

Office Space For Lease

Altius
Centre



Colliers



DETAILS

Altius
Centre

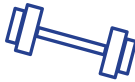
Altius Centre is located in the downtown core on the corner of 4th Street SW and 4th Avenue SW. This property offers a tenant exclusive fitness centre on the main floor of the building, free of charge. Additionally located on the Plus 15 level is a tenant only conference room that can accommodate up 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

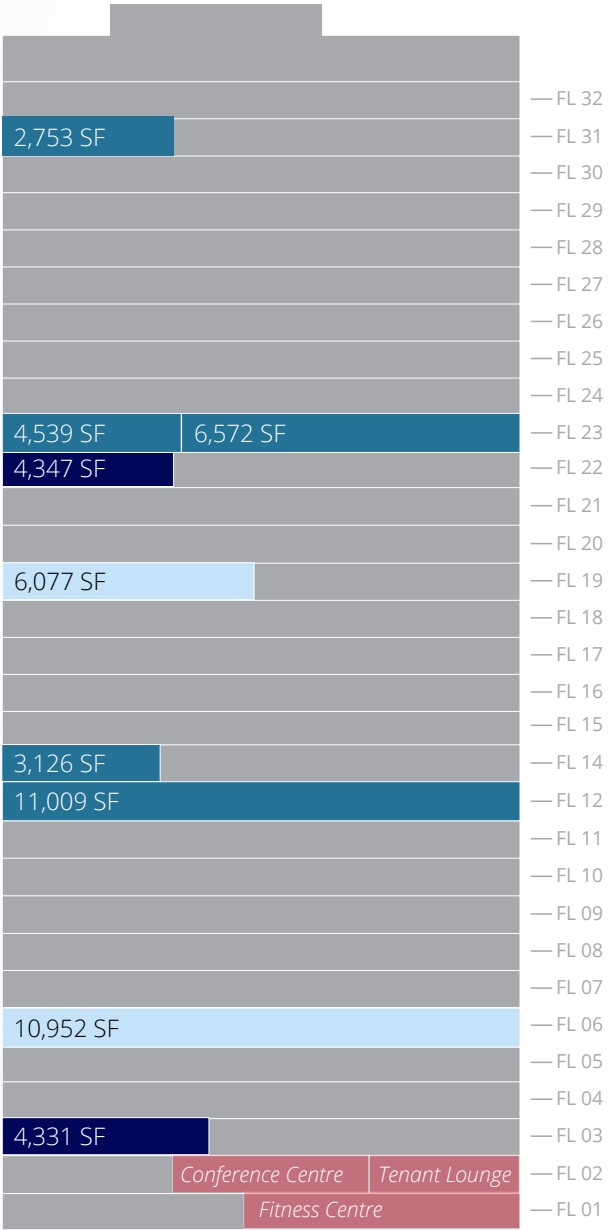


Wired Certified
- Gold

