

Office Space For Lease

**Altius
Centre**



Colliers



DETAILS

Altius
Centre

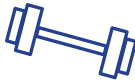
Altius Centre is located in the downtown core on the corner of 4th Street SW and 4th Avenue SW. This property offers a tenant exclusive fitness centre on the main floor of the building, free of charge. Additionally located on the Plus 15 level is a tenant only conference room that can accommodate up 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 (2025 estimate)	\$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



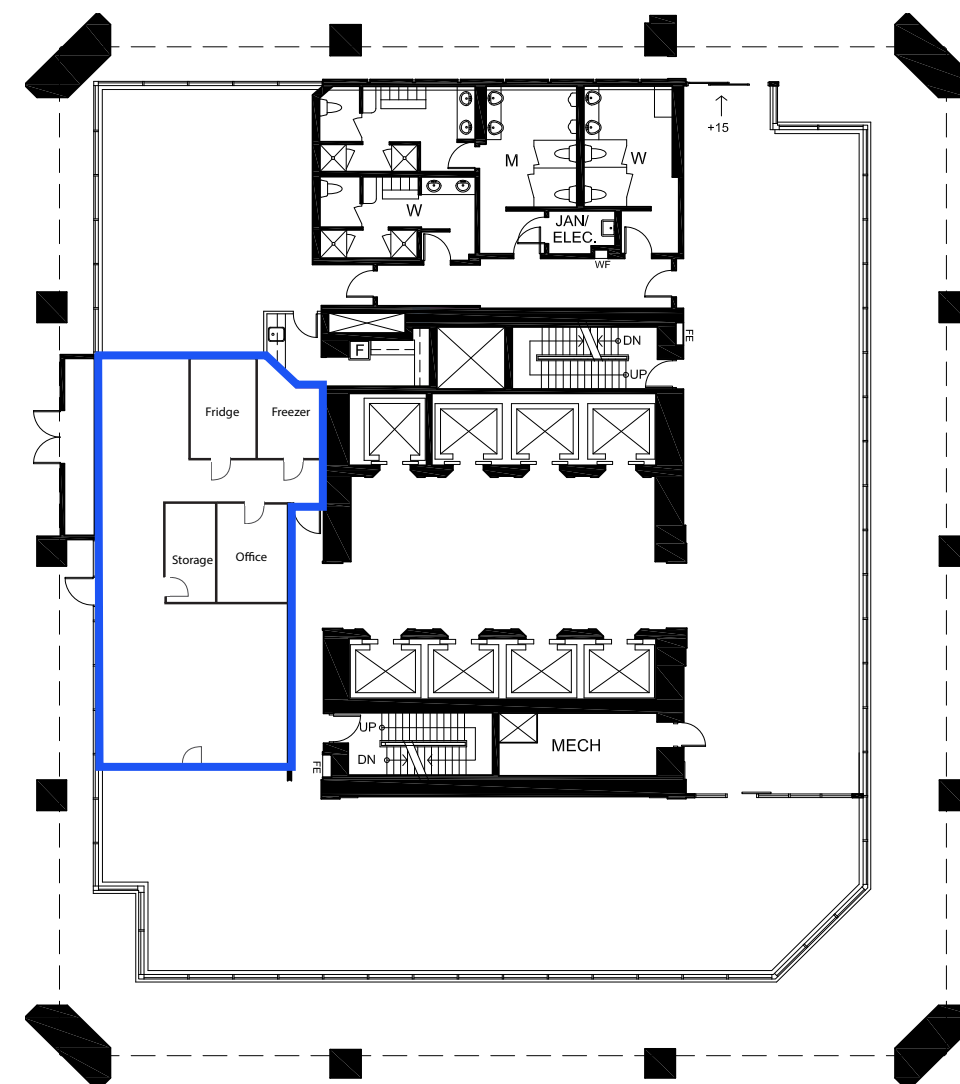
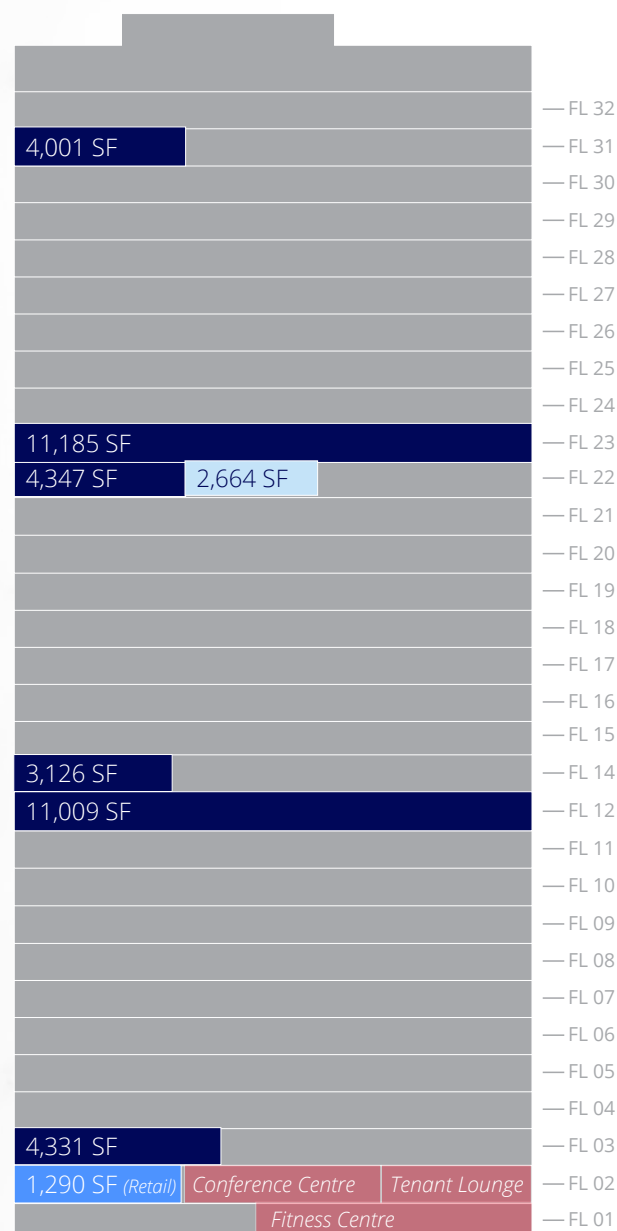
24/7 Manned
Security



