



# Devon Tower

## Up to 258,134 sf Sublease

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**cresa** ::



# Devon Tower



**258,134 sf available immediately**

## Space Profile

Sublandlord:	Devon Canada Corporation		
Subpremises:	Floor 20:	19,575 sf	(Wellness Centre)
	Floor 21:	19,575 sf	
	Floor 22:	19,214 sf	
	Floor 23:	19,977 sf	
	Floor 24:	19,977 sf	
	Floor 25:	19,977 sf	
	Floor 26:	19,977 sf	
	Floor 27:	19,977 sf	
	Floor 28:	19,977 sf	
	Floor 29:	19,977 sf	
	Floor 30:	19,977 sf	
	Floor 31:	19,977 sf	
	Floor 32:	19,977 sf	
	Floors 20-32 Contiguous: 258,134 sf		
Availability:	Immediately		
Term Expiry:	December 30, 2023		
Rental Rate:	Aggressive sublease rates		
T.I.A.:	As is		
Op. Costs & Taxes:	\$19.10 per sf (est. 2022)		
	Additional \$0.20 per sf plus monthly membership charges if Subtenant chooses to opt in to the building's fitness facility		
Parking:	1 stall per 2,000 sf		
	\$495 per month per stall, unreserved		
	\$585 per month per stall, reserved		
Bike Storage & End of Trip Facilities:	No charge		

## Building Information

Address:	400 Third Avenue SW
Year of Completion:	1988
Number of Floors:	46
Rentable Area:	806,191 sf
Security:	Card Key Access
HVAC:	Mon - Fri: 6:00 a.m. - 6:00 p.m.
Landlord/ Building Manager:	Oxford Properties Group

## Features & Amenities

Demountable wall system throughout and is easily reconfigured

Floors 27-31 has drywall perimeter offices and demountable interior offices

Wellness Centre on 20th floor includes fully equipped gym, yoga/fitness studios and high-end locker/shower facilities

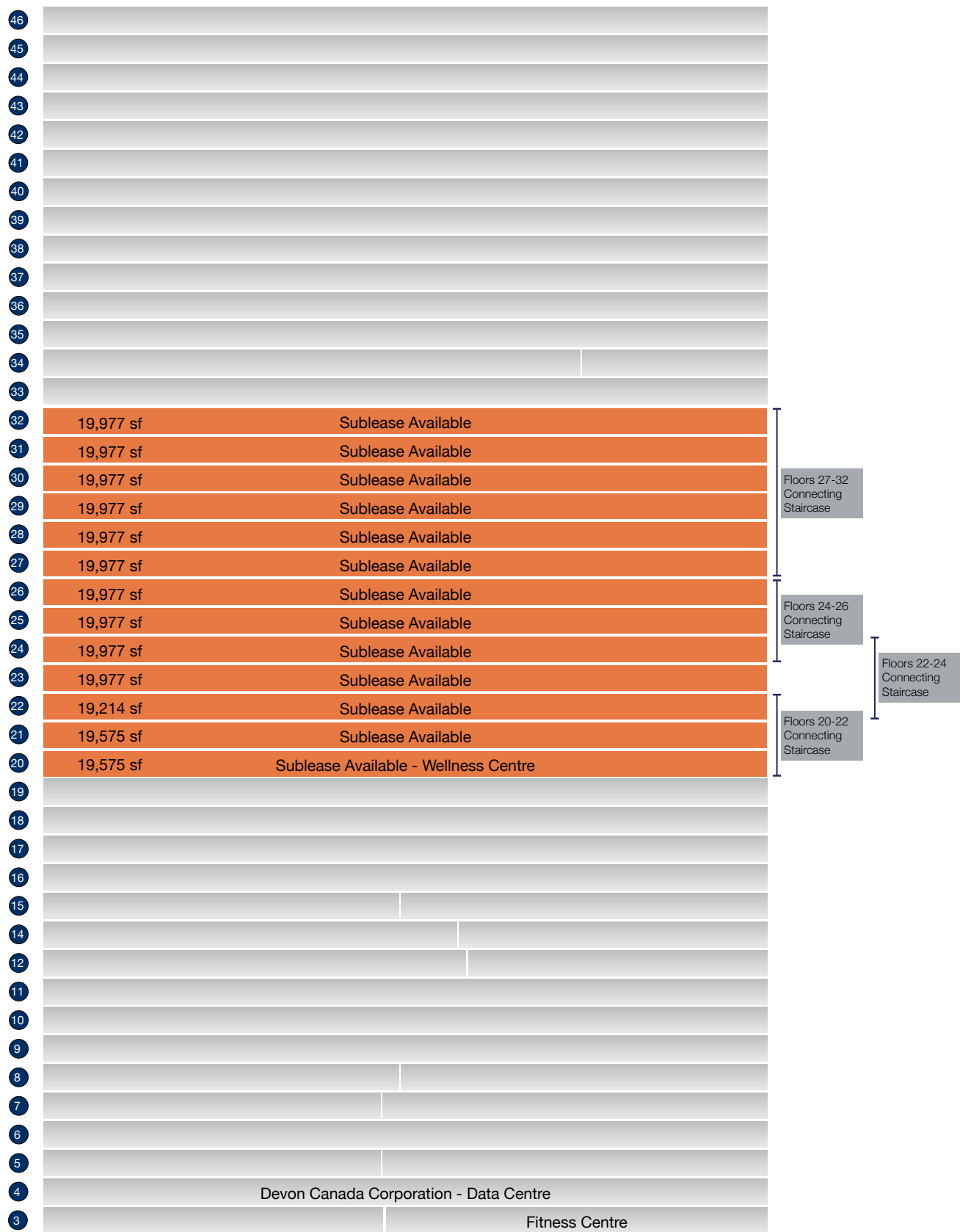
Internal staircases connecting all high-rise floors

Quick walk to many amenities including fitness facilities, food court, retail shopping, restaurants and bars

