For Lease Altius Centre

500 4th **Avenue SW** Calgary, AB

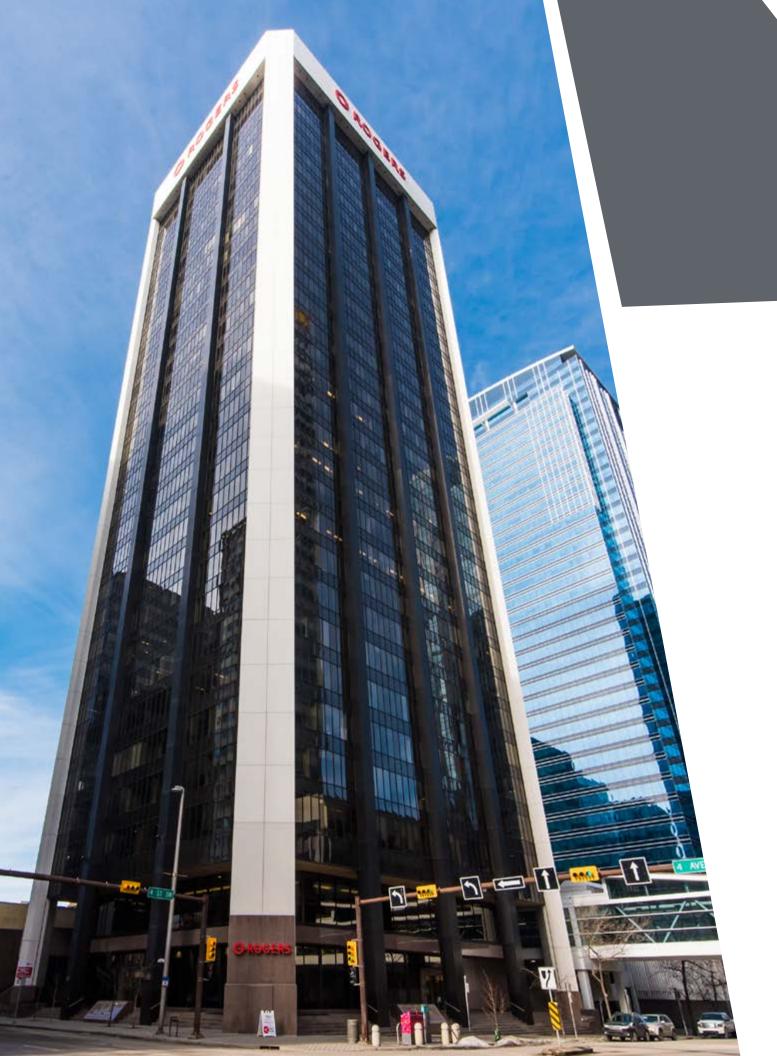
O RUGERO



Altius Centre is a 324,000 square foot, 32-storey office building in downtown Calgary situated at a prominent location.

This Class "B" property is directly connected to Calgary's Plus 15 walkway which is linked to all major office buildings in the city's Central Business District. One of the most compelling attributes of Altius Centre is its high parking ratio, which is one of the best in downtown Calgary.

Available Suites				Осс
Suite 200	-	3,216	square feet	Imm
Suite 300	-	10,948	square feet	Imm
Suite 1000	-	10,966	square feet	Imm
Suite 1200		11,009	square feet	Imm
Suite 1405	-	3,126	square feet	Imm
Suite 1600	-	6,412	square feet	Imm
Suite 2120	-	2,824	square feet	Apri
Suite 2300	-	11,185	square feet	Imm
Suite 2400	-	6,468	square feet	Imm
Suite 2900	-	6,782	square feet	Imm
Suite 3200	-	11,347	square feet	Apri



cupancy Date	Parking			
	One (1) stall per 1,200 square feet @			
mediately	> \$600 per stall/month for			
mediately	reserved underground (6' Clearance)\$550 per stall/month for			
mediately	reserved covered			
mediately	\$525 per stall/month for reserved rooftop			
mediately	Annual Net Rent Market Rates Apply			
mediately	Operating Costs and Taxes \$18.63 per square foot			
ril 1, 2024	[2024 estimate]			
mediately	HVAC Monday to Friday 6:00 am to 6:00 pm			
mediately				
mediately	Fitness Centre			

ril 1, 2024

Building Amenities

Wired Certified - Gold Level

- > Providers serving the building
- Bell Canada
- Zayo (Allstream)
- Telus
- Shaw Communications
- Rogers
- TeraGo