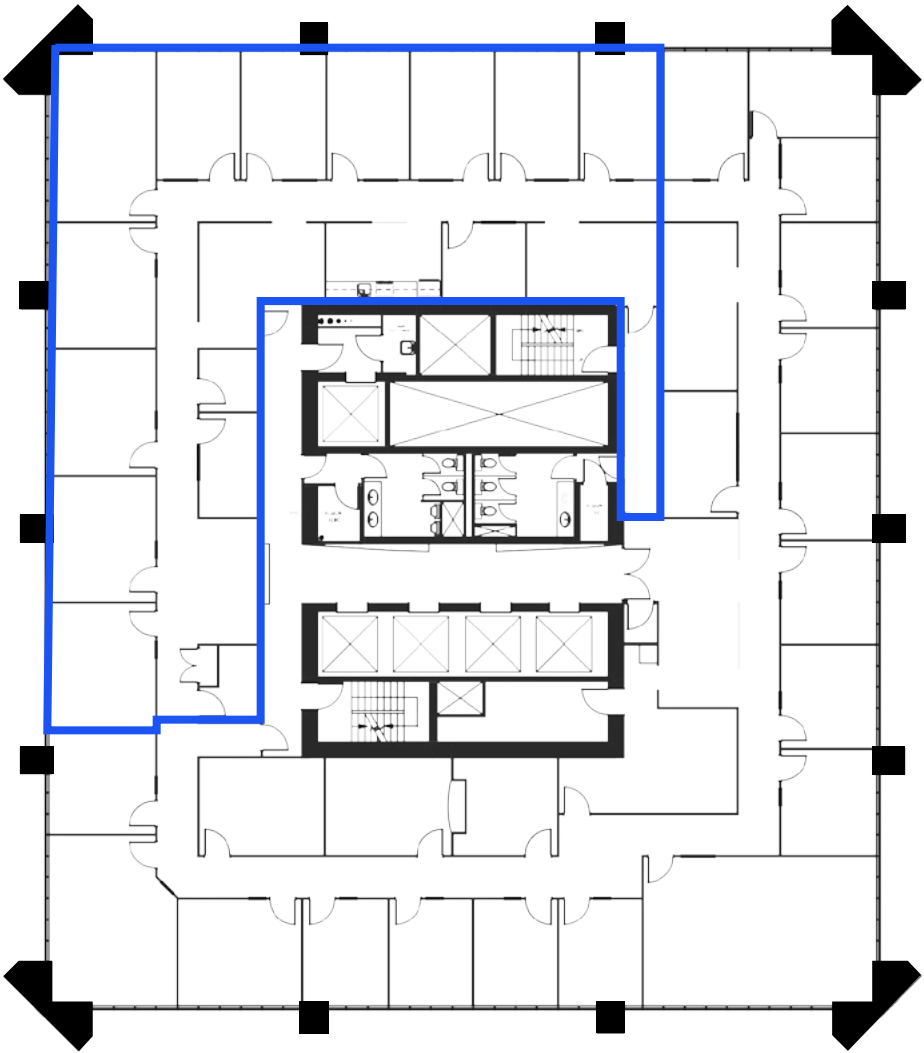


AVAILABLE SUITES

Suite	Square Footage	Occupancy Date
300	4,331	Immediate
600	10,952	March 1, 2026
<i>Future Show Suite</i>	1200	<i>December 2025</i>
<i>Future Show Suite</i>	1405	<i>November 2025</i>
1901	6,077	60 Days Notice
2210	4,347	Immediate
<i>Future Show Suite</i>	2300	<i>December 2025</i>
<i>Future Show Suite</i>	2350	<i>December 2025</i>
<i>Future Show Suite</i>	3100	<i>November 2025</i>



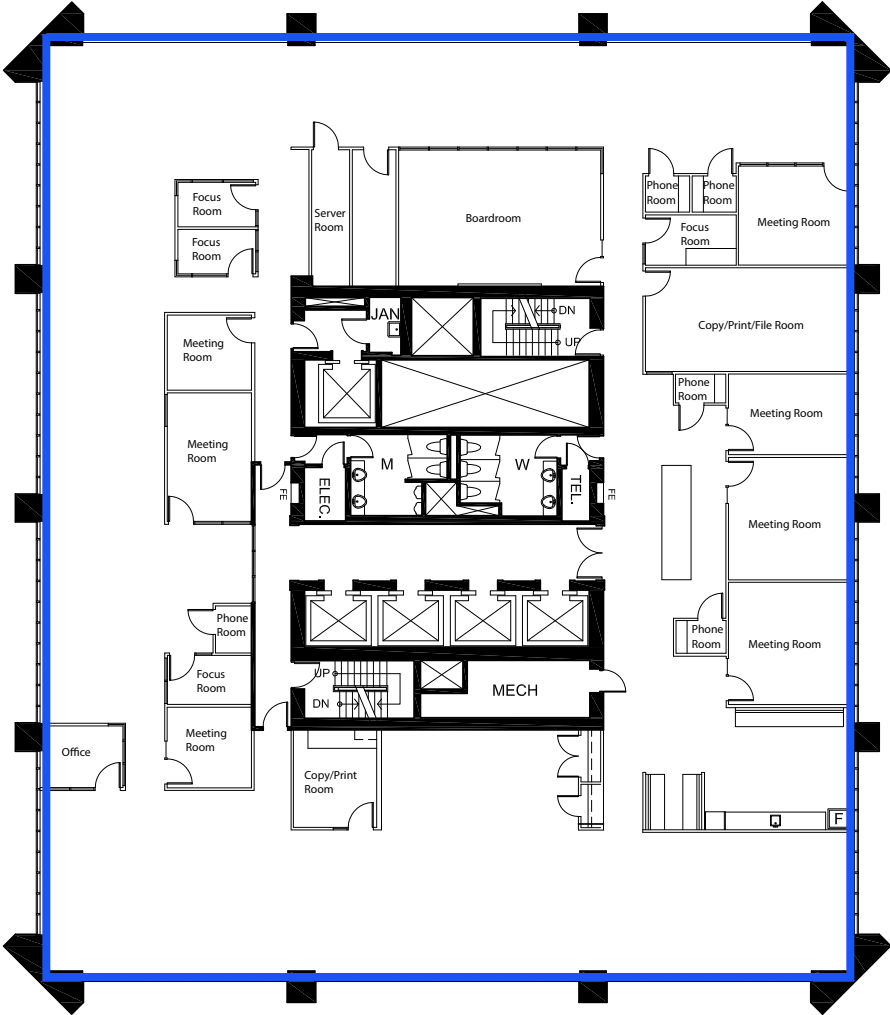
- Headlease Available
- Show Suite
- Upcoming Headlease