LEED® EB Gold Certification

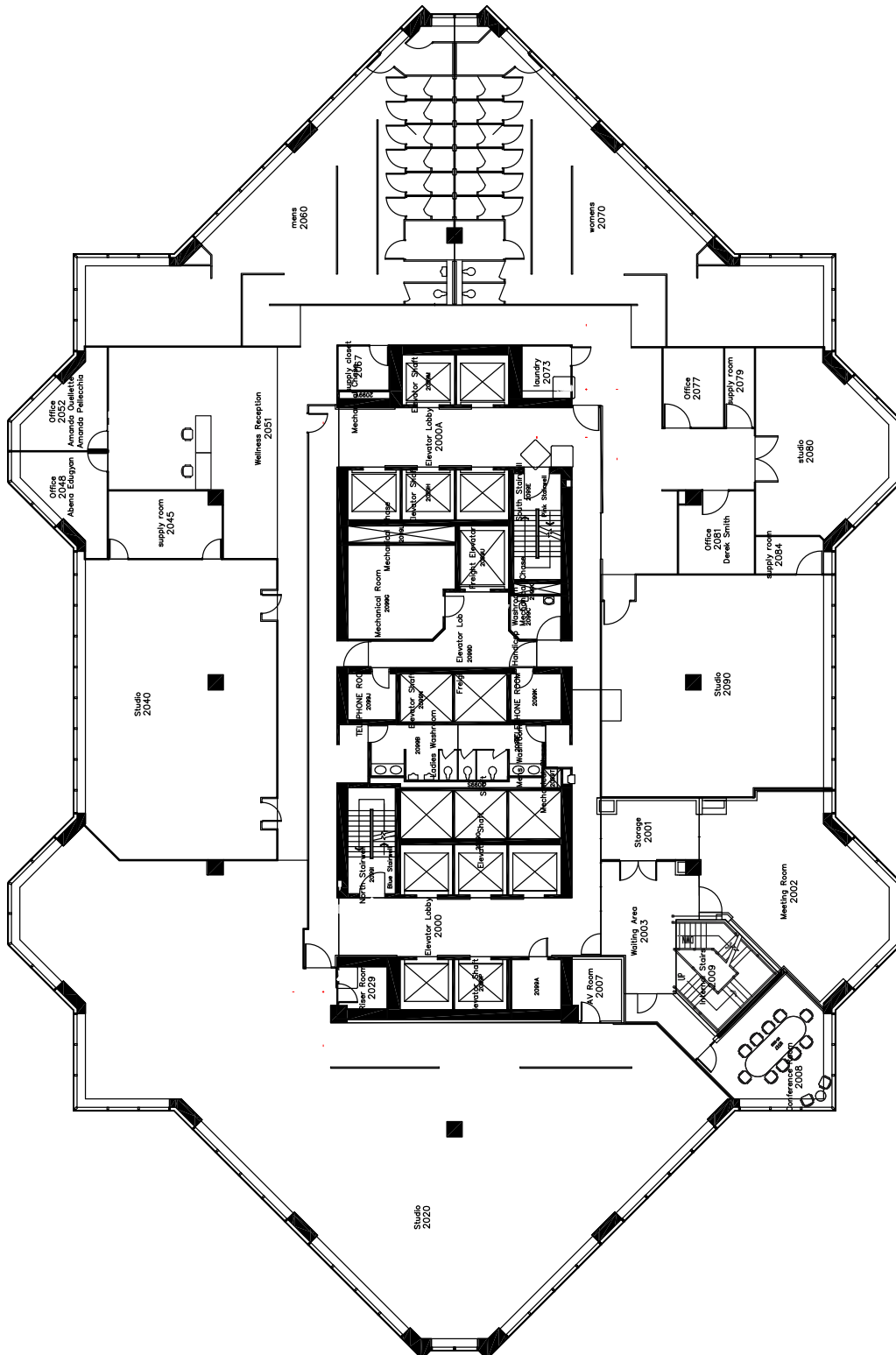
Brand new building fitness facility for exclusive tenant use now open

# Devon Tower



Floors 20-32: Up to 258,134 sf contiguous space

## 20th Floor Wellness Centre 19,575 sf



2 large yoga/fitness studios

Fully equipped gym with state-of-the-art machines

Indoor cycling studio

Reception

Conference room

Mens/womens locker and shower facilities

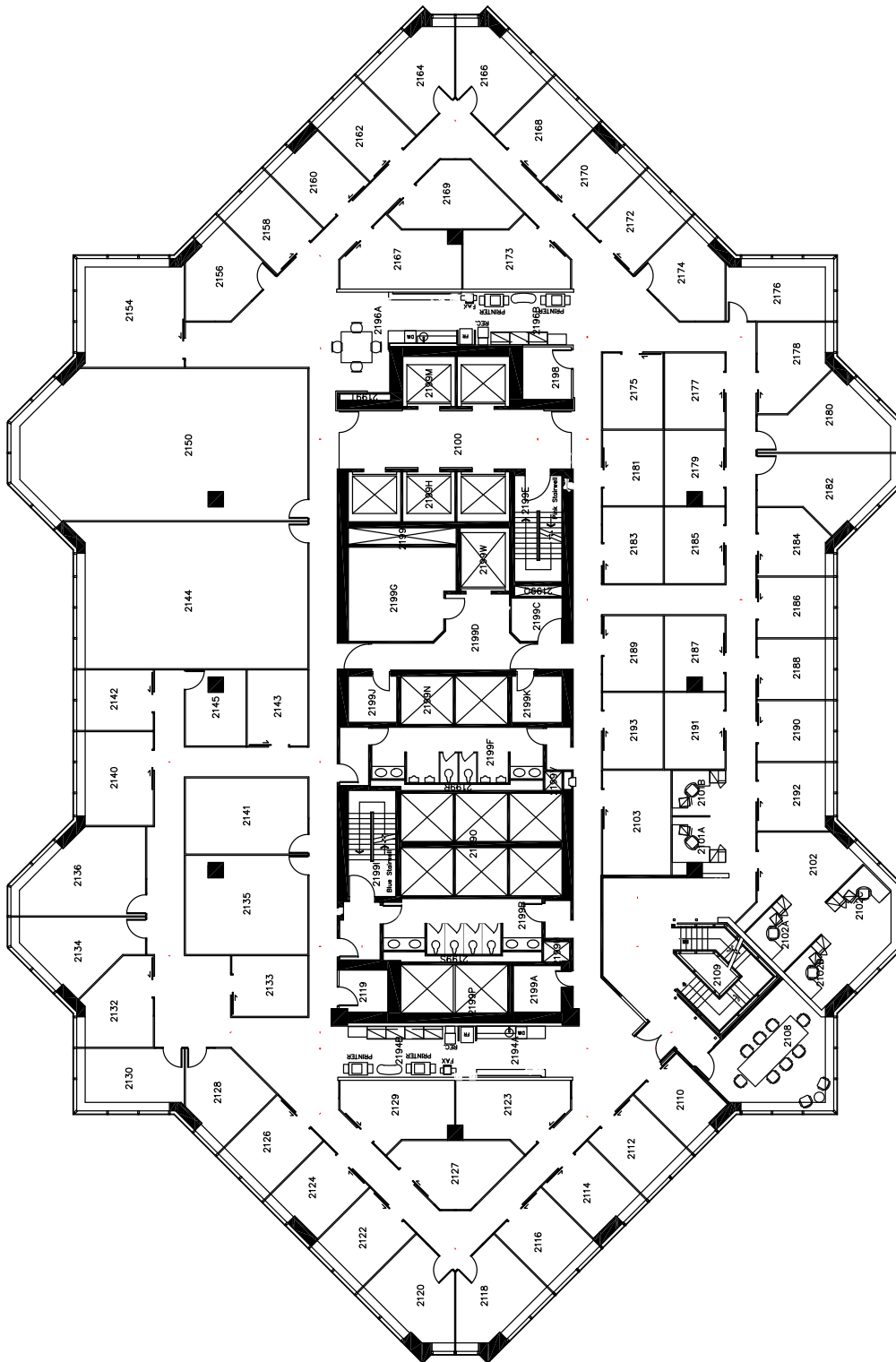
Wellness centre ideal for large users

View the Tour:



