

Bankers Hall - West

6,275 sf Sub-Sublease

VIEW THE
VIRTUAL TOUR



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**6,275 sf available
on 30 days notice**

Space Profile

Sub-Sublandlord:	Keywest Projects Ltd.
Sublandlord:	Repsol Oil & Gas Canada Inc.
Sub-Subpremises:	33rd Floor: 6,275 sf
Availability:	30 days notice
Term Expiry:	February 26, 2025
Asking Rent:	Market Sublease Rates
T.I.A.:	As is
Op. Costs & Taxes:	\$25.56 per sf (est. 2024)
Shared Space Scenario:	Corner office: \$850.00 \$800.00 per month Typical office: \$750.00 \$600.00 per month Tenant common areas, no extra charge
Parking:	2 unreserved, above ground stalls at market rates

Building Information

Address:	888 Third Street SW
Year of Completion:	2000
Number of Floors:	47
Rentable Area:	869,990 sf
Average Floor plate:	21,000 sf
Security:	7 days per week, 24 hours per day Manned security desk, card key access
HVAC:	7:30 am - 6:00 pm After hours upon request
Landlord:	bcIMC Realty Corporation and Bankers Hall LP
Building Manager:	Brookfield Properties Canada Management LP

Features & Amenities

Premises is in excellent, move-in condition

Suite features demountable wall systems for easy fixturing

Fully furnished space, AV equipment negotiable

Rare sub-sublease opportunity available in Class AA building

Access to two large boardrooms and two meeting rooms off reception on the 35th floor via elevators

Internal staircase from floors 33 to 35 can be locked off in the event of a sub-sublease or kept open during business hours and locked each night

Sub-sublandlord will consider a shared-space scenario with use of common areas (kitchen, copy room and boardrooms/meeting rooms/reception on the 35th floor) at no extra charge

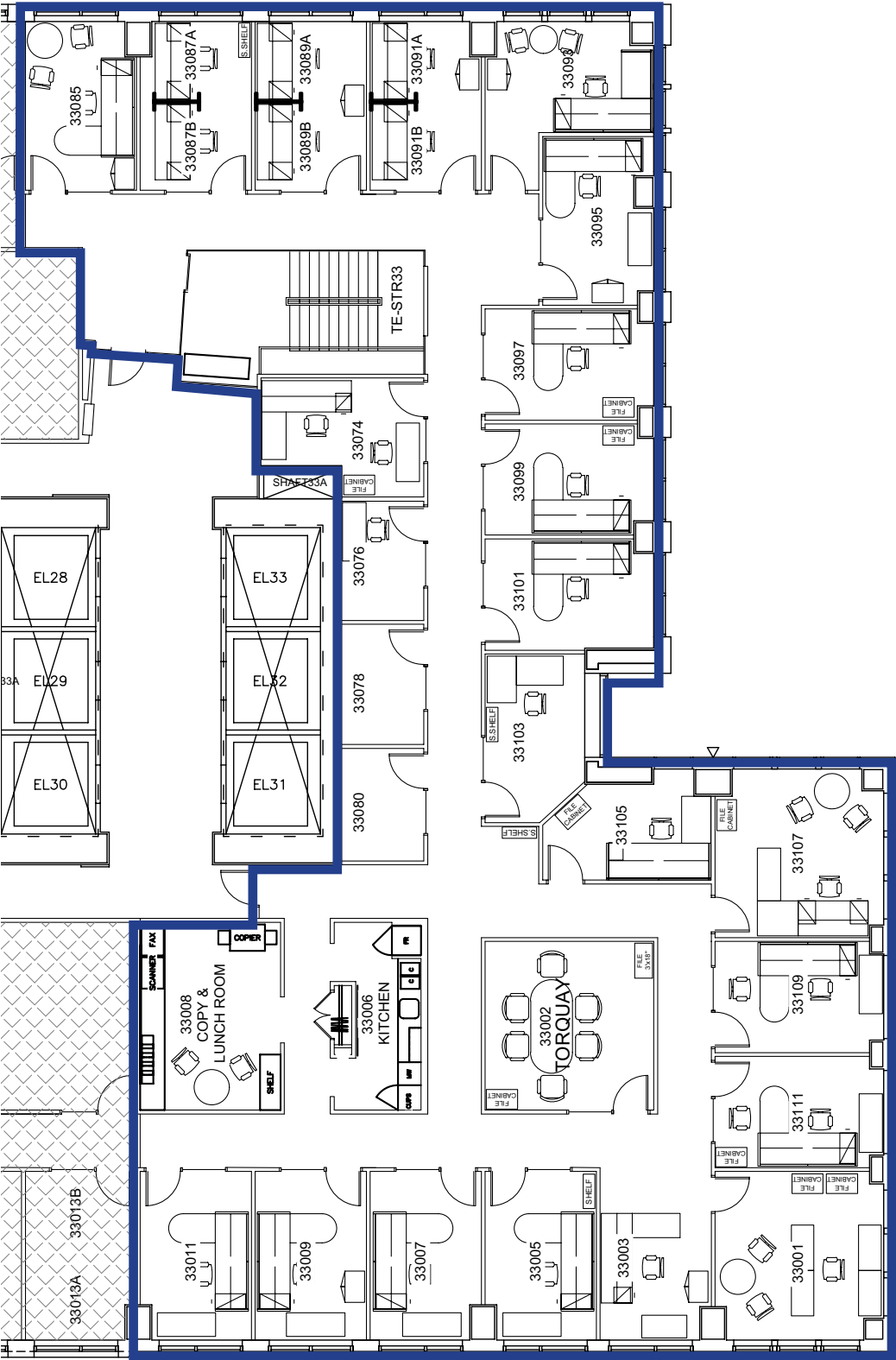
Plus 15 connection to Bankers Court, Home Oil Tower, Royal Bank Building, The Core Shopping Centre

