

Office Space For Lease

**Altius
Centre**



Colliers



DETAILS

Altius
Centre

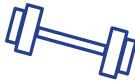
Altius Centre is located in the downtown core on the corner of 4th Street SW and 4th Avenue SW. This property offers a tenant exclusive fitness centre on the main floor of the building, free of charge. Additionally located on the Plus 15 level is a tenant only conference room that can accommodate up 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	324,000 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



Tenant Lounge



Conference Facilities



+15 Access



Bicycle Storage



Close to Bow River
Walking Path



Secure Parking



24/7 Manned
Security



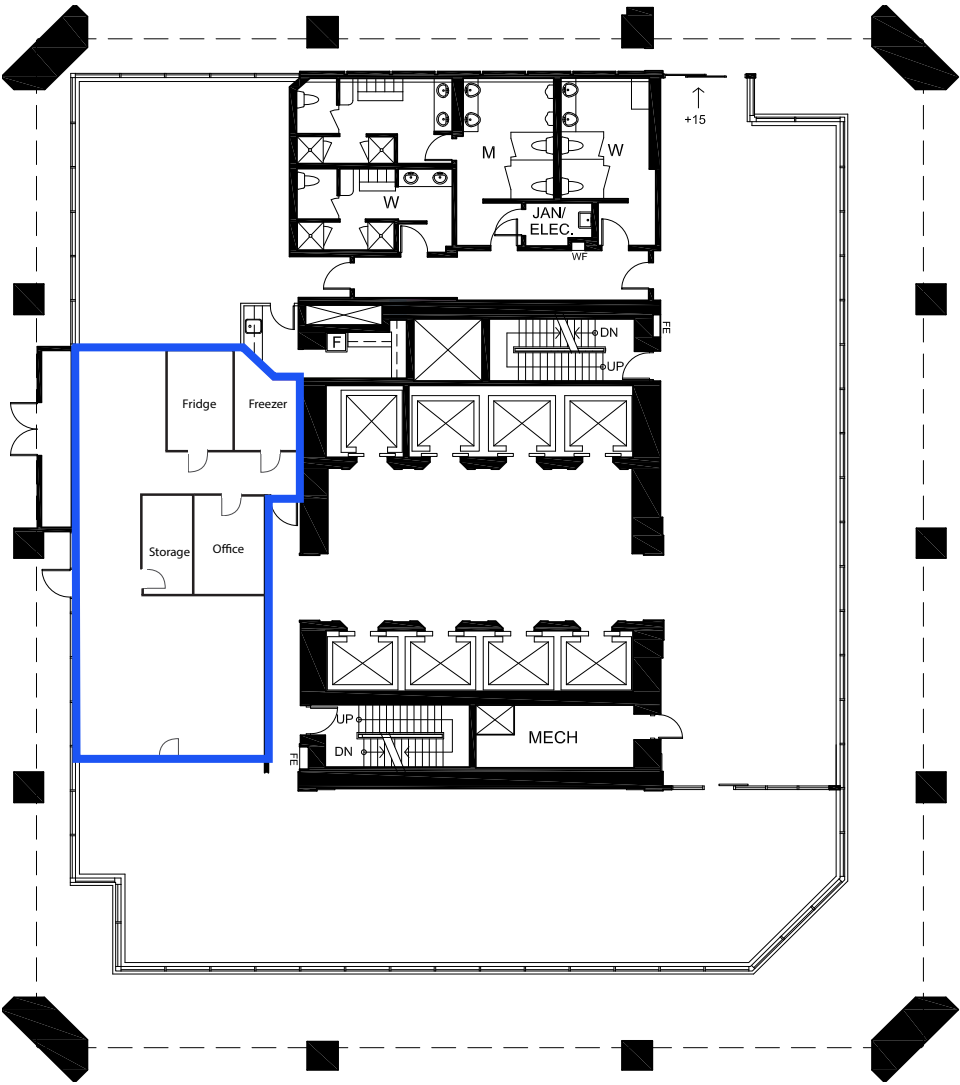
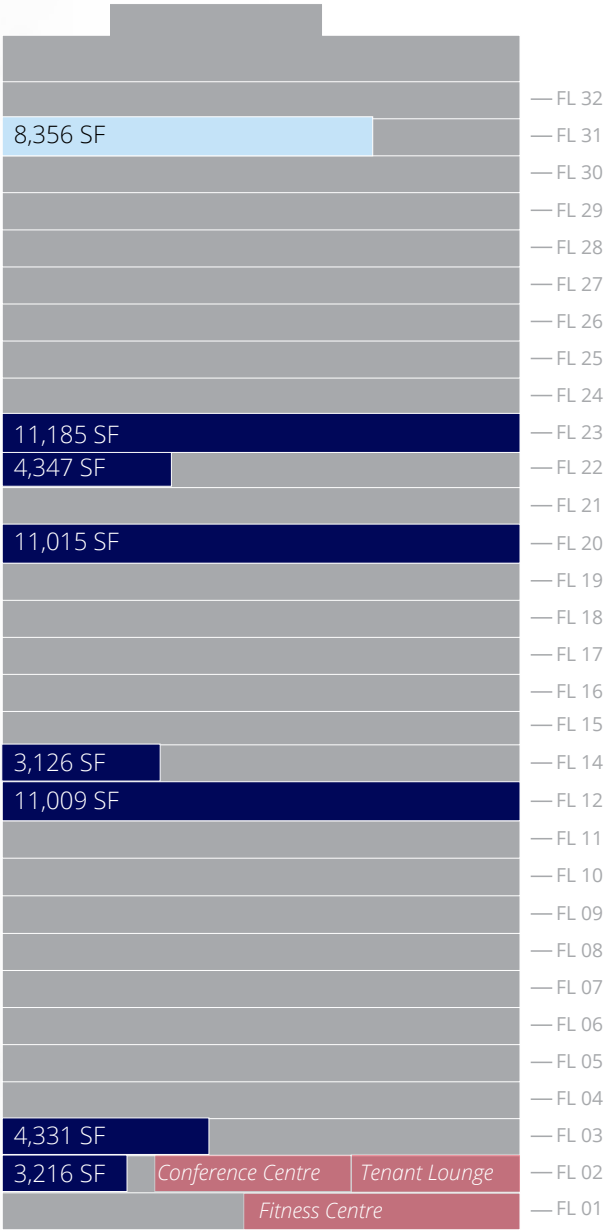
Wired Certified
- Gold



