

FOR SUBLEASE

# HIGH QUALITY/HIGH RISE OPEN PLAN FLOORS

# **WATERMARK TOWER**

530 8 AVENUE SW  
CALGARY, AB



[www.cbre.ca](http://www.cbre.ca)

**CBRE**

# FOR SUBLEASE WATERMARK TOWER



## LEASING PARTICULARS

### + AVAILABLE PREMISES:

~~25<sup>th</sup> Floor — 14,318 square feet~~ SUBLEASED

24<sup>th</sup> Floor 14,305 square feet

23<sup>rd</sup> Floor 14,318 square feet

22<sup>nd</sup> Floor 14,318 square feet

### + SUBLANDLORD:

Plains Midstream Canada ULC

### + AVAILABILITY:

Summer 2018

### + SUBLEASE TERM:

Expires December 30, 2022

### + PARKING RATIO:

1 stall per 1,500 square feet

### + NET RENTAL RATE:

Market Sublease Rates

### + ALLOWANCE:

As – is

### + 2018 OP COSTS & TAXES:

\$21.36 per square foot

### + HIGHLIGHTS:

- New leaseholds including new base building upgrades (\$100.00 per square foot total)
- Open plan layouts
- Excellent views
- Furniture not included



## PROPERTY DESCRIPTION

- Ideal central location
- Convenient LRT and transit access
- Plus 15 connected to Eighth Avenue Place, The CORE, TD Square and Manulife Place
- Fitness facility and conference rooms
- Caffé Artigiano and Olly Fresco's located on the Plus 15 level
- Abundant underground parking

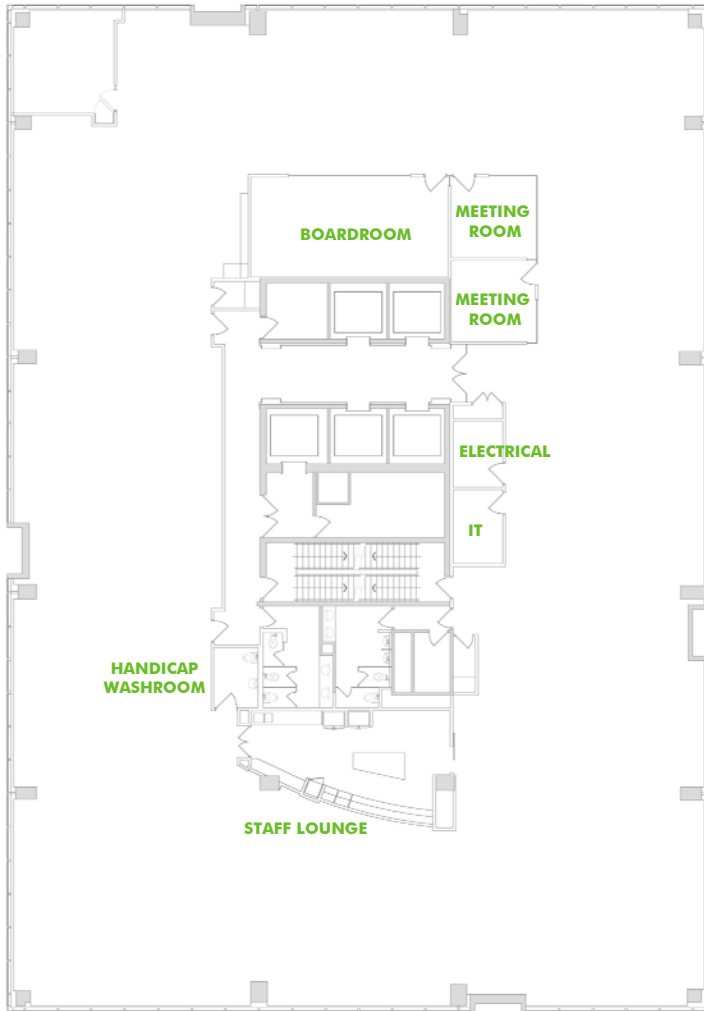




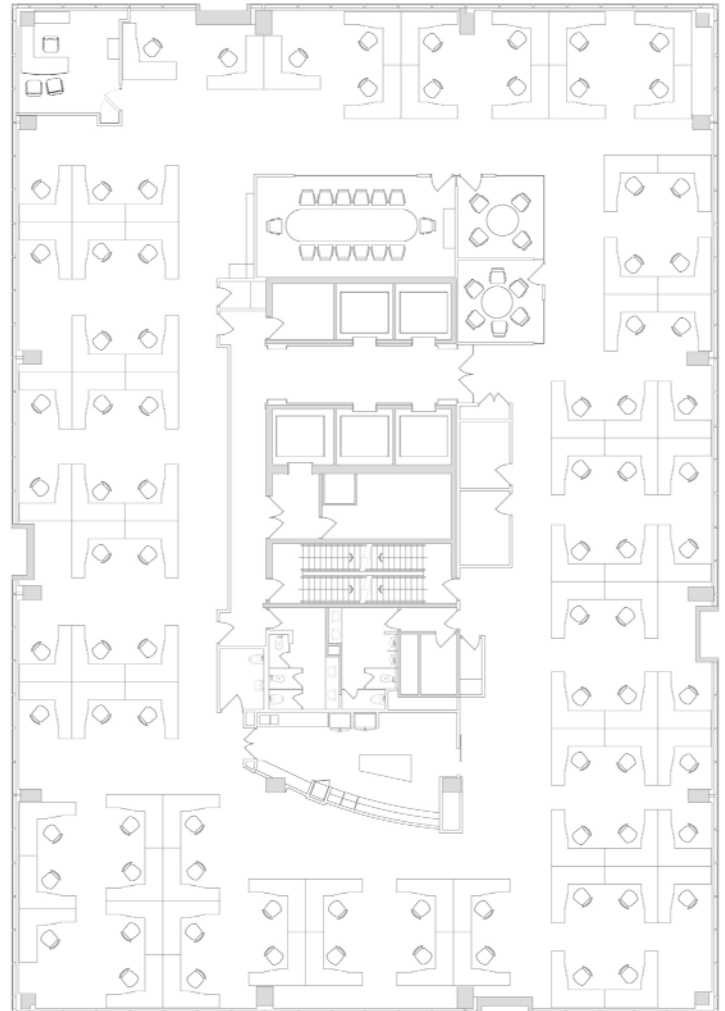
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## FLOOR LAYOUT