Suite 300 | 4,331 SF

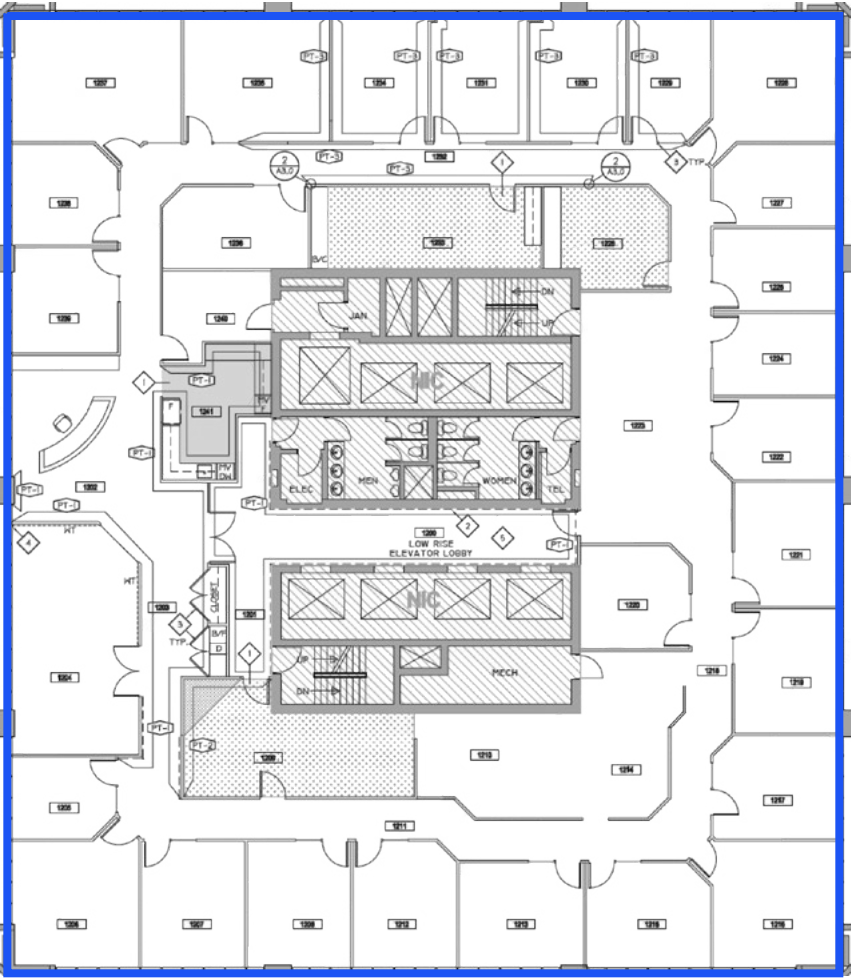
- 11 Exterior Offices
- 2 Interior Offices
- Kitchen
- Storage