Floor Twenty

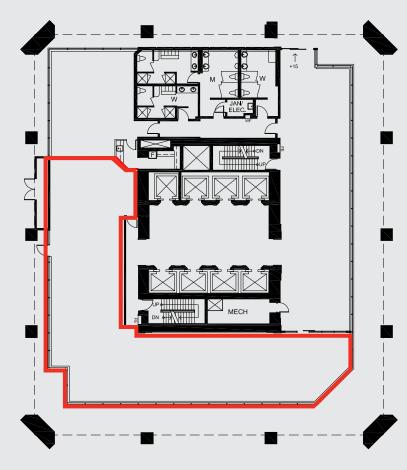
> New tenant lounge on the +15 level, free for tenants exclusive use Fitness facility on the main floor, free for tenants exclusive use Conference centre on the +15 level, free for tenants exclusive use > +15 connected to Eau Claire Place II and Shell Centre





Suite 200 3,216 square feet

Existing Restaurant Space with Full Working Kitchen

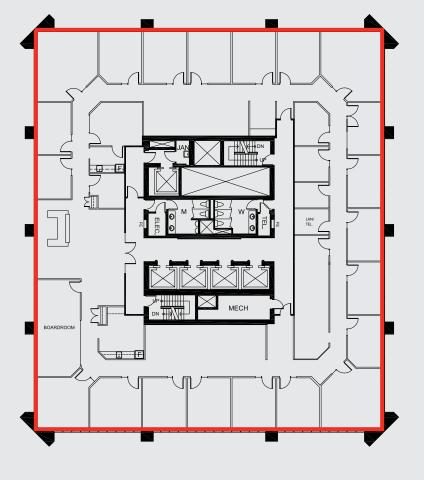


Suite 300 10,948 square feet

- > 27 Exterior Offices
- > 6 Interior Offices
- > Boardroom
- > Kitchen
- > Storage

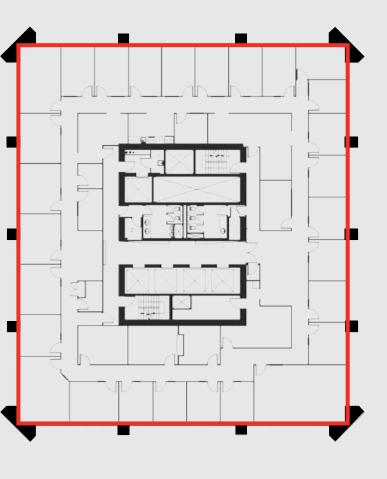
Suite 1000 10,966 square feet

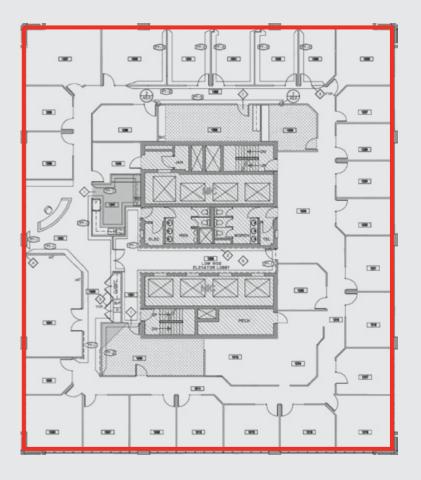
- > 21 Exterior Offices
- > 4 Interior Offices
- > Boardroom
- > Meeting Room
- > 2 Kitchens
- > Reception
- > Server Room
- > Large File/Store Room
- > Small Open Areas



Suite 1200 11,009 square feet

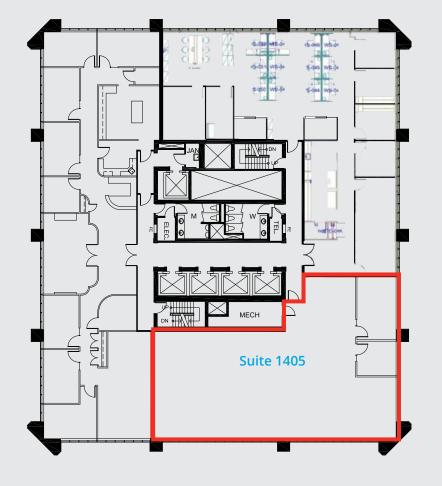
- > 24 Exterior Offices
- > 1 Interior Office
- > Boardroom
- > Meeting Room
- > Reception
- > Kitchen
- > Small Open Areas
- > 3 File/Storage Rooms
- > Server Room





Suite 1405 3,126 square feet

- > 1 Exterior Office
- > Boardroom
- > Open Area

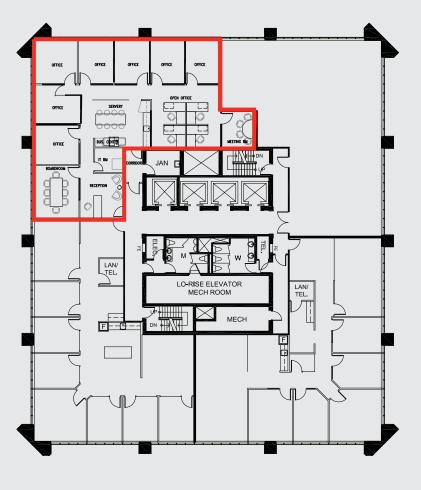


Suite 1600 6,412 square feet

- > 13 Exterior Offices
- > 1 Interior Office
- > Boardroom
- > Reception
- > In-Suite Shower
- > Kitchen
- > File Area
- > Copy Area
- > Storage/Server Room

