Office Space
For Lease

Altius

Centre

ARMCO ALBERTA | 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

AC

Address	500 4 Avenue SW
Rentable Area	324,000 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
- Tenant Lounge
- Conference Facilities
- +15 Access
- Bicycle Storage
- Close to Bow River Walking Path
- Secure Parking
- 24/7 Manned Security
- Wired Certified - Gold

AVAILABILITIES

Floorplans

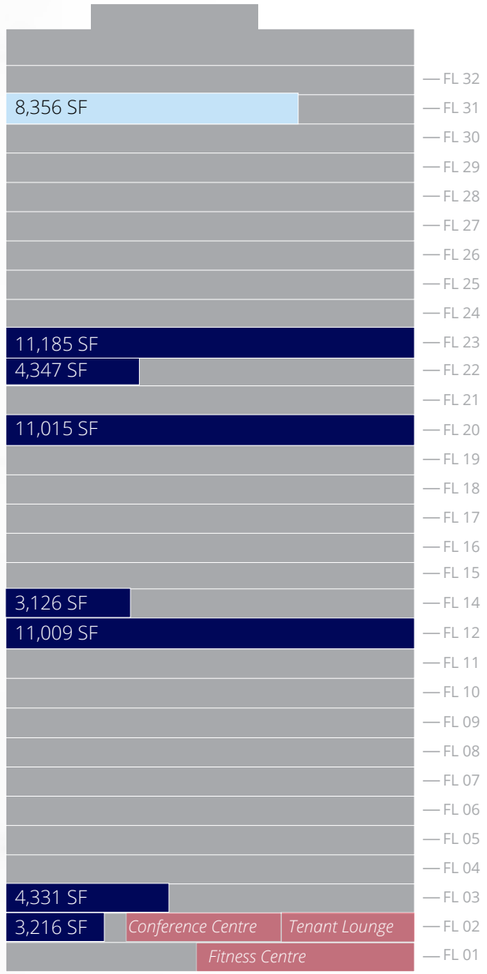
	Suite	Square Footage	Occupancy Date
Retail - Fully equipped kitchen in place	200	3,216	Immediate
	300	4,331	Immediate
	1200	11,009	Immediate
	1405	3,126	Immediate
	2000	11,015	May 1, 2025
	2210	4,347	Immediate
	2300	11,185	Immediate
	3100	8,356	September 1, 2025