Within walking distance to several public transit routes and CTrain stations

Landlord is currently in the planning stages for >30,000 sf of amenities, including conference facilities, fitness facility, tenant lounge, bicycle storage, shower/locker facilities

On-site management with 24/7 building access and security

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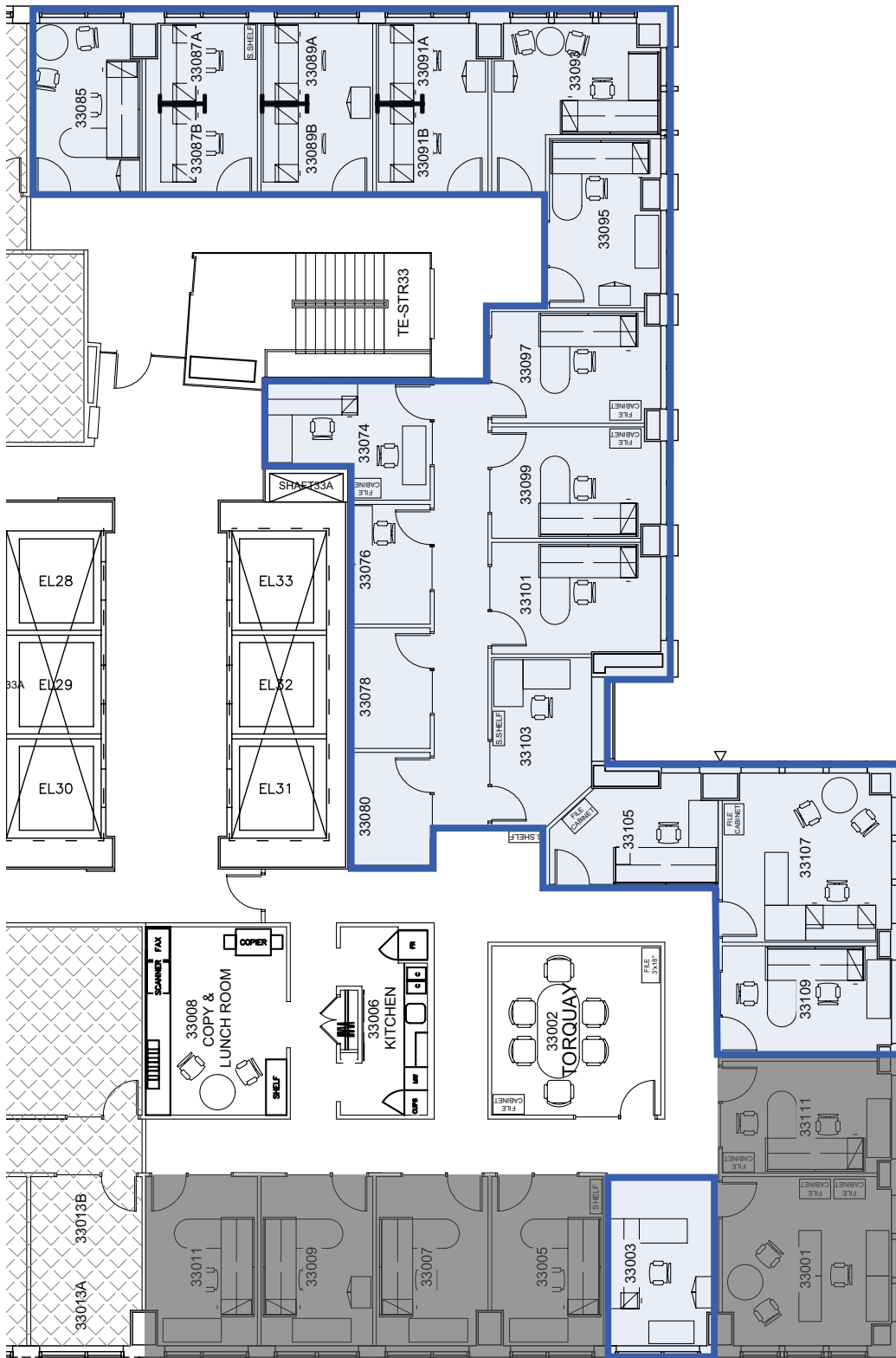


33rd Floor As-Built
6,275 sf Sub-Sublease

- 19 perimeter offices
- 3 interior offices
- 1 perimeter workstation
- Meeting room
- Kitchen
- Staff/copy room
- Server room



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33rd Floor Shared Space Scenario

Shared offices available

13 perimeter offices

3 interior offices

1 workstation

Shared use of common areas including lunch room, meeting room, kitchen as well as access to reception, boardrooms, and meeting rooms on the 35th floor

Corner Office:
\$800.00 per month

Typical Office:
\$600.00 per month

Tenant common areas, no extra charge



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Move-in ready suite with unobstructed views

The space is in excellent condition and available fully furnished. All perimeter offices are flooded with natural light and boasts unobstructed views to the south and west.