Floorplans

Suite	Square Footage	Occupancy Date
Retail - Fully equipped kitchen in place	200	Immediate
	300	Immediate
	1200	Immediate
	1405	Immediate
	2000	May 1, 2025
	2210	Immediate
	2300	Immediate
	3100	September 1, 2025

- Headlease Available
- Show Suite
- Upcoming Headlease

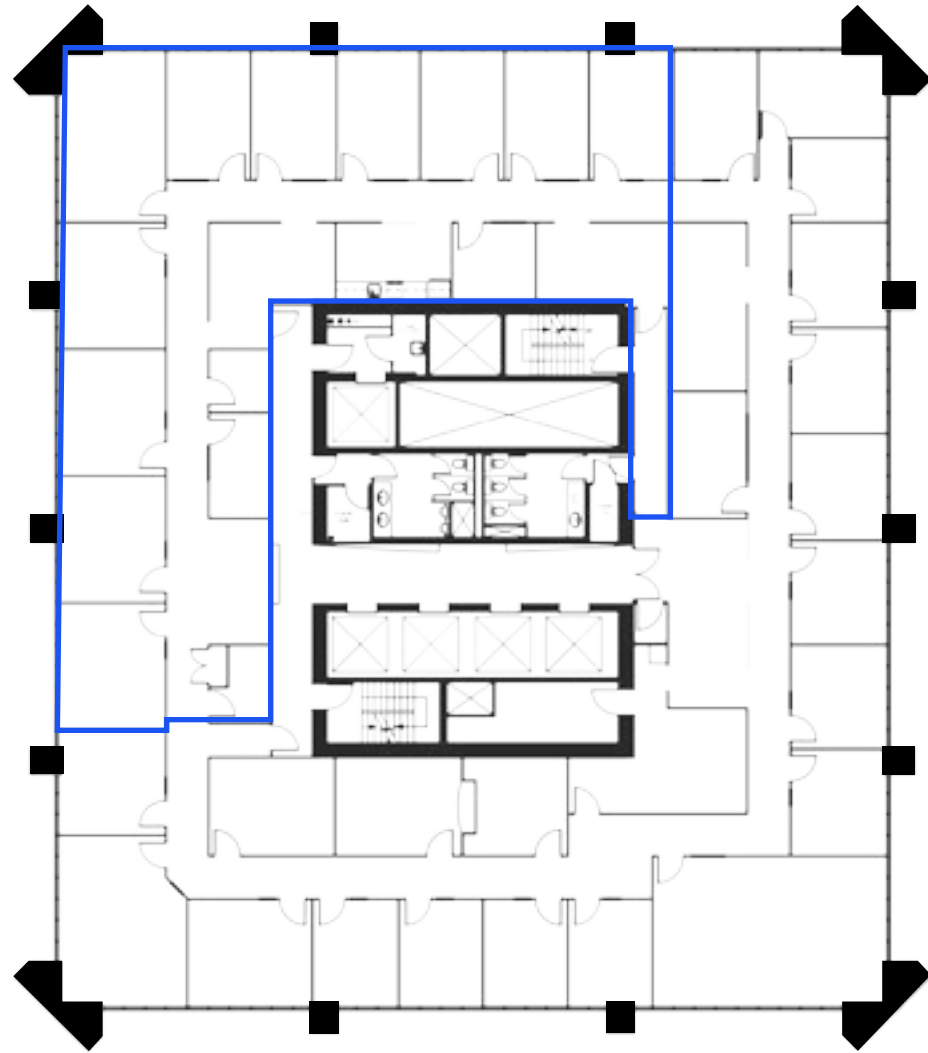


Suite 200 | 3,216 SF

Retail

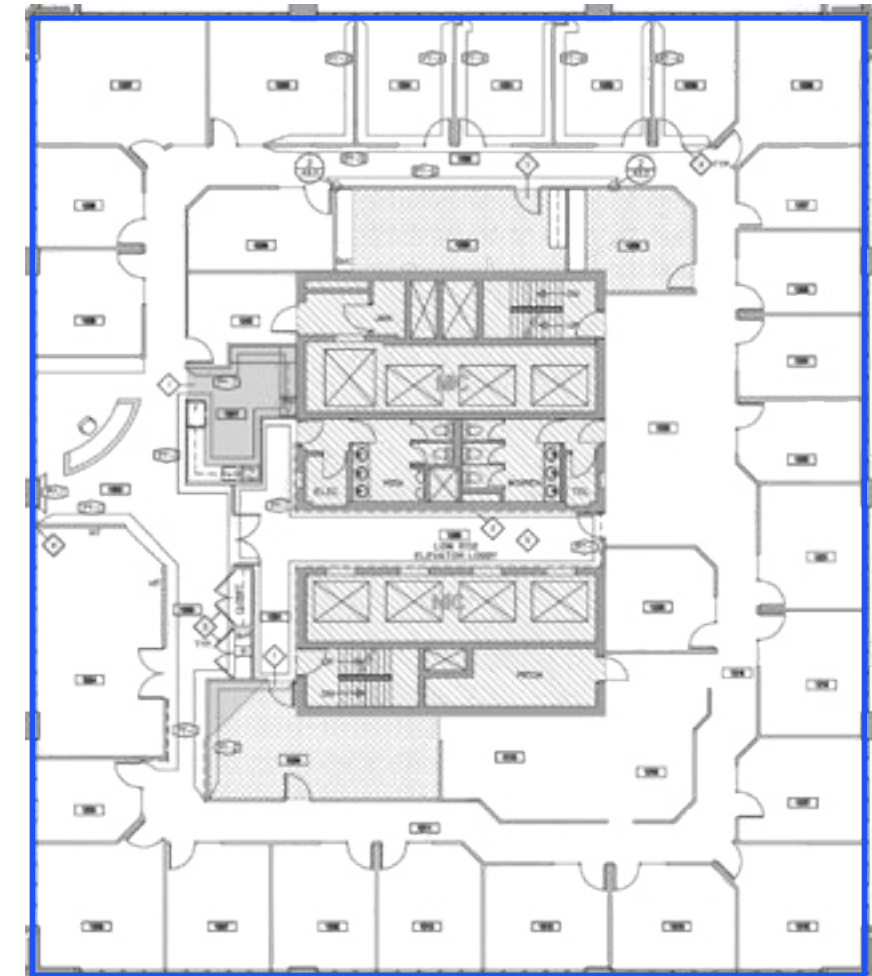
- Former Restaurant
- Fully equipped kitchen in place