Floorplans



Suite 600 | 10,952 SF

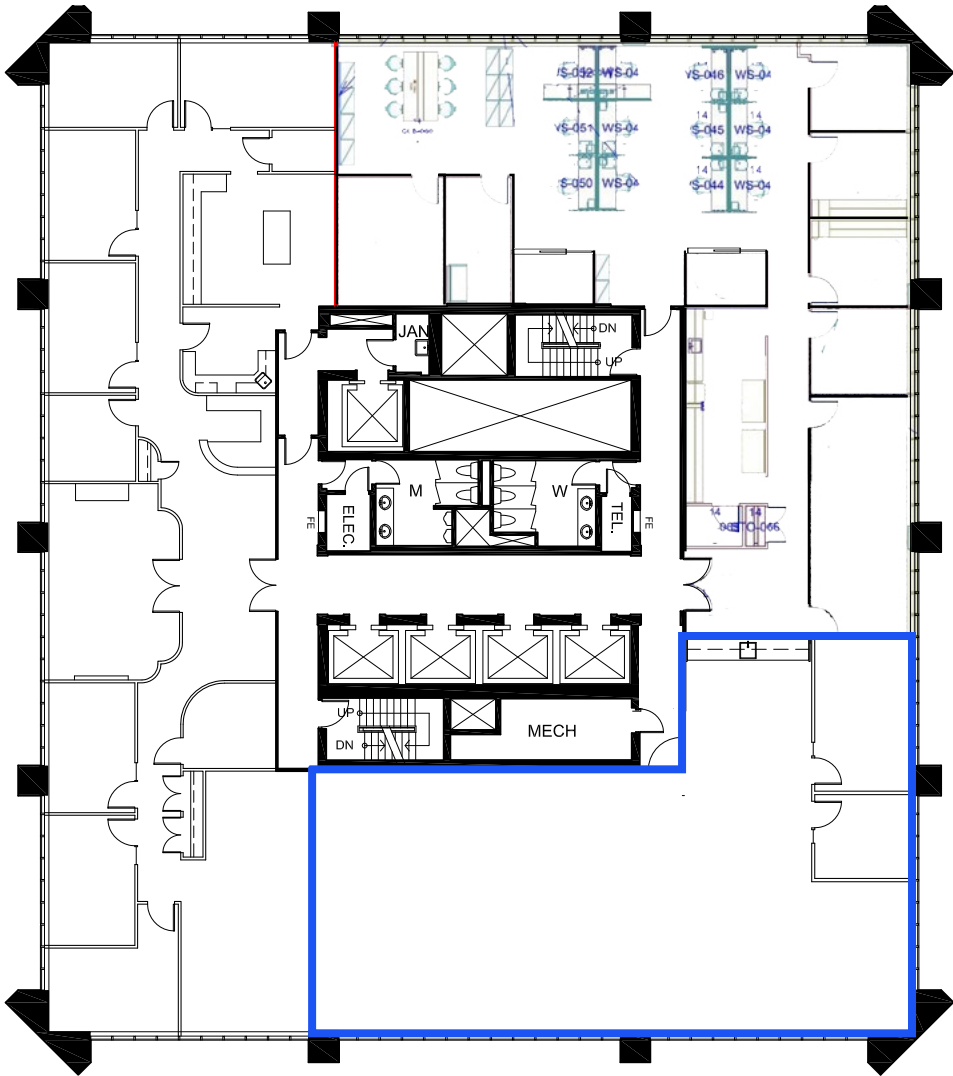
- 1 Exterior Office
- Large Open Area for Workstations
- Boardroom
- 7 Meeting Rooms
- 4 Focus Rooms
- 5 Phone Rooms
- Kitchen/Lounge
- 2 Copy/Print Rooms



Suite 1200 | 11,009 SF

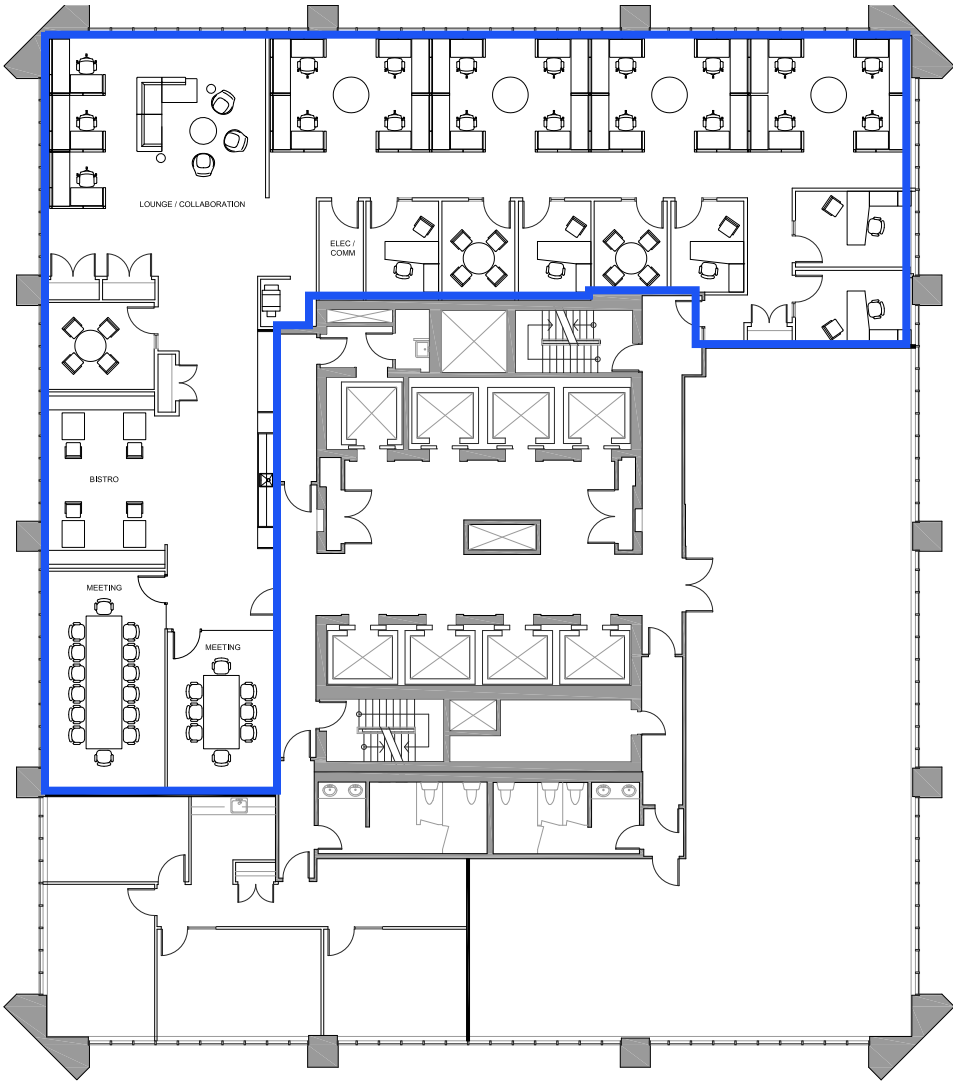
- 24 Exterior Offices
- 1 Interior Office
- Boardroom
- Meeting Room
- Reception
- Kitchen
- Small Open Areas
- 3 File/Storage Rooms
- Server Room

