



For Sublease | 700 - 2nd Street SW

Stephen Avenue Place

Brand new leasehold improvements, fully furnished with new office furniture, including height adjustable desks.

Potential to subdivide.

Jim Rea
Executive Vice President | Partner
+1 403 540 7744
jim.rea@colliers.com

Todd Sutcliffe
Senior Vice President | Partner
+1 403 618 2486
todd.sutcliffe@colliers.com

Colliers International
900, 335 8th Avenue SW
Calgary, AB T2P 1C9
www.colliers.com/calgary
+1 403 266 5544

For Sublease | 700 - 2nd Street SW, Calgary, AB

Property Overview

Sublease Information

Available Subpremises	Floor 9 - 14,238 SF* Floor 8 - 14,247 SF* *Potential to Subdivide Floor 7 - 14,225 SF* Total: 42,710 SF
Sublandlord	Harvest Operations Corp.
Rental Rate	Price to Sublease - Call for Details
Occupancy Date	Immediate
Term of Sublease	August 30, 2022
Parking	Negotiable

Building Details

Rentable Area	620,000 SF
Average Floorplate	14,800 SF
Number of Floors	40
Landlord	SCREO 700 2nd Inc.
HVAC	Monday - Friday 6:00 am - 6:00 pm Saturday As requested

Comments

- >> Brand new leasehold improvements throughout
- >> +15 connections to The Bay, Bow Parkade, TD Square, CORE Shopping Centre and Brookfield Place
- >> Numerous retail, dining, and shopping amenities within the building, along the Stephen Avenue corridor, and in The CORE Shopping Mall
- >> Adjacent to LRT and 35 bus routes within a two block radius
- >> 24 hour security on-site



Photos



New Office & Tenant Services



Expansive and Adaptive Conference Centre



Exclusive Tenant Lounge



Tenant-Only Games Room



Club-Quality Fitness Facility

Through partnership with two of Canada's leading restaurant and entertainment companies, Stephen Avenue Place features three new innovative and inspired dining experiences.



40TH FLOOR

World-class Restaurant
(Major Tom)