Floorplans



Suite 300 | 4,331 SF

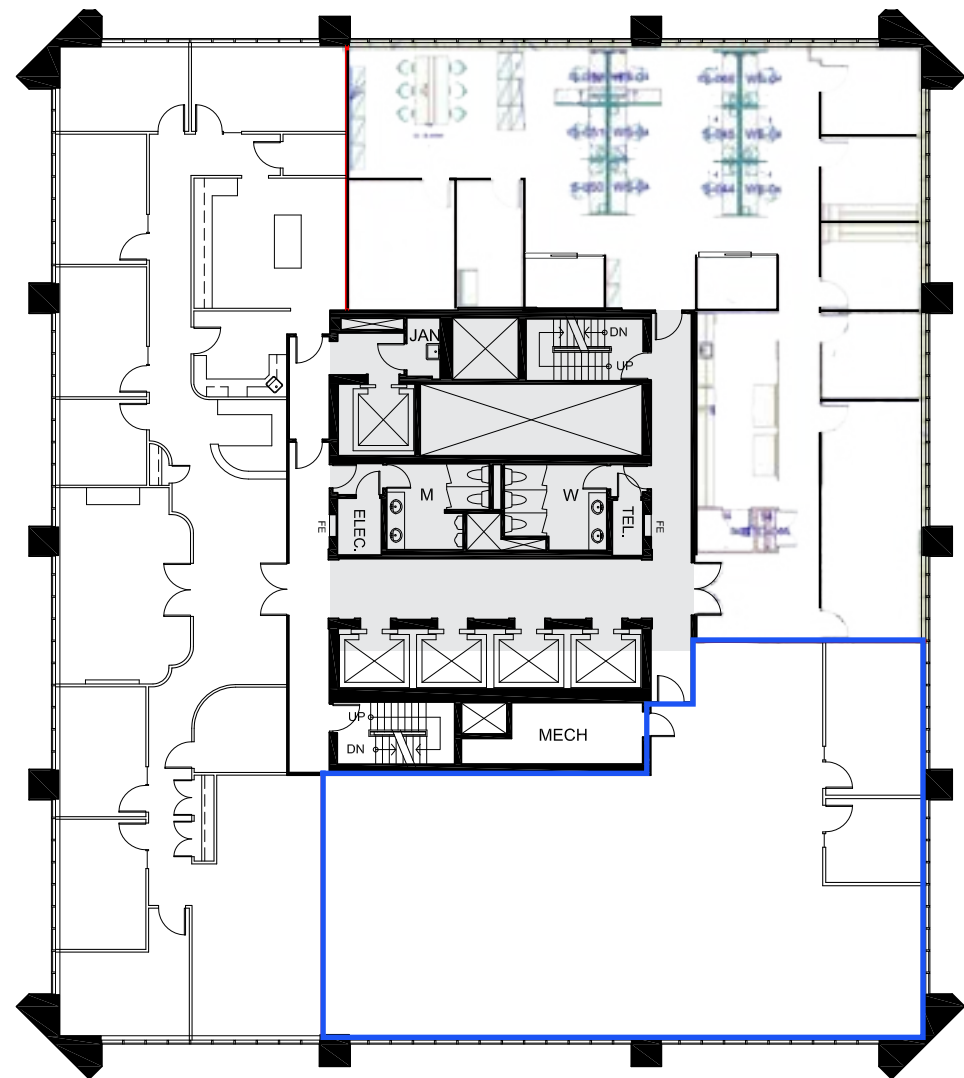
- 11 Exterior Offices
- 2 Interior Offices
- Kitchen
- Storage