Wired Certified
- Gold



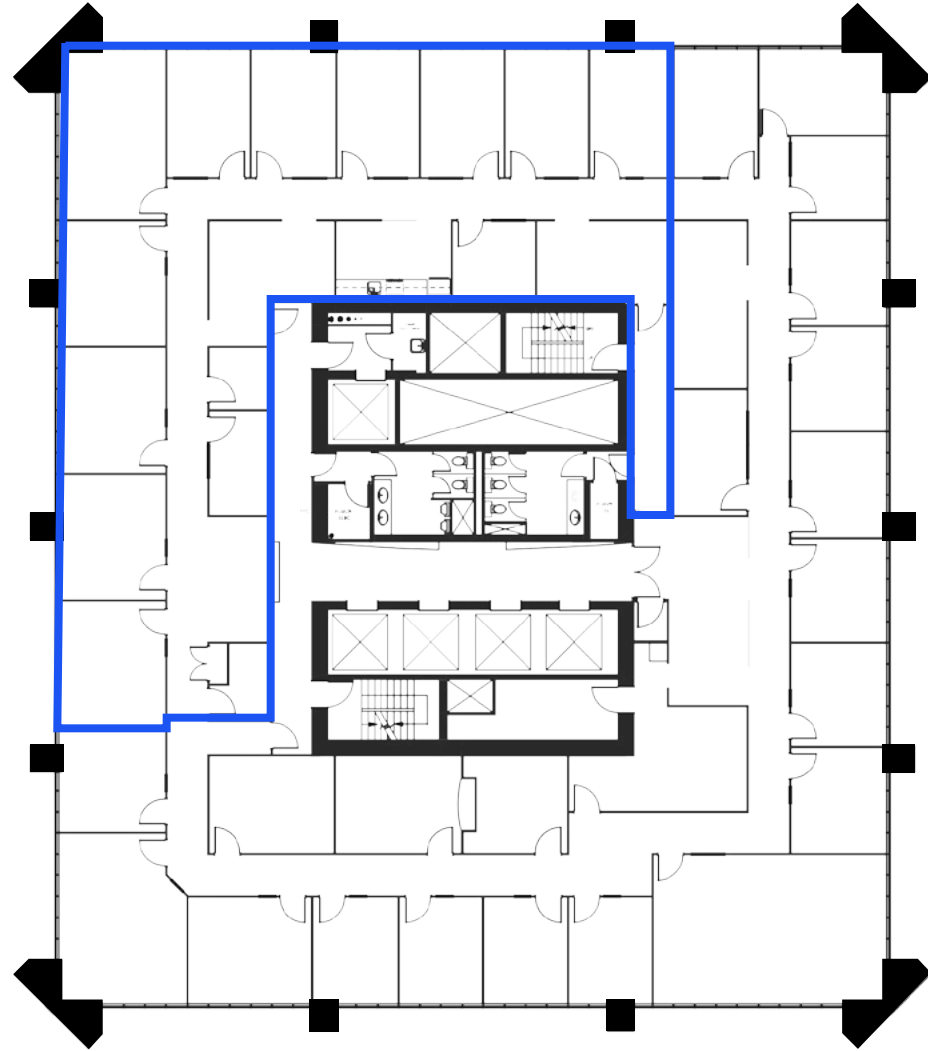
Retail - Fully
equipped
kitchen in
place



