

Calgary Place I

330 5 Avenue SW | 7th Floor | Office Sublease

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SUBLEASE DETAILS

ADDRESS	330 5 Avenue SW
FLOOR	7 th
RENTABLE AREA	6,713 SF
SUBLEASE EXPIRY	April 30, 2028
OCCUPANCY	Immediately
ADDITIONAL RENT (2026)	\$19.99
NET ASKING RENT	Market Sublease Rates

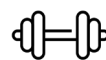
OPPORTUNITY OVERVIEW

- » Located at Calgary Place I, offering up to 6,713 square feet of move-in ready office space in the heart of downtown Calgary's core

BUILDING AMENITIES



2 levels of retail: Marcello's, Phil & Sebastian, Hoopla Donuts, Kabuku, The Rooftop YYC, Brix + Barrel, TD Bank



25,000 SF GYMVMT fitness facility — reduced tenant rate, transferable citywide



Renovated tenant lounge with putting green, games area & library



+15 skywalk connectivity throughout downtown core



24-hour manned security, after-hours card access

New conference centre with bookable boardrooms

88

TRANSIT SCORE

86

TRANSIT SCORE

100

WALK SCORE

For more information,
please contact:

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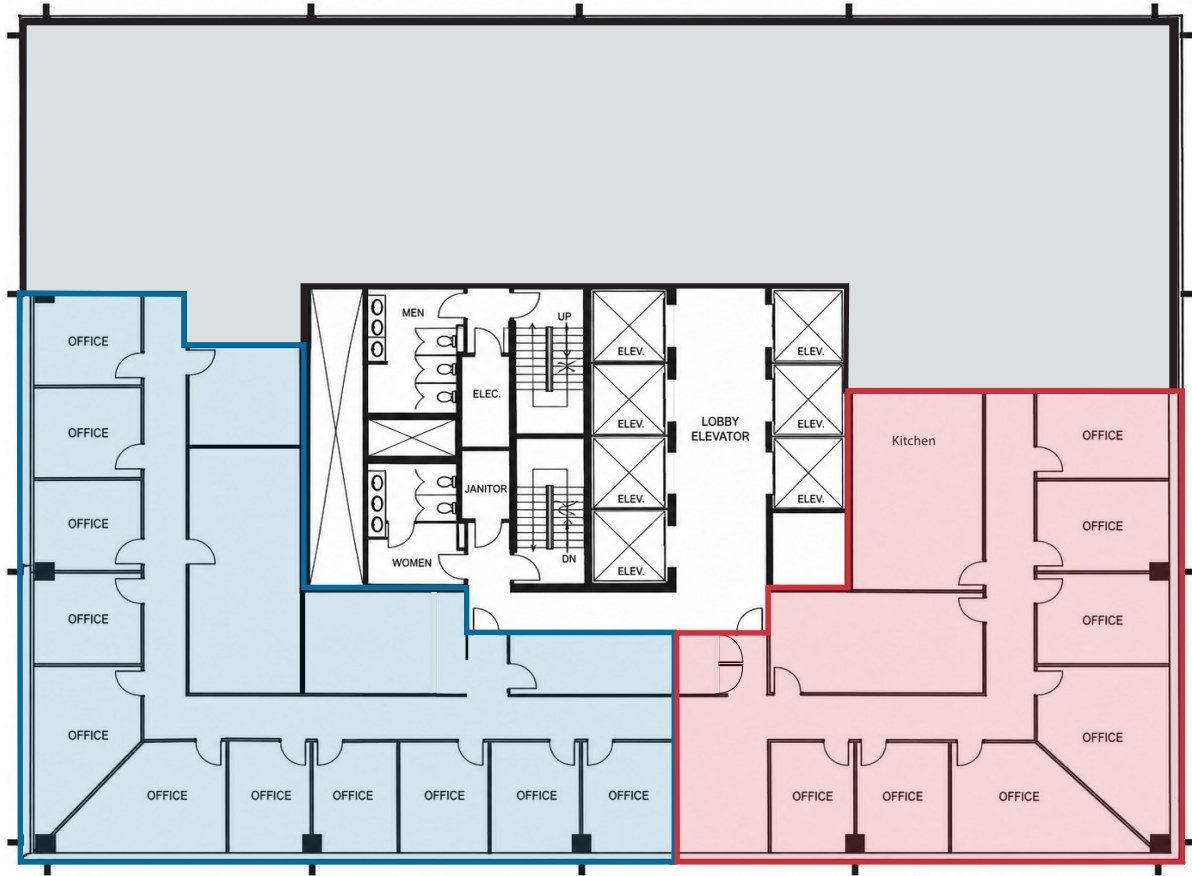
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FLOORPLAN



LAYOUT

■ Suite 760 (± 3,713)

- » 11 Offices
- » Kitchen
- » Boardroom
- » File/Storage Room

■ Suite 750 (±3,000)