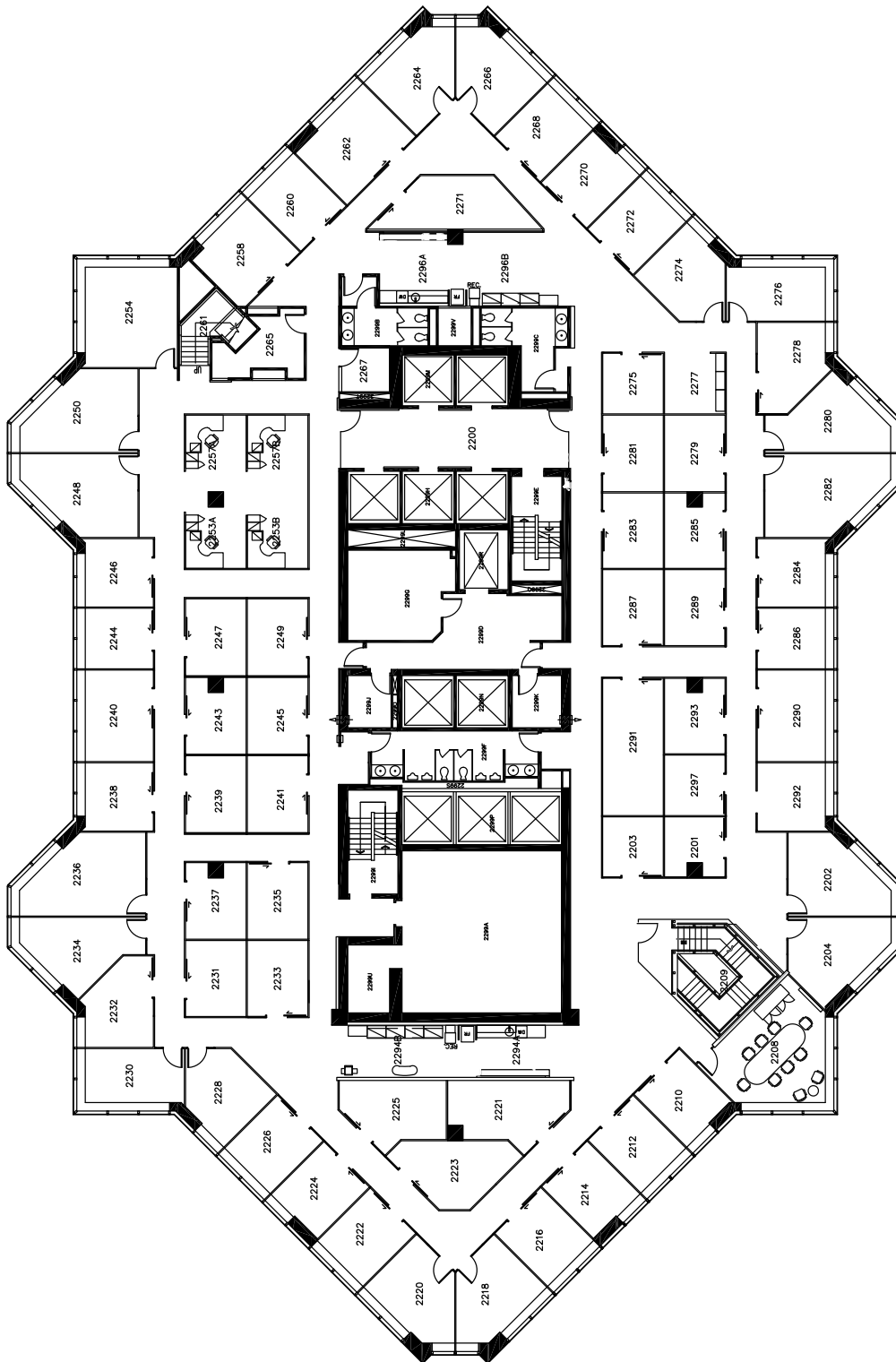
## 21st Floor 19,575 sf

- 36 perimeter offices
- 22 interior offices
- Open area for 4 workstations
- 3 meeting/conference rooms
- 2 copy areas/kitchens



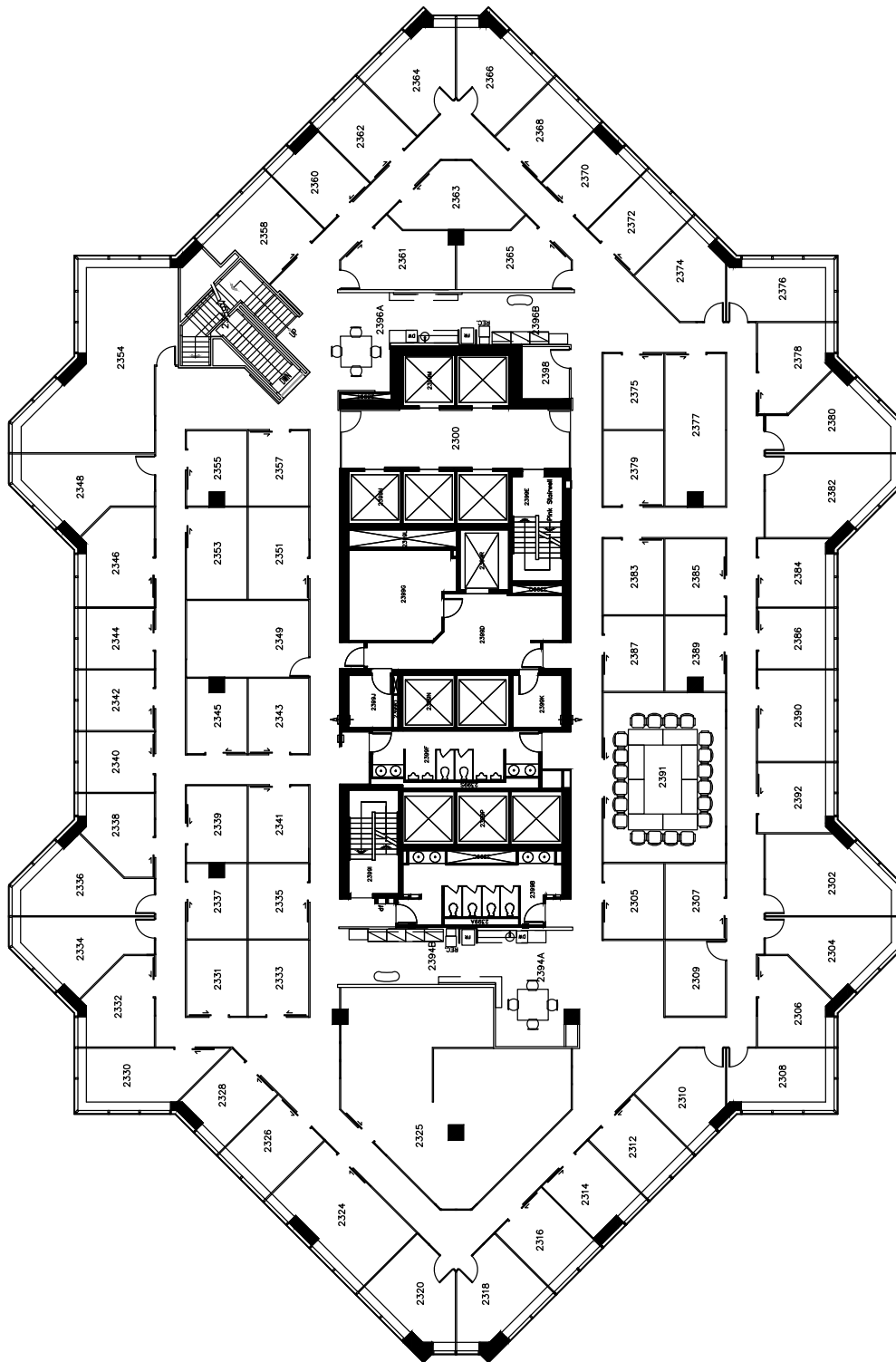
## 22nd Floor 19,977 sf

- 40 perimeter offices
- 27 interior offices
- Open area for 4 workstations
- Conference room
- 2 copy areas/kitchens



