

# OFFICE SUBLEASING OPPORTUNITY

McFARLANE TOWER 700 - 4TH AVENUE SW, CALGARY, AB

5th Floor Plan 12,354 SF



## McFARLANE TOWER

700 - 4TH AVENUE SW  
CALGARY, AB

Partnership. Performance.

### OFFICE SPACE FOR SUBLEASE

Opportunity  
12,354 square feet of Downtown office space  
Excellent parking ratio & views

For further information on this opportunity, please contact:

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# MCFARLANE TOWER

700 - 4TH AVENUE SW  
CALGARY, AB

**Available:** 5th Floor - 12,354 sq. ft.

**Tenant Improvements:** Existing leaseholds in excellent condition

**Sublandlord:** Schlumberger Canada Limited

**Rental Rate:** Aggressive sublease rates

**Op Costs:** \$19.12 per sq. ft. (2015 est.)

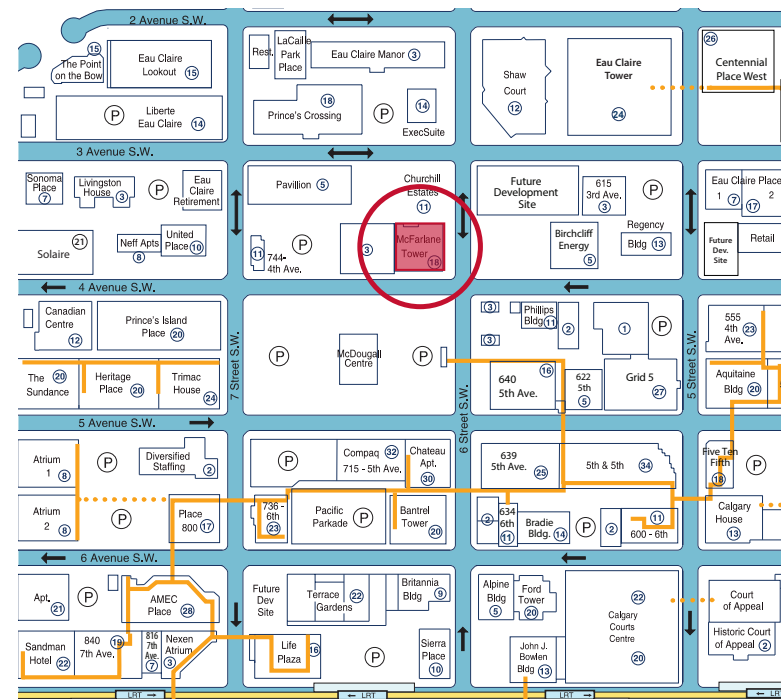
**Occupancy:** 60 - 90 days

**Term:** January 31, 2019

**Parking:** 8 reserved stalls

## Comments

- Furniture may be available
- Excellent views
- 50% office intensive, 50% some open space
- Close to numerous amenities including restaurants, shopping and professional services



## DOWNTOWN OFFICE SUBLEASE SPACE AVAILABLE

### 5TH FLOOR - 12,354 SQUARE FEET

