



Sun Life Plaza III East

Class A Sublease

9th Floor: 14,887 sf

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Features & Amenities



- + Mix of office and open area
- + Potential for furniture to be available
- + Plus 15 connection to TransCanada PipeLines Tower and James Short Parkade
- + Fitness Centre and conference facility for exclusive use of Sun Life Plaza tenants
- + 30,000 sf Atrium in complex

Space PROFILE

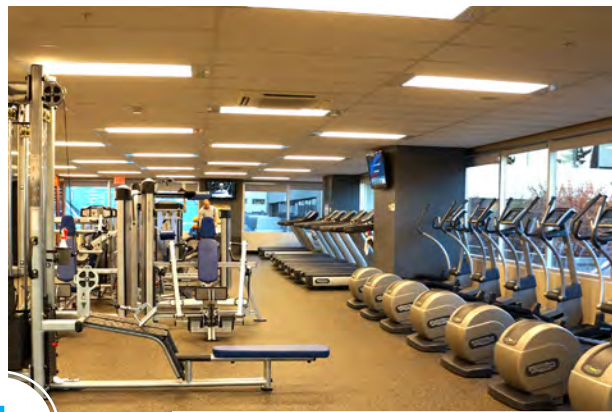
- + **Sublandlord:** Suncor Energy Inc.
- + **Premises:** 9th Floor: 14,887 sf
- + **Availability:** October 1, 2017
- + **Term:** Expires June 29, 2019
- + **Rental Rate:** Market sublease rates
- + **T.I.A.:** As is
- + **Op. Costs & Taxes:** \$21.49 per sf (est. 2017)
- + **Parking:** 1 stall per 1,750 sf

Building INFORMATION

- + **Address:** 112 Fourth Avenue SW
- + **Year of Completion:** 1984
- + **Number of Floors:** 28
- + **Rentable Area:** 410,669 sf
- + **Ave. Floor Plate:** 15,050 sf
- + **Security:** Manned security
- + **HVAC:** Mon-Fri: 7:00 a.m. - 6:00 p.m.
Sat: 7:00 a.m. - 1:00 p.m.
- + **Landlord/ Building Manager:** CREIT Management



Sun Life Plaza Lobby

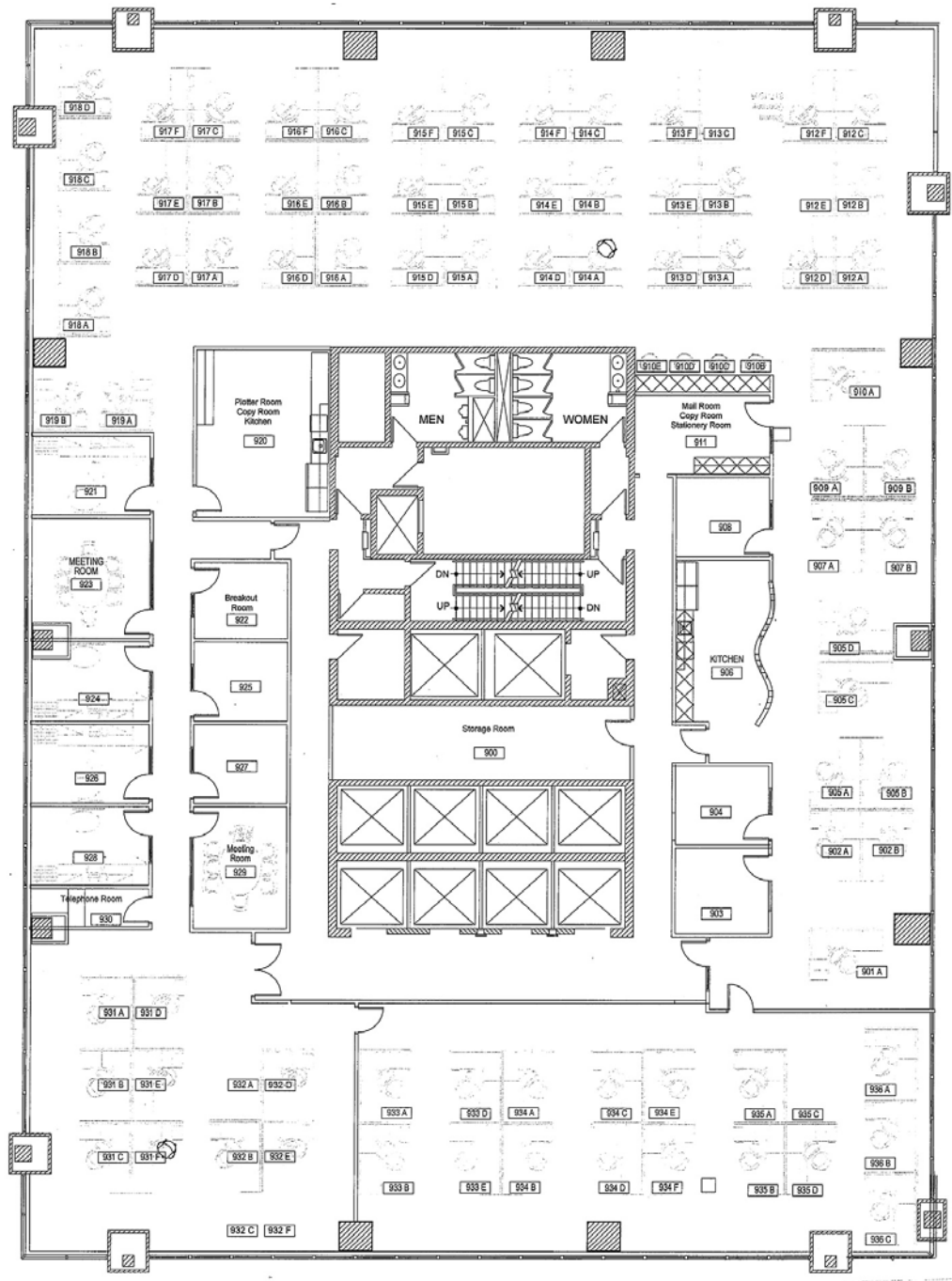
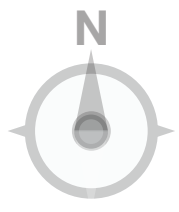


