



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

Dome Tower

Downtown Sublease Opportunity

±7,294 SF of Office Space
28th Floor, 333 7 Avenue SW,
Calgary AB T2P 2Z1

PROPERTY OVERVIEW

Premium subleasing opportunity in Dome Tower. Located in the heart of downtown Calgary's financial and retail centre, Dome Tower provides an abundance of amenities including direct access to the east and west LRT, plus 15 connectivity, restaurants, shopping, and a fitness facility that is located in the Core Shopping Centre offers tenants a variety of fitness options including a cycling studio, fitness classes, and personal training.

PROPERTY HIGHLIGHTS

- » **Suite is fully furnished and renovated to a high standard**
- » **Highrise floor**
- » **Tenant only fitness facility**
- » **Immediate access to the LRT**
- » **Various dining amenities nearby**
- » **Direct access to The Core Shopping Mall**

For more information,
please contact:

Loveleen Bhatti, Executive VP

+1 403 973 4360

lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP

+1 403 605 2294

rbhatti@naiadvent.com



SUBLEASE DETAILS

LEASABLE AREA	±7,294 SF
SUBLEASE RATE	Market
OP COSTS	\$20.73 PSF (est. 2025)
TERM EXPIRY	June 29, 2030
AMENITIES	Tenant-only fitness centre, +15 access



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FLOOR PLAN



28TH FLOOR - 7,294 SF

- » 23 offices
- » Open space for workstations
- » Meeting room
- » Storage
- » Printer area

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