

# For Sublease Canada Place 407 2nd Street SW



## highlights

- **In the hub of the Plus 15 system with access to parking, banking, retail & food services**
- **Easy access to the LRT system via Plus 15 walkways**
- **Low operating costs**
- **Fitness Centre**
- **recently upgraded high speed elevators, card access security system , on site security staff**

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## details

Landlord:	Hoop Realty Inc./ Les Immeubles Hoop Inc.
Sublandlord:	Sun God Resources Inc.
Premises:	Suite 1250; 1,800 sq ft
Term:	December 31, 2021
Available:	30 days
Op. Costs & Taxes:	\$15.74 PSF (est. 2020)
Parking:	1:1,910 SF
Net Rent:	Market sublease rates

Strategically located in the heart of downtown Calgary, Canada Place offers convenient access to vehicular traffic from 4th and 5th Avenues as well as the main east and westbound downtown arteries.

Canada Place also provides easy access to the LRT system via Plus 15 walkways.



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## floor plan



- Very efficient suite; 5 offices, kitchen, meeting room and storage
- Office space is in "show suite" condition
- Fully furnished
- Great views

SUITE 1250  
1,800 SF

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photos



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