



For **sublease**

Modern, light-filled office space with expansive views in the Wood Centre

2535 – 3 Avenue SE, Calgary Alberta

SPACE PROFILE

14,438 SF

Total SF

\$15.05 psf

Operating costs (2026)

Market

Rental rate

Class A

Office space

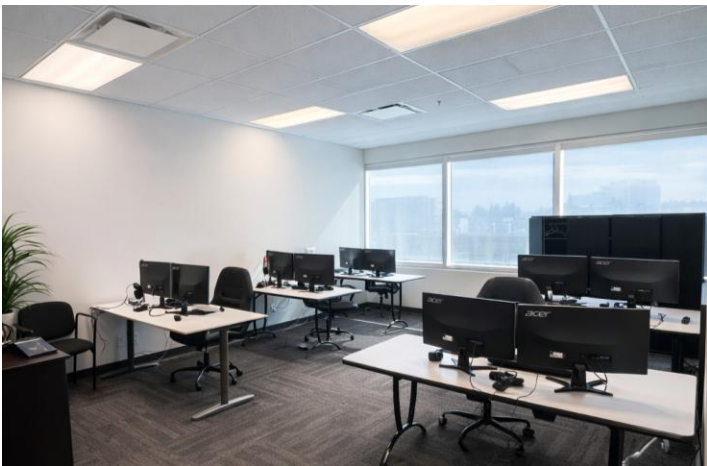
May 30, 2032

Term Expiry

Furniture

Available



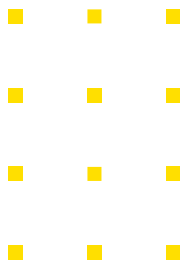




PROPERTY OVERVIEW

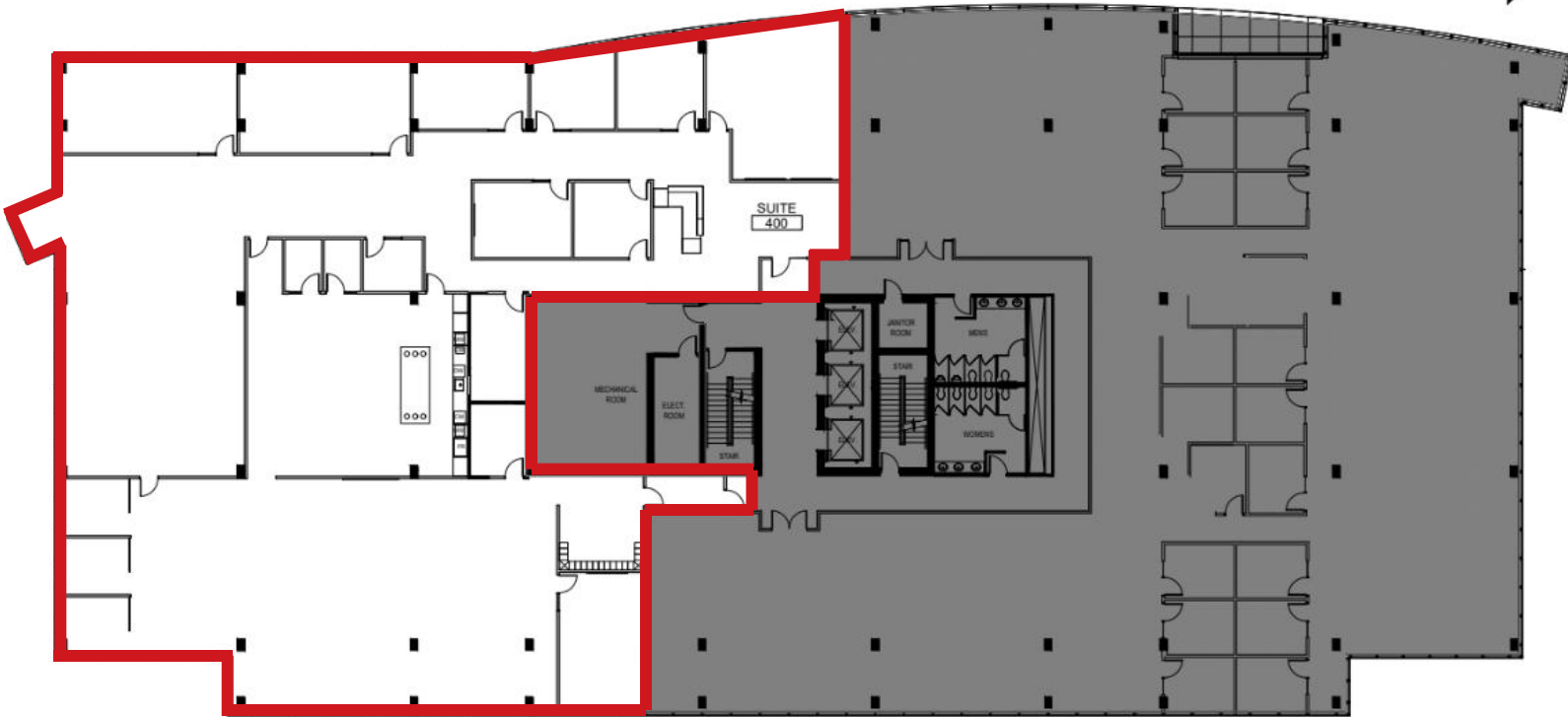
The Wood Centre is a modern Class A office building located at 2535 3rd Avenue SE, offering a professional, amenity-rich workspace just minutes from the city core.