Fitness Centre



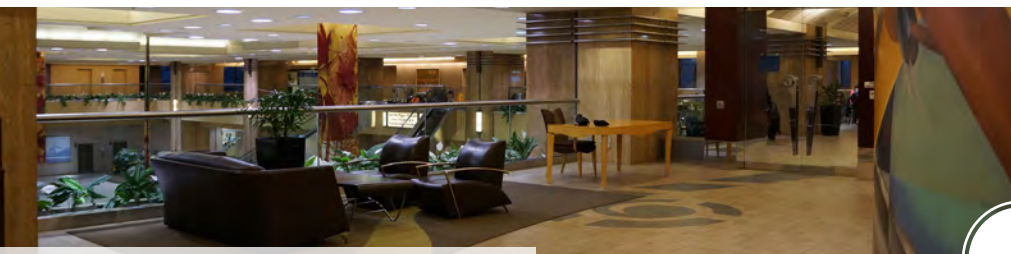


9th FLOOR - 15,233 SF



Floor DETAILS

- 10 offices
- 81 workstations
- 2 meeting rooms
- 2 kitchens
- 1 copy/mail room
- 1 copy/plotter room



Conference Centre Lobby

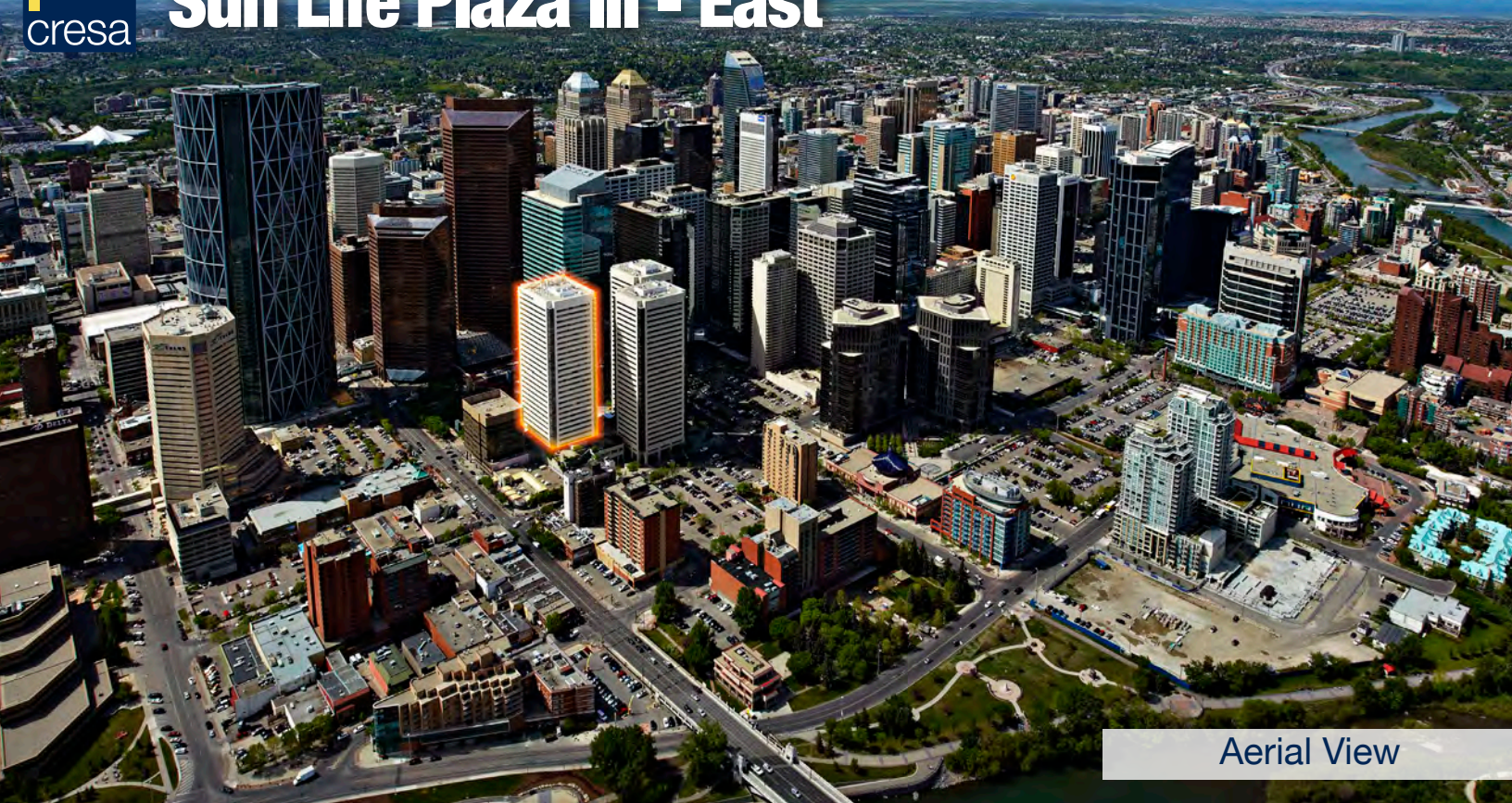


Conference Centre





Sun Life Plaza III - East



Aerial View



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