

**AVISON  
YOUNG**

# Class "A" Office Space For Sub-Sublease

**Citadel West**  
**540 - 12 Avenue SW**  
Calgary, AB






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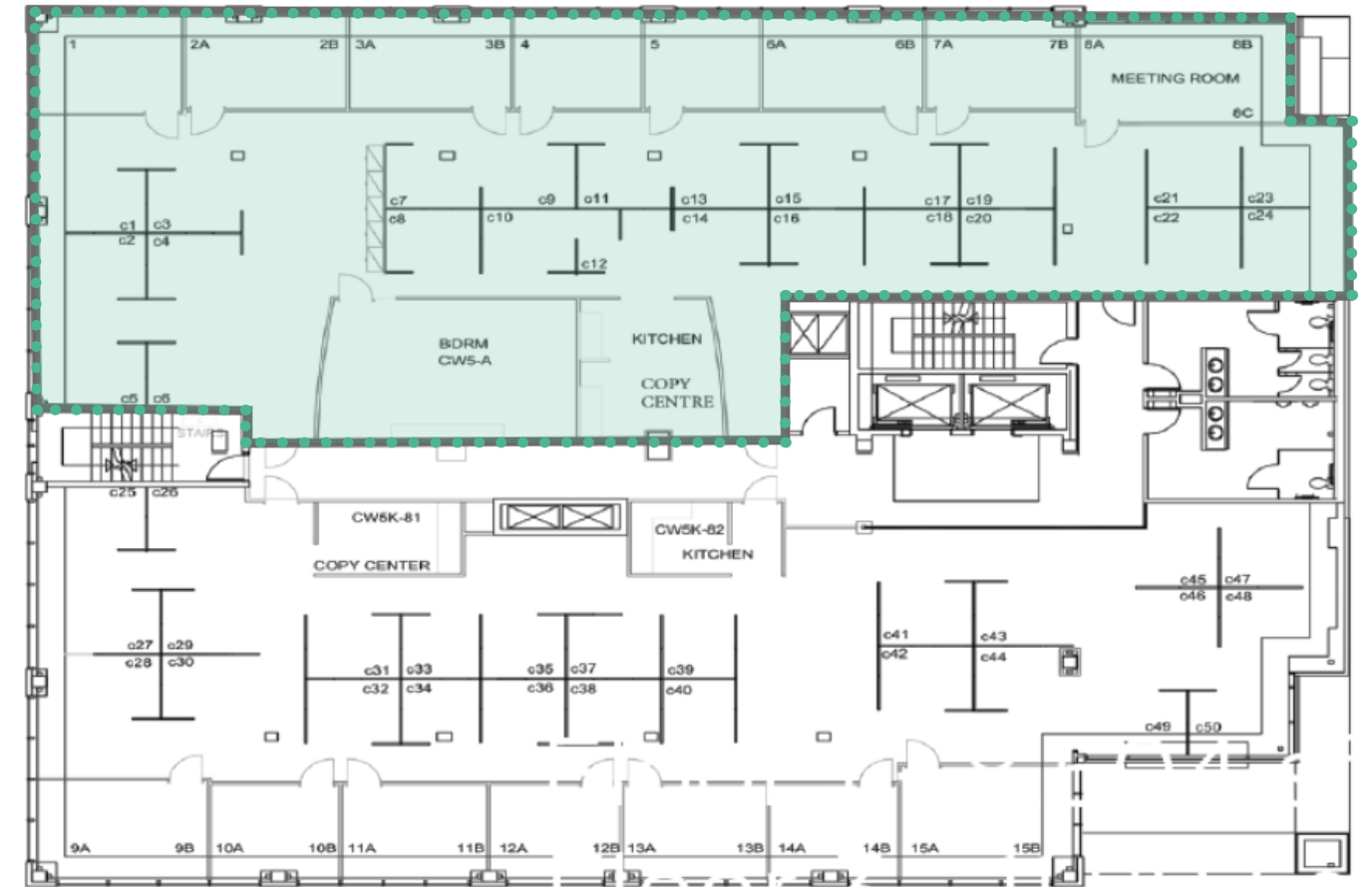
### Highlights

-  On-site bicycle storage & security
-  Walking Distance to the Downtown Core
-  AAA Covenant Anchor Tenant (CH2MHILL)

