



OFFICE SPACE FOR SUBLEASE

OPUS

5119 Elbow Drive SW, Calgary Alberta

5th Floor Office Space Available: 4,019 SF

Total Building Size: 66,606 square feet

Availability: October 1st, 2025

HIGHLIGHTS:

- Building amenities include: restaurant, dry cleaner, daycare, nail salon, fitness studio, bike lockers & shower facilities.
- Frequent transit service
- Bike and walking pathways nearby
- Ease of access to Macleod Trail and Glenmore Trail
- LEED certified building

ABOUT THE BUILDING

Britannia Crossing is a five story mixed use boutique commercial development located in a prestigious community on a prominent high exposure corner of Elbow Drive and 50th Avenue SW. This location boasts great visibility and a pedestrian friendly high traffic area with numerous amenities nearby and only minutes away from the downtown core. Ease of biking or walking to work is a huge draw for professionals in this building as the location is nestled within a predominantly residential neighbourhood. This superior location along with the buildings complementary styling to the community makes this a premier opportunity.

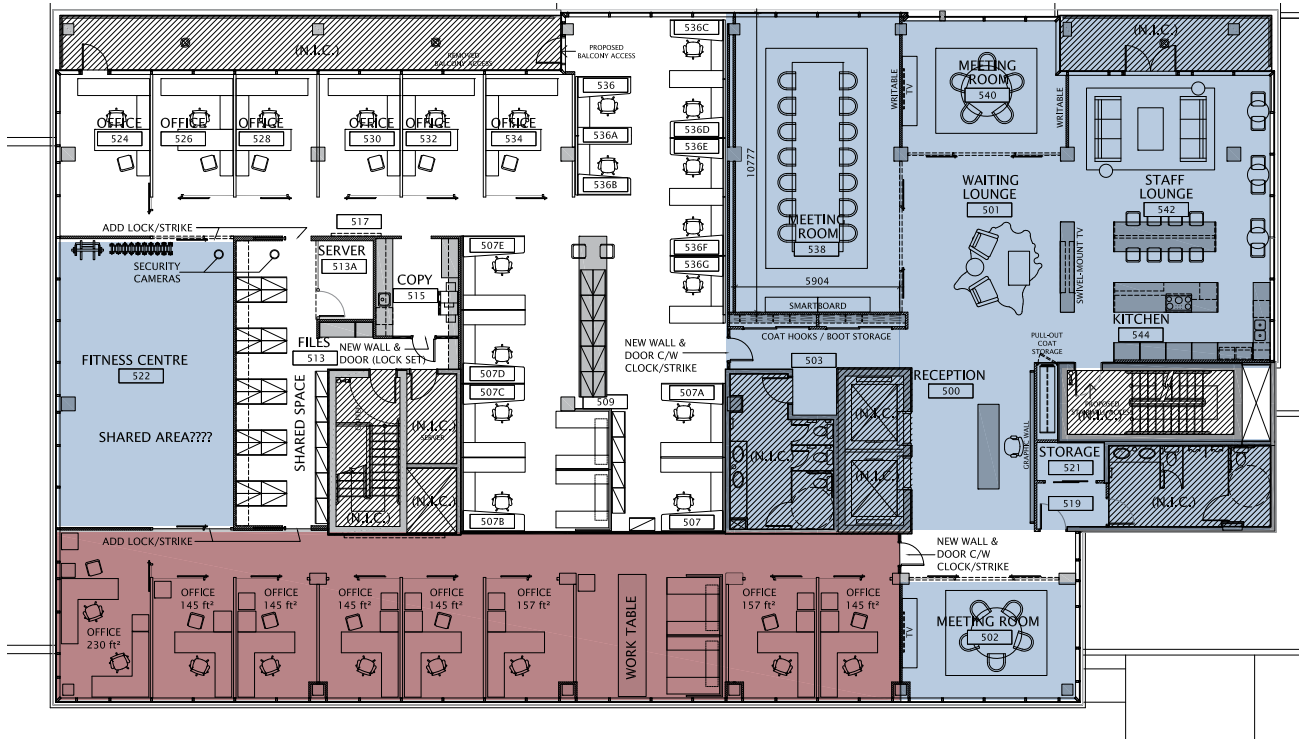
**4,019 SF Office Space
For Sublease**

BRITANNIA CROSSING

OPUS[®]



FLOOR PLAN WITH SHARED COMMON AREAS

USABLE 2,002 ft²

Legend

- Sublease Area
- Shared Space

SUBLEASE DETAILS

Rentable Area:
(including shared
common areas)

4,019 SF

Base Rent:

Contract For Details

Additional Rent:

(est. 2025): \$17.92 PSF

Available:

October 1st, 2025

Parking:

Underground Reserved/Unreserved

Condition of Premises:

At Market Rent

Built Out Office

Move-in ready

Parking:

Heated underground parking
available for rent

Visitor Parking:

Surface And Underground Managed By Indigo

LEED-certified building

Space Details:

8 private offices
Open plan area for 2 work stations
dedicted copy/print zone

Shared Common Areas

- Reception area and 3 boardrooms
- Kitchen and lounge area
- In-suite gym
- Washrooms and showers
- Direct elevator access

SUBLEASE AREA

OPUS®



SHARED COMMON AREAS

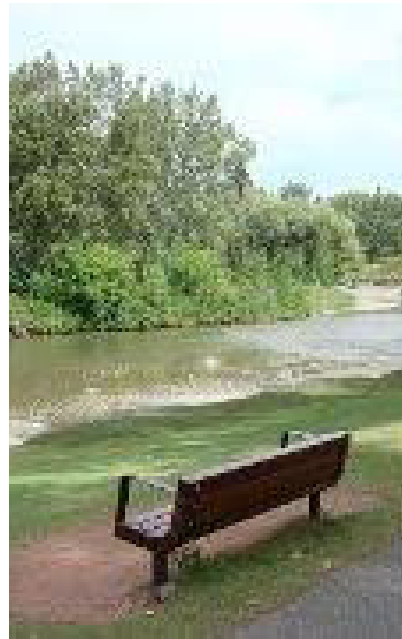
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LEISURE

Britannia Crossing's close proximity to Calgary's network of bike and walking paths make it the ideal location for employees who prefer the ease of biking or walking to work or those wishing to escape the office on their lunch break.

Bike lockers and shower facilities are available on the P1 level for the use of all tenants.



BIKE STORAGE, SHOWER & LOCKER



NEIGHBOURING RETAILERS



Sotheby's EST. 1744



LAGREE
YYC



NEWSKIN^{YYC}



Amanail Boutique

ACCESSIBILITY

OPUS®



TRAVEL TIME BY CAR

7-10
minutes

From Britannia
to Downtown

TRAVEL TIME BY BUS

16
minutes

From Britannia to
Downtown via Route #3 (N)

12
minutes

From Britannia to Heritage LRT
Station via Route #3 (S)

