

# Eau Claire Tower

## 12,500 sf Sublease

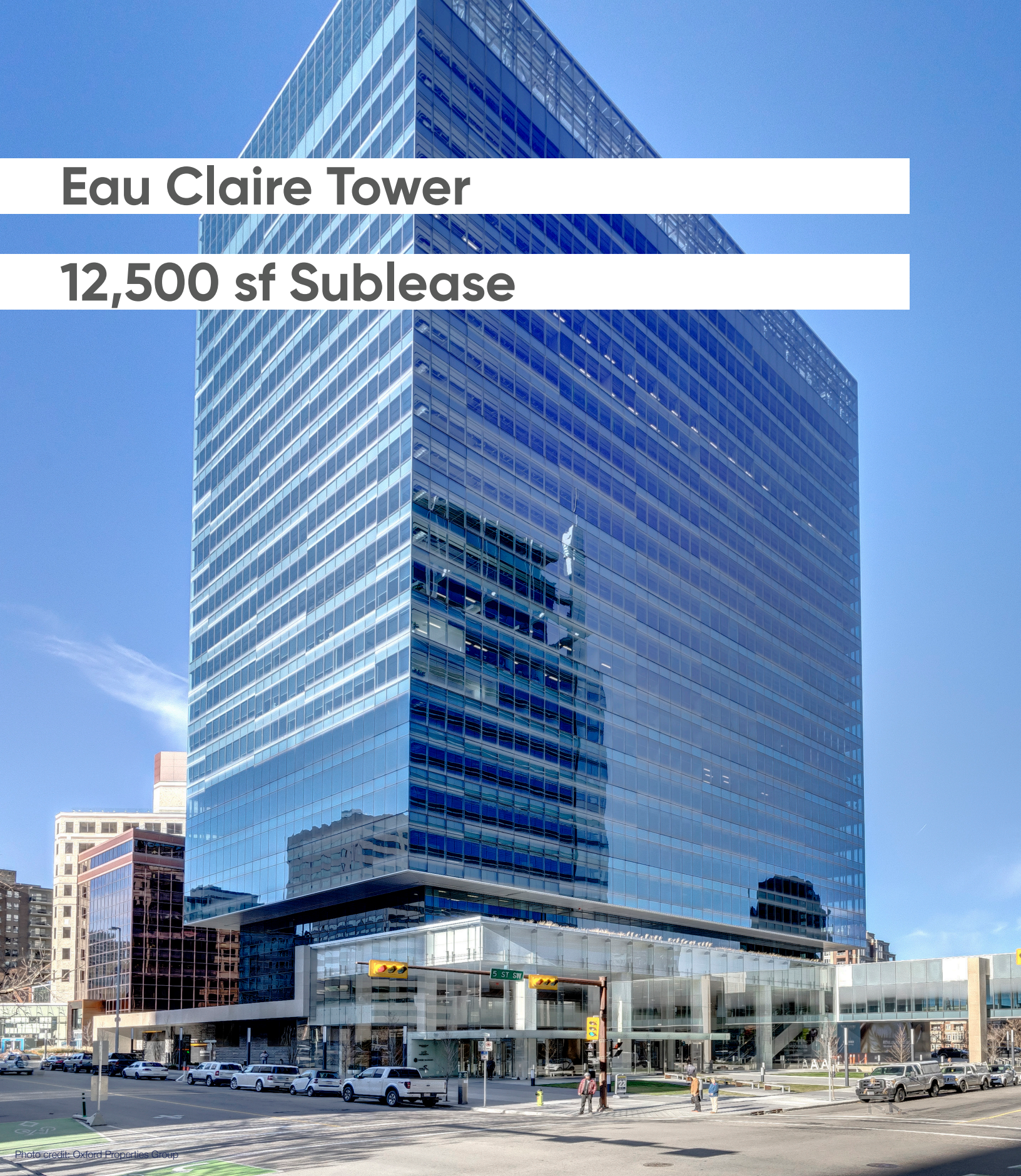


Photo credit: Oxford Properties Group

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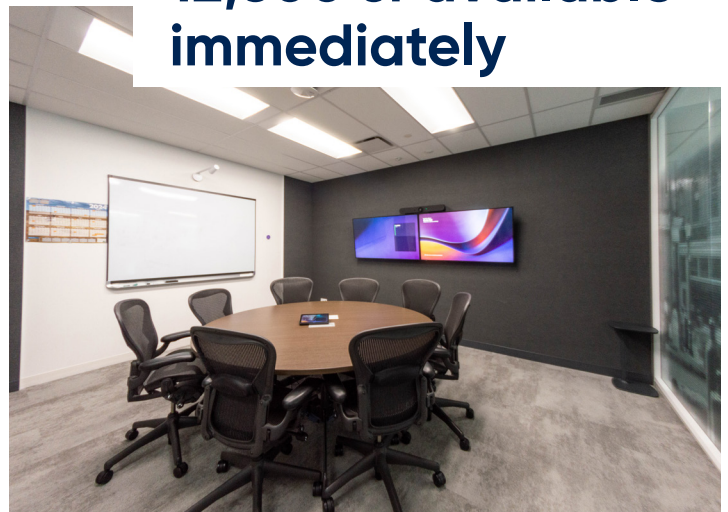
# Eau Claire Tower