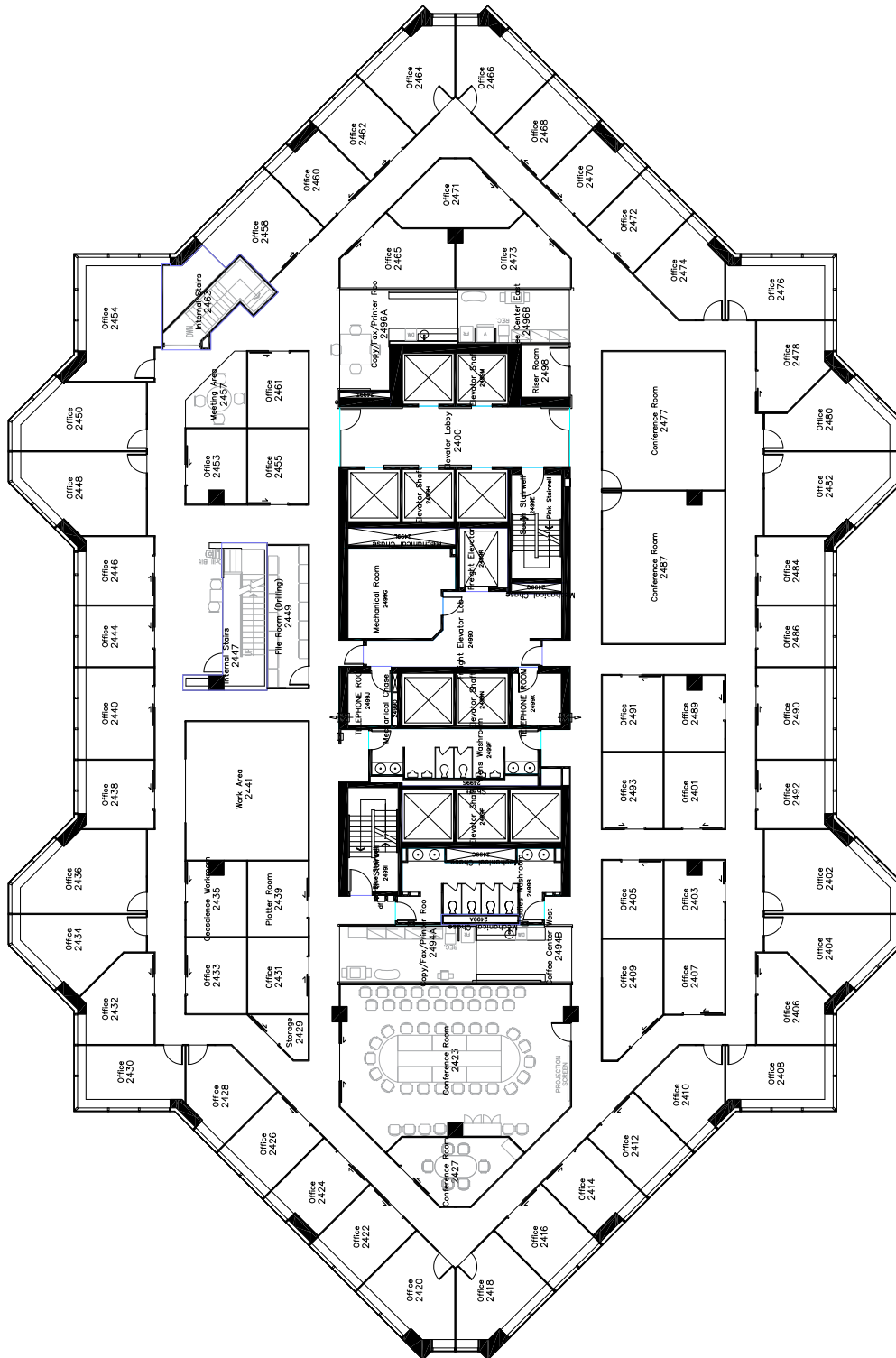
## 23rd Floor 19,977 sf

- 42 perimeter offices
- 26 interior offices
- Open area for workstations
- Conference room
- 2 copy areas/kitchens



## 24th Floor 19,977 sf

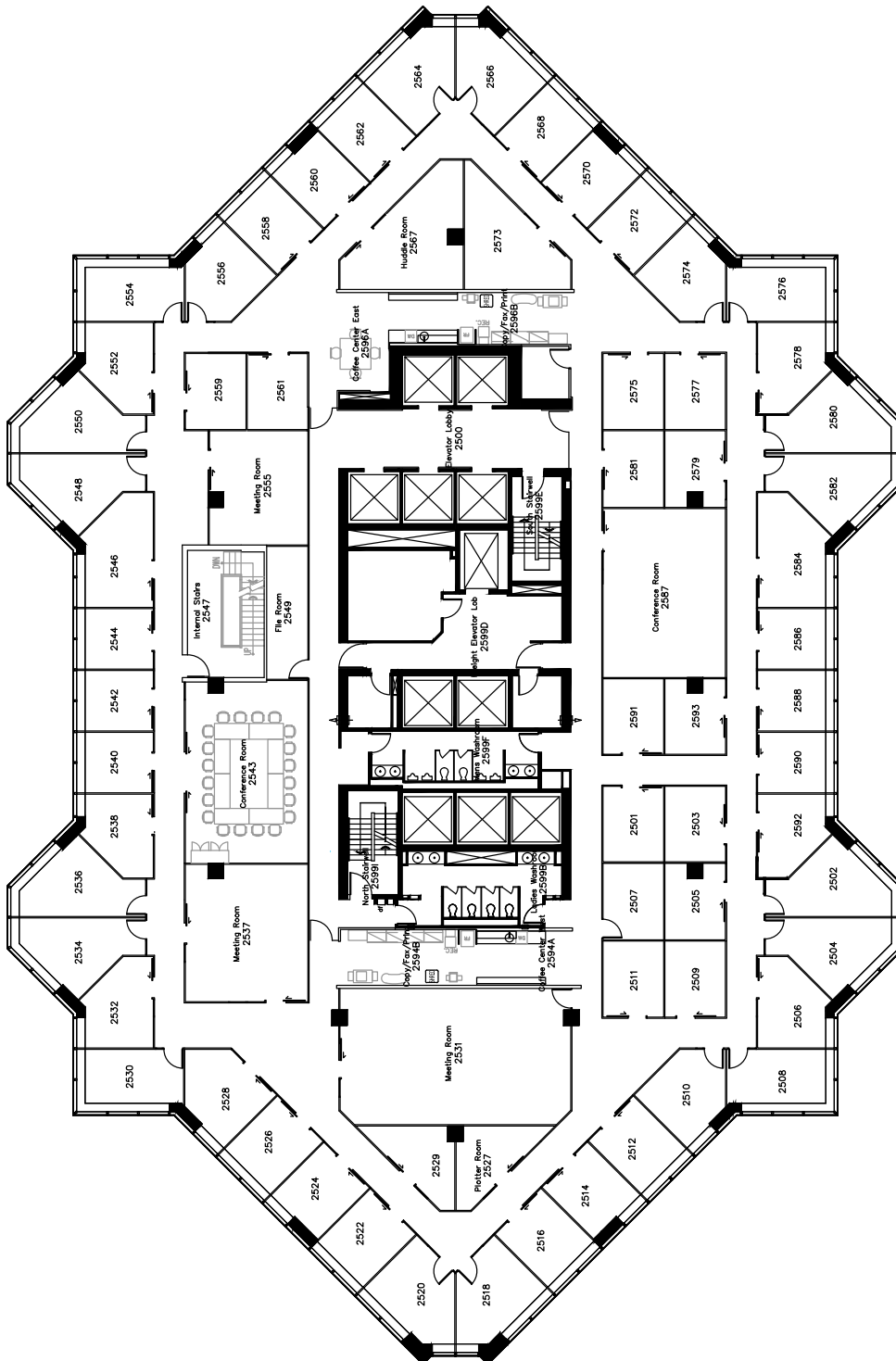
- 42 perimeter offices
- 18 interior offices
- 5 meeting/conference rooms
- 2 copy areas/kitchens
- Filing/storage area





## 25th Floor 19,575 sf

- 46 perimeter offices
- 15 interior offices
- 6 meeting/conference rooms
- 2 copy areas/kitchens