Retail

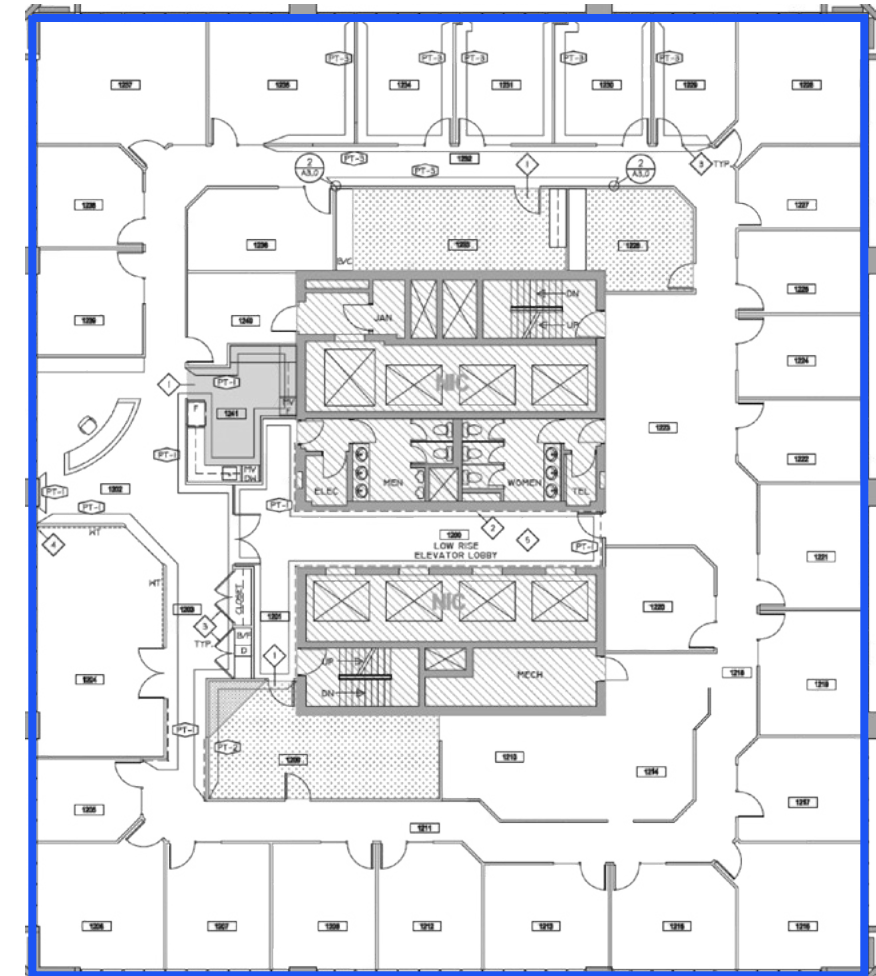
- Former restaurant
- Fully equipped kitchen in place