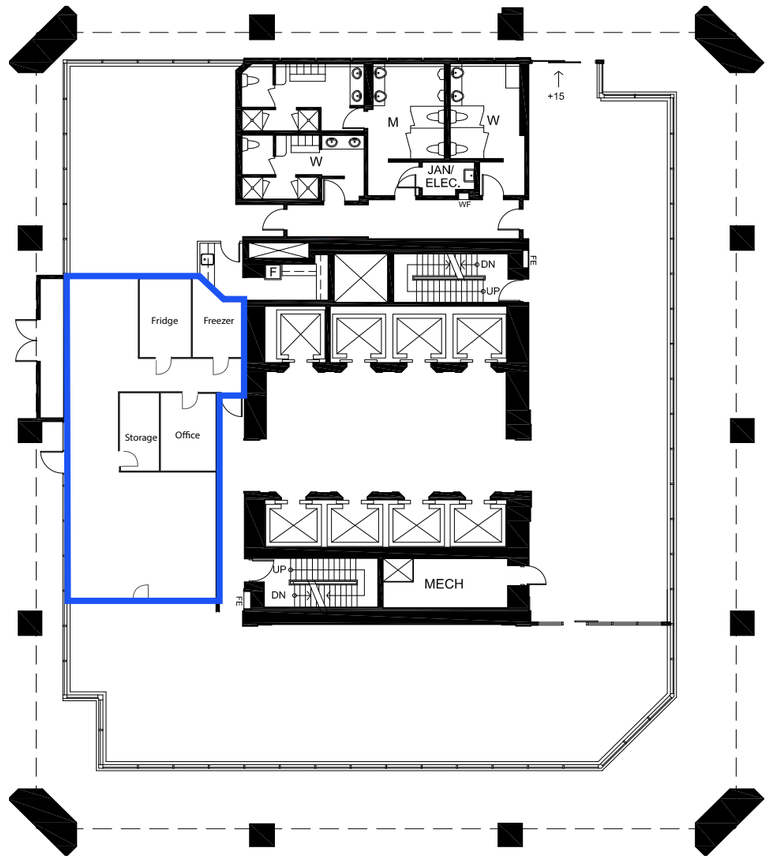
360°

Headlease Available

Show Suite

Upcoming Headlease



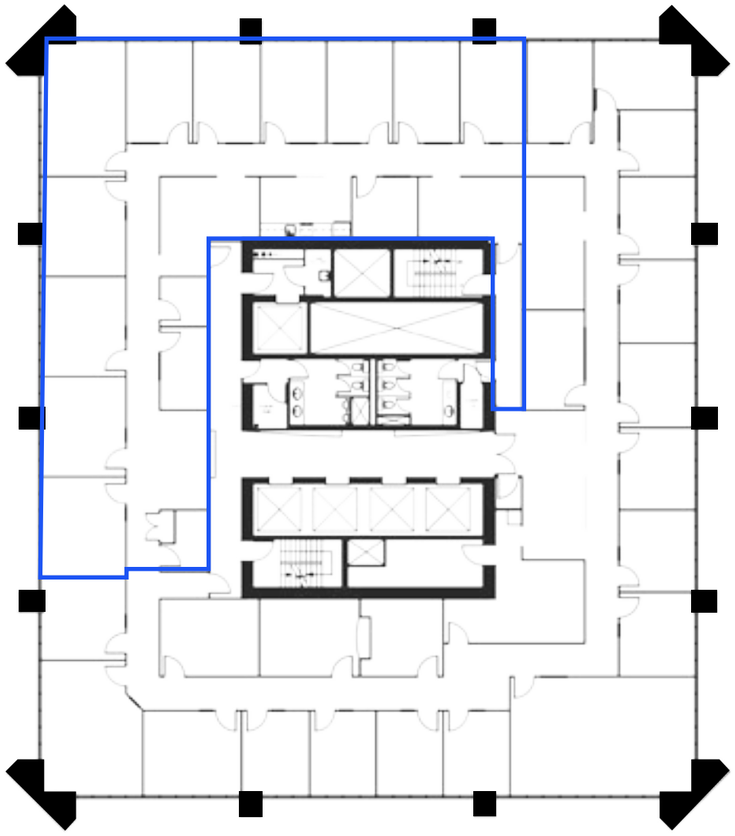


Suite 200 | 3,216 SF

Retail

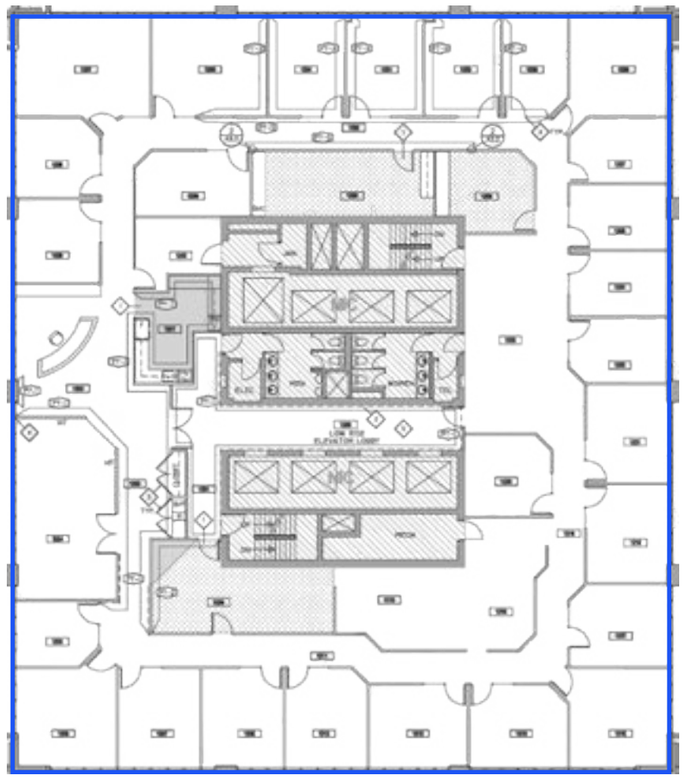
- Former Restaurant
- Fully equipped kitchen in place