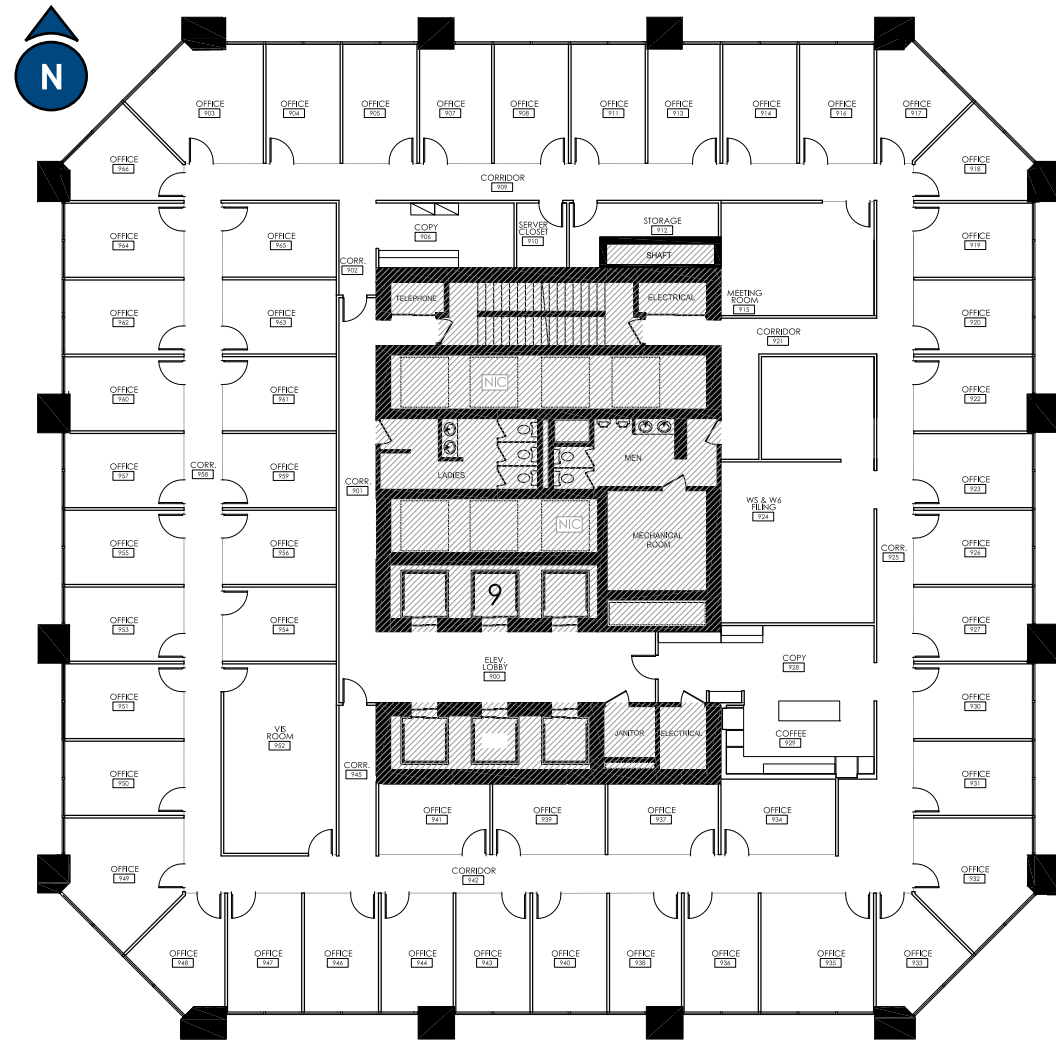
2ND FLOOR

Chef-driven Contemporary
Food hall

1ST FLOOR

lively restaurant,
bar, and patio

Floor Plans



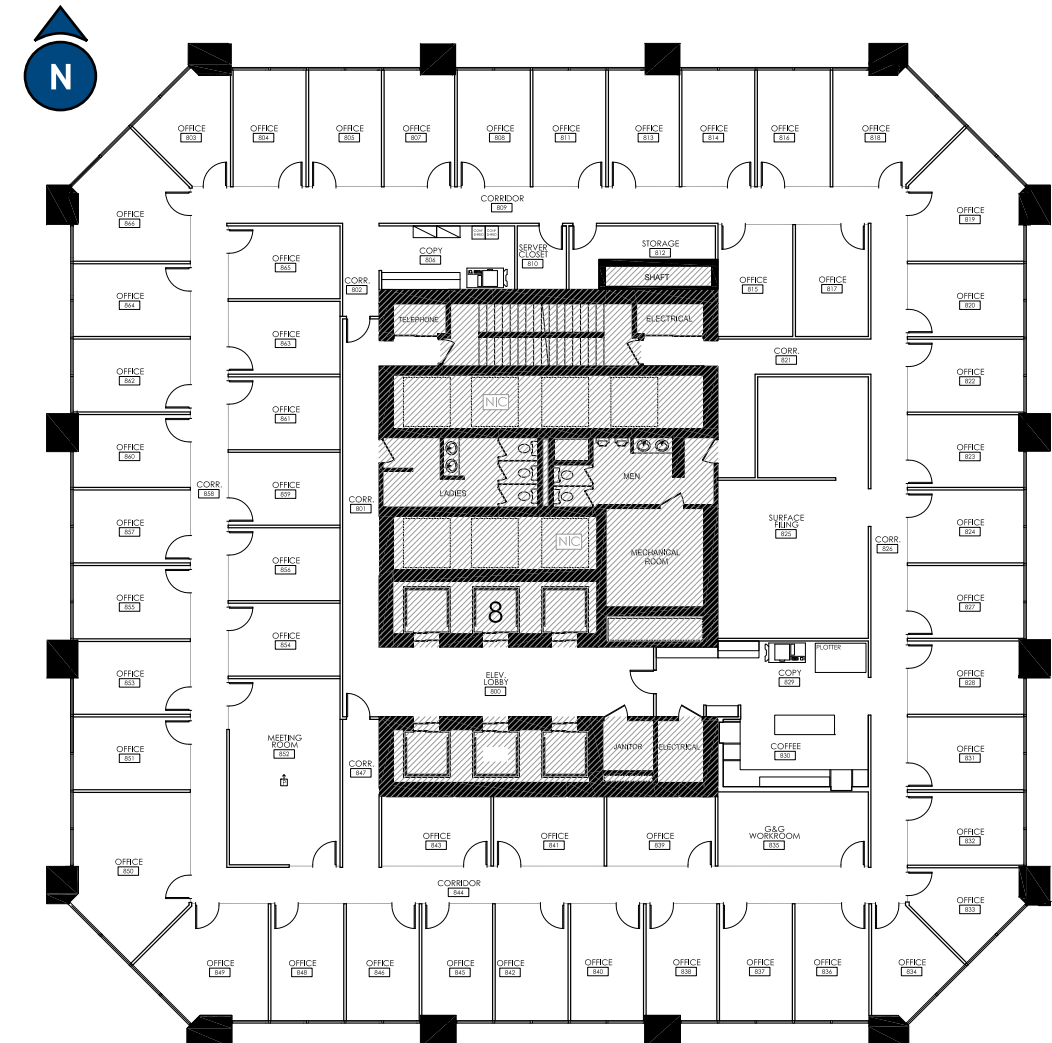
Floor 9 - 14,238 SF

- 40 exterior offices
- 10 interior offices
