

Office Space For Lease

Altius
Centre



Colliers



DETAILS

Altius
Centre

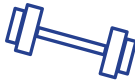
Altius Centre is located in the downtown core on the corner of 4th Street SW and 4th Avenue SW. This property offers a tenant exclusive fitness centre on the main floor of the building, free of charge. Additionally located on the Plus 15 level is a tenant only conference room that can accommodate up to 50 seats and a tenant lounge. The building is Plus 15 connected to the former Shell Centre, has many dining options in the immediate area



Address	500 4 Avenue SW
Rentable Area	325,317 Sq. Ft.
Average Floorplate	11,000 Sq. Ft.
Number of Floors	31
Operating Costs & Taxes <i>(2025 estimate)</i>	\$16.70 per Sq. Ft.
Landlord	Armco Alberta
Parking Ratio	1:1,200 Sq. Ft. Underground Parkade Height: 6'0"
Parking Cost	Reserved Underground: \$500/stall/month Reserved Covered: \$450/stall/month Reserved Rooftop: \$425/stall/month
HVAC / Building Hours	Monday - Friday: 6:00 AM - 6:00 PM

AMENITIES

Click to view
Virtual Tours!



On-site Fitness



+15 Access



Secure Parking



Tenant Lounge



Conference Facilities



Bicycle Storage



Close to Bow River
Walking Path



24/7 Manned
Security



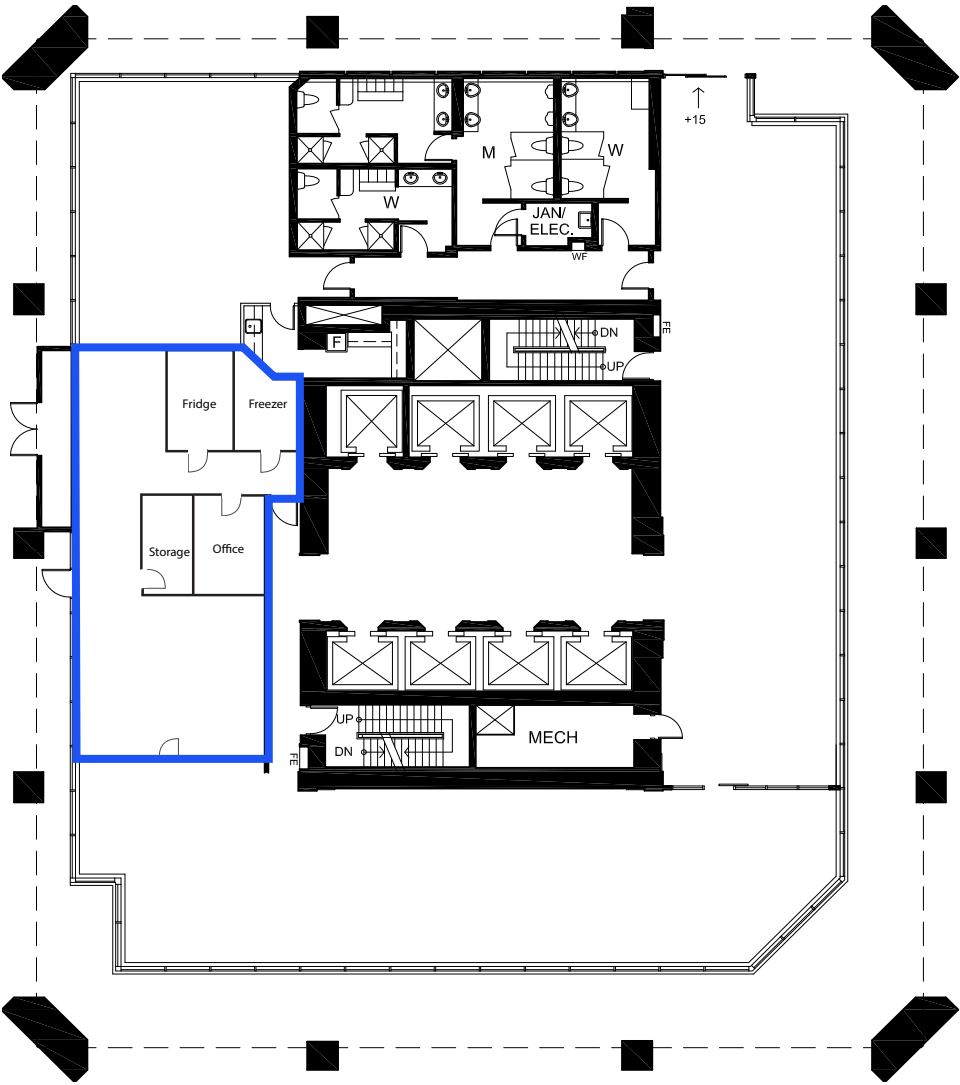
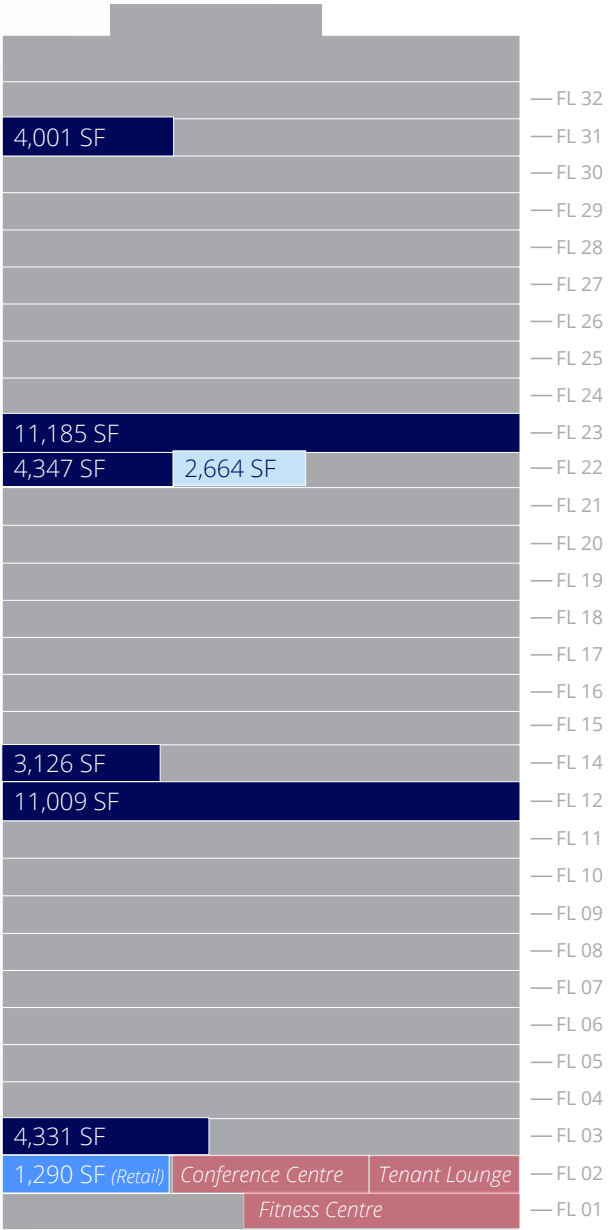
Wired Certified
- Gold



Floorplans

Suite	Square Footage	Occupancy Date
Retail - Fully equipped kitchen in place	200	Immediate
	300	Immediate
	1200	Immediate
	1405	Immediate
	2210	Immediate
	2215	October 1, 2025
	2300	Immediate
	3100	Immediate