Floorplans



Suite 1405 | 3,126 SF

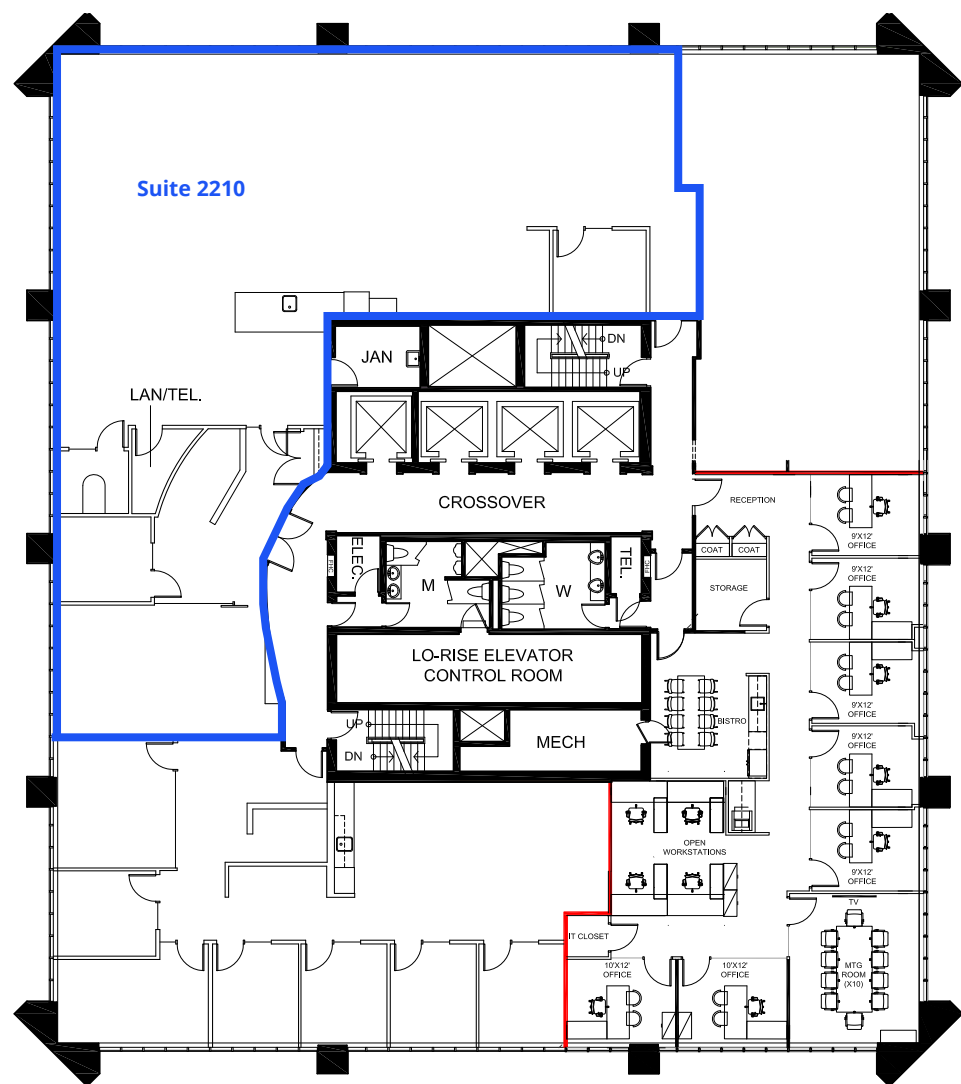
- 1 Exterior Office
- Boardroom
- Open Area for Workstations
- Kitchen