Floorplans



Suite 300 | 4,331 SF

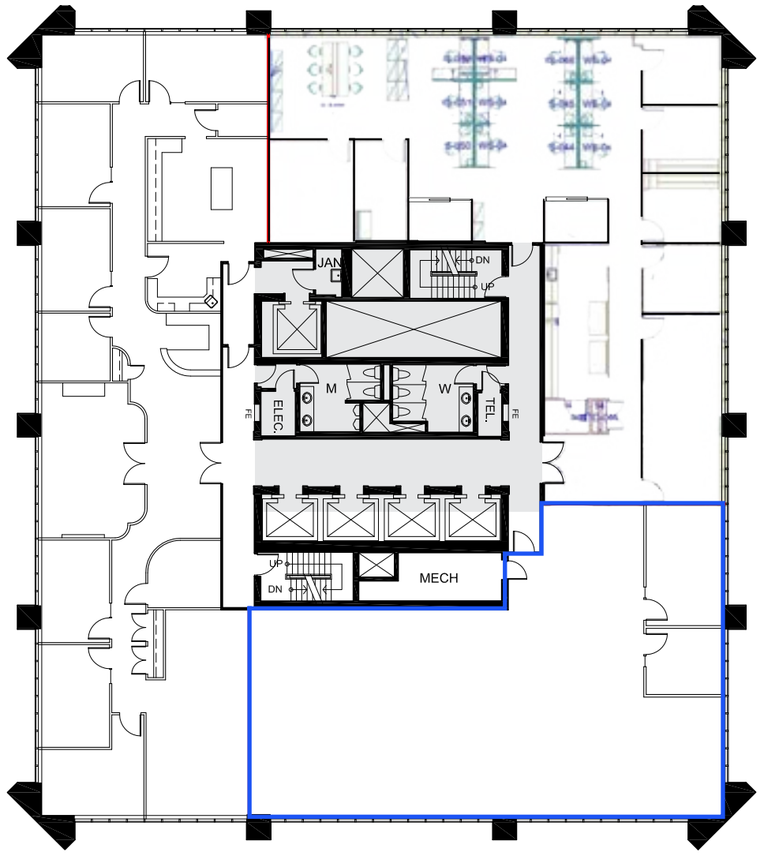
- 11 Exterior Offices
- 2 Interior Offices
- Kitchen
- Storage



Suite 1200 | 11,009 SF

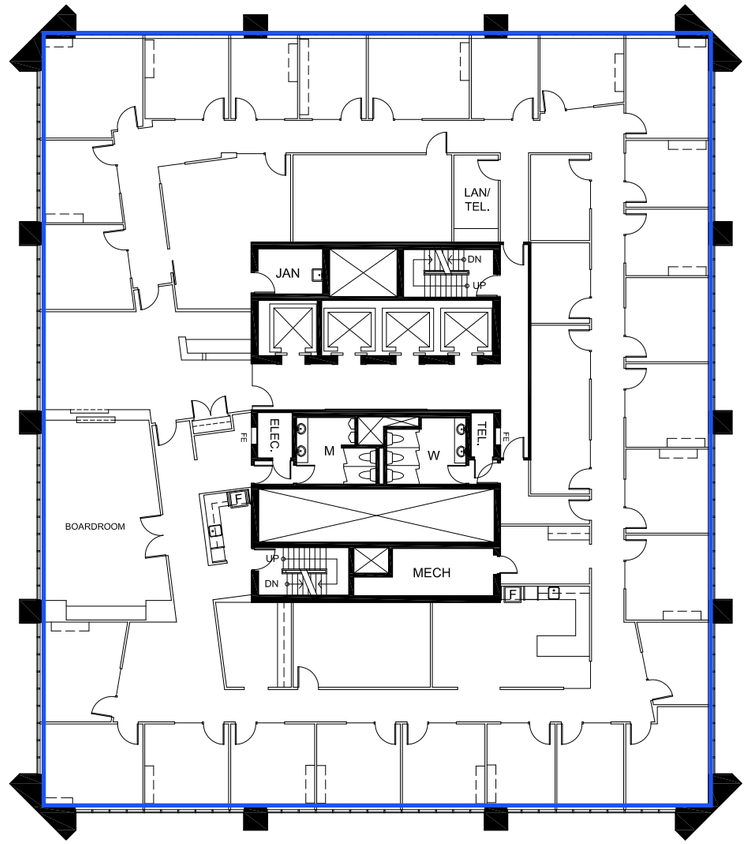
- 24 Exterior Offices
- 1 Interior Office
- Boardroom
- Meeting Room
- Reception
- Kitchen
- Small Open Areas
- 3 File/Storage Rooms
- Server Room

