



For sublease

400 Third

400 3rd Avenue SW, Calgary, AB

Property Highlights

- + 15 connected to Centennial Place, Millennium Tower, and Shell Centre
- Amenities include The Commons, a new tenant lounge completed in 2024. Conference centre, 24/7 security, concierge, 7,600 sf fitness centre, group fitness classes, bicycle parking, and end-of-trip facilities
- Spectacular mountain views
- Downtown North Core
- Access to Bow River Pathway
- WELL Health-Safety Rated, LEED Canada Gold, and Boma Best - Platinum

Property Details

Space

Floor 33 – 19,967sf
Floor 35 – 20,397 sf
Floor 36 – 20,397 sf
Floor 37 – 20,397 sf
Floor 38 – 20,397 sf
Floor 39 – 18,736 sf
Floor 40 (Suite 4050) – 12,195 sf

Availability

Early Summer 2026

Rental Rate

Market Sublease Rates

Sublease Term

Until March 31st, 2027

Operating Costs

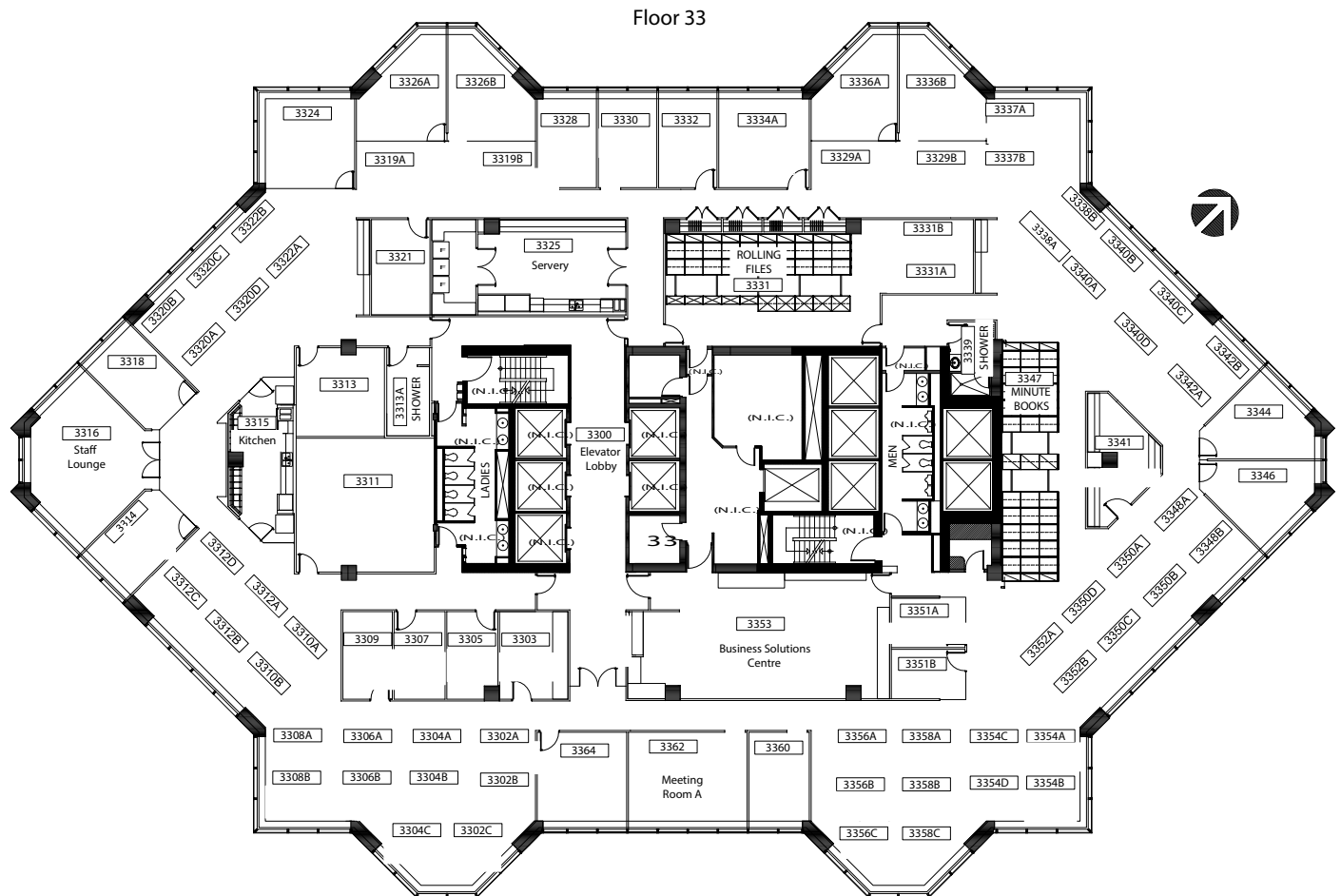
\$19.17 p.s.f (Est 2025)