## 26th Floor 19,977 sf

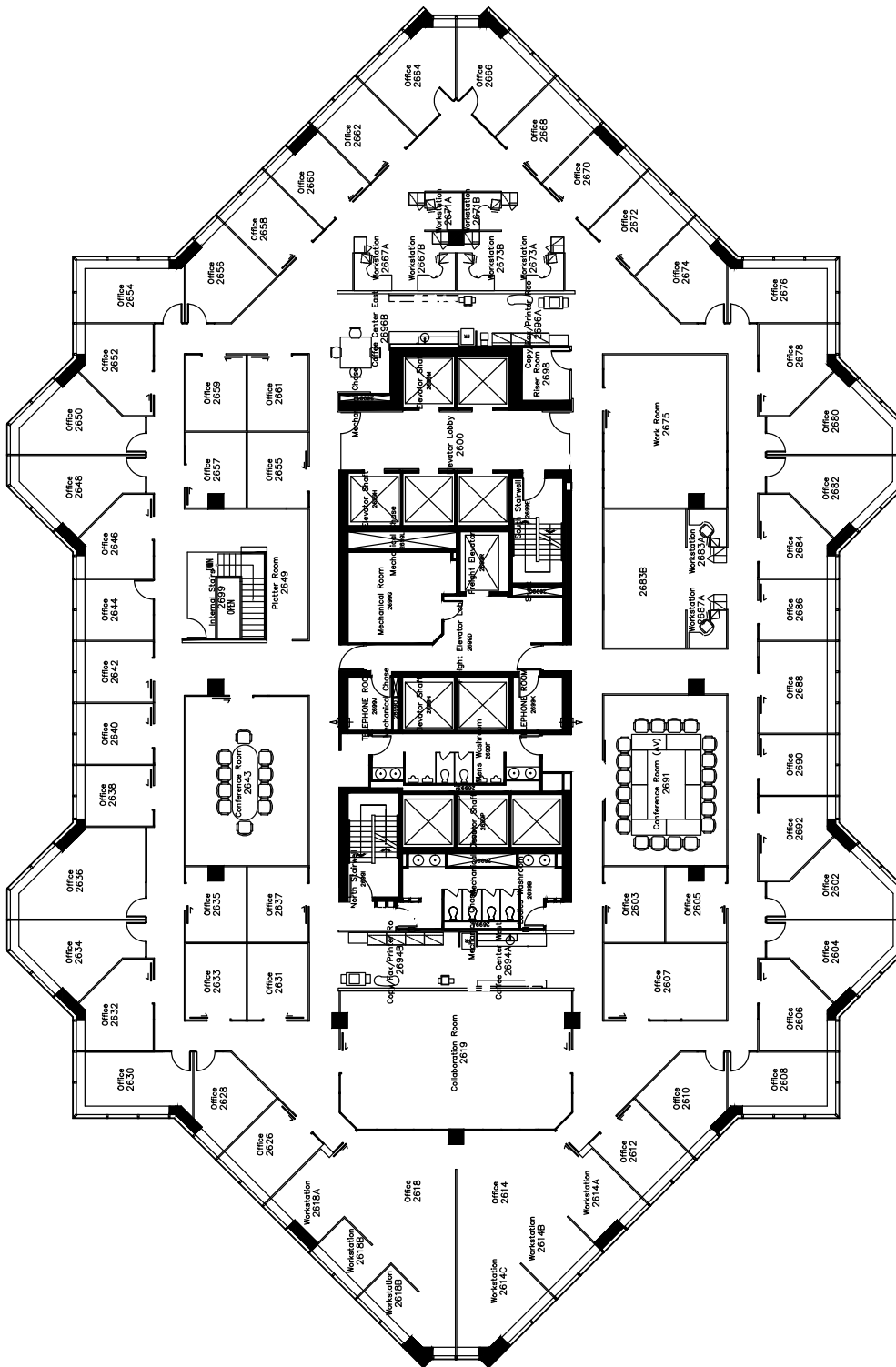
40 perimeter offices

11 interior offices

Open area for 14 workstations

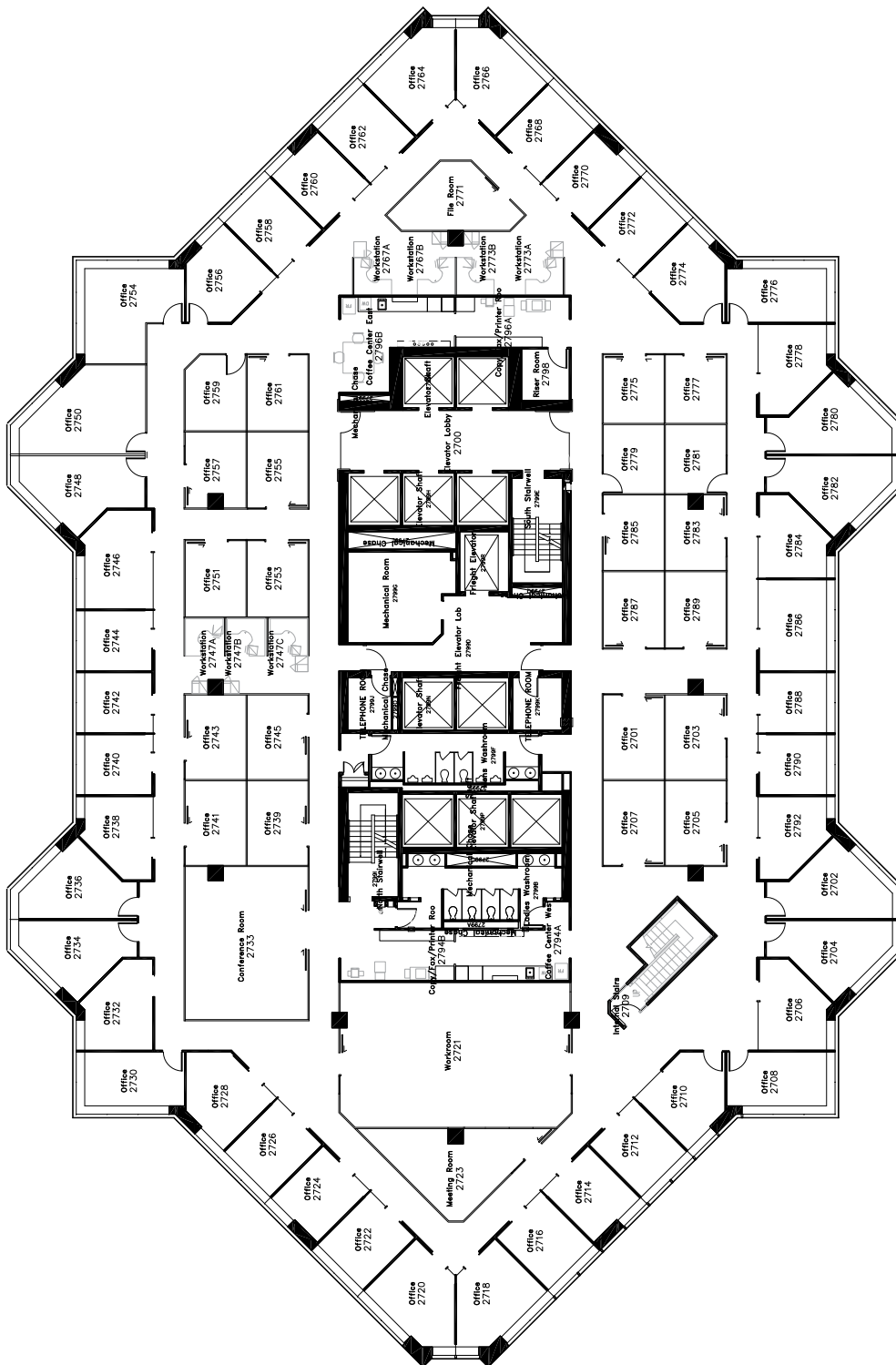
4 meeting/conference rooms

2 copy areas/kitchens



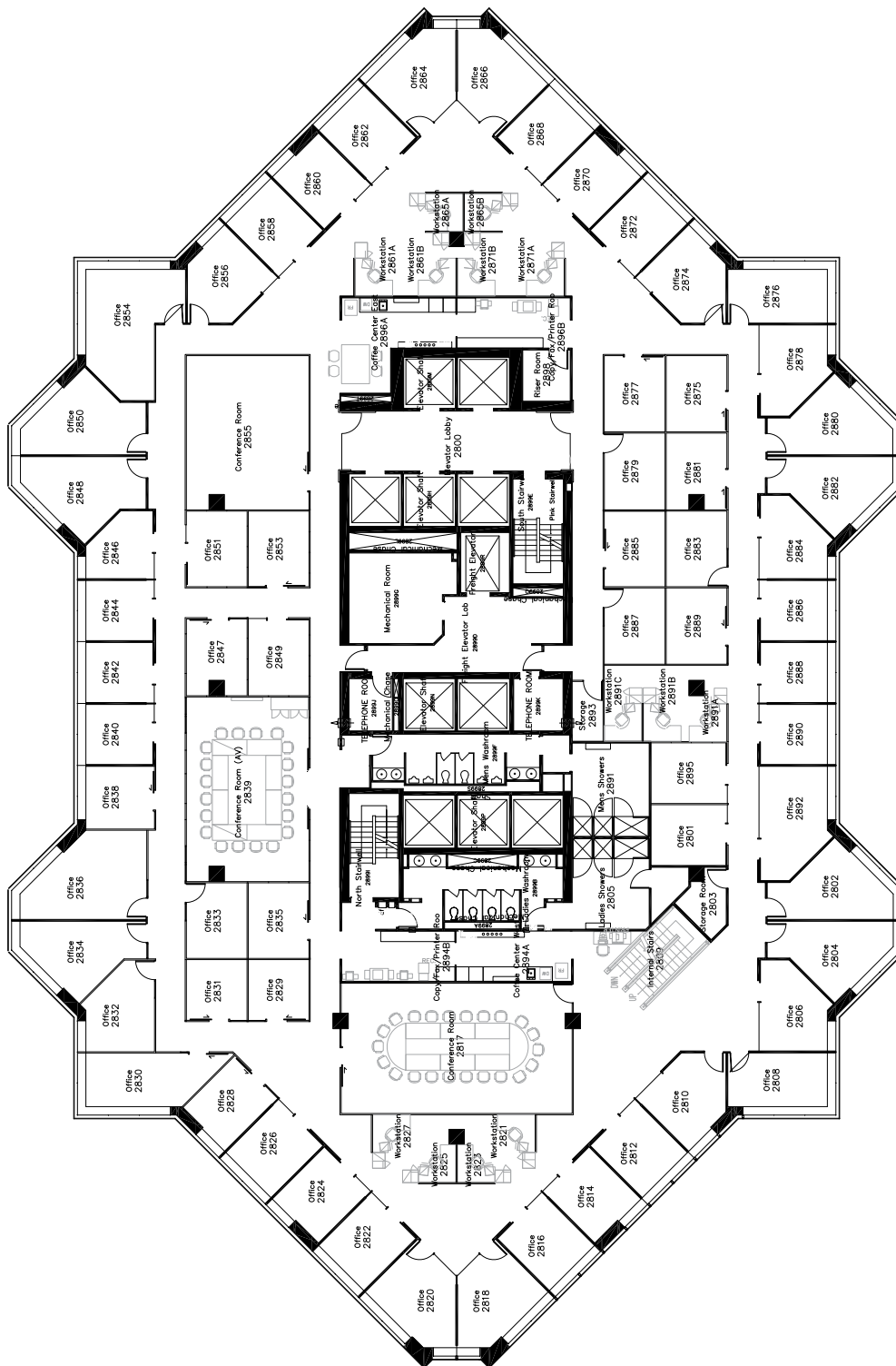
## 27th Floor 19,977 sf

- 45 perimeter offices
