



CENTENNIAL PLACE

EAST TOWER | 520 3 AVENUE SW | SUBLEASE

Adam Hayes
Principal
403 612 6134

John Engbloom
Principal
403 617 3029

Willem Thoma
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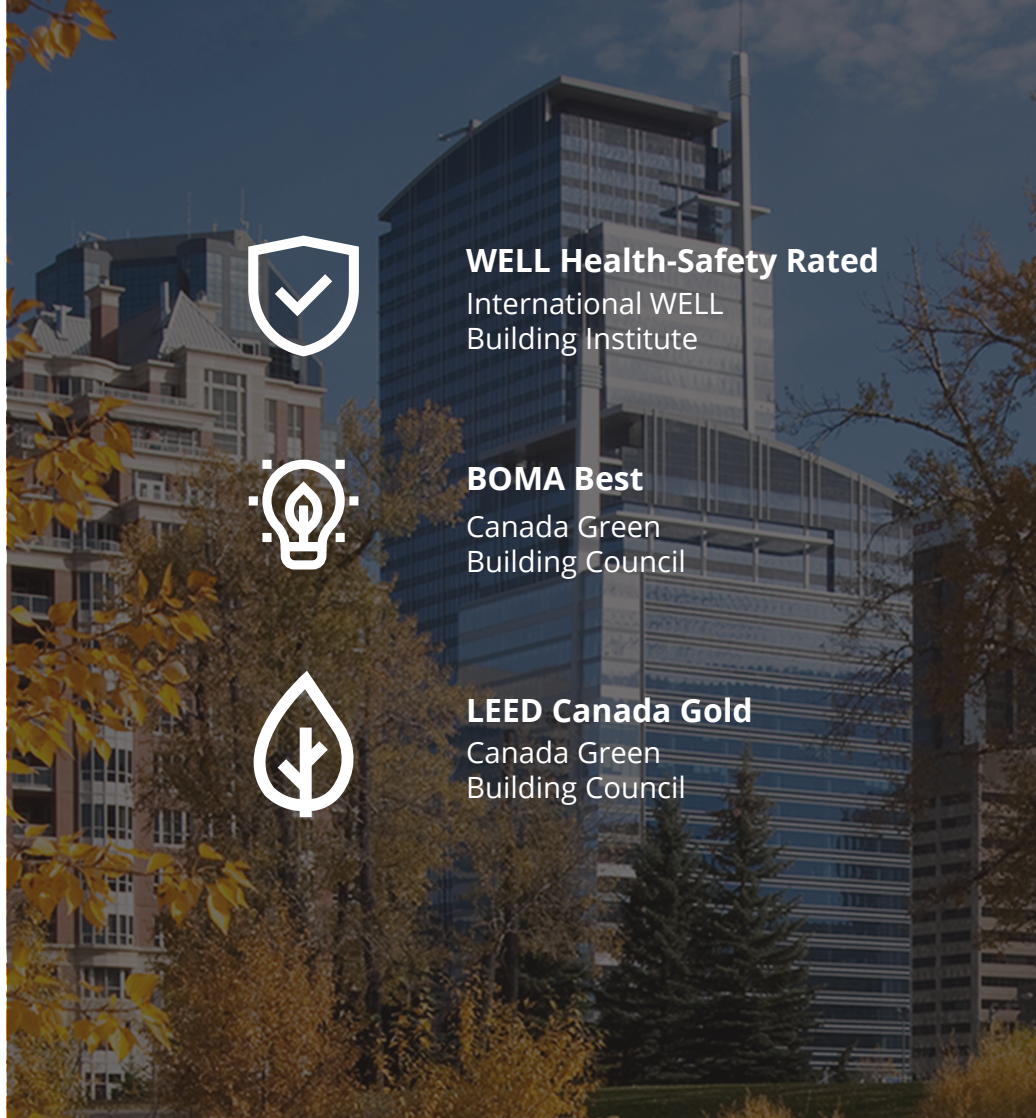
**AVISON
YOUNG**

ELEVATE YOUR WORKDAY

- PRIME LOCATION:** Situated in the heart of **Eau Claire**, offering unparalleled access to downtown amenities, scenic pathways, & **Prince's Island Park**.
- AAA-CLASS EXCELLENCE:** Two striking towers spanning a full city block, totaling **1.2 million square feet**.
- HIGH END FINISHES:** **Move-in-ready and fully furnished space** with state-of-the-art building systems & optimized floor plates.
- UPGRADES & VIEWS:** Newly modern interiors with high-end finishes, breathtaking skyline views, and abundant natural light.
- SEAMLESS WORK & LIFE:** Exclusive onsite fitness centre, lounge, conference centre, and direct proximity to **Eau Claire Athletic Club**.