Parking Information

Ratio: 1 stall per 2,000 sf
Reserved \$585/month
Unreserved \$495/month



Floor 33 - 19,967 sf

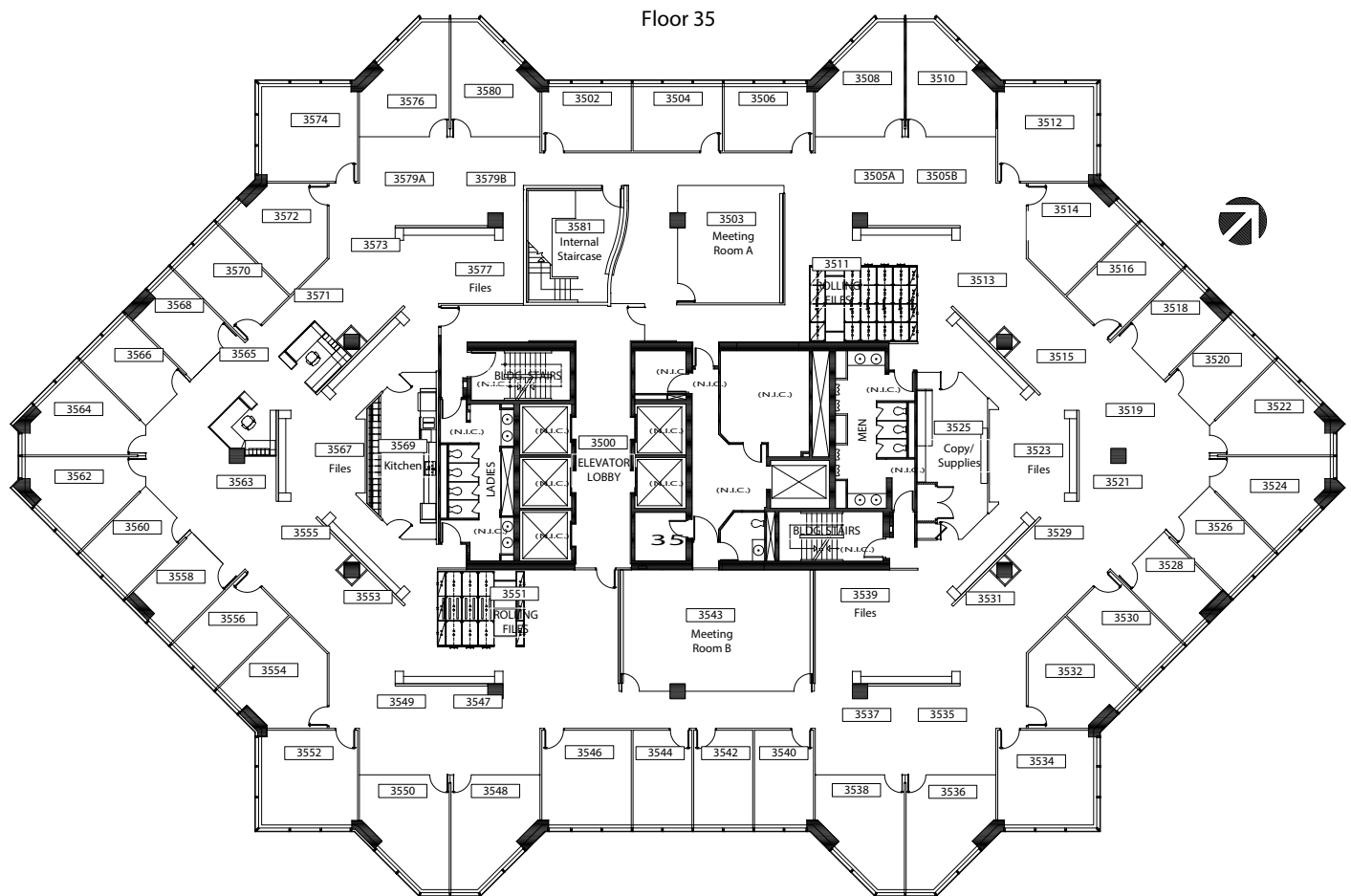


Floor Details

- 15 External Offices
- 56 Workstations
- 4 Meeting Rooms
- 2 Small Kitchens
- Staff Lounge
- Rolling Files Area
- Servery