### Particulars

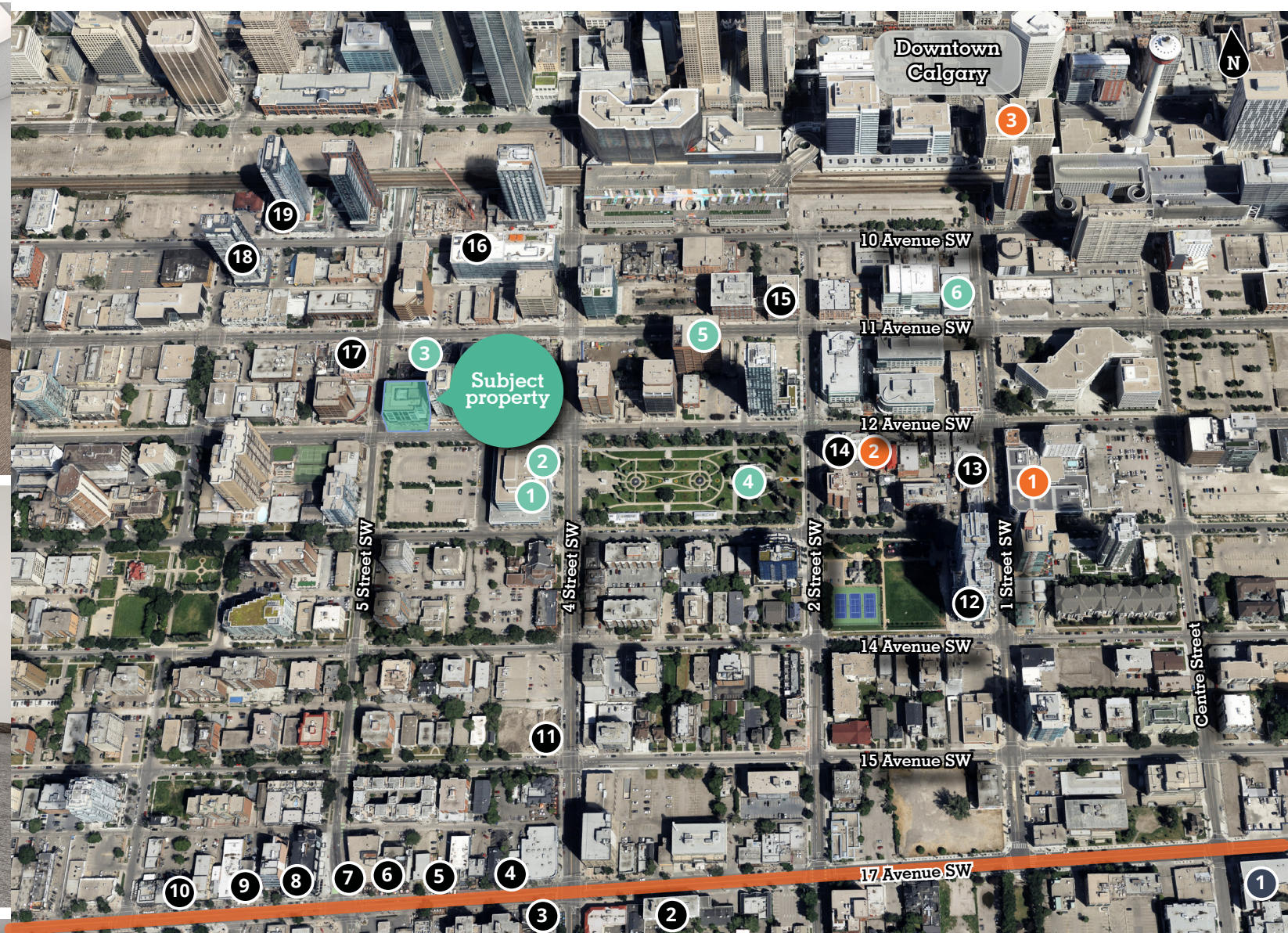
<b>Available:</b>	6,000 sf
<b>Rent:</b>	\$20.00/sf (Gross)
<b>Sublease Expiry:</b>	August 30, 2028

# Floorplan



## Suite 500 | 6,000 sf

- 7 Offices
- 22 Workstations
- Boardroom
- Kitchen
- Copy/Filing Room



### Nearby Amenities

#### ● Restaurants

1. Rosso Coffee
2. Element Cafe
3. PinBar
4. Lulu Bar
5. Lonely Mouth Bar
6. The Ship & Anchor
7. National on 17th
8. Amato Gelato
9. UNA Pizza + Wine

#### ● Hotels

10. Philosafy Cafe
11. Red's Diner
12. The Moose and Poncho
13. Ten Foot Henry Subway
14. Native Tongue Taqueria
15. Vintage Chophouse and Tavern
16. Pamp Brazilian Steakhouse
17. Last Best Brewing & Distilling
18. Scarpetta Italian Eatery
19. Orchard Restaurant

#### ● Services

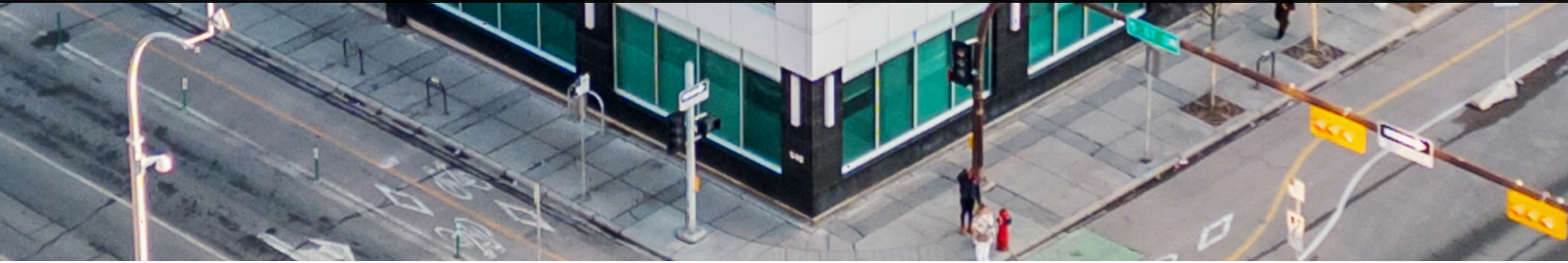
1. Hotel Arts
2. Fairfield Inn & Suites
3. Fairmont Palliser
1. Beacon Pharmacy
2. Sheldon M Chumir Health Centre
3. Family First Creative Centre
4. Calgary Public Library
5. Kids & Company
6. IDA



# Contact Us Now

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