**12,500 sf available immediately**

## Space Profile

Sublandlord:	Alberta Utilities Commission
Subpremises:	12th Floor: 12,500 sf
Availability:	Immediately (space to be demised into separate suite once a sublease transaction is completed)
Term Expiry:	April 29, 2028
Asking Rent:	Market Sublease Rates
T.I.A.:	As is
Op. Costs & Taxes:	\$22.06 per sf (est. 2024)
Parking:	1 stall per 1,974 sf 6 stalls available at market rates



## Building Information

Address:	600 Third Avenue SW
Year of Completion:	2016
Number of Floors:	25
Rentable Area:	615,000 sf
Average Floor plate:	27,500 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 at \$25.00 per hour
Landlord/Building Manager:	Oxford Properties Group

## Features & Amenities

Premises is in excellent, move-in condition

Fully furnished space

Plus 15 connection to Centennial Place - West

Tenant access to fitness facility and conference centre

Within walking distance to several public transit routes and CTrain stations

Several retail, restaurant and eateries within walking distance in the Eau Claire area

Bow River Pathway system within walking distance





## Eau Claire Tower



### Well-appointed common areas

Meeting rooms ideally set up for team collaboration. Good quality improvements throughout the space.



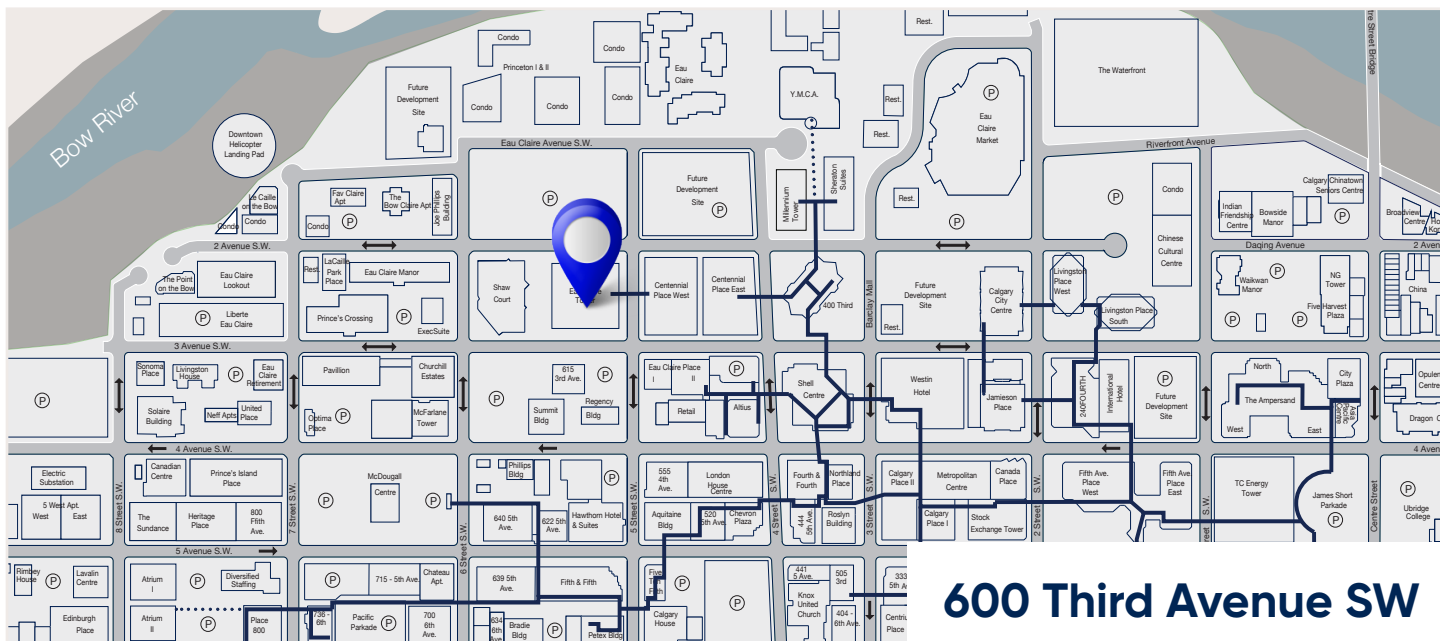
### Move-in ready suite with furniture available

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





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**600 Third Avenue SW**



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