Floor 35 - 20,397 sf

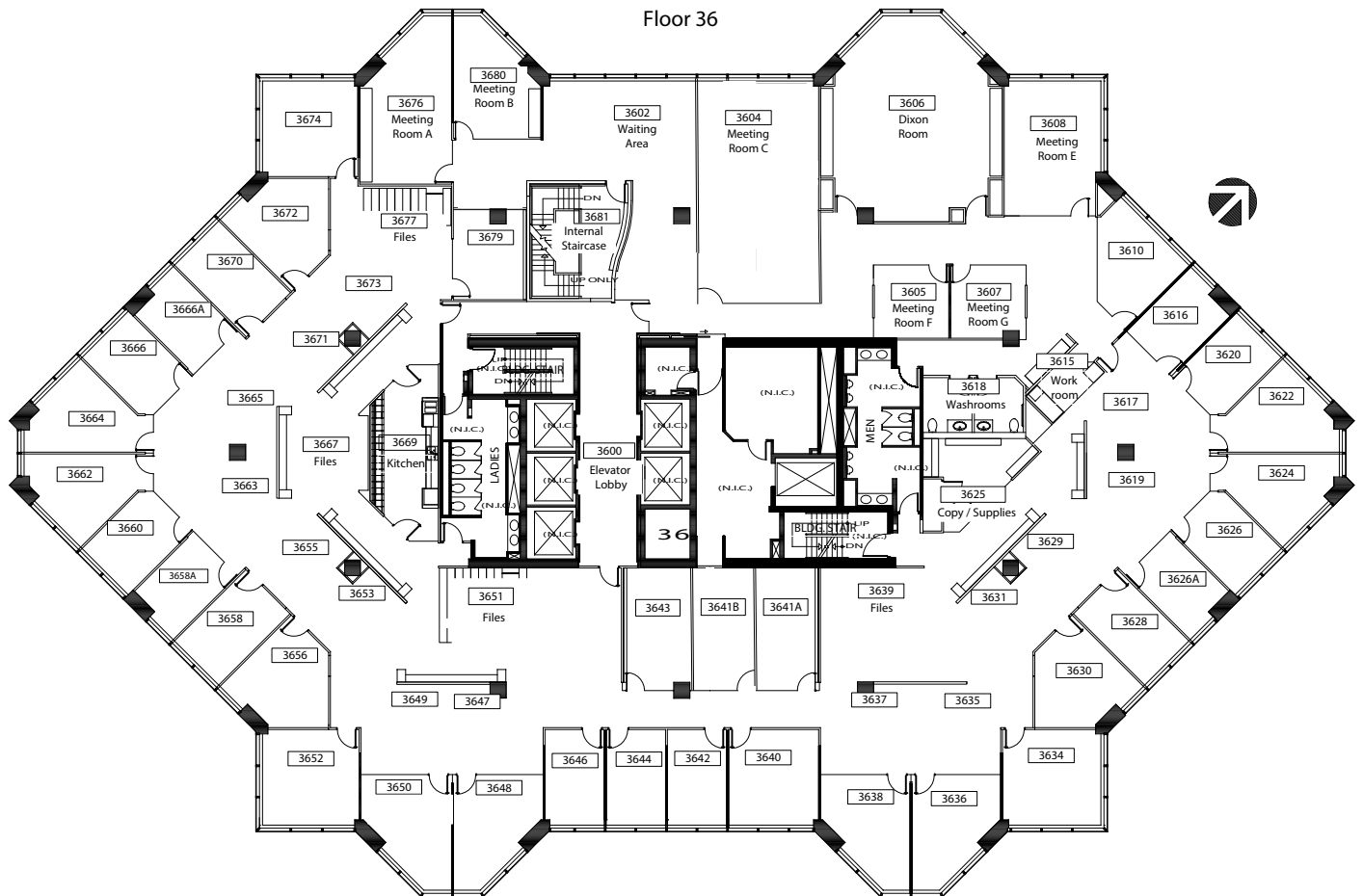
 View 3D Tour



Floor Details

- 39 External Offices
- 23 Workstations
- 2 Meeting Rooms
- Kitchen
- Copy Area
- Internal Stairs to Floors 36, 37, and 38