Floorplans



Suite 1405 | 3,126 SF

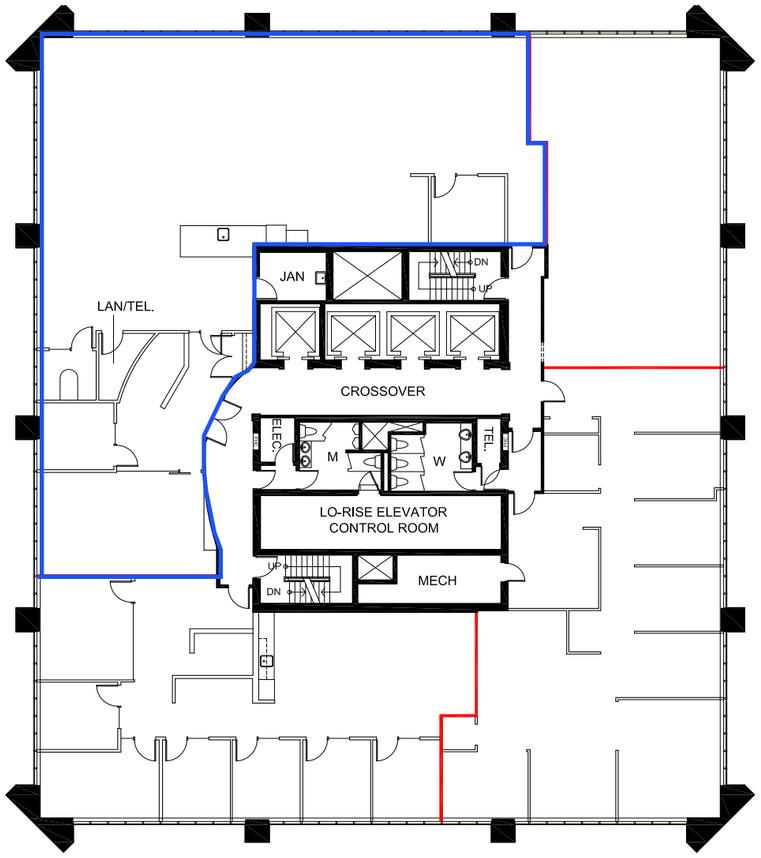
- 1 Exterior Office
- Boardroom
- Open Area