- Headlease Available
- Show Suite
- Upcoming Headlease

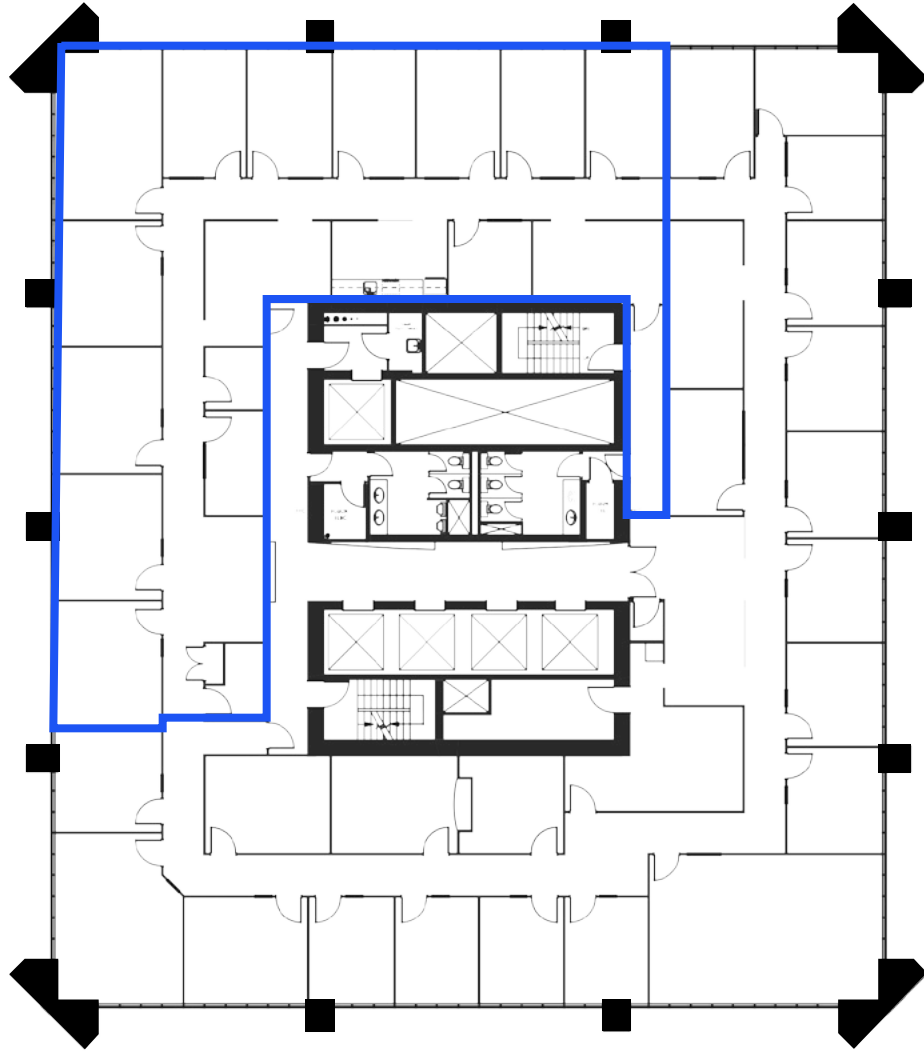


Suite 200 | 1,290 SF

Retail

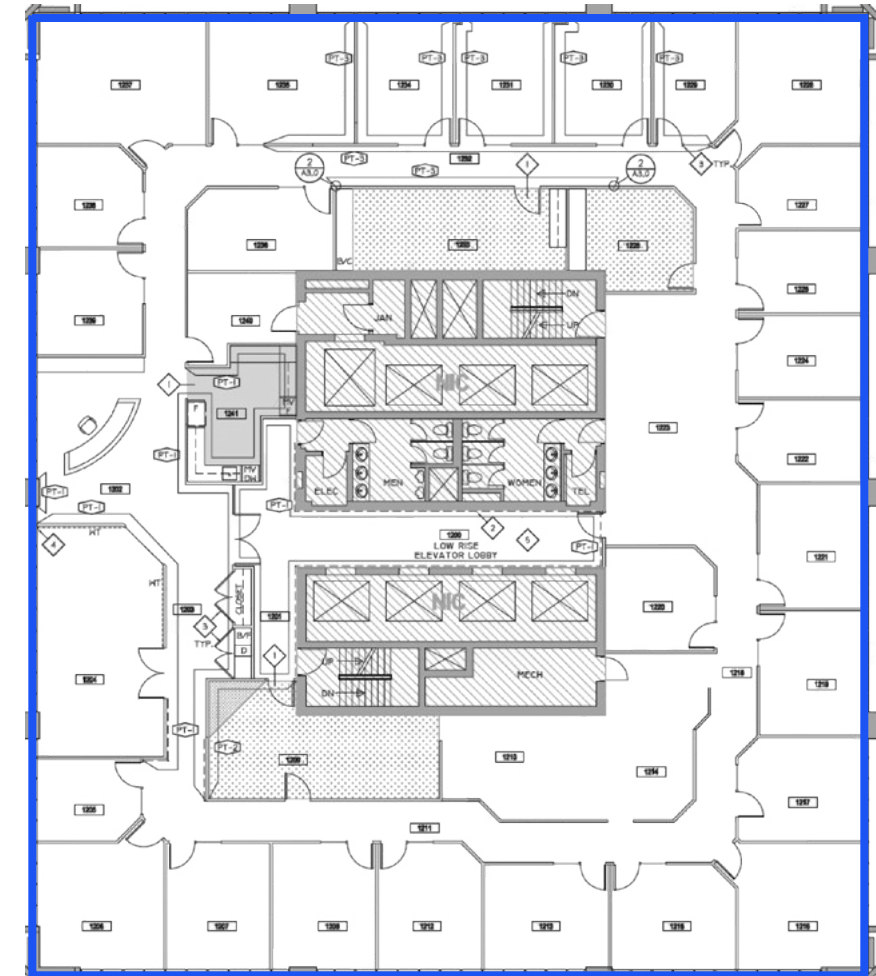
- Former restaurant
- Fully equipped kitchen in place