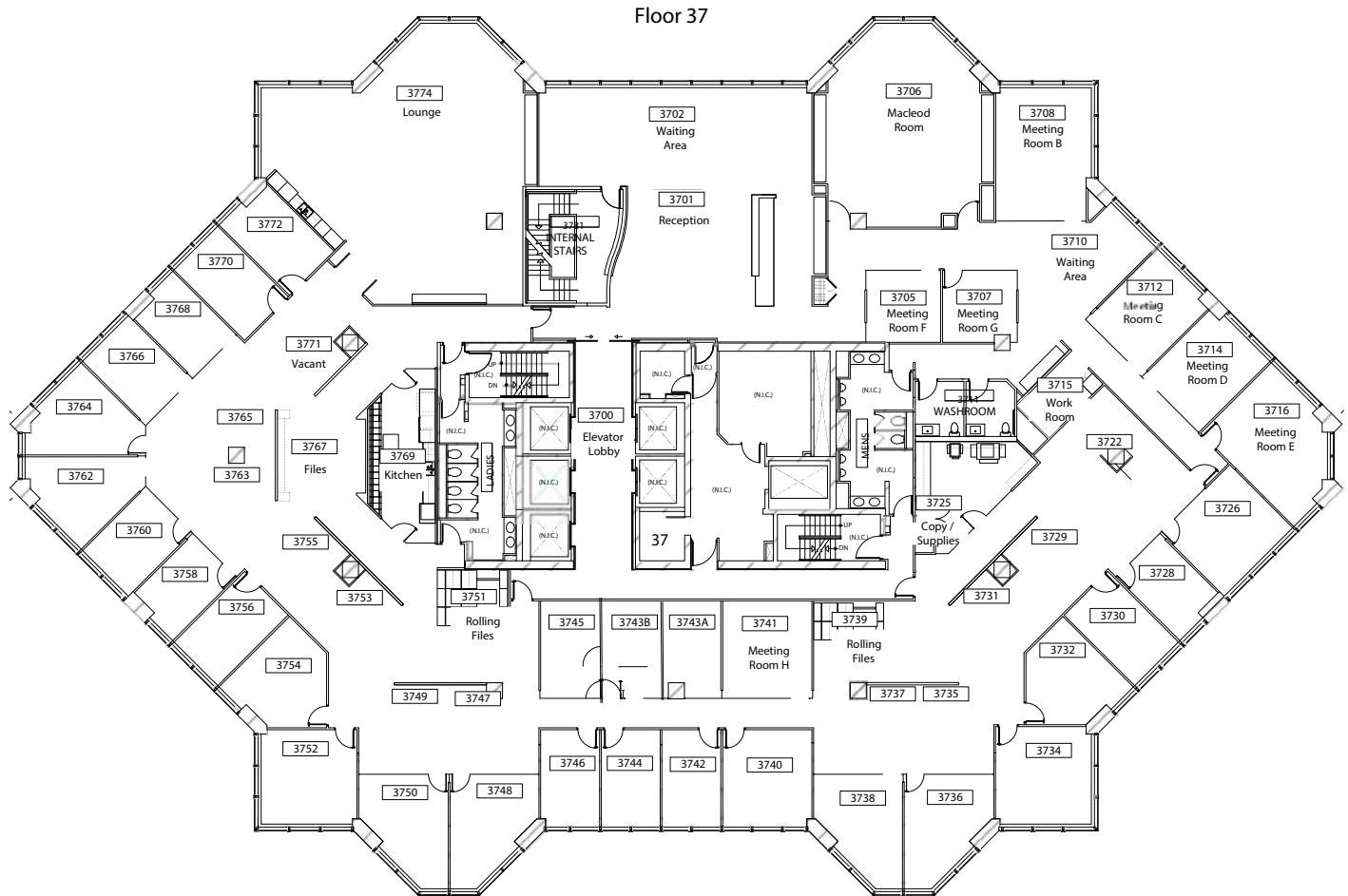
Floor 36 - 20,397 sf



Floor Details

- 30 External Offices
- 5 Internal Offices
- 18 Workstations
- 2 Large Boardrooms
- 6 Meeting Rooms
- Kitchen
- Copy Area
- Internal Stairs to Floors 35, 37, and 38