Floorplans



Suite 300 | 4,331 SF

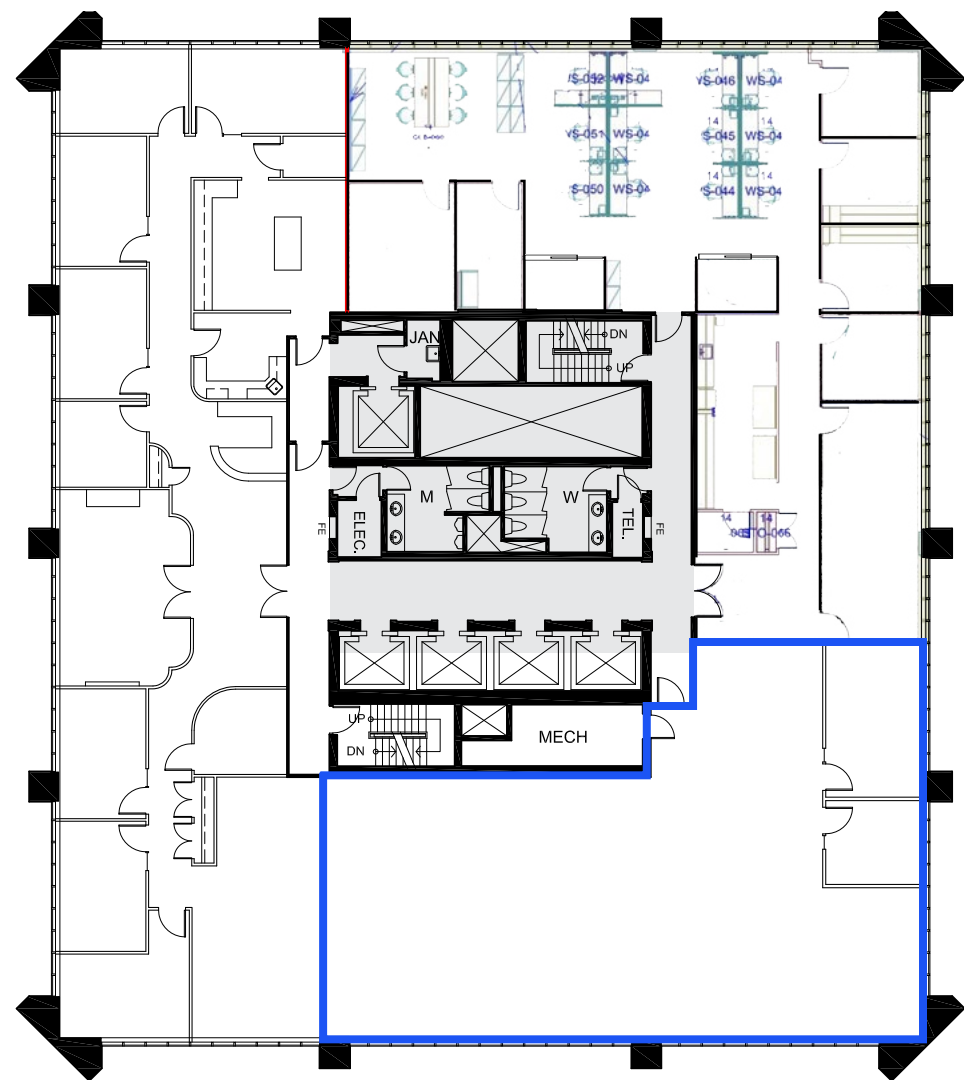
- 11 Exterior Offices
- 2 Interior Offices
- Kitchen
- Storage