Floorplans



Suite 300 | 4,331 SF

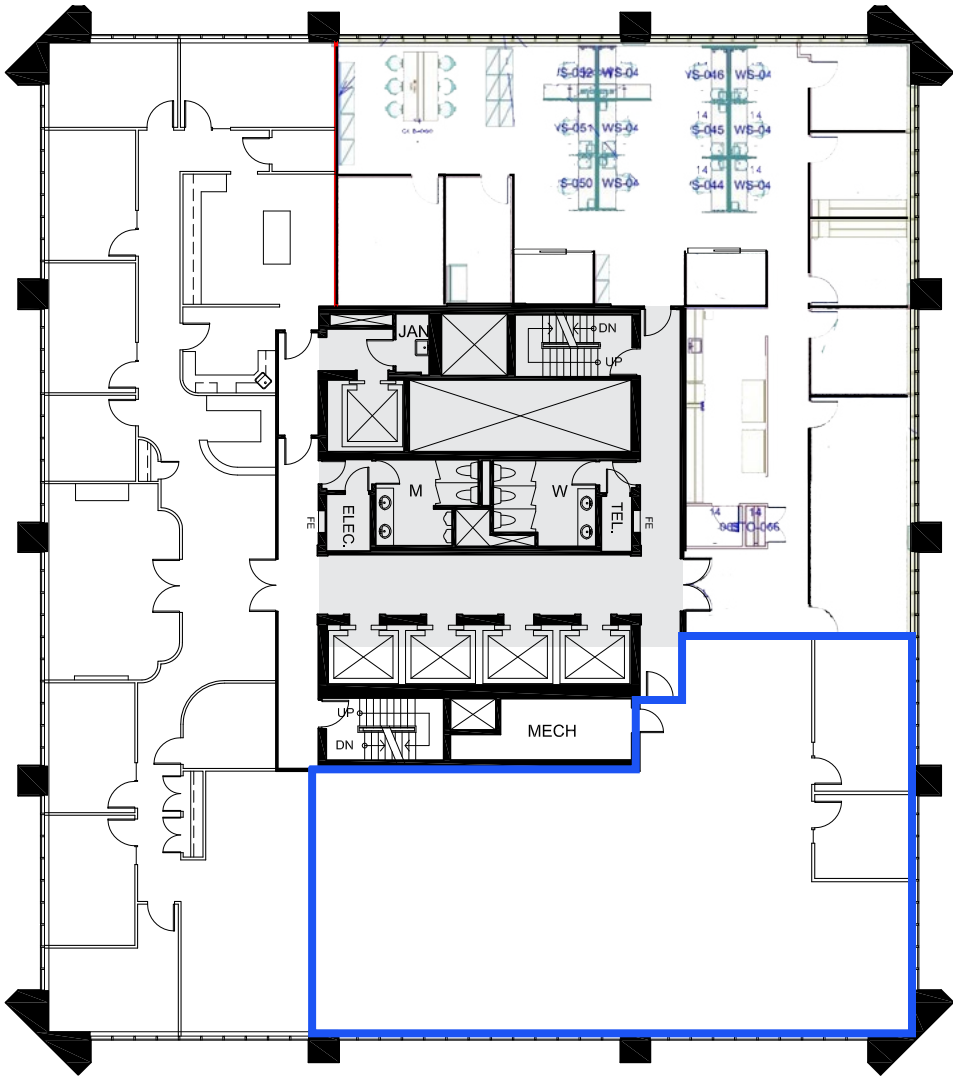
- 11 Exterior Offices
- 2 Interior Offices
- Kitchen
- Storage