It sits roughly an 8-minute drive from downtown and about 10 minutes from Calgary International Airport, with excellent connections via Deerfoot Trail, Memorial Drive, and the Trans-Canada Highway. Transit access is also convenient, with nearby LRT stations (Franklin and Barlow/Max Bell) within walking distance, along with multiple bus routes.



SUITE 410

14,438 SF Available



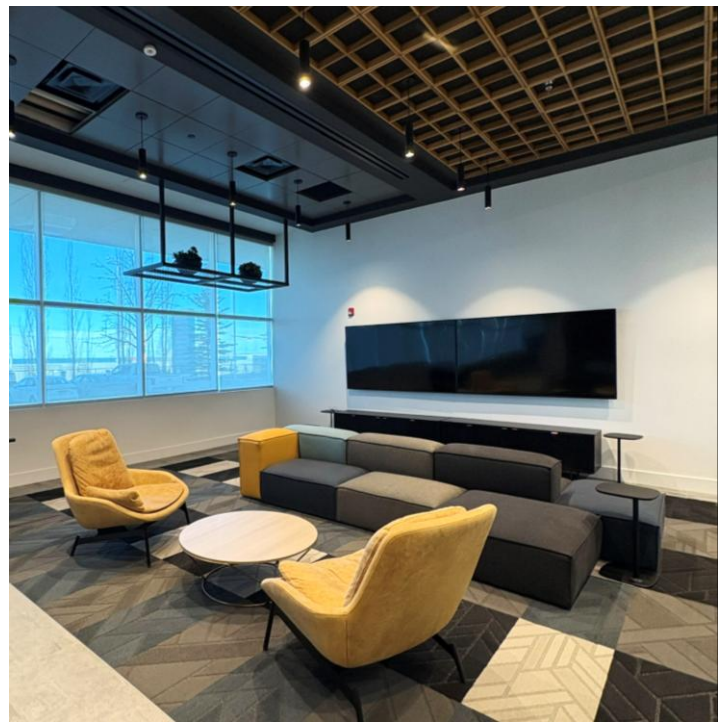
SPACE PROFILE

- Large open area for workstations
- Six (6) private offices
- Two (2) meeting rooms
- Three (3) boardrooms
- Reception area
- Kitchen with staff eating area