Suite 1200 | 11,009 SF

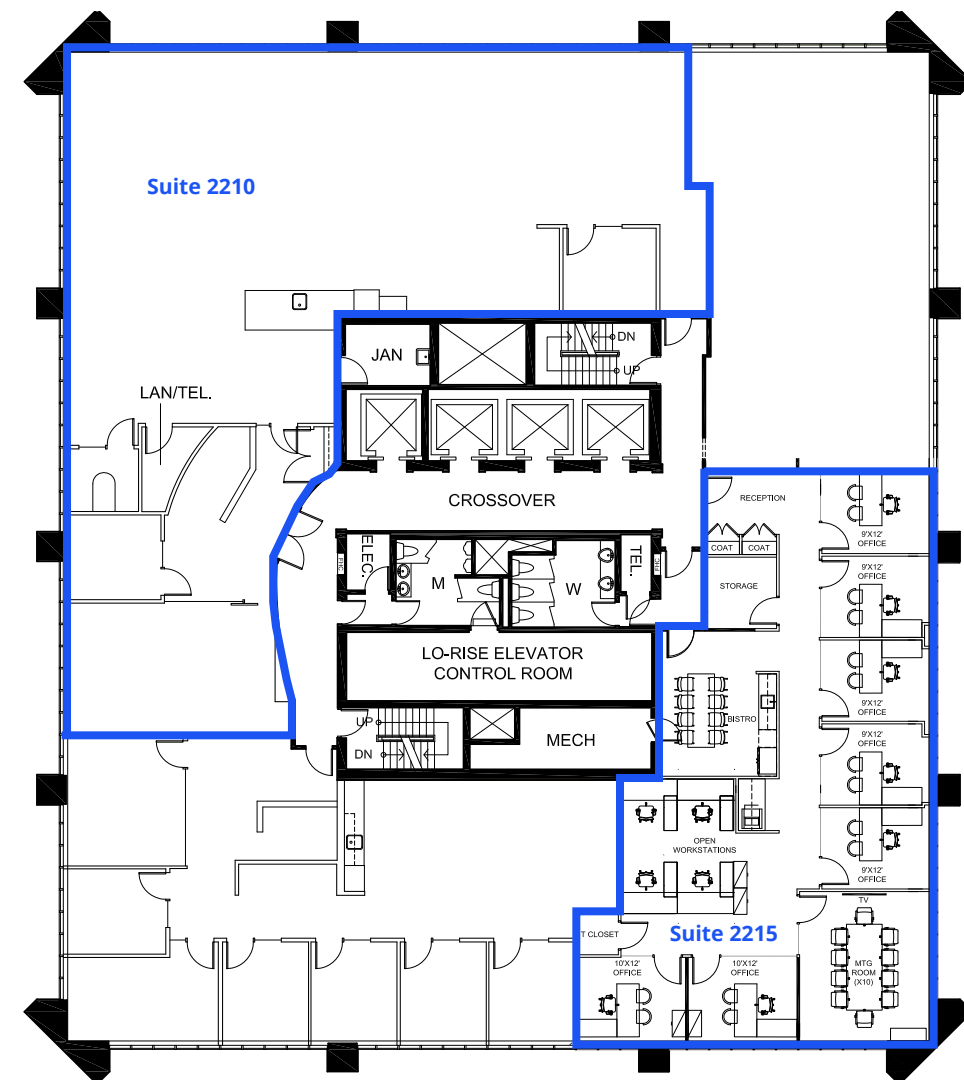
- 24 Exterior Offices
- 1 Interior Office
- Boardroom
- Meeting Room
- Reception
- Kitchen
- Small Open Areas
- 3 File/Storage Rooms
- Server Room