Suite 1200 | 11,009 SF

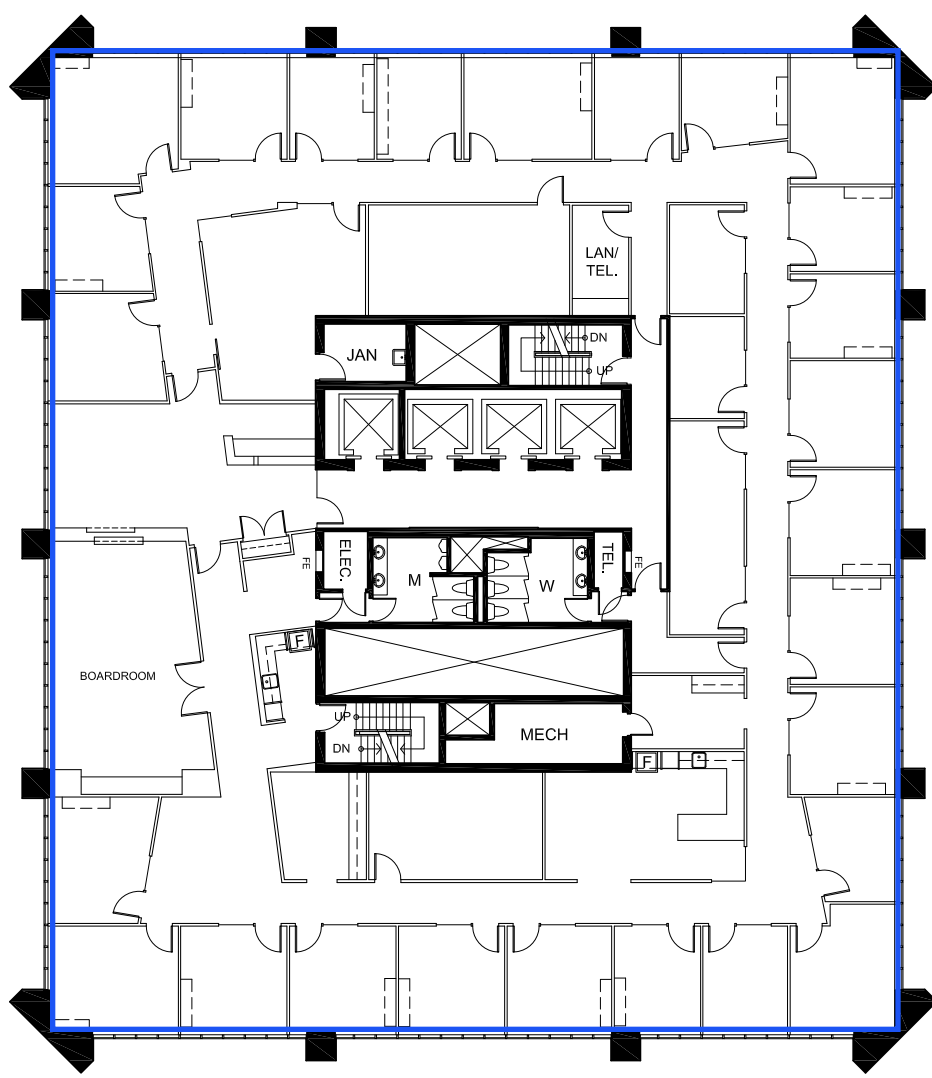
- 24 Exterior Offices
- 1 Interior Office
- Boardroom
- Meeting Room
- Reception
- Kitchen
- Small Open Areas