KEY HIGHLIGHTS

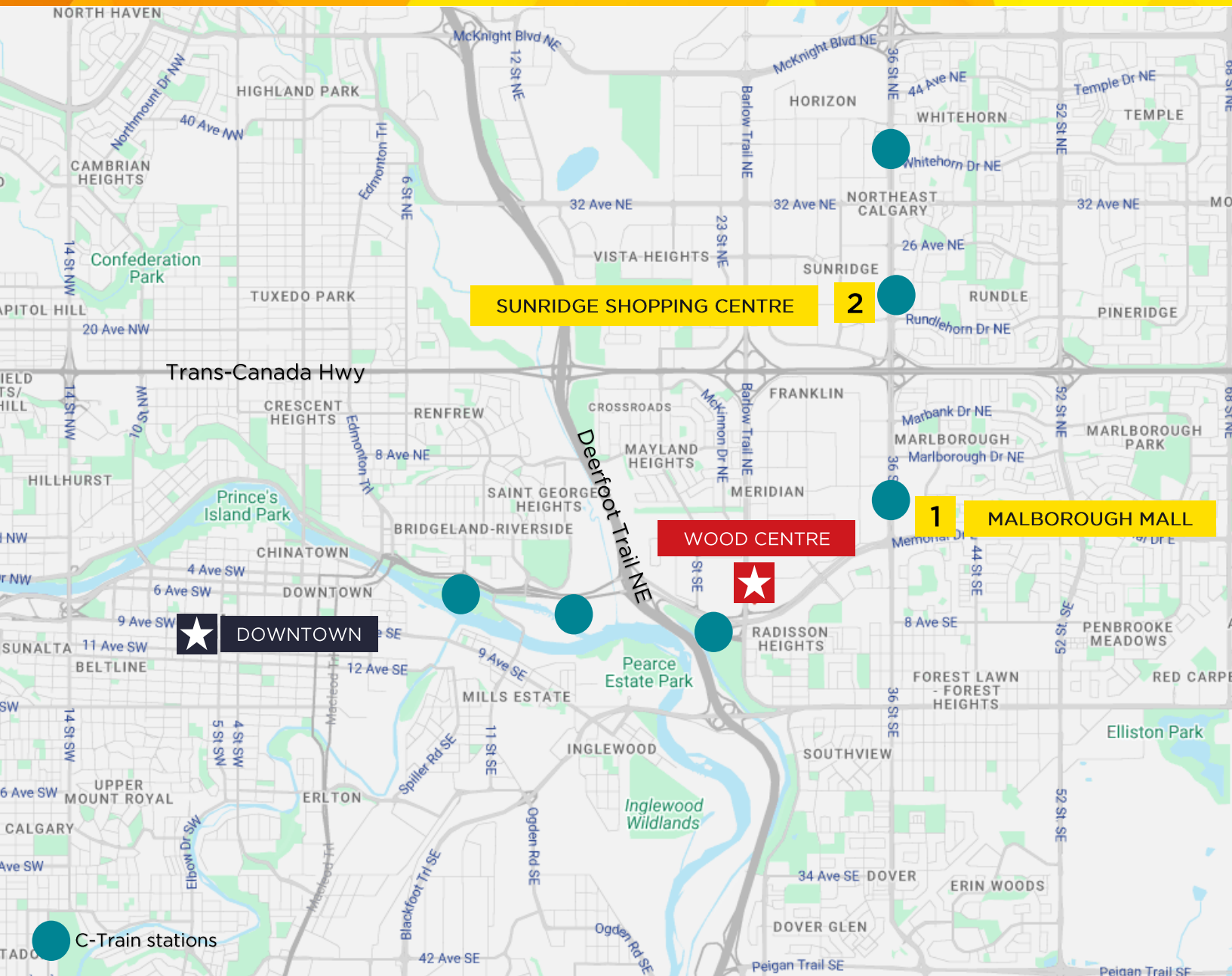
- Six (6) reserved underground stalls
- Two (2) reserved underground stalls designated for electric vehicles
- Ample free surface parking
- Secure underground bike storage and pathway access





BUILDING DETAILS

The Wood Centre offers a newly upgraded workplace experience, featuring modernized common areas and premium tenant amenities. Highlights include a fully renovated lobby, a stylish tenant lounge for collaboration, an updated conference centre, and a contemporary fitness facility. Designed with today's businesses in mind, these enhancements provide on-site spaces to meet, connect, and recharge, creating a dynamic and elevated work environment.



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