

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

350 7 Avenue SW, Calgary | AB

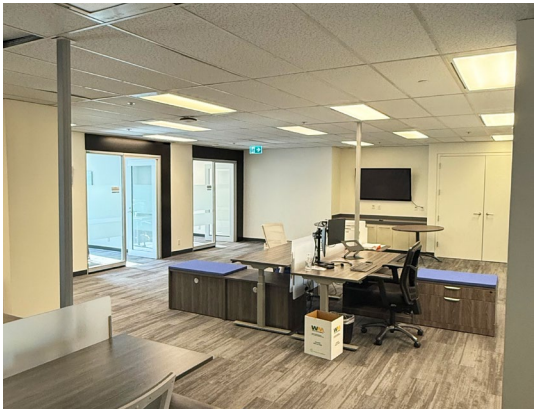
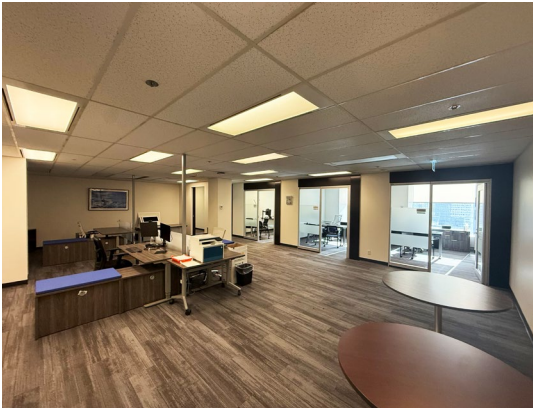
First Canadian Centre for Sub-Sublease

This fully furnished, move-in ready 3,975 sq. ft unit is available for sub-sublease. Comprising a portion of the 26th floor this space includes access to a shared kitchen and benefits from expansive windows that bring in abundant natural light while showcasing impressive city skyline views. Located within the highly amenitized First Canadian Centre in the heart of the downtown core, tenants will enjoy immediate access to an exceptional mix of restaurants, cafés, retail services, and public transit options. For those seeking a larger footprint, the Sub-Sublandlord will consider subleasing the entire floor.

Property Overview

Sub-Sublease Information

Available Sub-Subpremises	A portion of Suite 2600 - 3,975 SF *Will consider offers on the full floor
Sub-Sublandlord	Tara Energy Services Inc.
Annual Net Rate	Market Sub-Sublease Rates
Operating Costs & Taxes	\$20.60 (2026 estimate)
Occupancy Date	Immediate
Term of Sub-Sublease	January 29, 2028
Furniture	Fully Furnished
Parking	Month-to-month stalls available through the building



Building Information

Rentable Area	539,000 square feet
Average Floorplate (Low-Rise / High-Rise)	19,000 Sq. Ft. / 10,000 Sq. Ft.
Number of Floors	41
Property Management	Armco Alberta
Landlord	Armco Alberta
HVAC / Building Hours	Monday - Friday: 6:00 AM - 6:00 PM