Suite 1200 | 11,009 SF

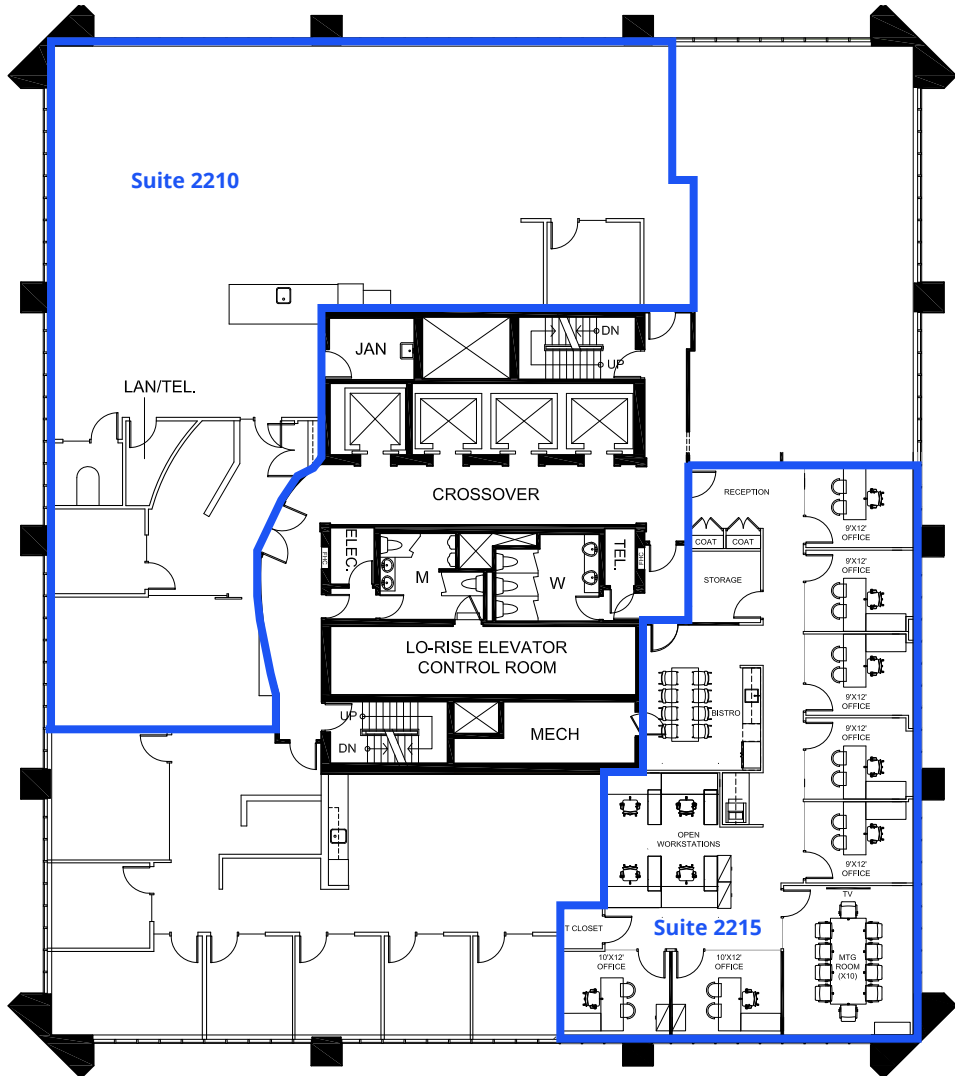
- 24 Exterior Offices
- 1 Interior Office
- Boardroom
- Meeting Room
- Reception
- Kitchen
- Small Open Areas
- 3 File/Storage Rooms
- Server Room