- 22 interior offices
- Open area for 7 workstations
- 2 meeting/conference rooms
- 2 copy areas/kitchen



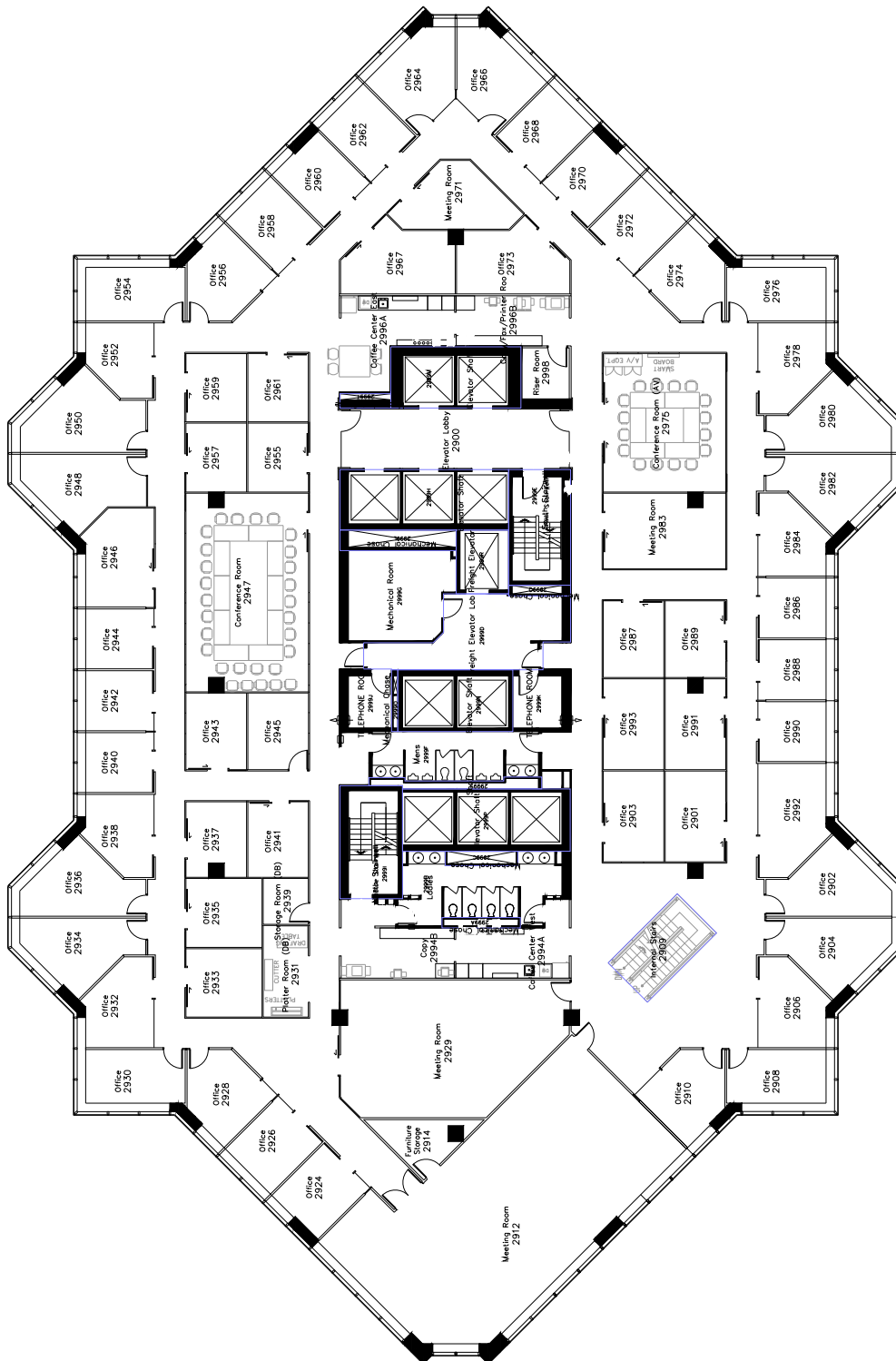
## 28th Floor 19,977 sf

- 45 perimeter offices
- 18 interior offices
- Open area for 8 workstations
- 3 meeting/conference rooms
- 2 copy areas/kitchens