- 2 meeting rooms
- 3 copy/filing areas
- kitchen

Potential to Subdivide



Floor Plans



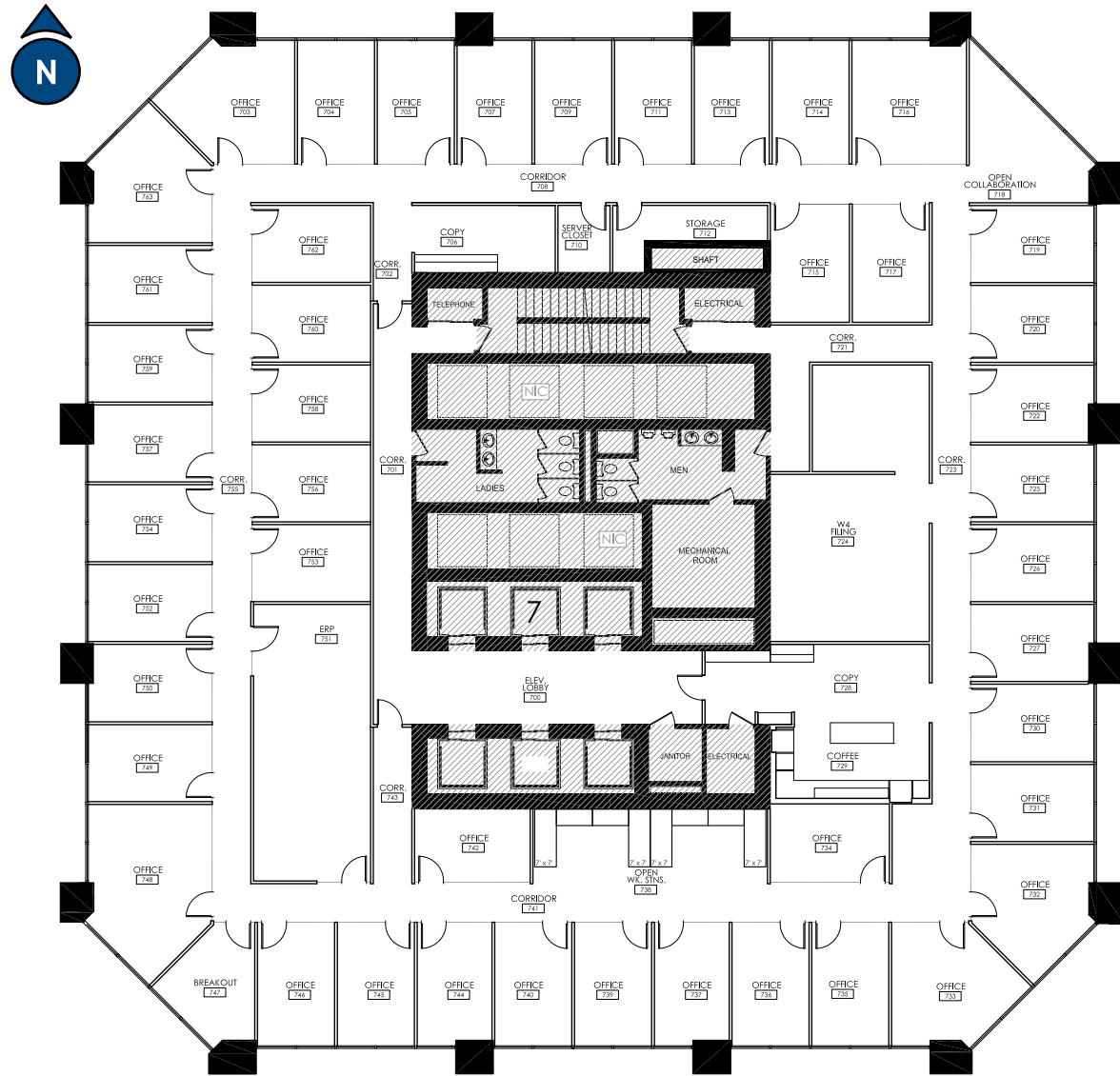
Floor 8 - 14,247 SF

- 39 exterior offices
- 11 interior offices
- meeting room
- 3 copy/filing areas
- kitchen

