



For Sublease

715 5th Avenue SW

This 3,506 square foot furnished move-in ready 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

Available Subpremises	Suite 1400 - 3,506 SF *additional 4,948 SF of base building space available for headlease
Sublandlord	CIBT CANADA Inc.
Occupancy Date	Immediate
Operation Costs	\$15.75 (2025 Estimate)
Term of Sublease	March 31, 2030
Annual Net Rent	Market Sublease Rates
Parking	2 Underground Reserved Stalls : \$415/month + GST 5 Covered Reserved Stalls : \$350/month + GST
Furniture	Available

Building Details

Constructed	1974
Rentable Area	399,563 SF
Average Floorplate	12,600 SF
Number of Floors	31
Landlord	HDL Investments Inc.
Building Manager	Tillyard Management Inc.
HVAC Hours of Operation	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



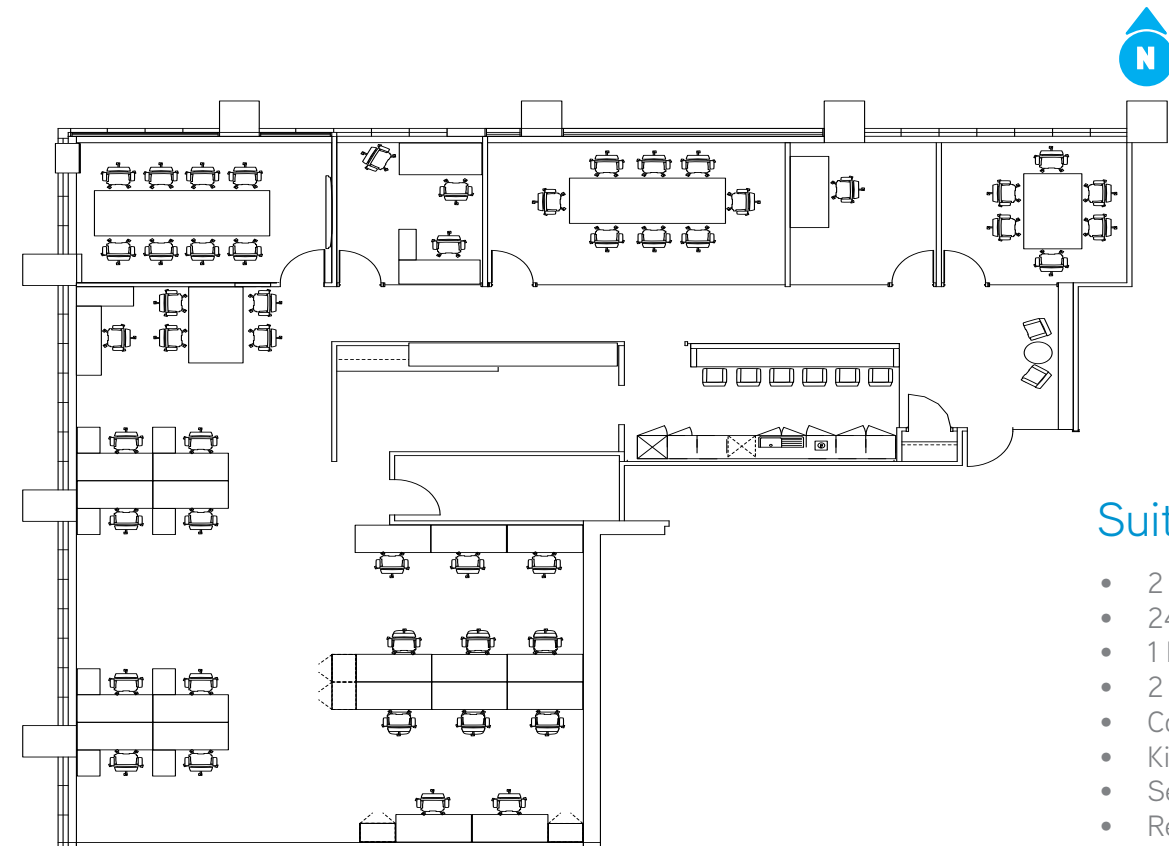
Plus 15 Connected to Numerous Dining Options