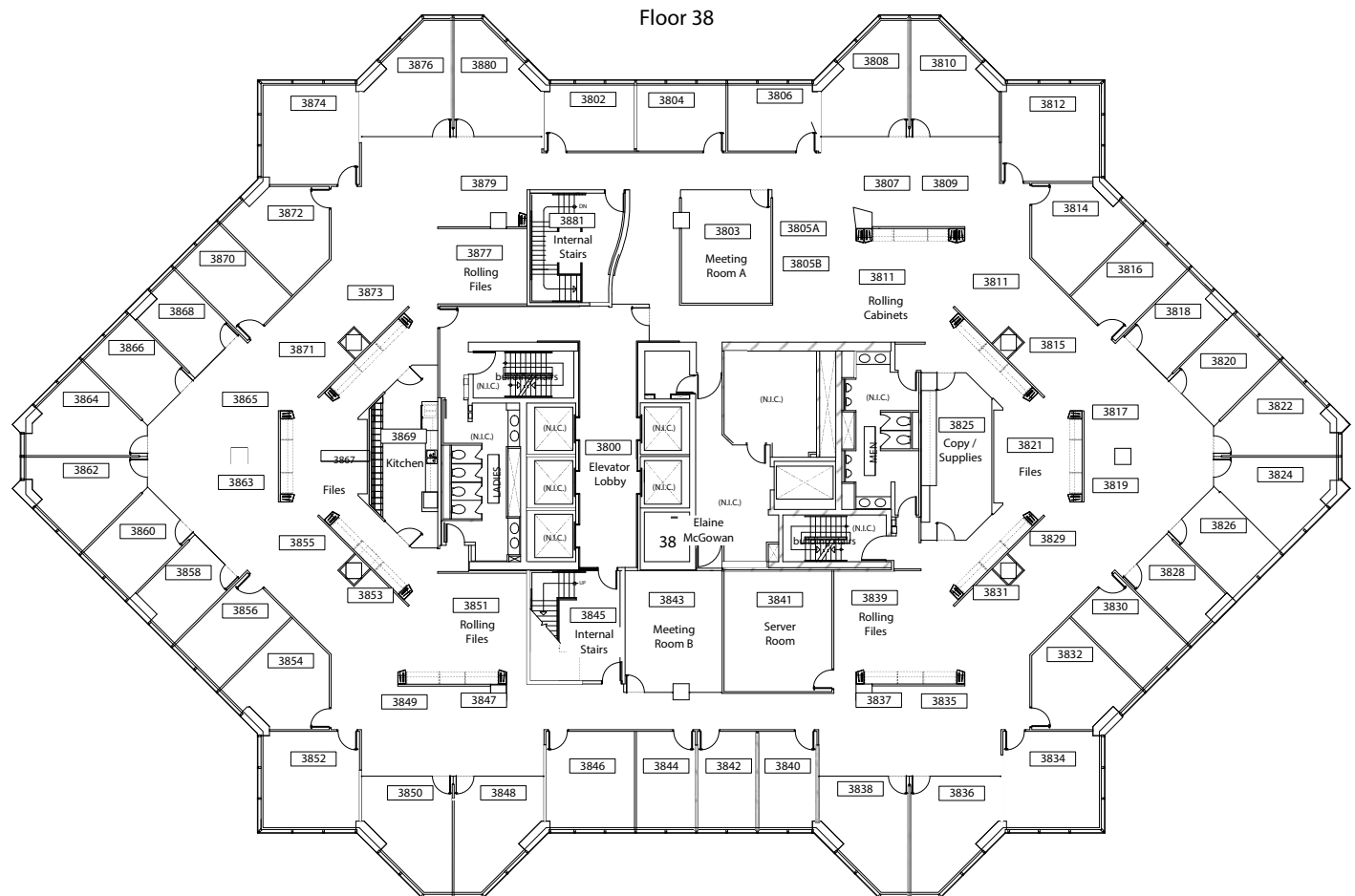
Floor 37 - 20,397 sf



Floor Details

- 24 External Offices
- 15 Workstations
- Large Boardroom
- 7 Meeting Rooms
- Reception With Waiting Area
- Kitchen
- Copy Area
- Internal Stairs to Floors 35, 36, and 38

