

FOR SUBLEASE > OFFICE SPACE

TD Canada Trust Tower

421 - 7th Avenue SW, Calgary, Alberta



BUILDING DETAILS:

Constructed	1991
Rentable Area	617,621 square feet
Average Floorplate	18,500 square feet
Number of Floors	40
Landlord	CEC Leaseholds Inc.
HVAC	Monday - Friday 7:00 am - 6:00 pm

SUBLEASE INFORMATION:

Available Premises	37th Floor - 3,000 square feet (Approximately)
Sublandlord	Cartan Office Services Limited
Annual Net Rent	Sublease Market Rates
Estimated 2014 Operating Costs and Taxes	\$21.53 per square foot
Inducements	Turnkey available
Occupancy Date	Immediately
Term of Sublease	5 - 10 years (flexible)
Parking	Up to Four (4) parking stalls @ \$650 per stall per month underground reserved \$580 per stall per month underground unreserved

COMMENTS:

- Centrally located with an abundance of amenities in the immediate vicinity including restaurant, retail and bank facilities
- Panoramic high rise views, 600,000 SF of retail space in the CORE shopping centre
- Abundant natural light from floor-to-ceiling windows
- Glass and polished granite exterior; Direct LRT Access
- Dramatic foyer featuring a 40 foot natural light atrium
- +15 connections to TD Square, Eatons Centre and First Canadian Centre

CONTACT:

