

# The Ampersand - North

## 6,326 sf Sublease

Shorter terms and  
reduced rates will be  
considered

VIEW THE  
VIRTUAL TOUR



Photo Credit: CoStar Group

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**cresa** The Cresa logo consists of the word 'cresa' in a dark blue, lowercase sans-serif font, followed by a graphic of five small orange squares arranged in a horizontal line.



# The Ampersand - North



**6,326 sf available  
immediately**

## Space Profile

Sublandlord:	Nano Innovations Inc. and Adven Industries Inc.
Subpremises:	Floor 23 - 6,326 sf
Availability:	Immediately
Term Expiry:	February 27, 2029 Shorter terms will be considered
Rental Rate:	Reduced rates will be considered
T.I.A.:	As is
Op. Costs & Taxes:	\$21.78 per sf (est. 2024)
Parking:	1 stall per 1,750 sf \$585.00 per stall per month, reserved

## Building Information

Address:	140 Fourth Avenue SW
Year of Completion:	1982
Number of Floors:	28
Rentable Area:	307,379 sf
Average Floor Plate:	11,470 sf
Security:	24 hours, 7 days per week Manned security and video surveillance
Landlord/ Building Manager:	Aspen Property Management Ltd.

## Features & Amenities

Modern, newly built-out space with open ceilings

Good mix of office and open area high-end improvements in common areas

Improvements are in excellent condition

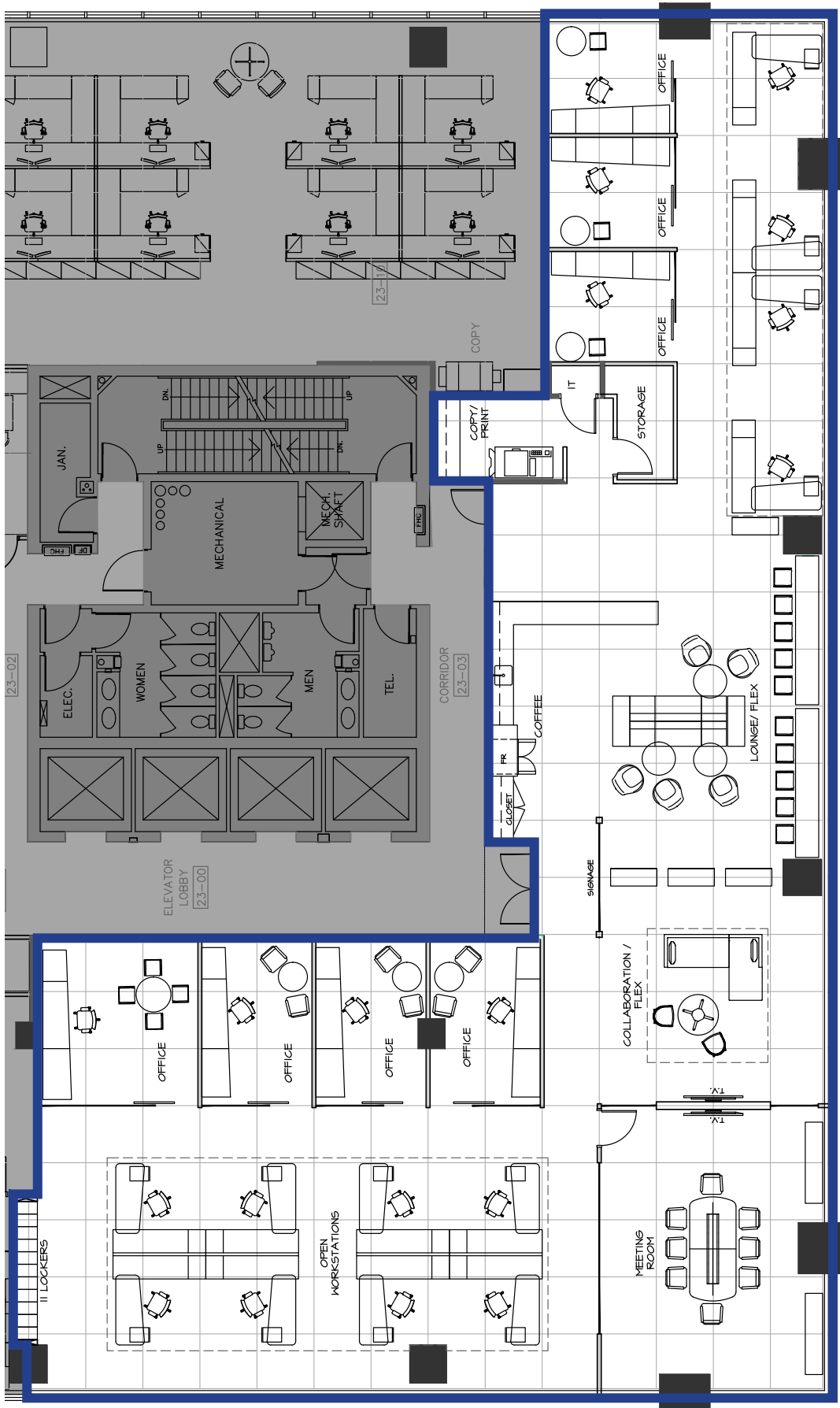
Plus 15 connected to TC Energy Tower and James Short Parkade