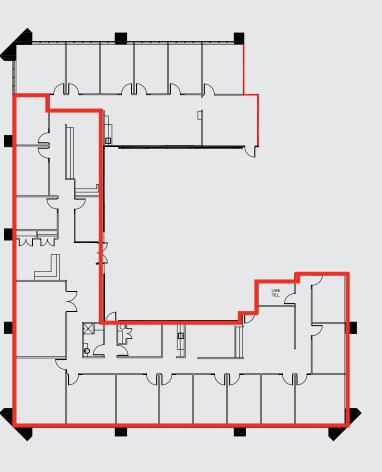
Suite 2120 2,824 square feet

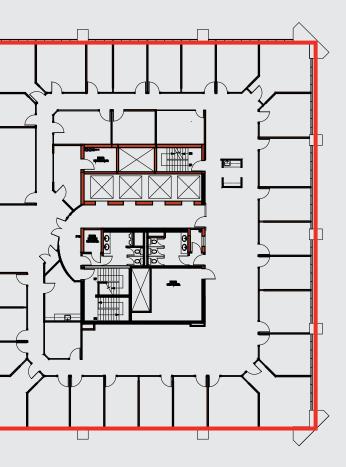
- > 7 Exterior Offices
- > Boardroom
- > Meeting Room
- > Open Area for ~4 Workstations
- > Kitchen
- > Reception
- > Server Room



Suite 2300 11,185 square feet

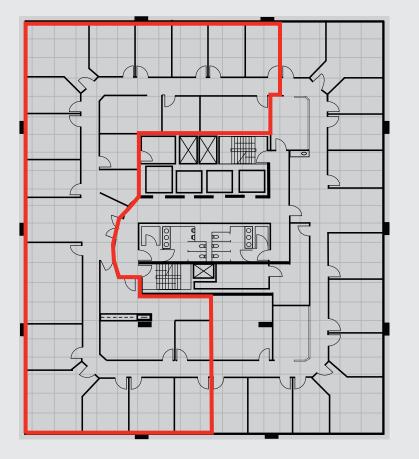
- > 23 Exterior Offices
- > 4 Interior Offices
- > Exterior Boardroom
- > 4 Meeting Rooms
- > Kitchen
- > Copy Area
- > Reception





Suite 2400 6,468 square feet

- > 14 Exterior Offices
- > 1 Interior Office
- > Small Open Work Space
- > Boardroom
- > Meeting Room
- > Kitchen
- > Reception
- > Copy/Print/Filing Area
- > Server Room
- > Storage Room

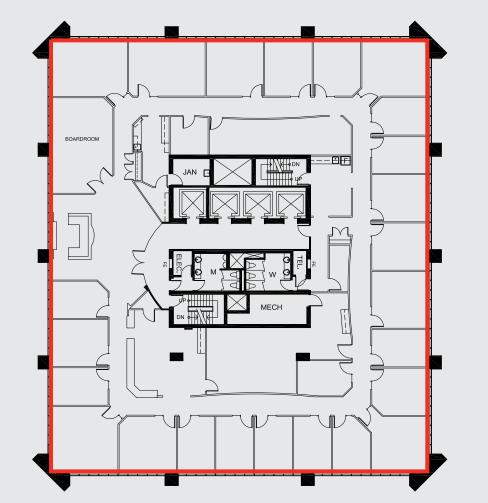


Suite 2900 6,782 square feet

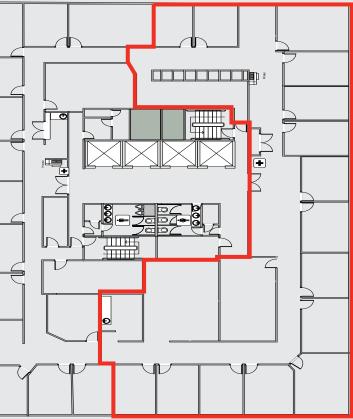
- > 15 Exterior Offices
- > Boardroom
- > Small Open Areas for Workstations
- > Kitchen
- > Copy/Print Area with Rolling Files
- > Reception Area

Suite 3200 11,347 square feet

- > 24 Exterior Offices
- > 2 Interior Offices
- > Boardroom
- > 2 Kitchens
- > 3 Large Copy/Print Areas
- > Large Reception







Contact Us

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