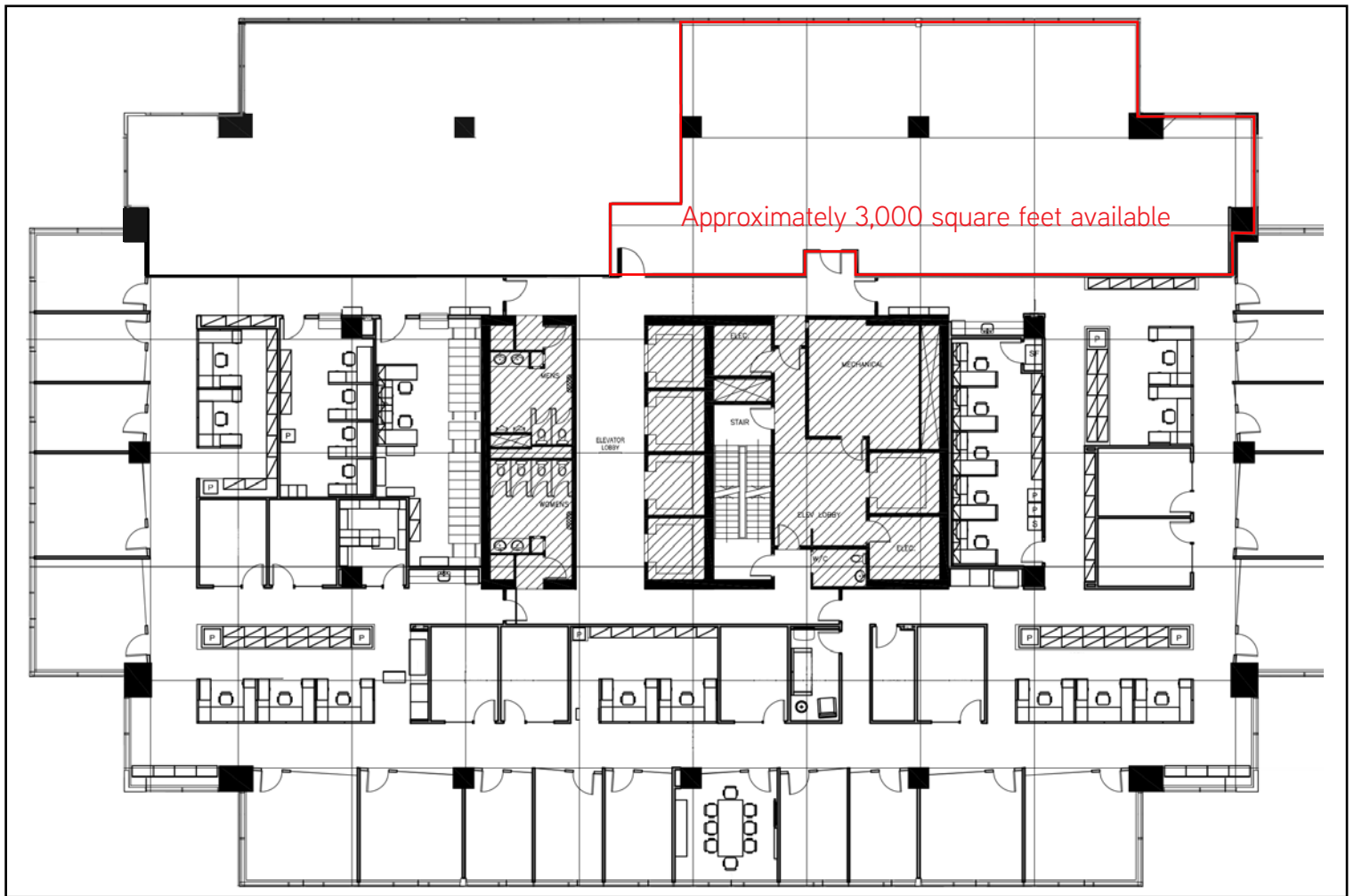
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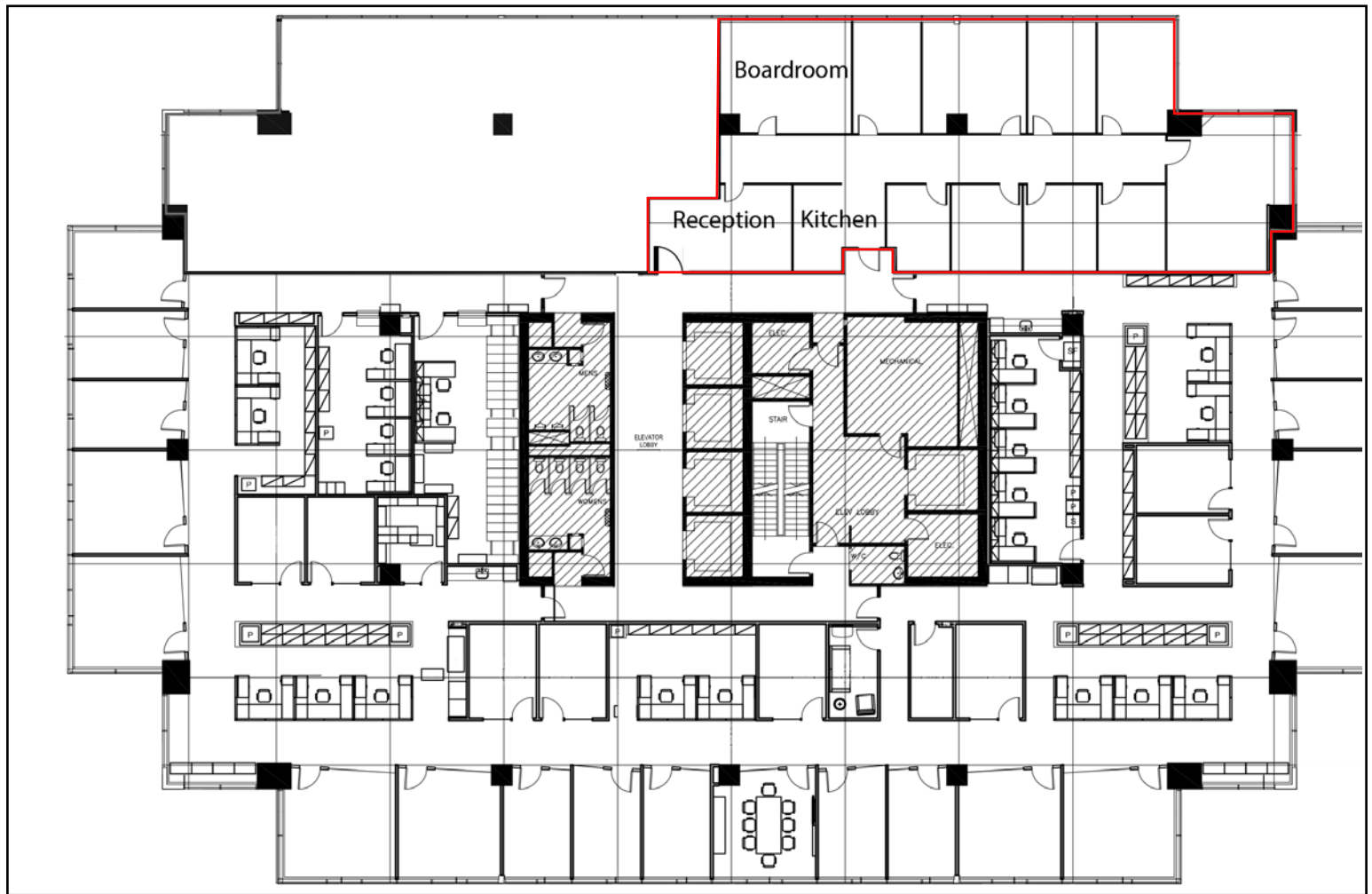


