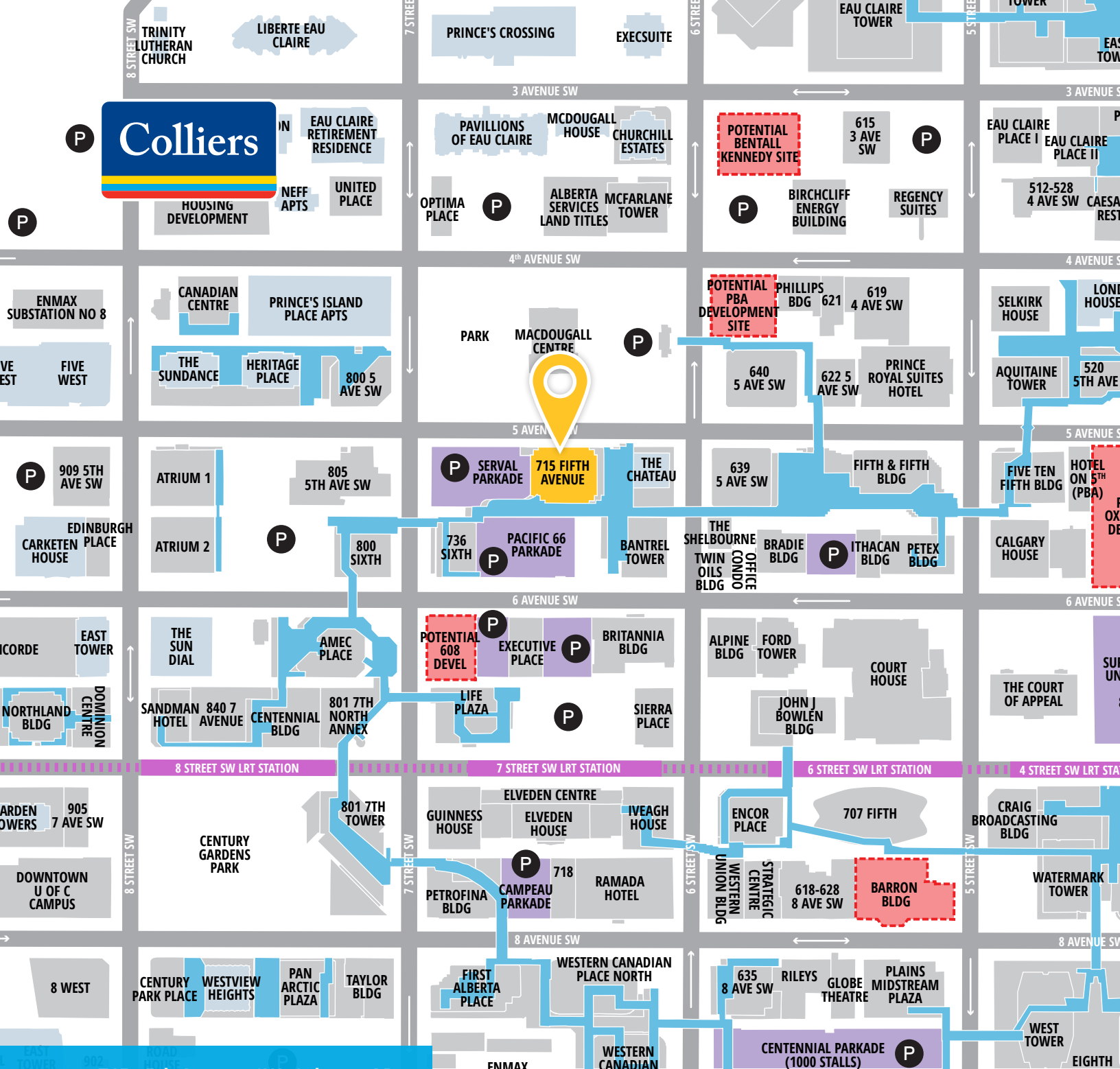
Upgraded Elevator Lobby and Common Areas



## Suite 1400 - 3,506 SF

- 2 Exterior Offices
- 24 Workstations
- 1 Meeting room
- 2 Boardrooms
- Copy/Filing Area
- Kitchen
- Server Room
- Reception
- **Furniture Available**





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