Potential to Subdivide

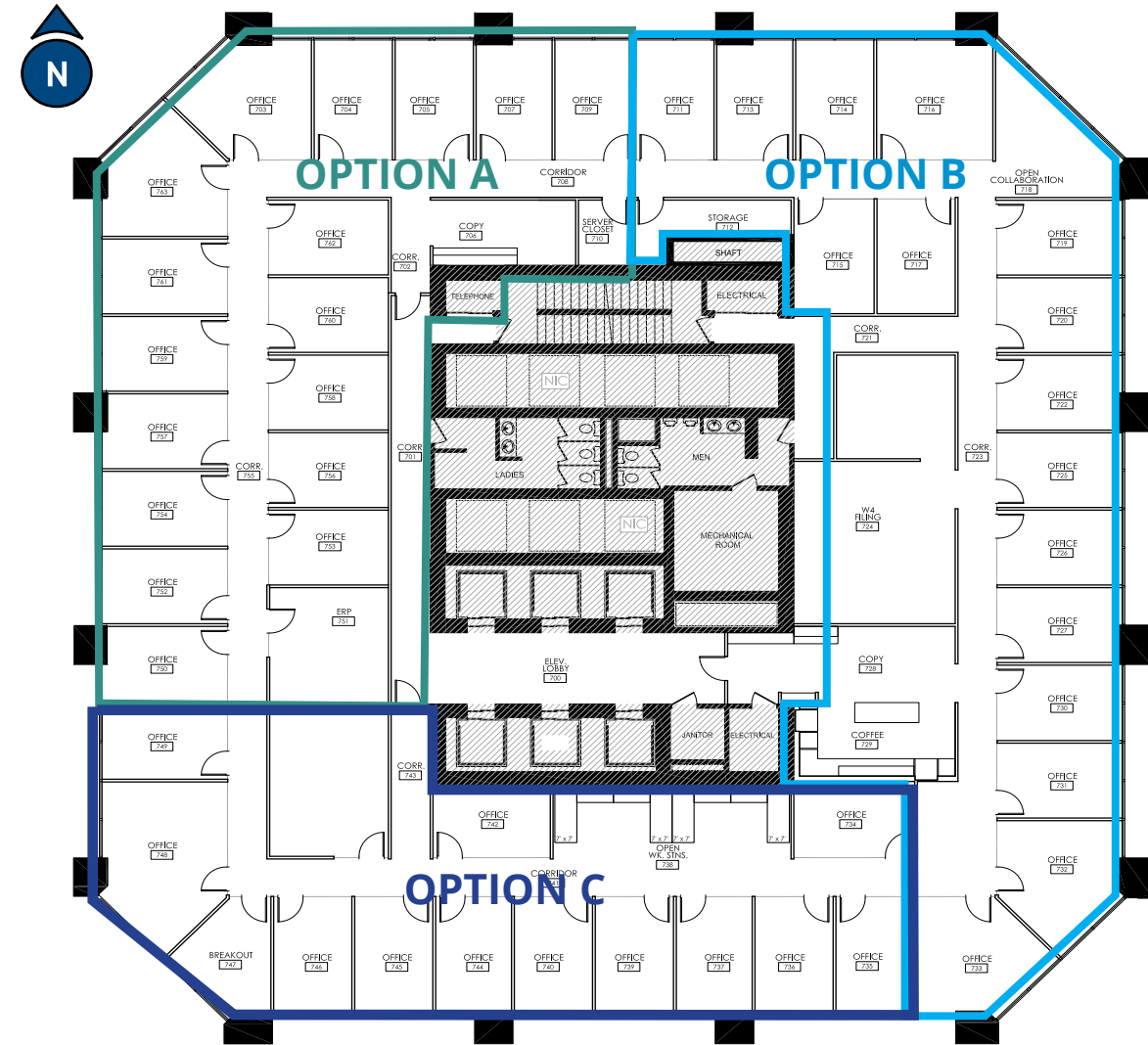


Floor Plans



Floor Plans

Potential Subdividing Options



Floor 7 - 14,225 SF

- 40 exterior offices
- 10 interior offices
- 2 meeting rooms
- 3 copy/filing areas
- kitchen