## 29th Floor 19,977 sf

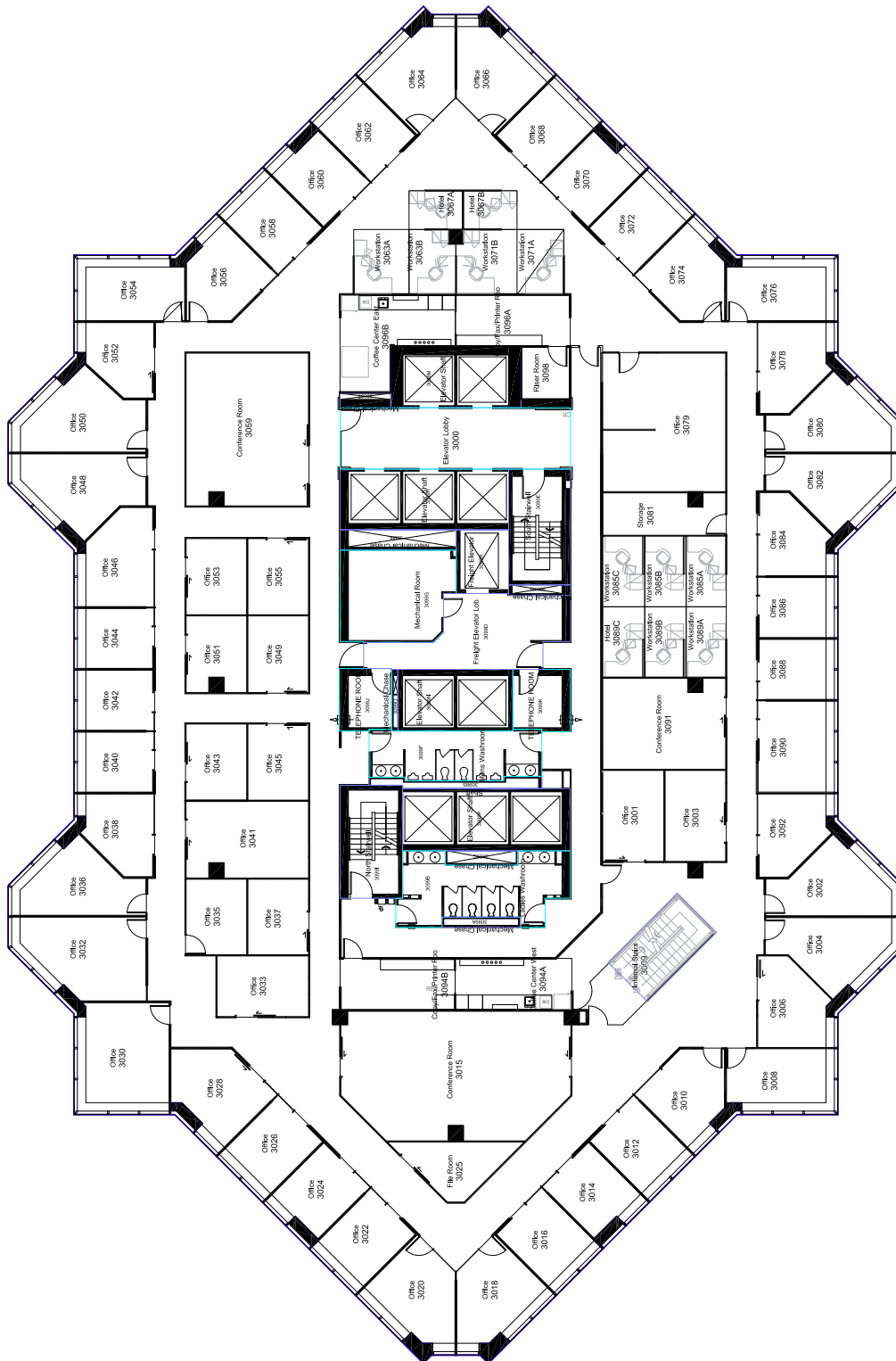
- 40 perimeter offices
- 18 interior offices
- 6 meeting/conference rooms
- 2 copy areas/kitchens
- Filing/storage room





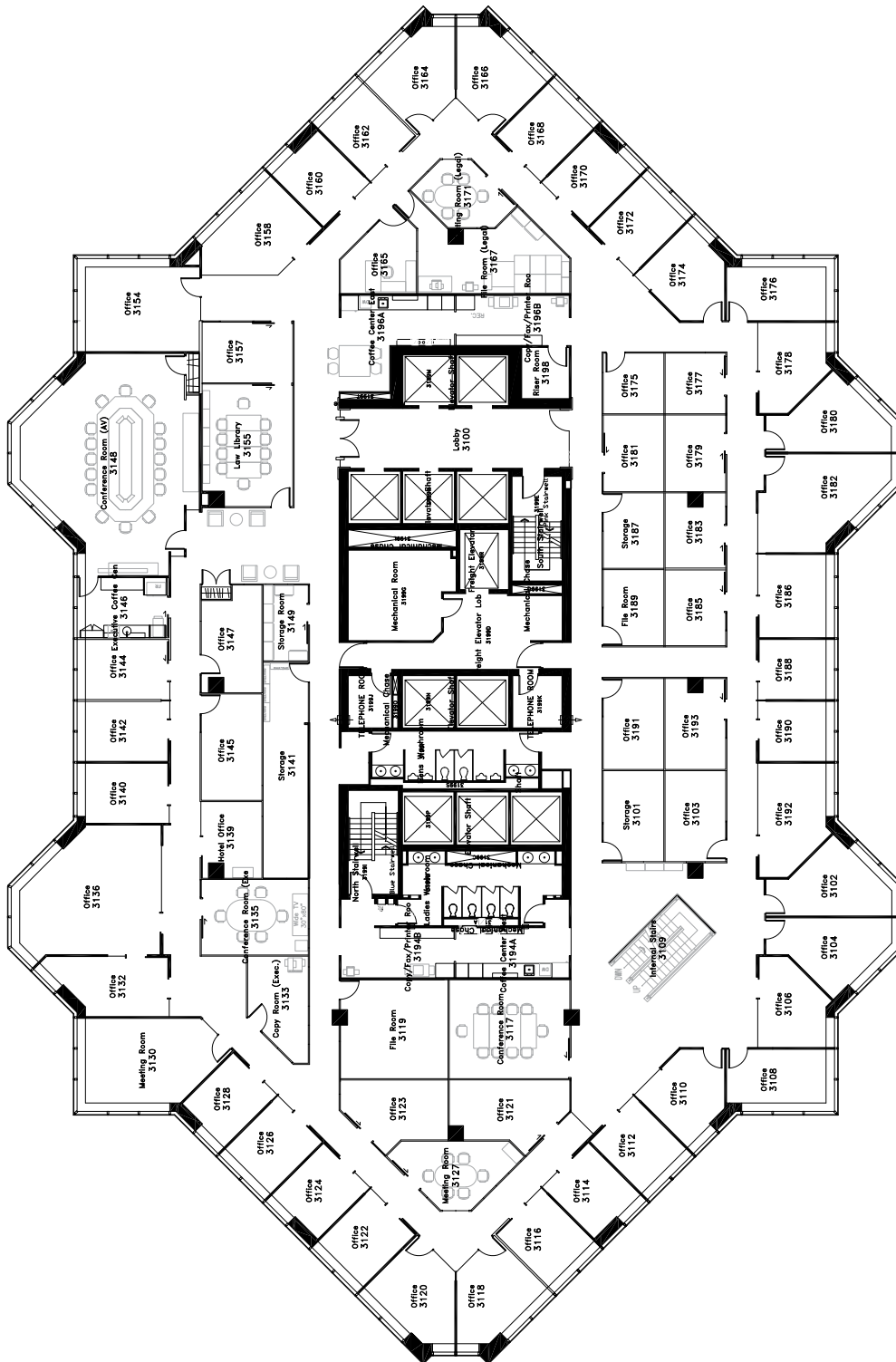
## 30th Floor 19,977 sf

- 45 perimeter offices
- 13 interior offices
- Open area for 10 workstations
- 3 meeting/conference rooms
- 2 copy areas/kitchens
- 2 filing/storage rooms