**TYPICAL FLOOR**  
14,318 SQ. FT.



**POTENTIAL LAYOUT**  
87 STAFF PER FLOOR

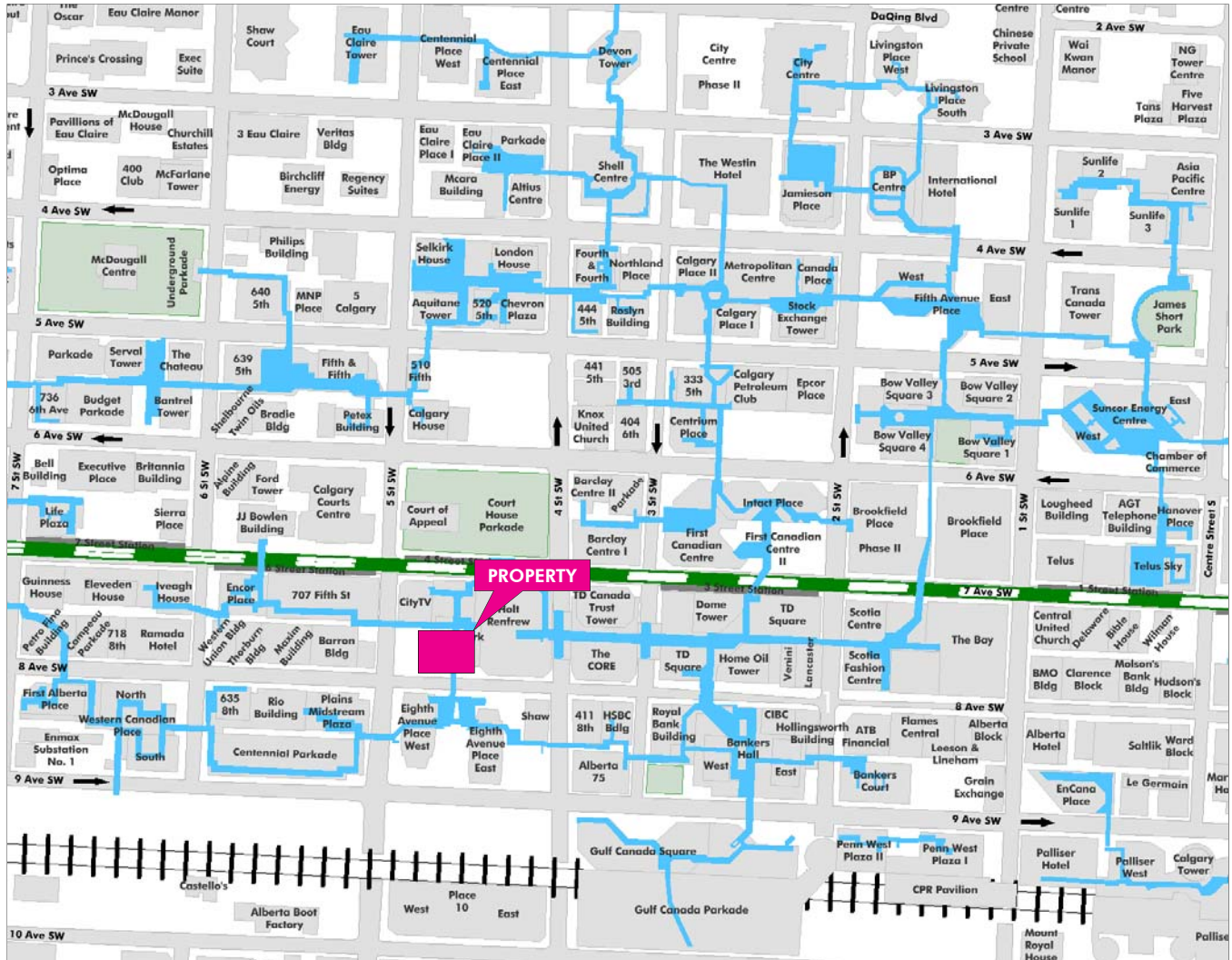


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## LOCATION MAP



## CONTACT US

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