- 3 File/Storage Rooms
- Server Room

Floorplans



Suite 1405 | 3,126 SF

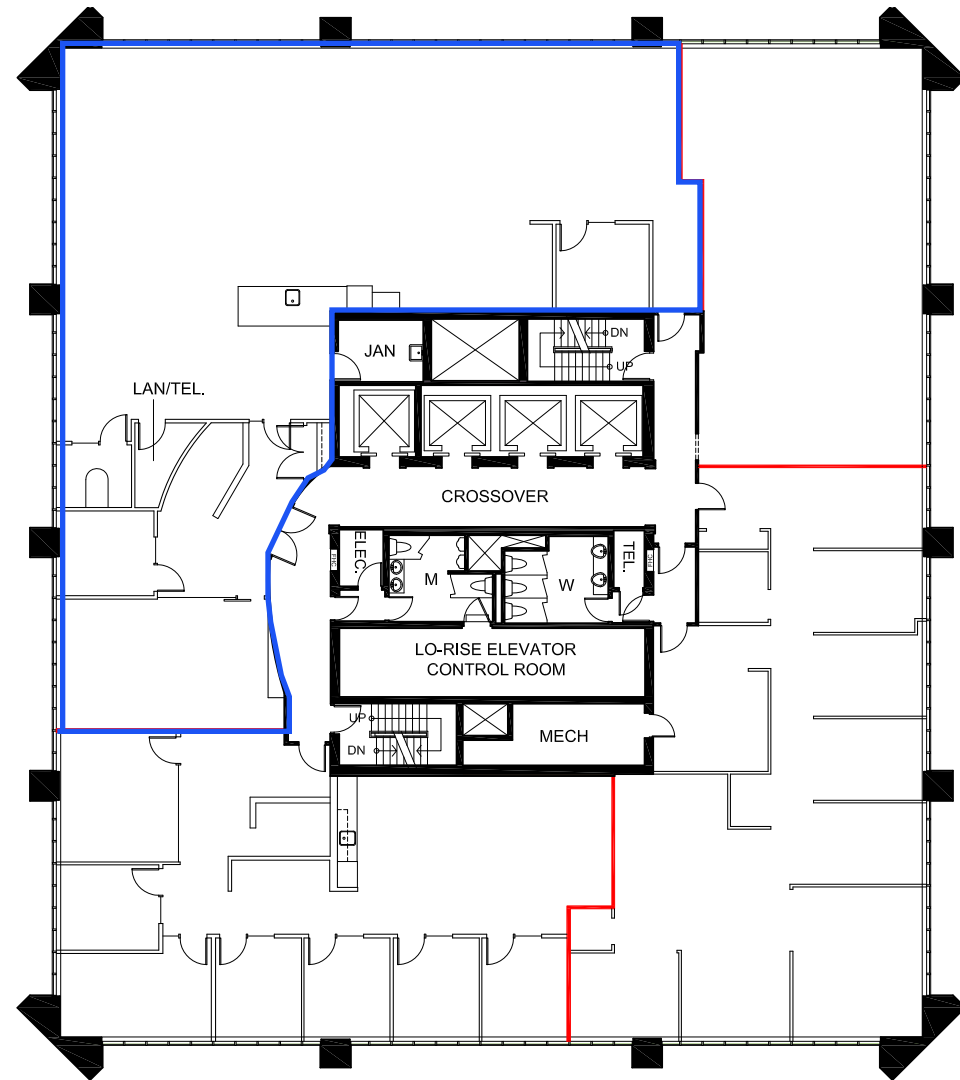
- 1 Exterior Office
- Boardroom
- Open Area