Floorplans



Suite 1405 | 3,126 SF

- 1 Exterior Office
- Boardroom
- Open Area



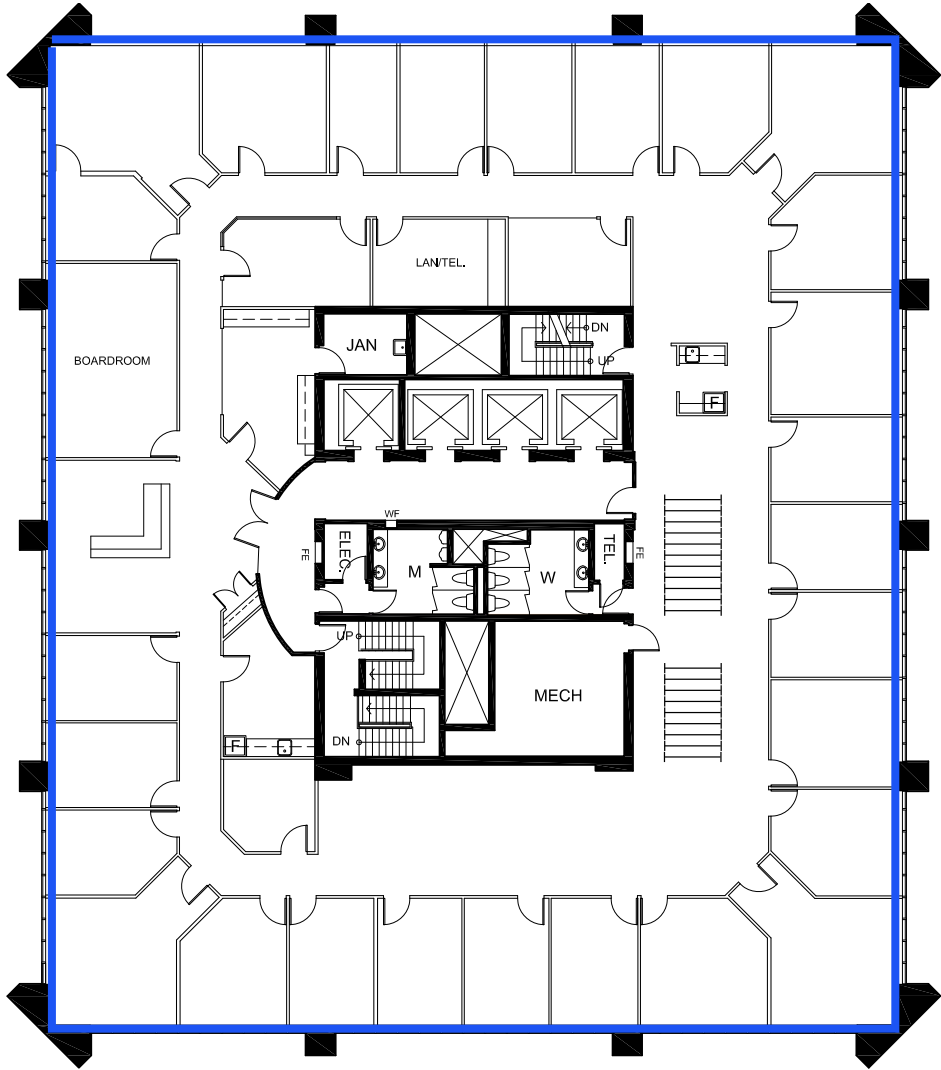
Suite 2210 | 4,347 SF

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

Suite 2215 | 2,664 SF

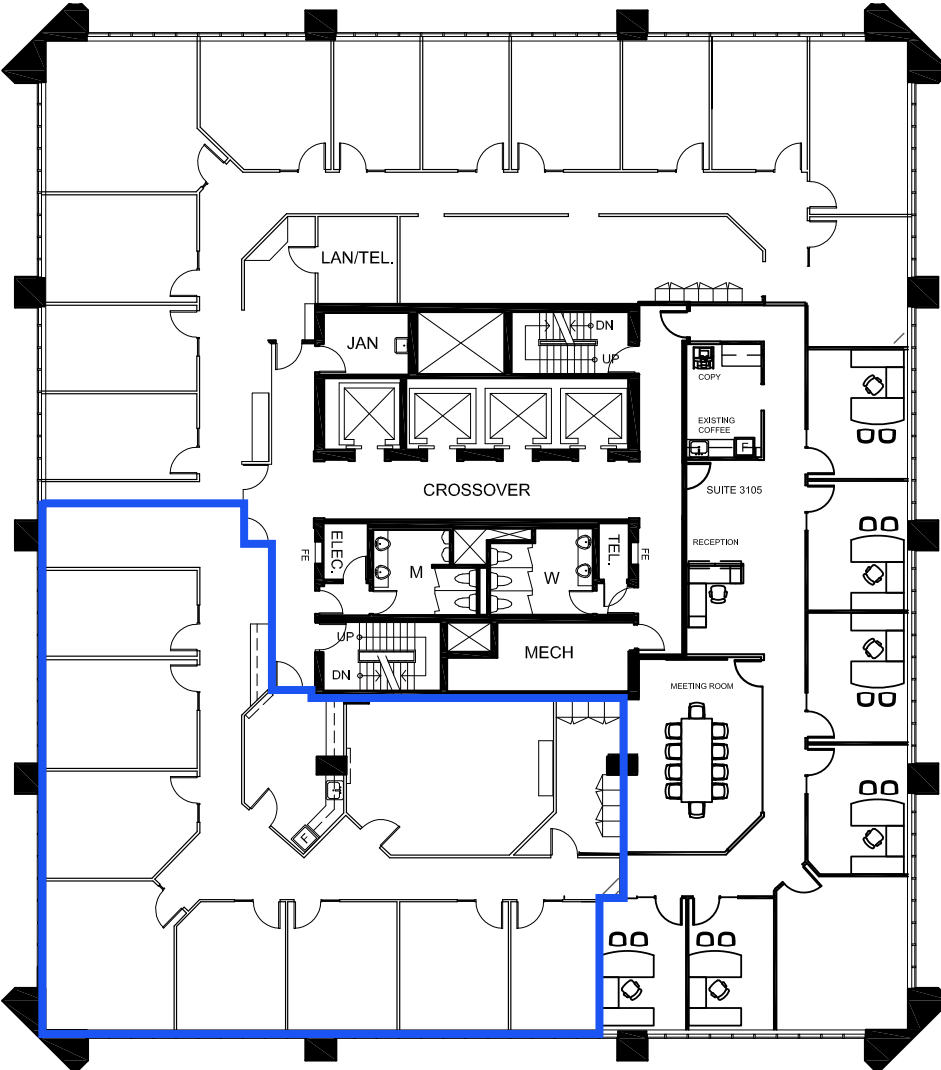
- 7 Exterior Offices
- Open Area for ~4 Workstations
- Boardroom
- Kitchen/Lounge Area
- Copy/Print Area
- Reception
- Storage Room

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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