

## HIGH QUALITY OFFICE SPACE FOR SUBLEASE



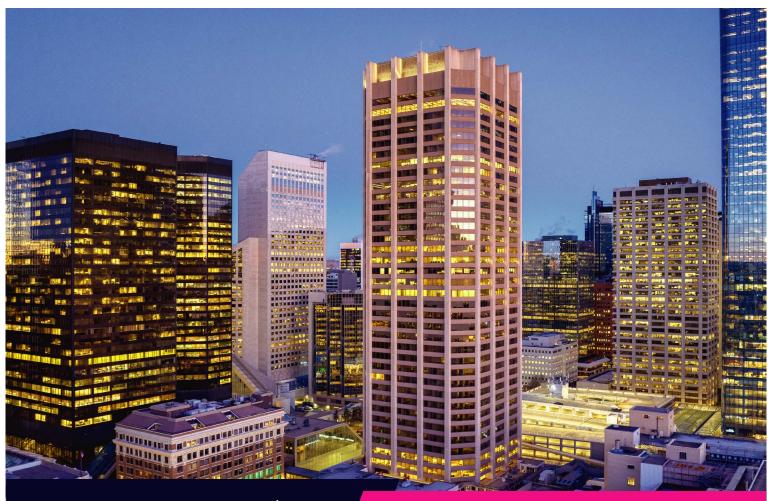


Stephen Avenue Place Suite 2550

700 2nd Street SW, Calgary, AB



## **FOR SUBLEASE**



2550, 700 - 2 Street, Calgary

4,901 SF DOWNTOWN OFFICE



Address:	Suite 2550, 700 - 2nd Street, Calgary
Total Size:	4,901 SF (+/-)
Sublease Rate:	Market
Op Costs:	\$20.18 / SF (2025 est.)
Sublease Expiry:	February 28, 2031 (Flexible term 3-5 years)
Parking:	1 reserved underground stall, additional stalls
	available in nearby +15 connected parkade



- 4,901 SF of efficient office space
- Mix of open work areas and private offices
- Excellent views, expansive windows with abundant natural light and city views
- Move-in ready condition
- Located within amenity-rich Stephen Avenue Place
- Surrounded by restaurants, cafes, and retail amenities
- Prime downtown Calgary location with excellent accessibility



Kevin Gordon
Partner/Associate
403-561-1299
kevin@aicrecommercial.com





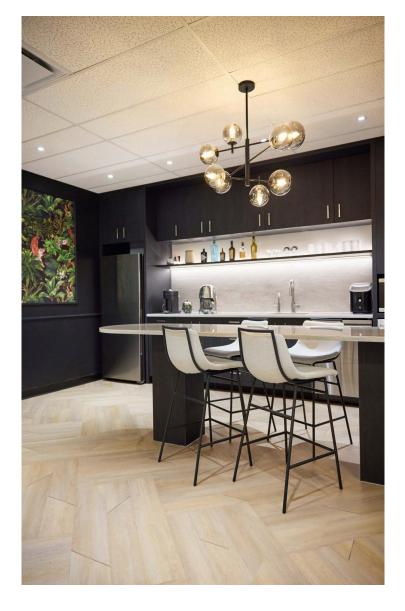








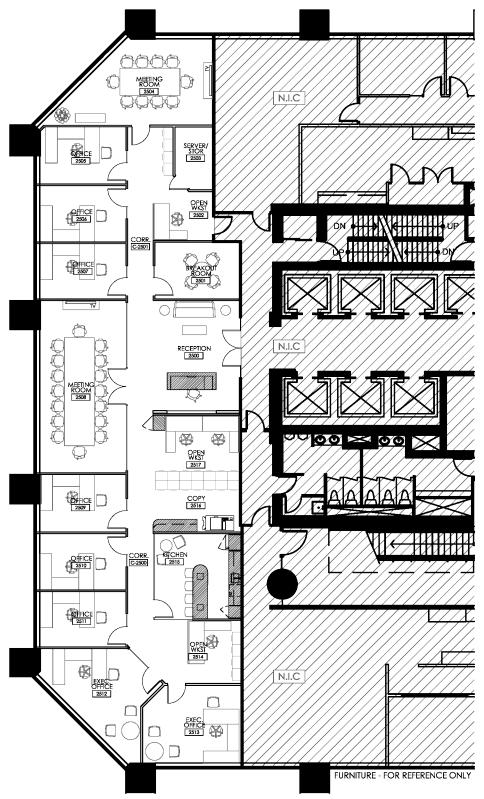












LEGEND: ± 10' X 15' OFFICES = 6 EXECUTIVE OFFICES = 2 7' X 7' WORKSTATION = 4 RECEPTION = 1 SUBTOTAL = 13

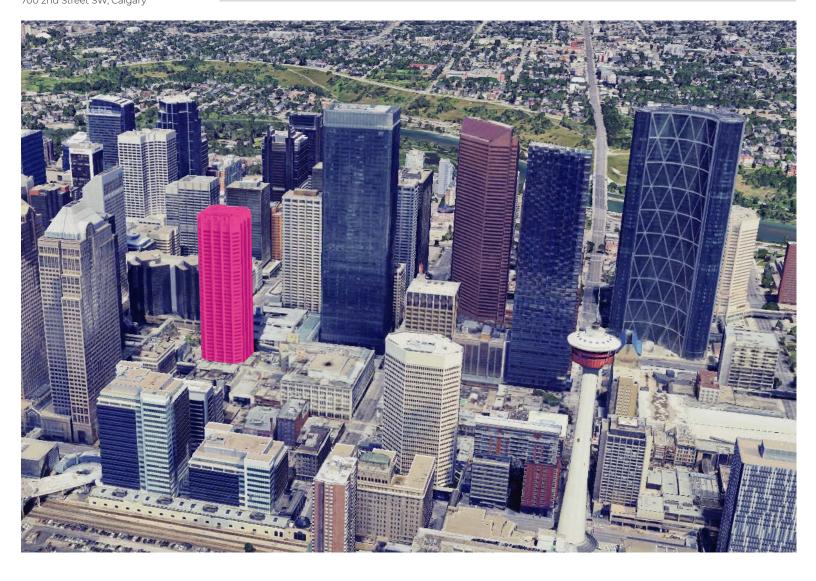














## LOCATION **FEATURES**

- Prime downtown Calgary location on Stephen Avenue
- Surrounded by top restaurants, cafés, bars, and retail shops
- Connected to the +15 skywalk network with access to major office towers and shopping centres
- Steps from C-Train (3rd Street SW Station) and major bus routes
- Access to premium on-site amenities including fitness centre, tenant lounges, games room, and conference facilities
- Exceptional skyline views and abundant natural light throughout the building







DAYTIME POPULATION\* 423,504



**AVERAGE HOUSEHOLD INCOME\*** \$141,754



VPD (6 AVE SW)\* 20,000 VPD (2 STREET)\* 9,000

\*5km radius



Kevin Gordon Partner/Associate 403-561-1299 kevin@aicrecommercial.com