Suite 1901 | 6,077 SF

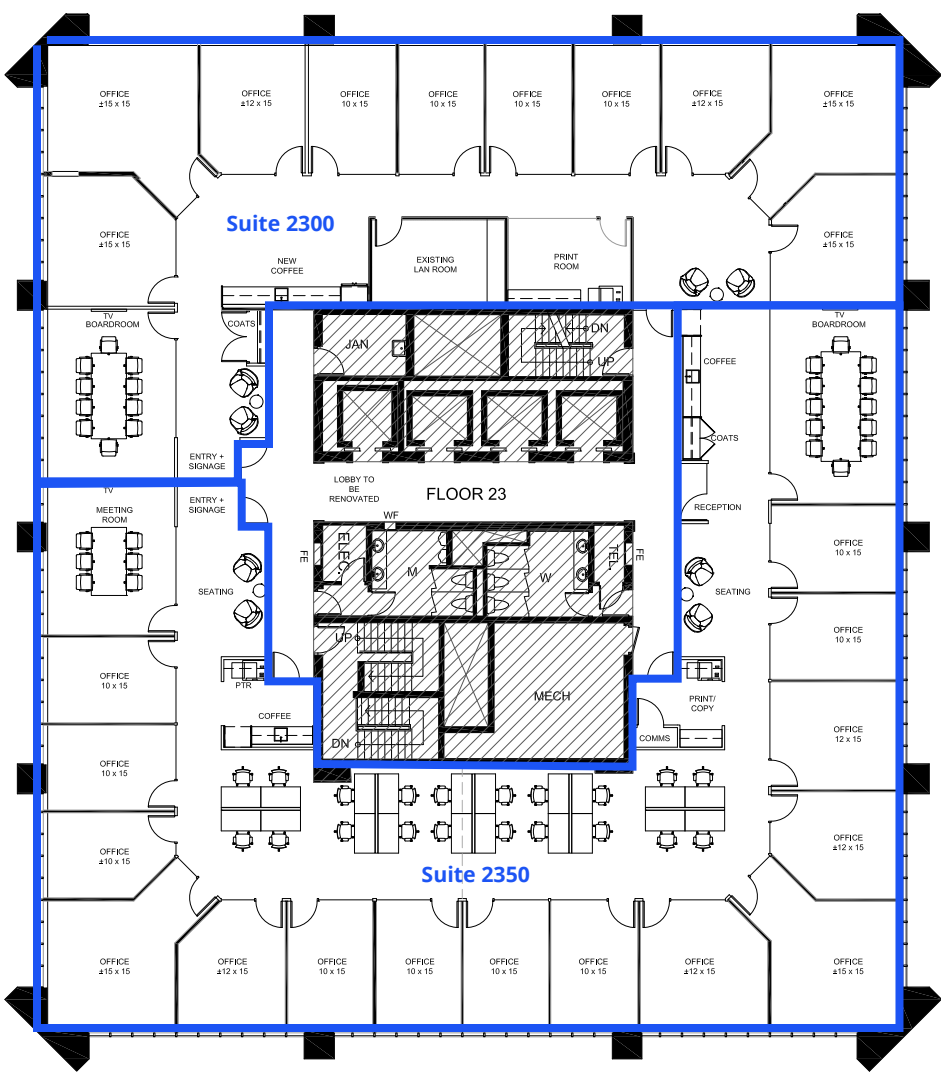
- 2 Exterior Offices
- 5 Interior Offices
- Open Area for 19 Workstations
- Boardroom
- 2 Meeting Rooms
- Staff Lounge/Bistro
- Open Lounge/Collaboration Area
- Server Room