## 31st Floor 19,977 sf

- 37 perimeter offices
- 19 interior offices
- 6 meeting/conference rooms
- 2 copy areas/filing rooms
- 3 filing/storage rooms



View the Tour:



## 32nd Floor 19,977 sf

31 perimeter offices

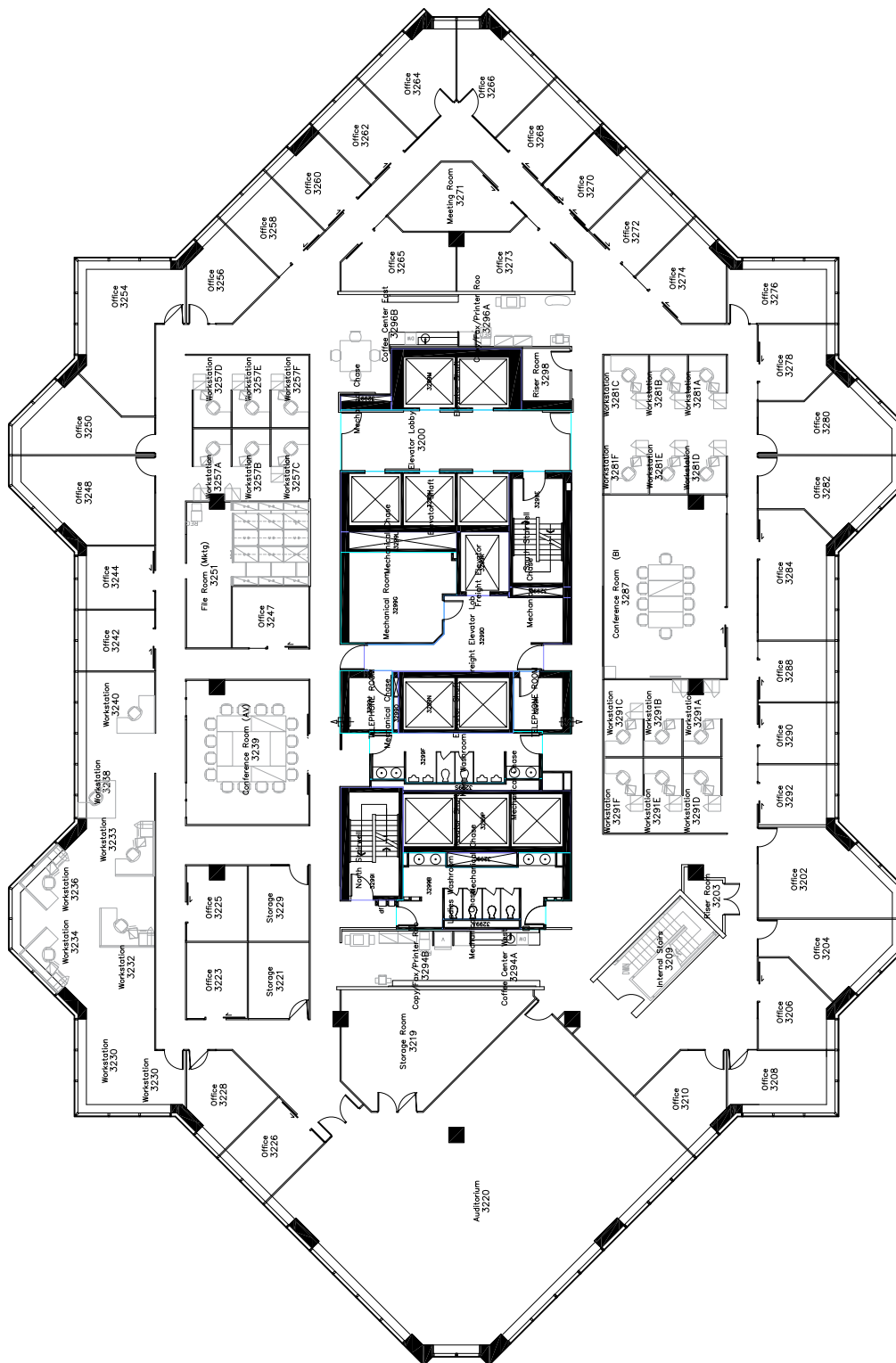
7 interior offices

Open area for 18 workstations

3 meeting/conference rooms

2 copy areas/kitchens

2 filing/storage rooms



## Devon Tower

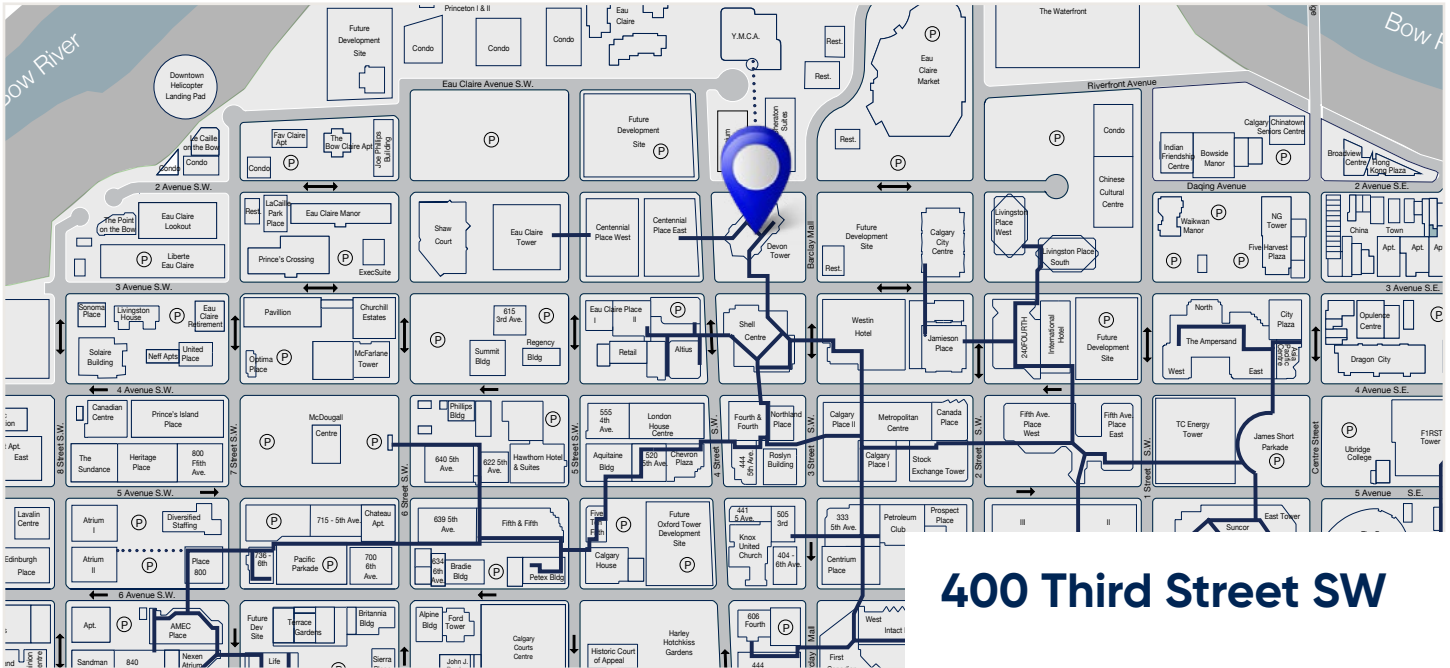


13 Floors | Up to 258,134 sf

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# Devon Tower



**400 Third Street SW**



## Agent Information

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