Key Highlights



Plus 15
Connected



Tenant Exclusive
Fitness



Tenant Lounge
and Games Area



Conference
Facility



Bike Storage



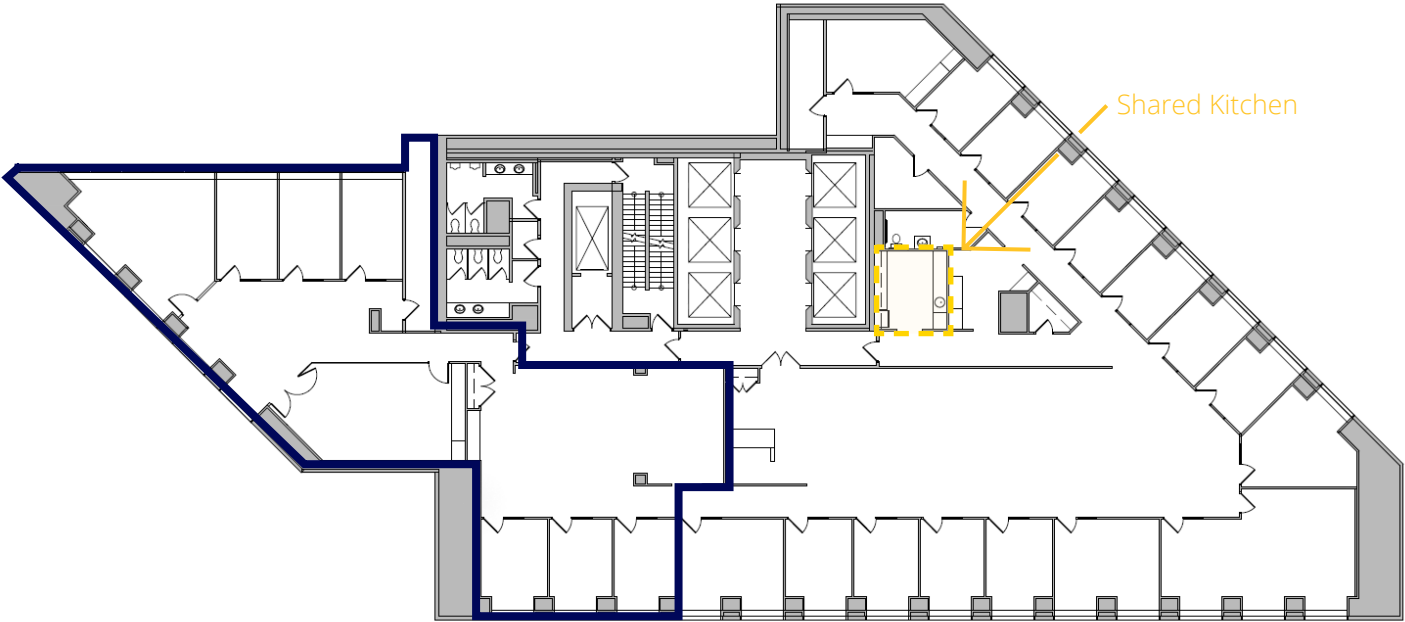
Close to
LRT Station



BOMA Best
Sustainable
Building Platinum

Floor Plan

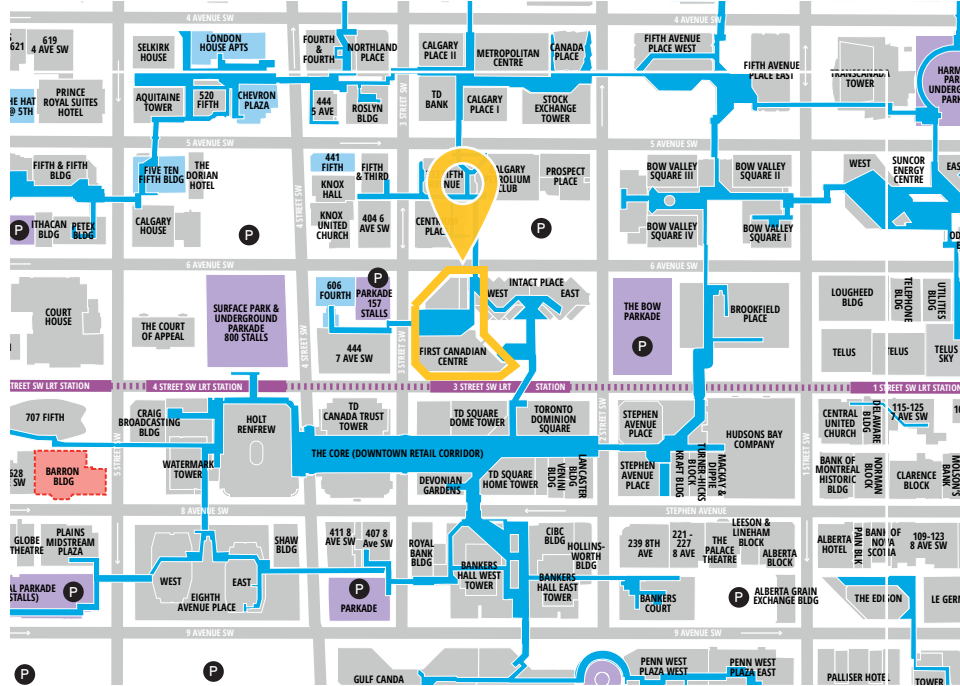
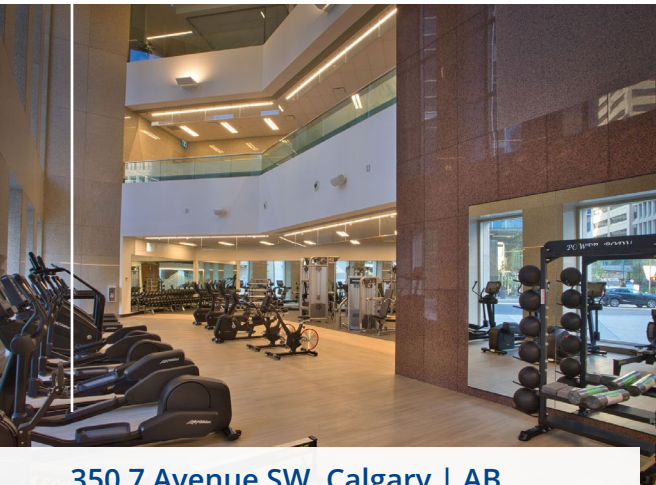
*The Sub-Sublandlord will consider offers on the entire floor of 11,130 SF.



A portion of Suite 2600 - 3,975 SF

- 7 exterior offices
- open area for workstations
- boardroom
- storage room
- access to shared kitchen





350 7 Avenue SW, Calgary | AB

Brett Van Hal

Associate
brett.vanhal@colliers.com
+1 587 223 6373

Leigh Kirnbauer

Senior Vice President & Partner
leigh.kirnbauer@colliers.com
+1 403 298 0408



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