Suite 2000 | 11,015 SF

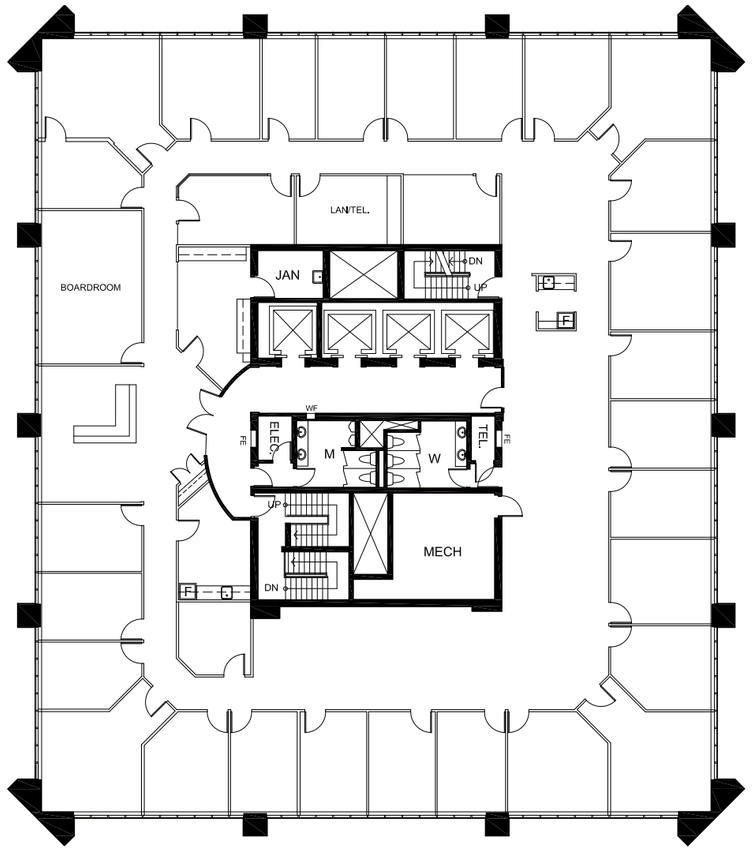
- 26 Exterior Offices
- 2 Interior Offices
- Boardroom
- 3 Meeting Rooms
- 2 Kitchens
- Reception
- 3 Copy/Print/File Rooms
- Server Room

Floorplans



Suite 2210 | 4,347 SF

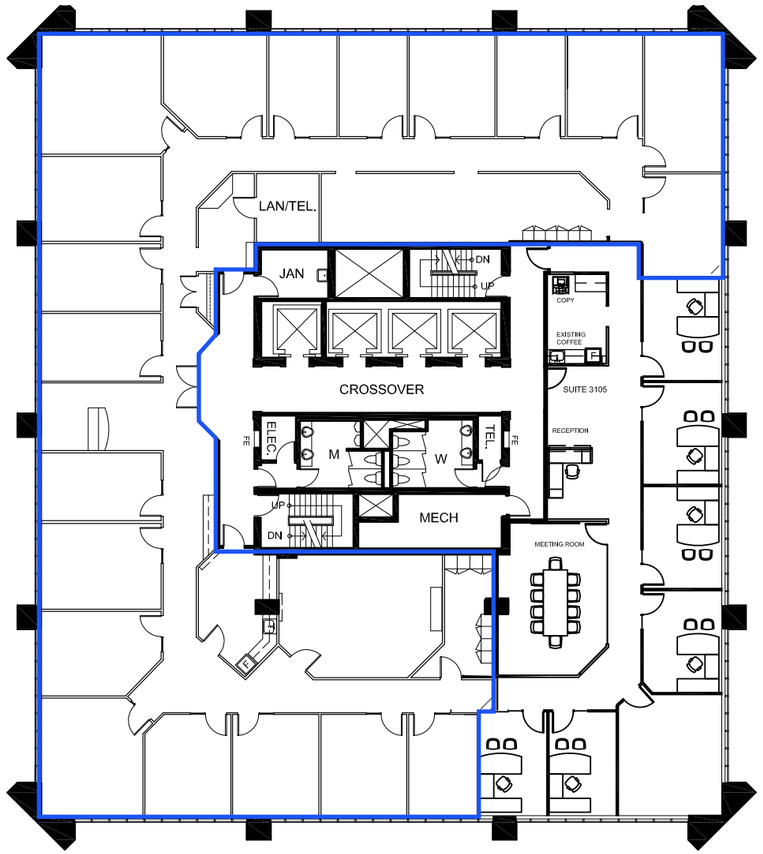
- Open Area for ~34 Workstations
- 3 Meeting Rooms
- Boardroom
- Kitchen/Lounge Area
- Copy/Print Area
- Reception
- Storage Room