YOUR NEXT OFFICE

- YEAR BUILT:** 2010
 - OP. COSTS:** \$20.51/sf (est. 2026)
 - EXPIRY DATE:** April 29, 2035 (Flexible)
 - MANAGEMENT:** Oxford Properties Group
 - SUBLANDLORD:** Vermilion Energy Inc.
 - LANDLORD:** OMERS Realty Corporation
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- AVAILABLE:** Immediate
 - MARKET RATES:** Market Sublease Rates
 - PREMISES (SF):** Suite 3120: 9,124 sf
 - HVAC:** 6:00 a.m. - 6:00 p.m. (after hours \$35/hr)
 - PARKING:** 1 Reserved: \$585/month
5 Unreserved: \$495/month



WELL Health-Safety Rated
International WELL Building Institute




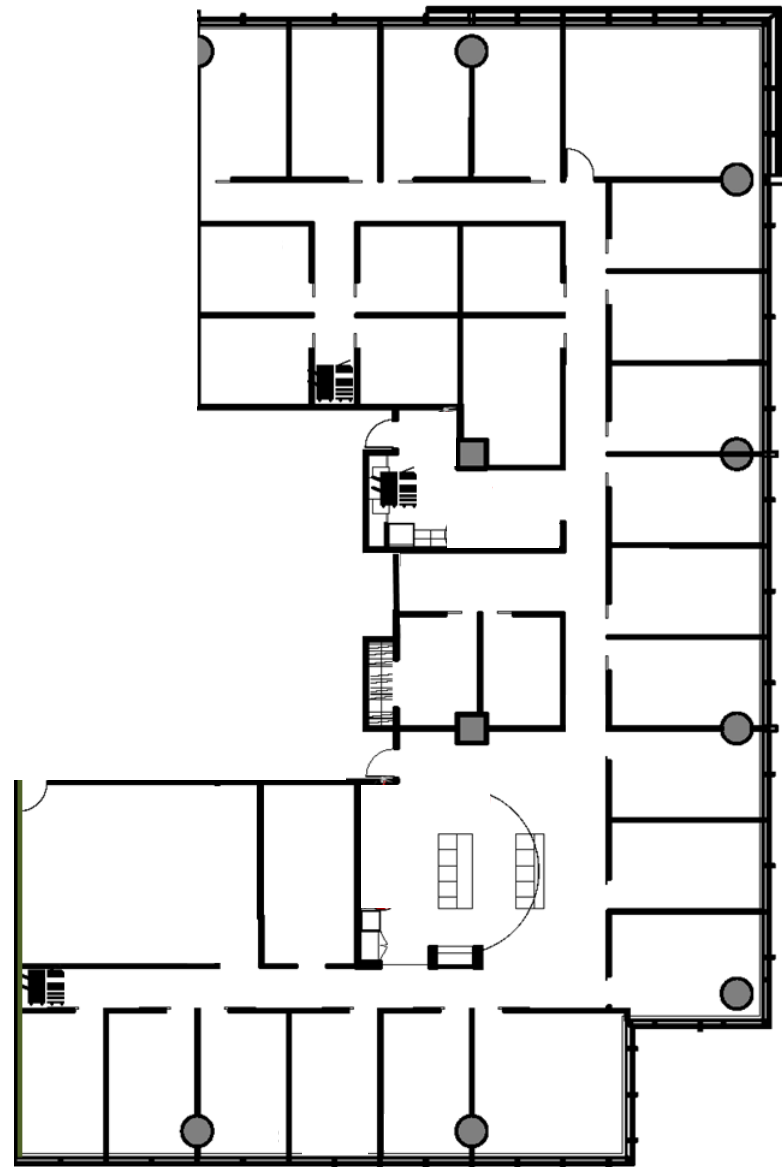
BOMA Best
Canada Green Building Council



LEED Canada Gold
Canada Green Building Council

SUITE 3120 | 9,124 SF

Virtual tour: 



20 Exterior offices

Reception/Lounge

Meeting room

9 Interior offices

Copy/printer areas

Kitchenette/Storage





AMENITIES & LOCATION

Building Amenities

- FITNESS & WELLNESS:** Fitness centre, rooftop beehives, secure bike storage & showers
- BUSINESS ESSENTIALS:** Conference centre & 24/7 security
- PARKING & TRANSIT:** Parking stalls, EV chargers, full-service car wash, quick +15 access & C-Train (6 min walk)
- FOOD & RETAIL:** Food court, onsite daycare, nearby dining & shopping

Neighbourhood Highlights

- OUTDOOR ACCESS:** Steps to pathways, Prince's Island Park & Peace Bridge
- DINING & CAFES:** The Keg, JOEY Eau Claire, Caesar's Steak House & Lounge, Analog Coffee & Monogram Coffee
- HOTELS & SHOPPING:** Eau Claire Sheraton, Westin, The Dorian & CORE Shopping