Potential to Subdivide

Option A - 4,690 SF*

- 12 exterior offices
- 5 interior offices
- meeting room
- copy / filing area
- server room

Option B - 5,540 SF*

- 14 exterior offices
- 2 interior offices
- small open area
- storage room
- large filing room
- kitchen
- copy / filing area

Option C - 3,995 SF*

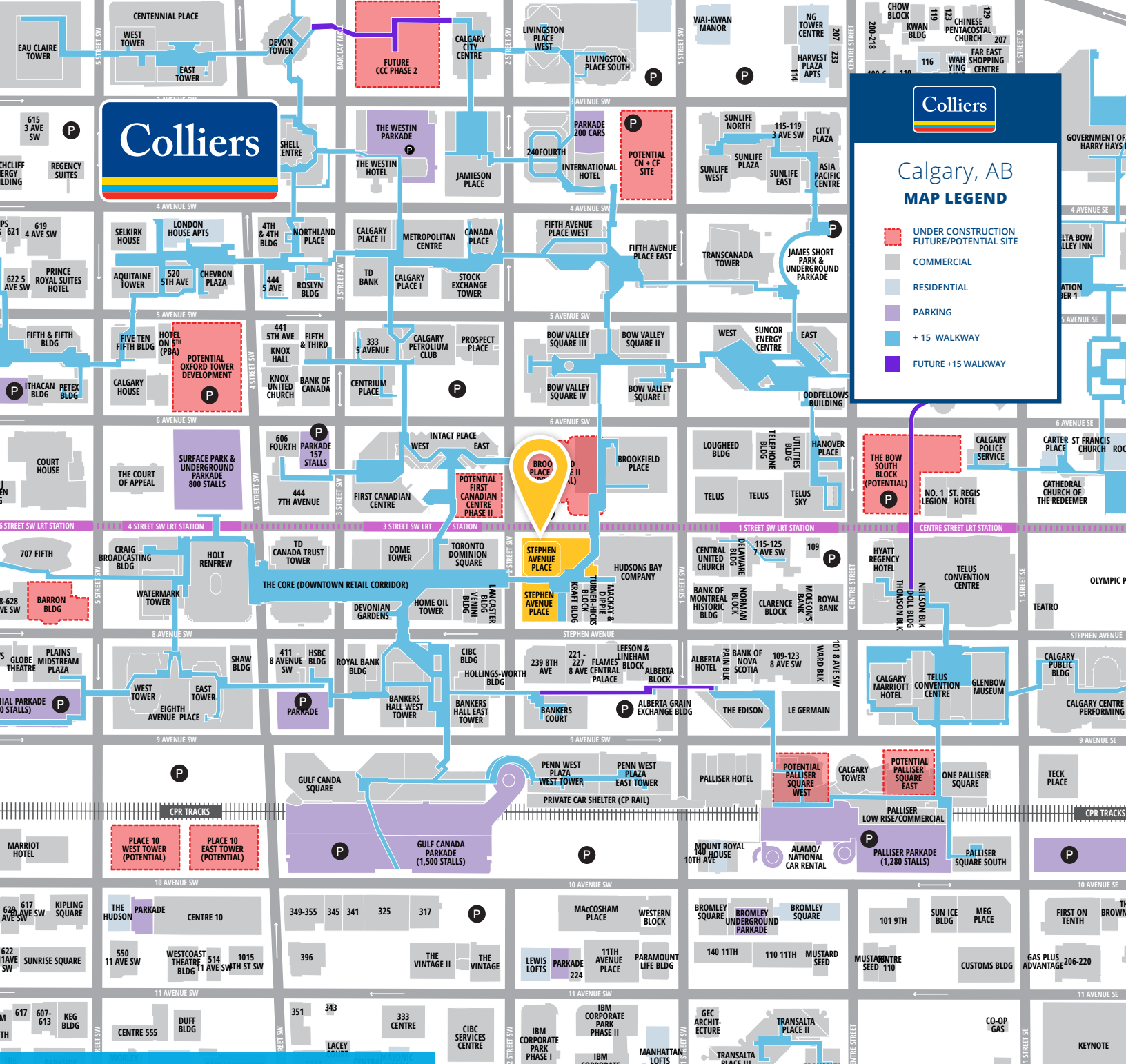
- 11 exterior offices
- 2 interior offices
- 4 workstations
- meeting room

*Total: 14,225 SF

Photos

Photos





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