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



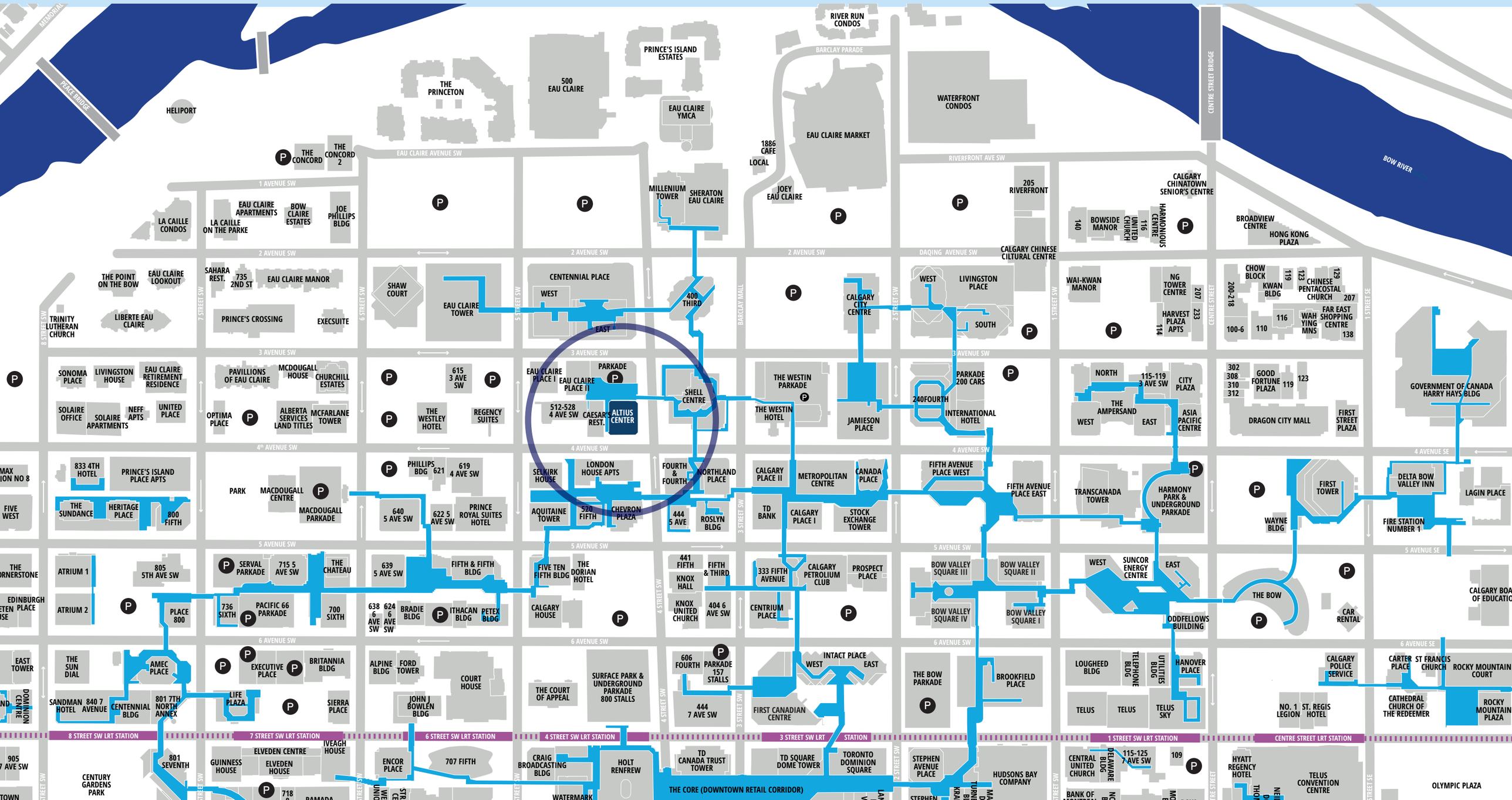
Suite 3100 | 8,356 SF

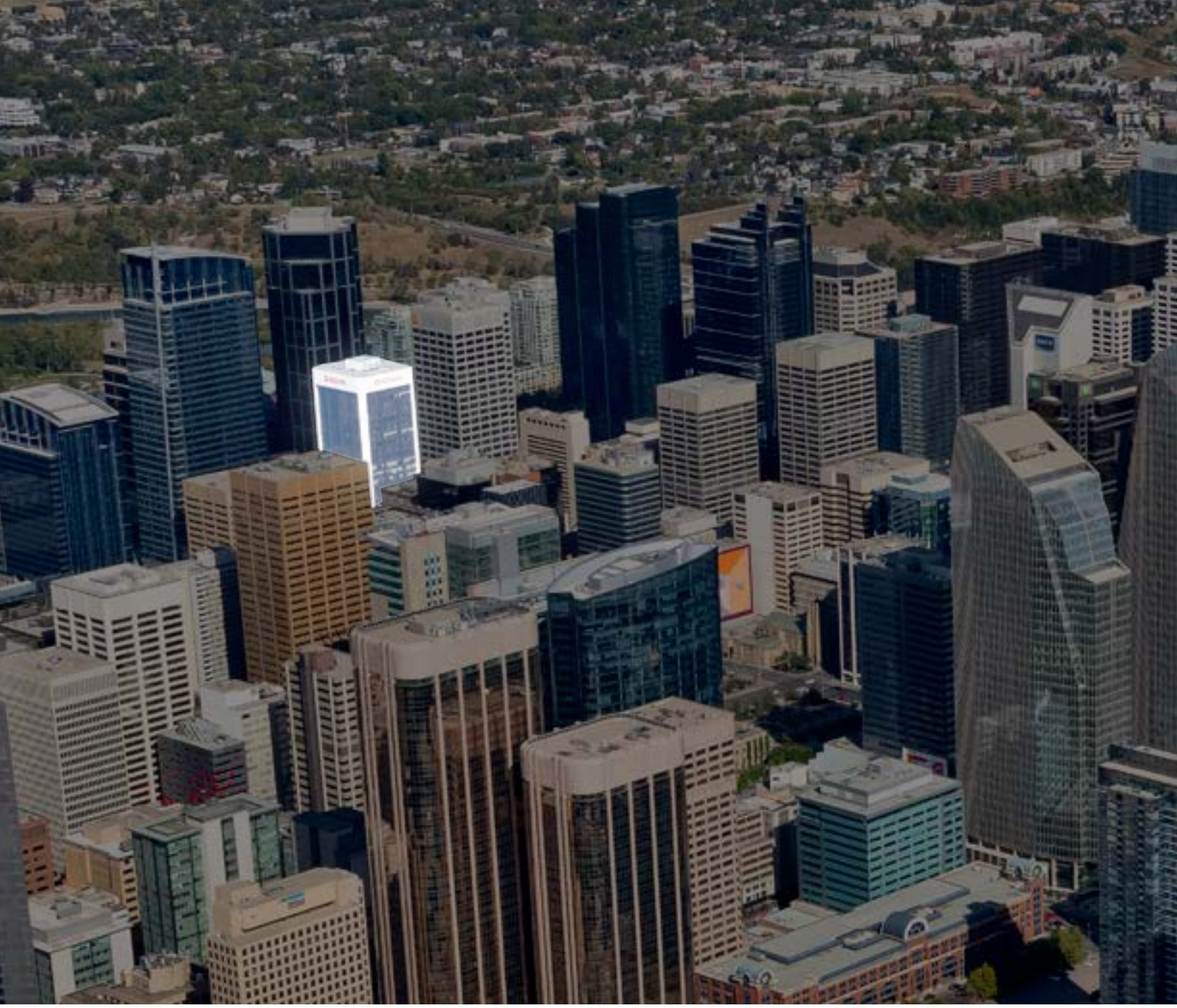
- 20 Exterior Offices
- Boardroom
- Kitchen
- Reception
- Copy/Print Area
- Server Room
- Large File Room

Location

+ 15 Connections

LRT Line





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