THE HEART OF EAU CLAIRE



Legend

PARKS & LANDMARKS

- 1 Prince's Island Park
- 2 Peace Bridge

CHILDCARE

- 1 Fueling Brains Academy

HOTELS

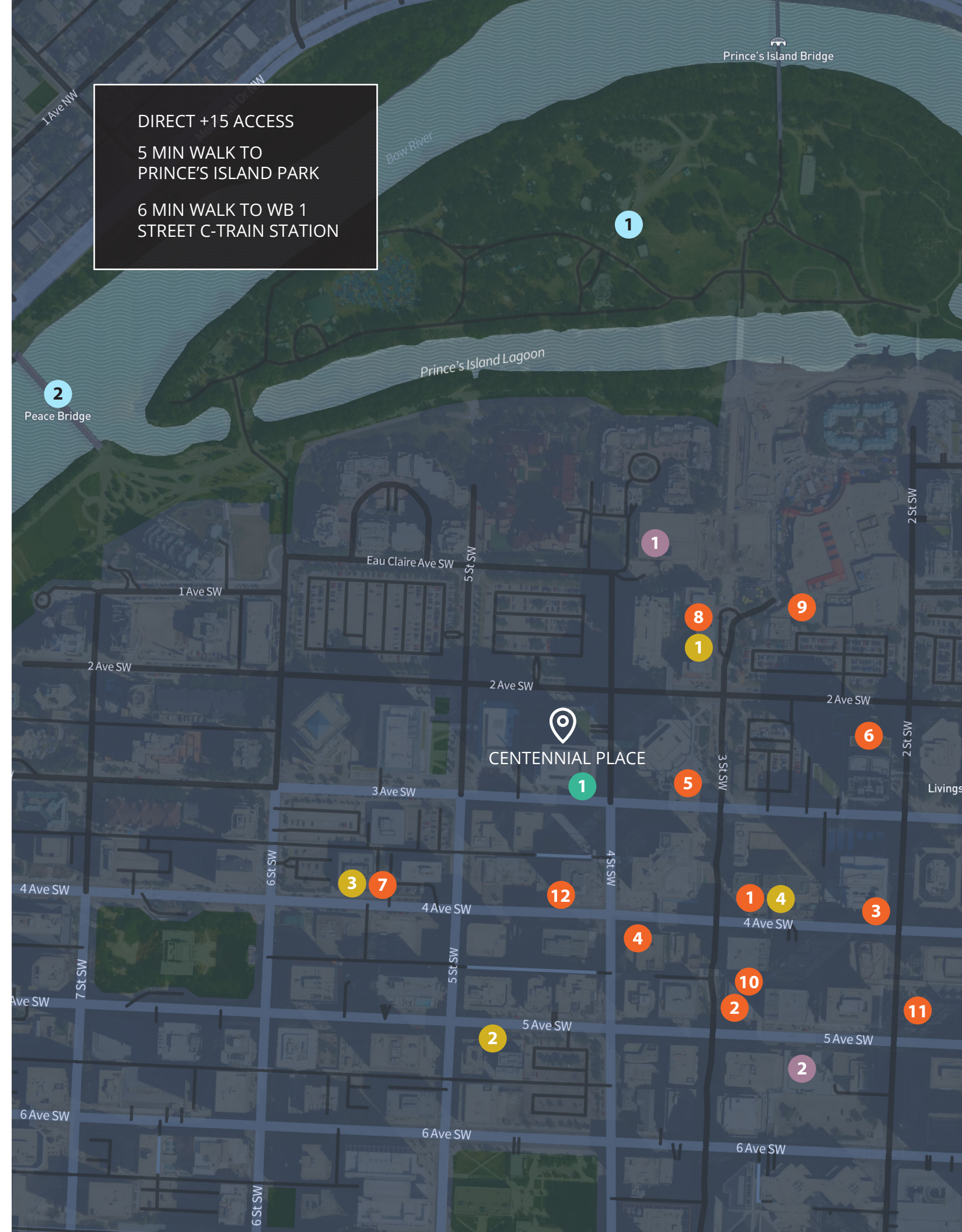
- 1 Sheraton Suites Eau Claire
- 2 The Dorian Hotel
- 3 The Westley Downtown
- 4 Westin Calgary Hotel

RECREATION

- 1 Eau Claire Athletic Club
- 2 Petroleum Club

DINING & COFFEE

- 1 The Keg Steakhouse + Bar
- 2 The Rooftop YYC
- 3 Owens Landing
- 4 KOTO Sushi
- 5 Analog Coffee
- 6 Deville Coffee
- 7 Fonda Fora
- 8 Flower and Wolf
- 9 JOEY Eau Claire
- 10 Kabuku
- 11 Monogram Coffee
- 12 Caesar's Steakhouse + Lounge



LET'S CONNECT

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**SCAN HERE
FOR A VIRTUAL TOUR**

SUITE 3120



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