37th Floor - Approximately 3,000 square feet
currently in base building condition



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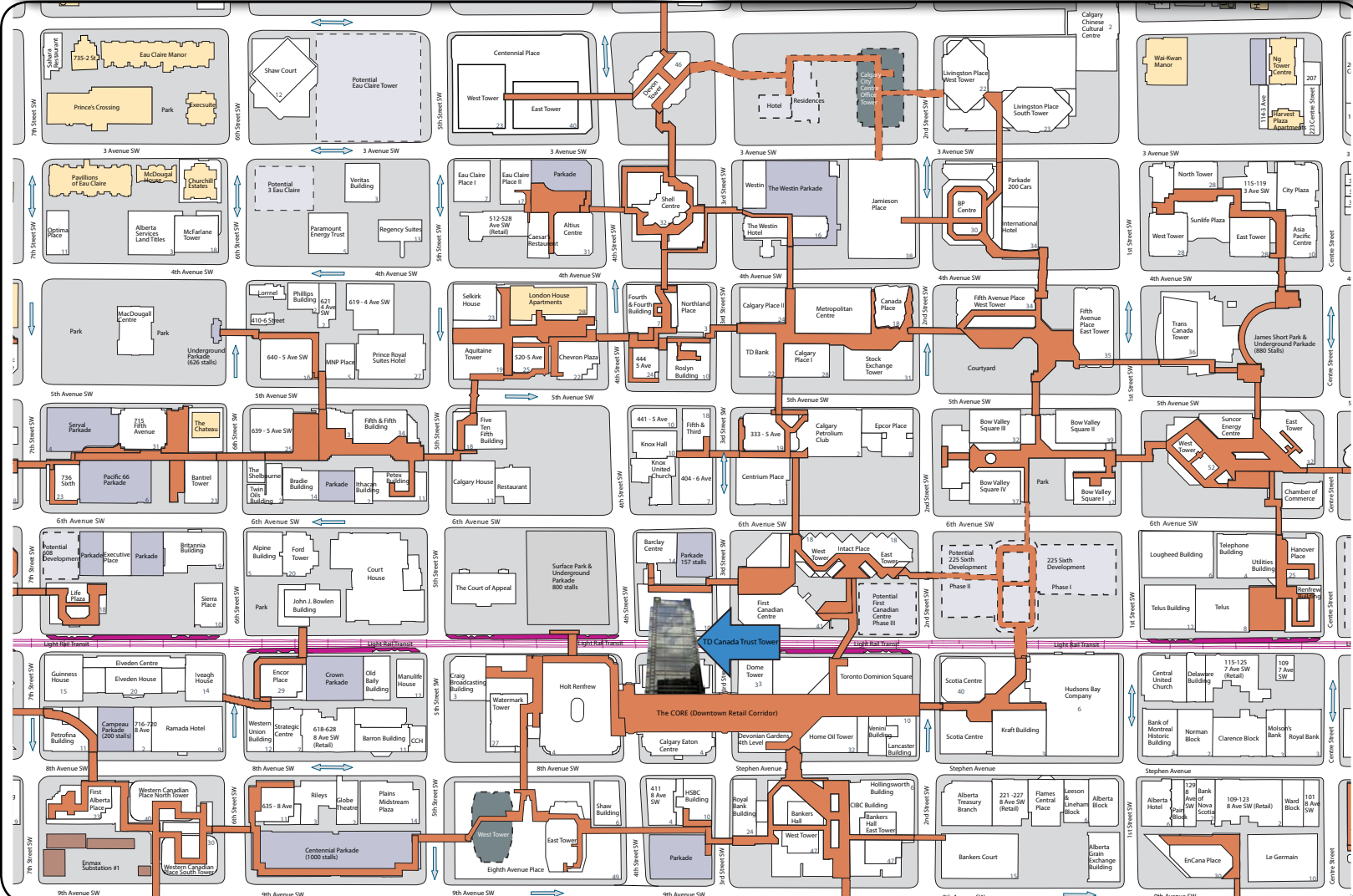


37th Floor - Approximately 3,000 square feet
potential office layout plan



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