- » 7 Offices
- » Kitchen
- » Boardroom
- » Reception

Total Area (6,713)

- » 18 Offices
- » 2 Kitchens
- » 2 Boardrooms
- » File/Storage Room
- » Reception

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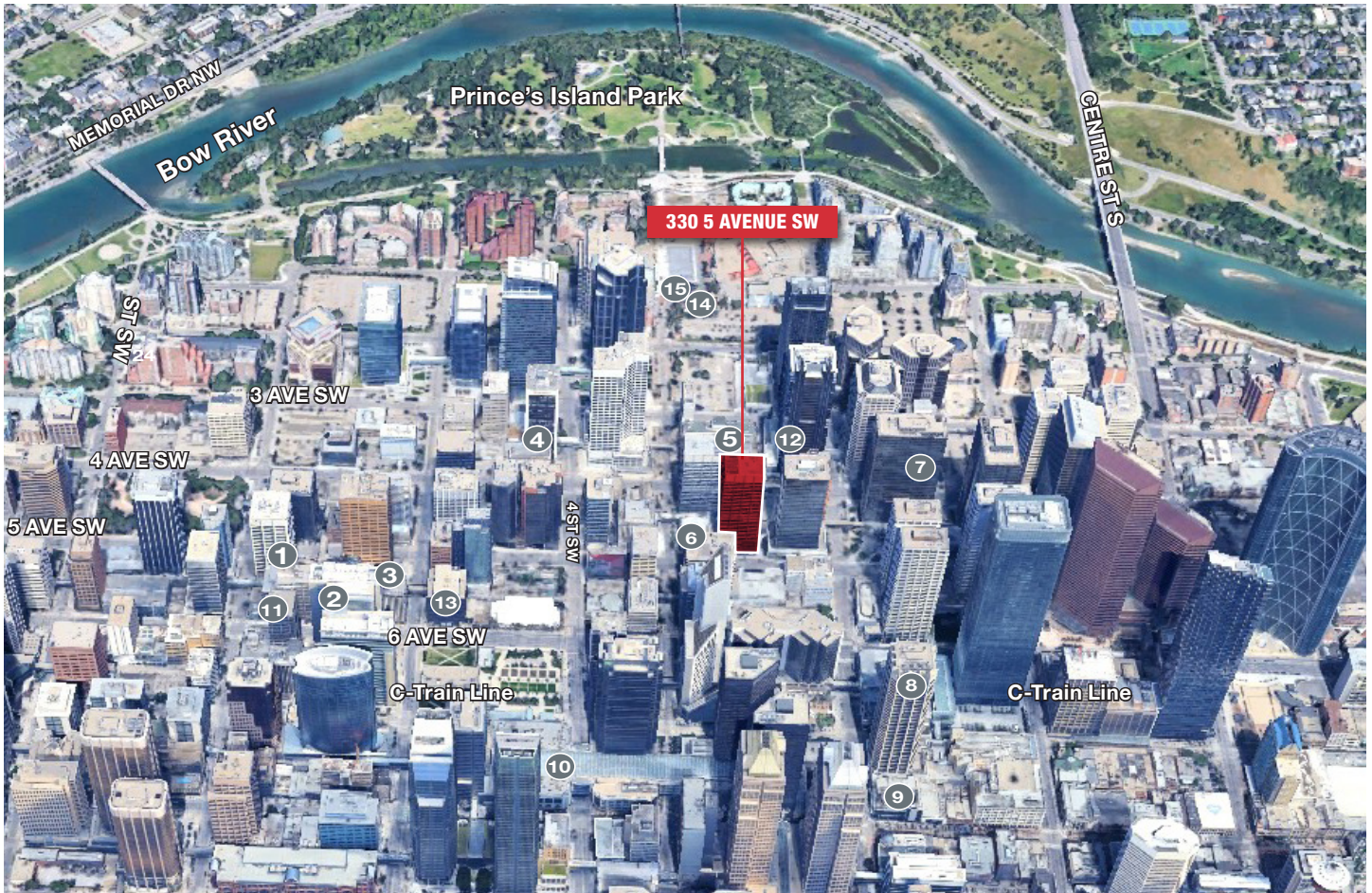
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PROPERTY LOCATION



NEARBY AMENITIES

- | | | |
|----------------------------------|------------------------------|---------------------------------|
| 1. Gogi Korean Kitchen | 6. The Rooftop YYC | 12. The Keg Steakhouse + Bar |
| 2. Ola Poke | 7. OEB Breakfast Co. | 13. Caffe Levant |
| 3. Deville Coffee | 8. Major Tom Bar | 14. JOEY Eau Claire |
| 4. Caesar's Steak House & Lounge | 9. Barbarella | 15. LOCAL Public Eatery Barclay |
| 5. Owen's Landing | 10. The CORE Shopping Centre | 16. Alforno Bakery & Cafe |
| | 11. Gyu-Kaku Japanese BBQ | |

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