Suite 2000 | 11,015 SF

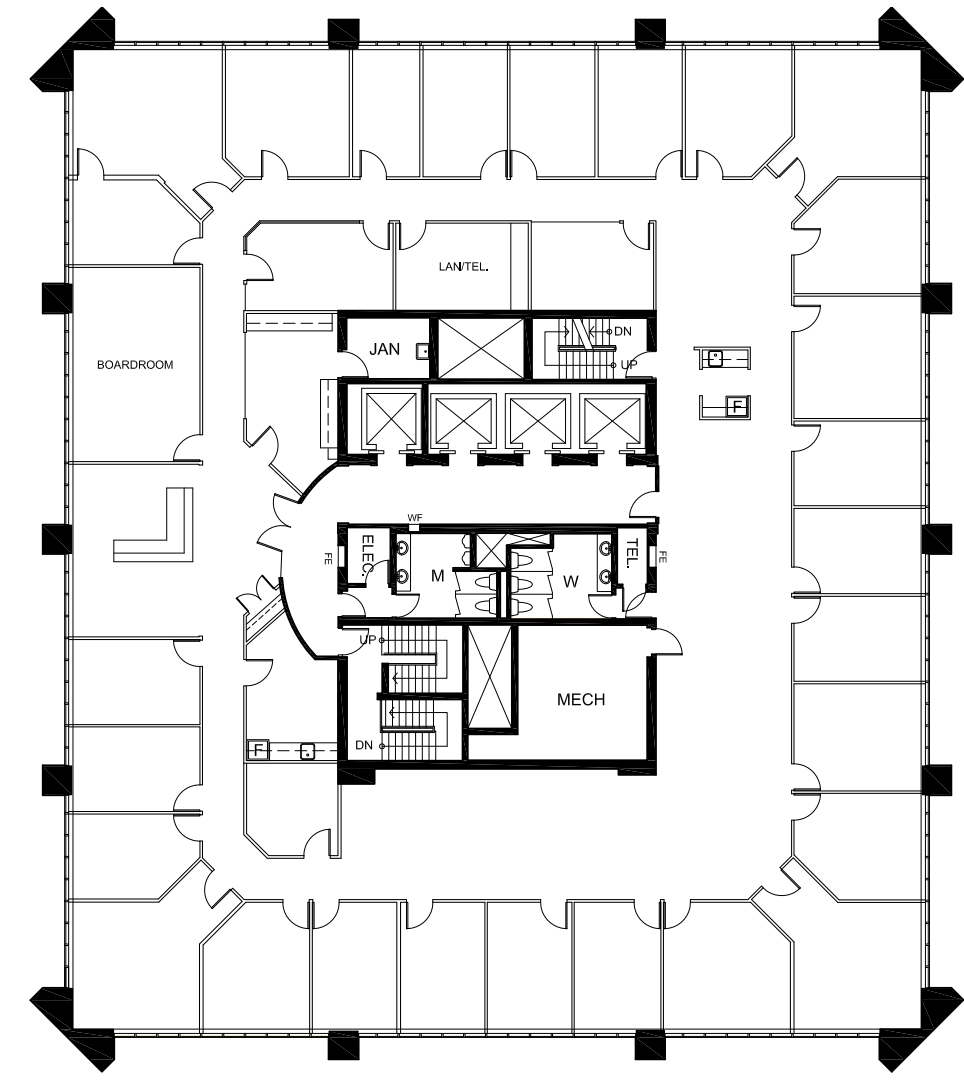
- 26 Exterior Offices
- 2 Interior Offices
- Boardroom
- 3 Meeting Rooms
- 2 Kitchens
- Reception
- 3 Copy/Print/File Rooms
- Server Room