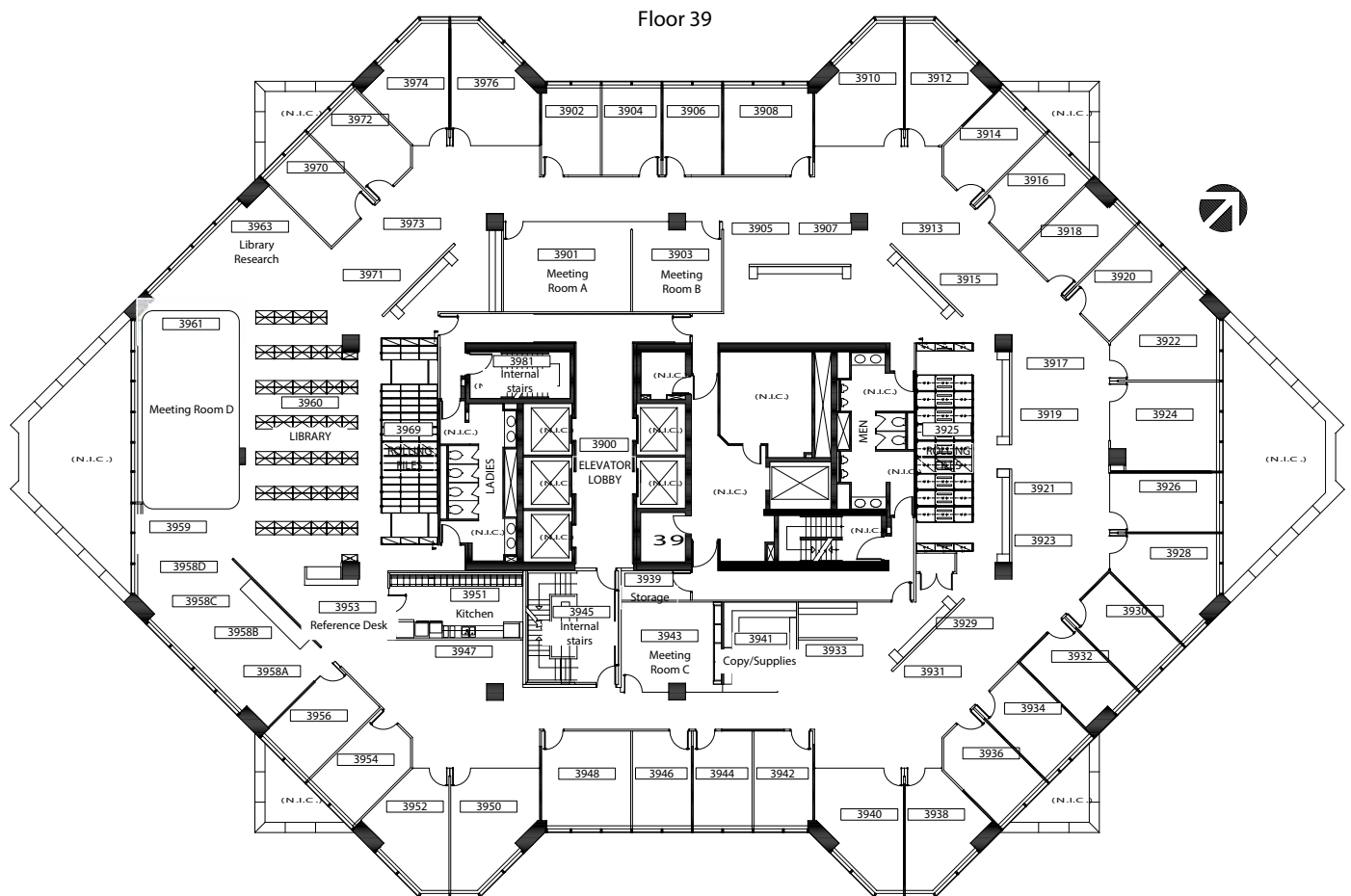
Floor 38 - 20,397 sf



Floor Details

- 39 External Offices
- 26 Workstations
- 2 Meeting Rooms
- Kitchen
- Copy Area
- Server Room
- Internal Stairs to Floors 35, 36, and 37
- Separate Internal Stairs to Floor 39

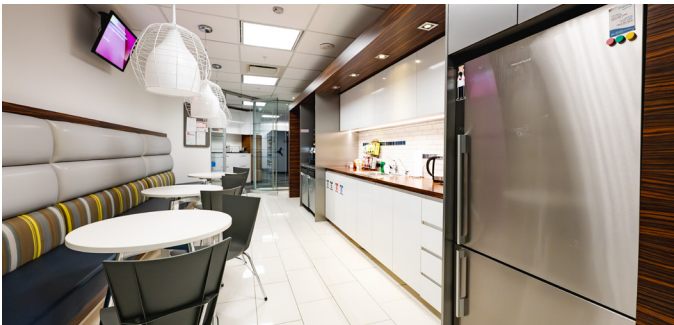
Floor 39 - 18,736 sf



Floor Details

- 32 External Offices
- 21 Workstations
- 4 Meeting Rooms
- Kitchen
- Copy Area
- 2 Rolling File Areas
- Internal Stairs to Floor 38





Location and Amenities



RESTAURANTS

- 1 Flower and Wolf
- 2 JOEY Eau Claire
- 3 LOCAL Public Eatery
- 4 Minas Brazilian Steakhouse
- 5 Point Sushi - Bullet Train Sushi Bar
- 6 Caesar's Steak House & Lounge
- 7 The Keg Steakhouse + Bar
- 8 Owens Landing
- 9 OEB Breakfast Co.
- 10 Kabuku
- 11 The Rooftop YYC
- 12 The Wilde on 27

COFFEE

- 13 Good Earth Coffeehouse
- 14 Deville Coffee
- 15 Analog Coffee
- 16 Monogram Coffee
- 17 Phil & Sebastian Coffee Roasters

SERVICES

- 18 Sheraton Suites Calgary Eau Claire
- 19 The Westin Calgary
- 20 TD Canada Trust
- 21 RBC Royal Bank
- 22 CIBC
- 23 BMO Bank of Montreal
- 24 Canada Post

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