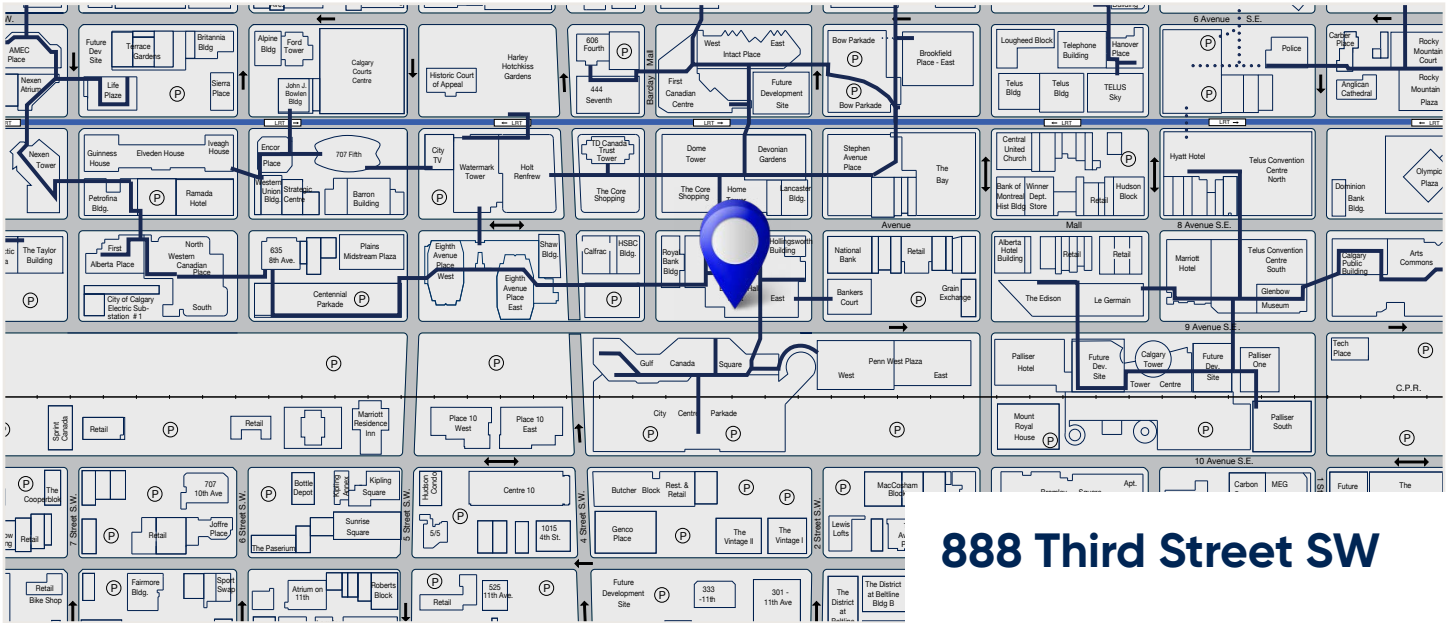


Well-appointed common areas

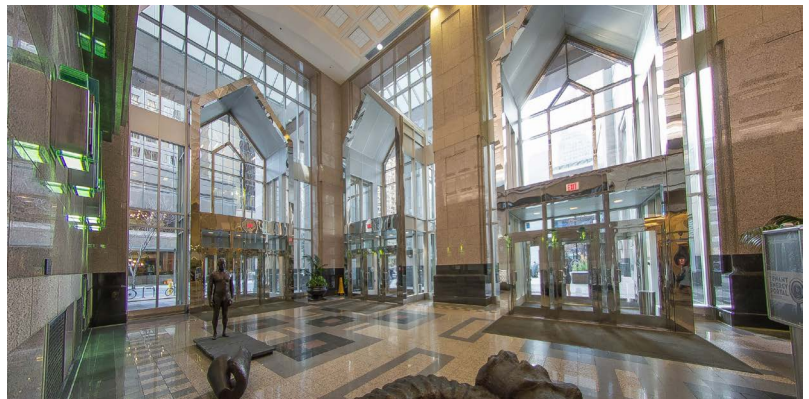
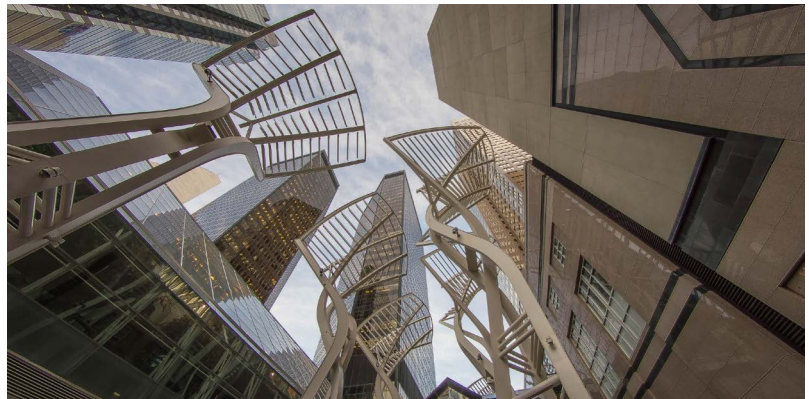
Staff and meeting rooms ideal for team collaboration. Good quality improvements throughout the space.



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888 Third Street SW



Agent Information

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