Floorplans



Suite 2210 | 4,347 SF

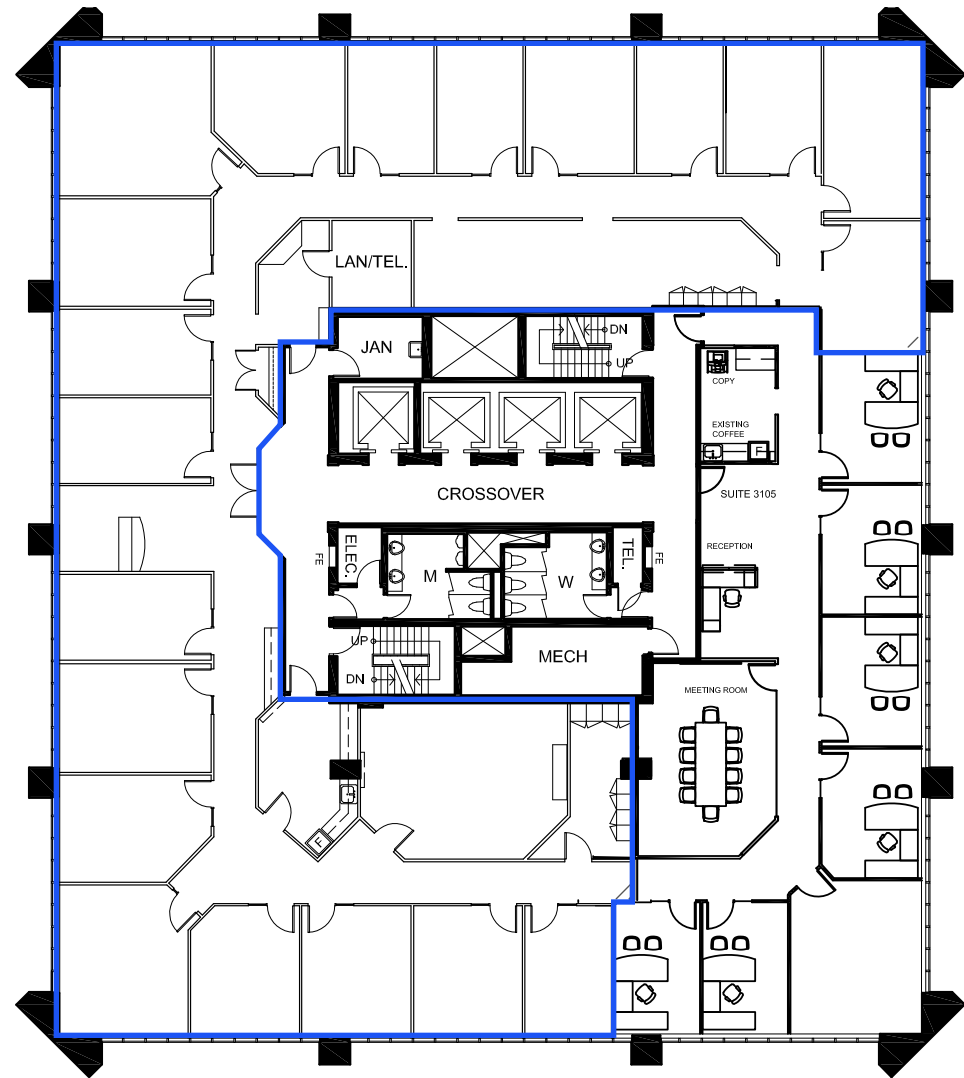
- Open Area for ~34 Workstations
- 3 Meeting Rooms
- Boardroom
- Kitchen/Lounge Area
- Copy/Print Area
- Reception
- Storage Room