The Ampersand has recently undergone extensive renovations to all common areas in the complex. Tenants can now enjoy several new amenities including the new Aspen Club exclusive fitness facility, an expanded conference centre, tenant lounge, library and outside basketball court.

The Aspen Club features club-quality cardio & weight machines, changing rooms, spin and yoga studios, meditation rooms, reception lounge and juice bar at no additional costs to tenants.

The new conference facility includes a university-style lecture room, 200 guest meeting hall and meeting rooms that overlook the lobby. All are equipped with the latest audio-visual technology.

## The Ampersand - North



## 23rd Floor 6,326 sf

7 interior offices

Open areas for up to  
12 workstations

1 boardroom

2 collaboration/flex areas

Coffee/kitchenette

3 private phone rooms

Copy room

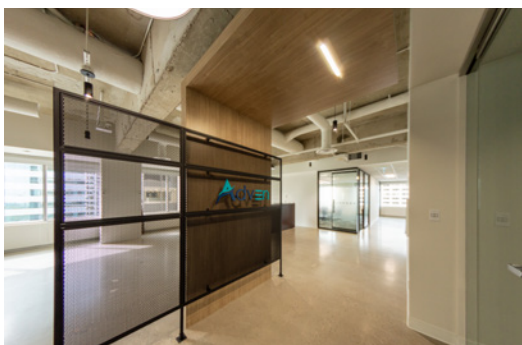
IT closet

Storage room

Premises is not furnished and is shown for speculative purposes only.



## The Ampersand - North



23rd Floor | 6,326 sf

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# The Ampersand - North



**140 Fourth Avenue SW**

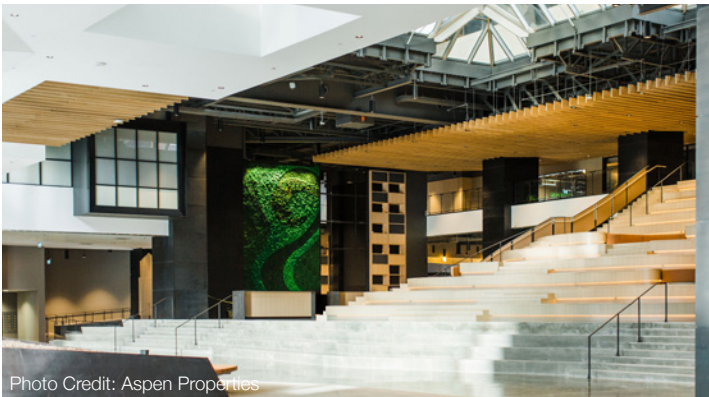


Photo Credit: Aspen Properties



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## Agent Information

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