Floorplans



Suite 2210 | 4,347 SF

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



Suite 2300 | 4,539 SF

Future Show Suite

- 10 Exterior Office
- Boardroom
- Kitchen
- Copy/Print Room
- Reception
- Server Room

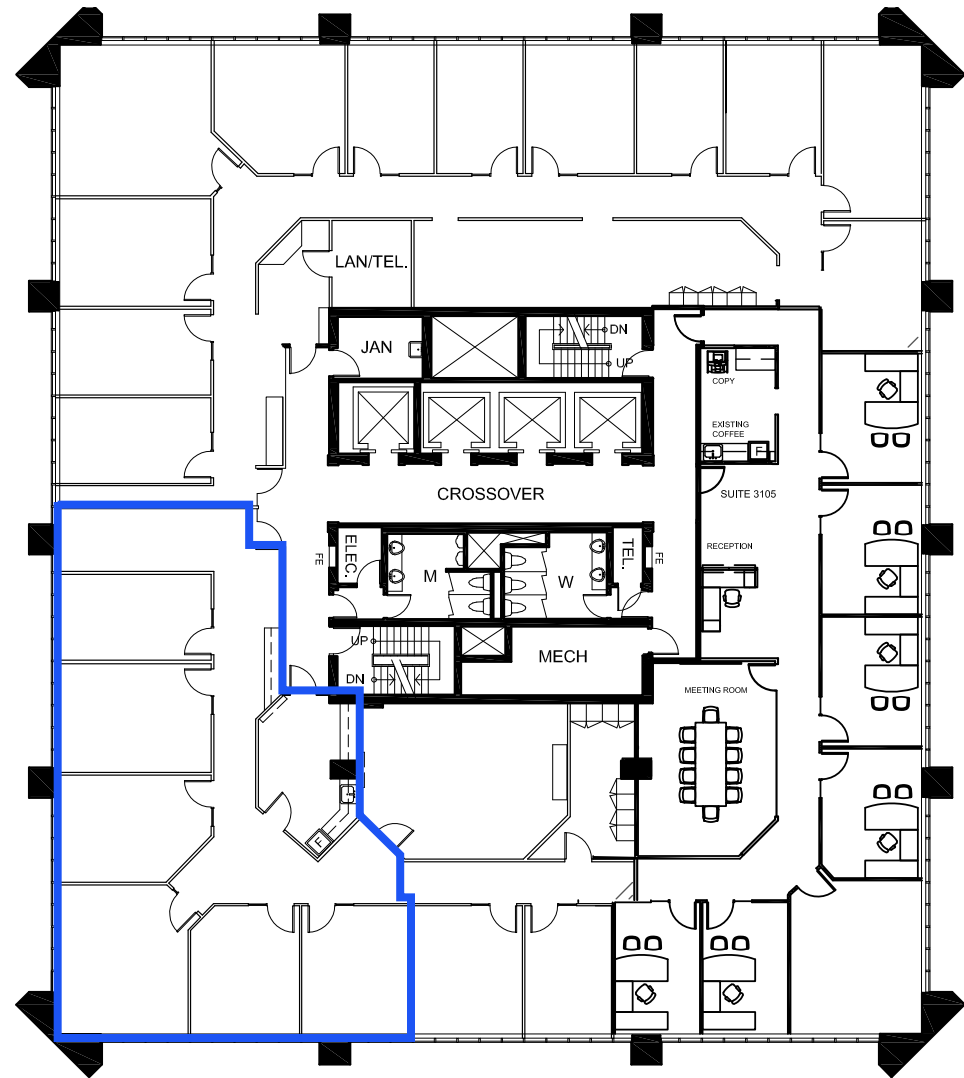
Suite 2350 | 6,572 SF

Future Show Suite

- 15 Exterior Offices
- Open Area for ~20 Workstations
- Boardroom
- Meeting Room
- Kitchen
- Coffee Area
- Copy/Print/Server Area
- Reception