Floorplans



Suite 1405 | 3,126 SF

- 1 Exterior Office
- Boardroom
- Open Area



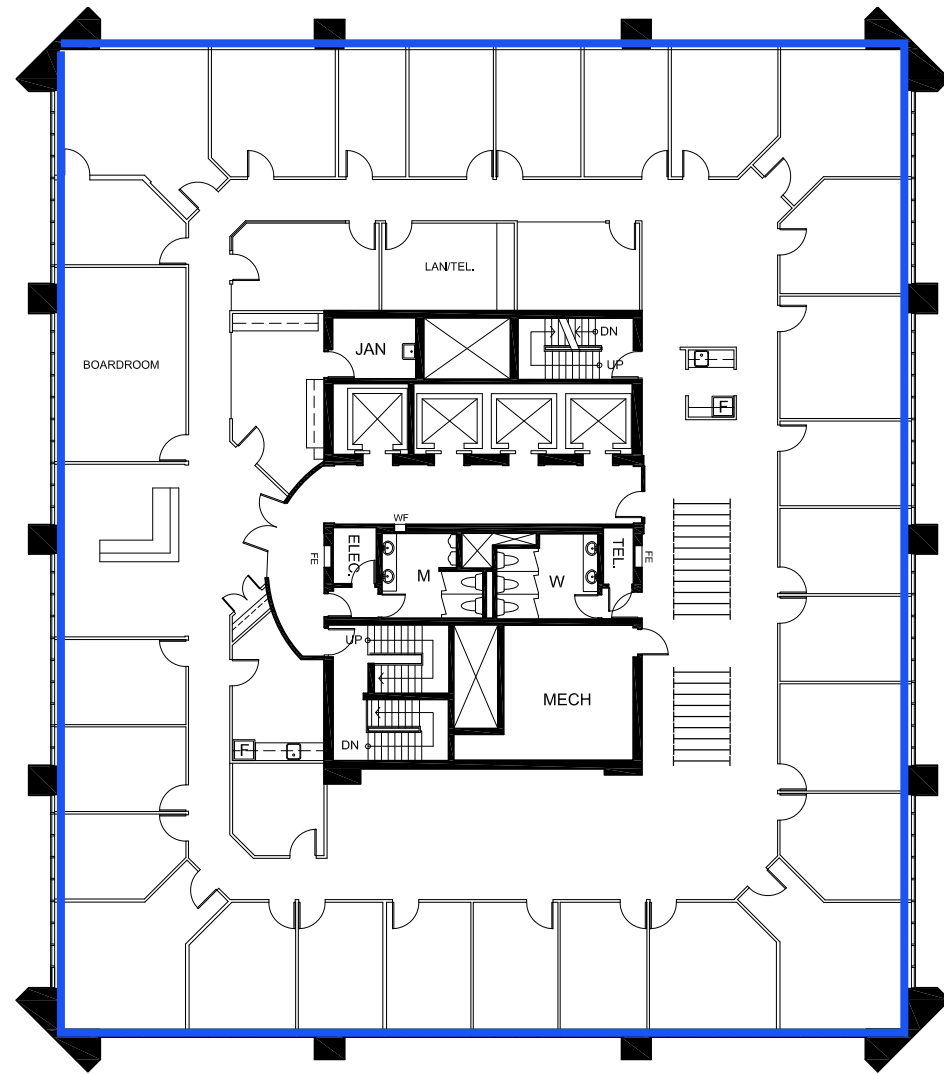
Suite 2210 | 4,347 SF

- Open Area for ~34 Workstations
- 3 Meeting Rooms
- Boardroom
- Kitchen/Lounge Area
- Copy/Print Area
- Reception
- Storage Room