Two Blocks from the LTR Line



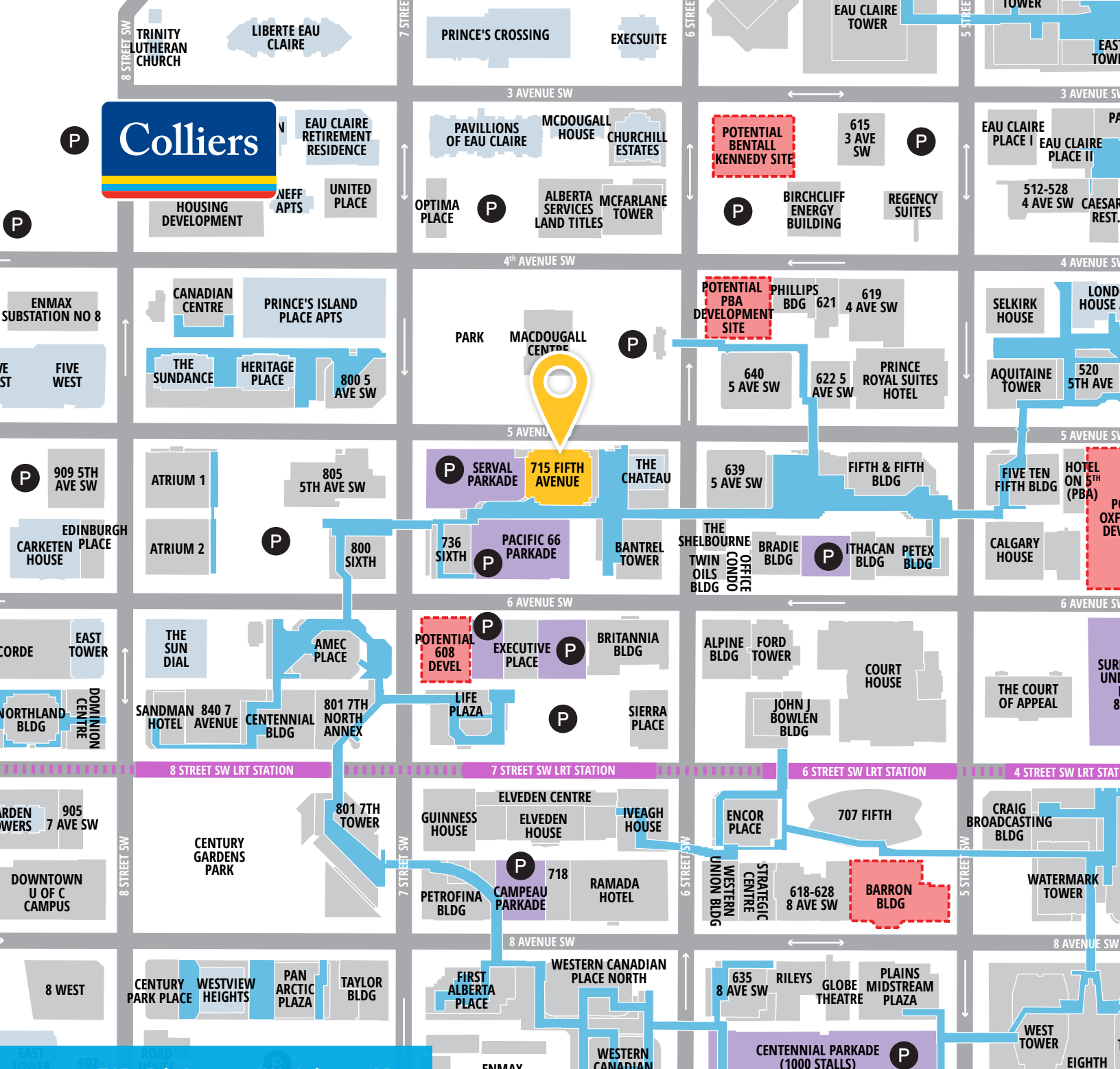
Upgraded Elevator Lobby and Common Areas



Suite 1400 - 3,506 SF

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





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