Suite Can Potentially Be Demised Into 2 Suites

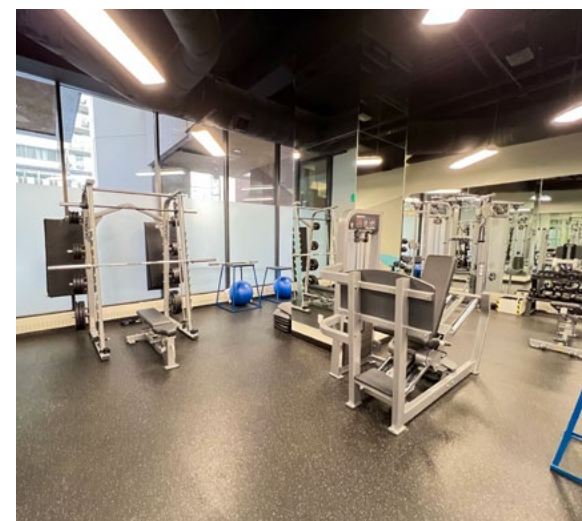
Floorplans



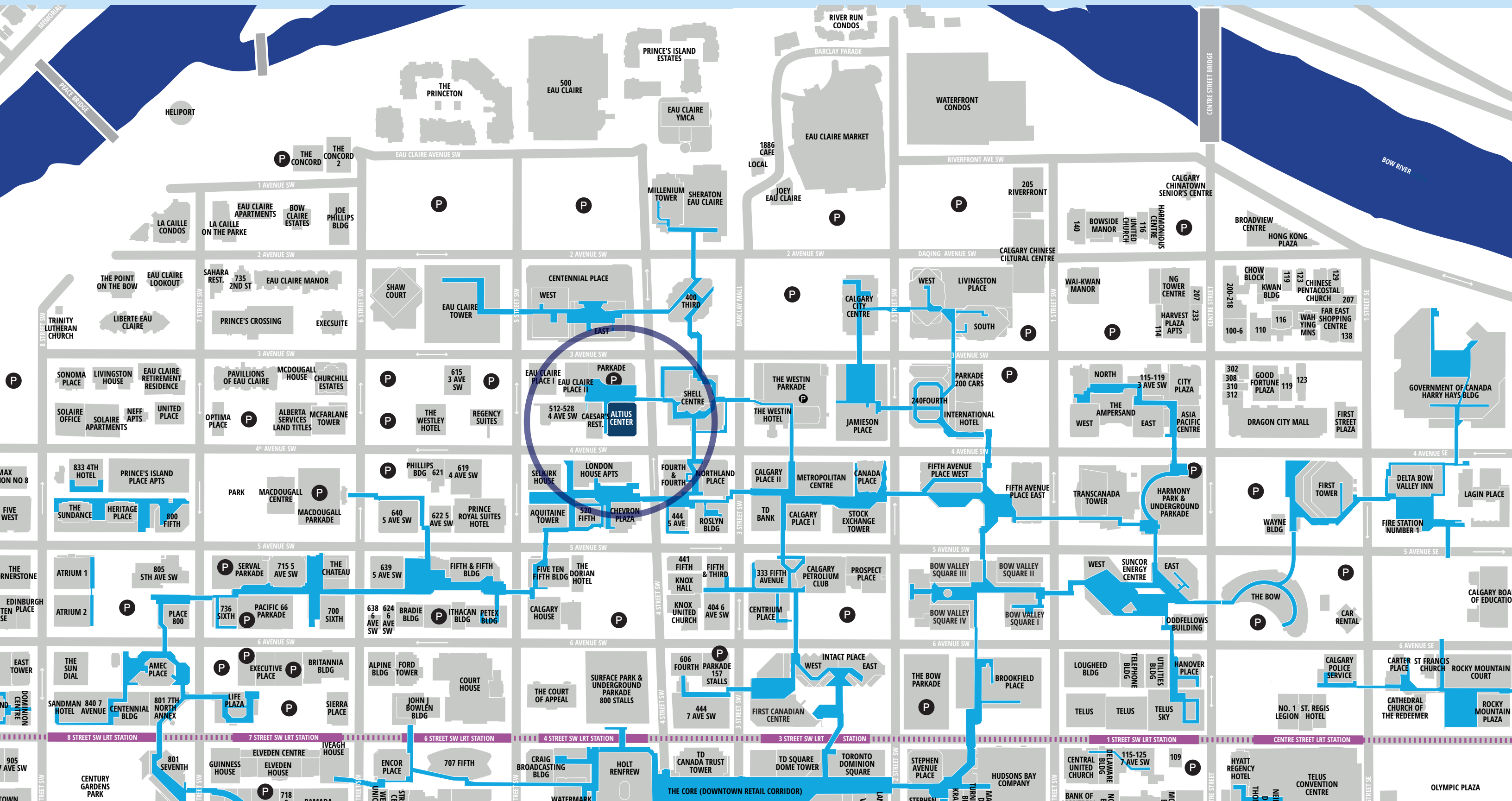
Suite 3100 | 2,758 SF

Future Show Suite

- 6 Exterior Offices
- Kitchen
- Copy/Print Area



Location





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