Suite 2215 | 2,664 SF

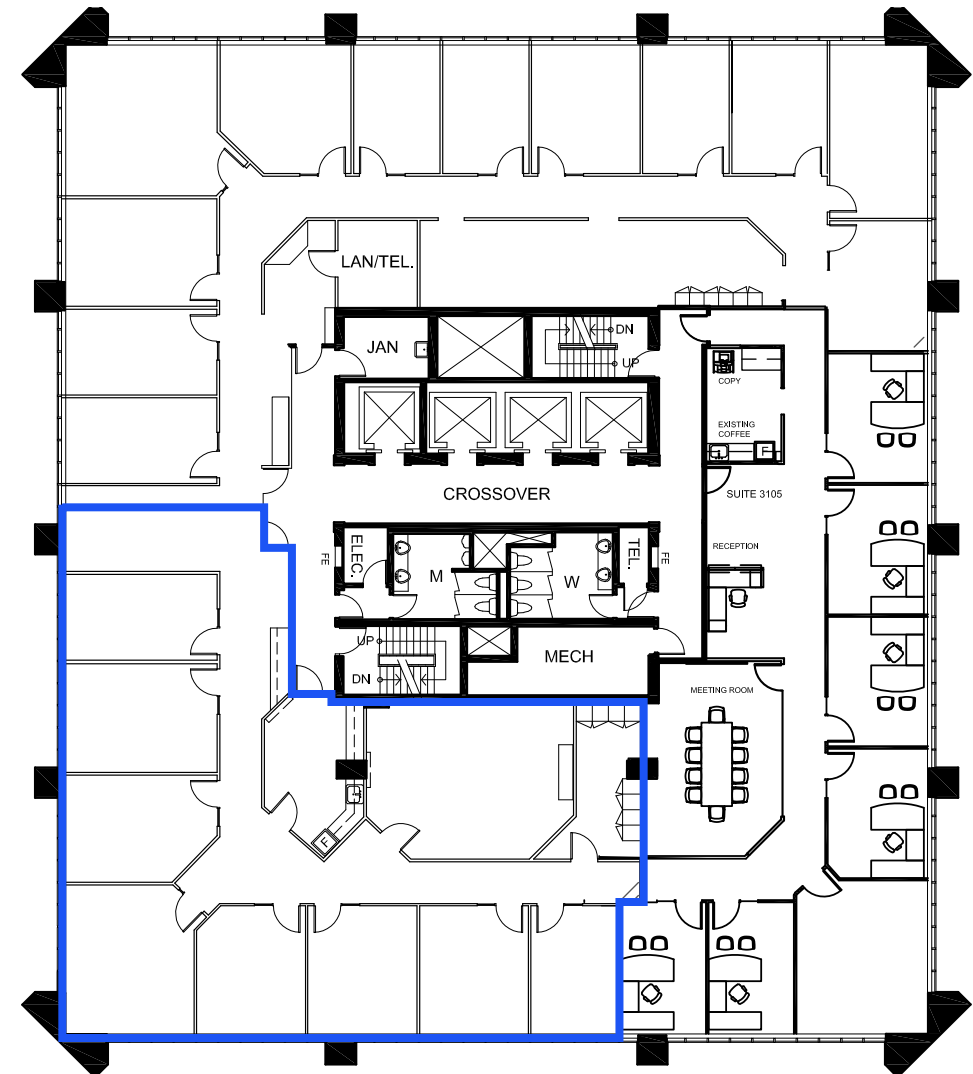
- 7 Exterior Offices
- Open Area for ~4 Workstations
- Boardroom
- Kitchen/Lounge Area
- Copy/Print Area
- Reception
- Storage Room

Floorplans



Suite 2300 | 11,185 SF

- 26 Exterior Offices
- 1 Interior Office
- Small Open Area for Workstations
- Boardroom
- 3 Meeting Rooms
- Kitchen
- Coffee Area
- Copy/Print Room
- Reception
- Server Room
- Rolling Files



Suite 3100 | ~4,001 SF

- 8 Exterior Offices
- Boardroom
- Kitchen
- Reception
- Copy/Print Area



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