Suite 2300 | 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

Floorplans



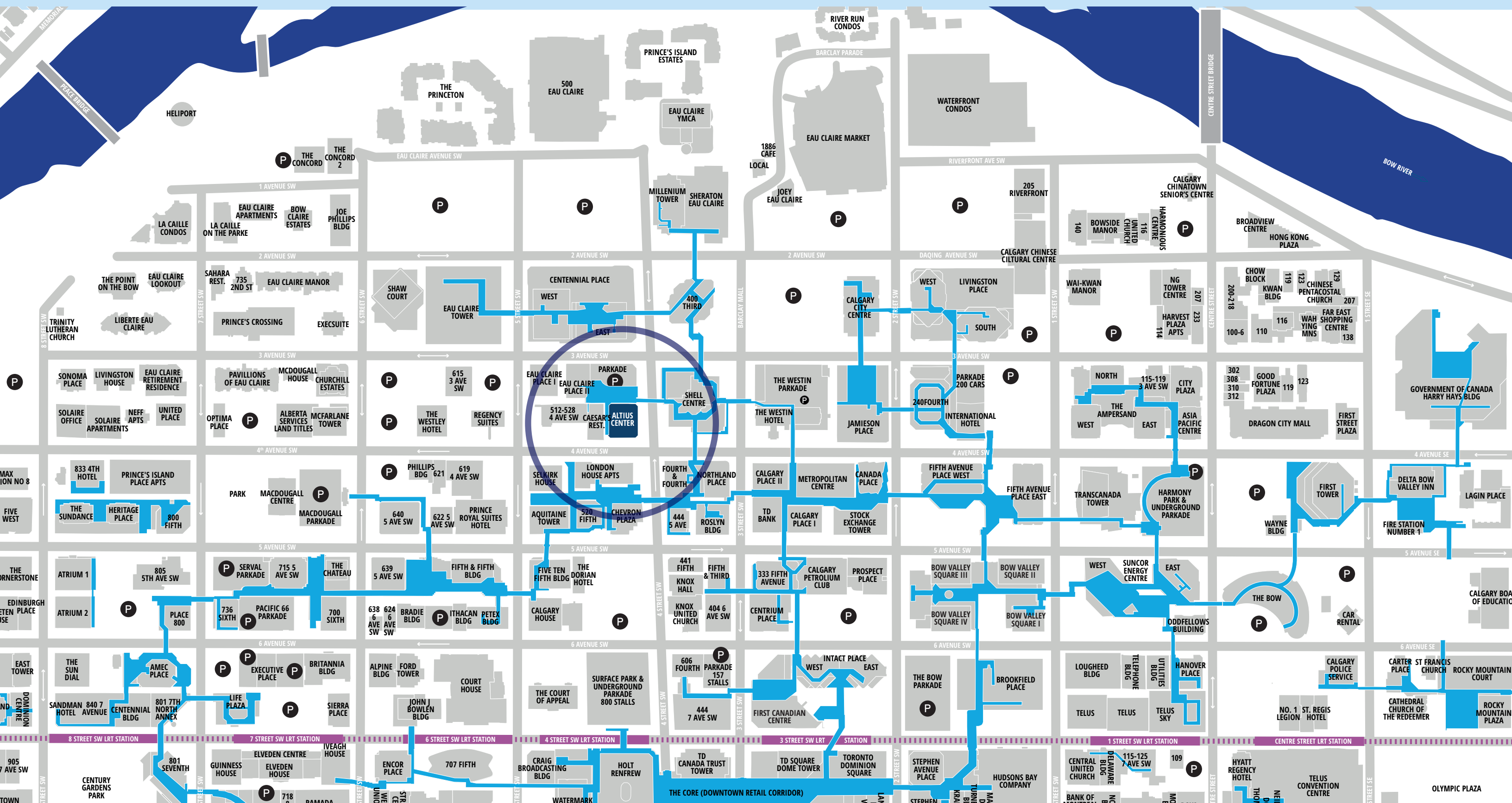
Suite 3100 | 8,356 SF

- 20 Exterior Offices
- Boardroom
- Kitchen
- Reception
- Copy/Print Area
- Server Room
- Large File Room



Location

+ 15 Connections LRT Line





Aly Lalani

Executive Vice President | Partner
Aly.Lalani@colliers.com
+1 403 298 0410

Leigh Kirnbauer

Senior Vice President | Partner
Leigh.Kirnbauer@colliers.com
+1 403 298 0408

Jane Taylor

Associate | Transaction Manager
Jane.V.Taylor@colliers.com
+1 403 298 0420

Cassie van Kessel

Associate | Office Project Specialist
Cassie.vanKessel@colliers.com
+1 403 298 0406

Brett Van Hal

Associate
Brett.VanHal@colliers.com
+1 587 223 6373



Colliers

Altius

Centre

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.