

# DOWNTOWN OFFICE SPACE FOR SUBLEASE

## The Ampersand – North Tower

140 4 Avenue SW, Calgary

**2,502** sf

Suite 1030

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# PREMIUM AMENITIES

Located in Calgary's central business district *The Ampersand* delivers 60,000 sq. ft. of premium amenities and dynamic workspaces designed to elevate every workday.

Tenants enjoy access to state-of-the-art fitness and wellness facilities, stylish lounges, and vibrant communal areas that foster collaboration.

**+15** Plus 15 connected

## Amenities

-   
**Fitness Centre**
-   
**Conference Centre**
-   
**Lounge**
-   
**Golf Simulator**
-   
**Sport Court**
-   
**Patio**



# MOVE-IN CONDITION

Fully furnished and move-in ready, this high-quality office space features modern finishes throughout and a functional layout including an open area, four private offices, kitchen, and large reception area.



## PROPERTY INFORMATION

**MUNICIPAL ADDRESS:**  
140 4 Avenue SW, Calgary

**AVAILABLE FOR SUBLEASE:**  
2,502 sq. ft. – Suite 1030

**OPTIONAL – SHARED SPACE SCENARIO:**  
Portion of the suite (market “Area A” on the floorplan) may be retained and used by sublandlord

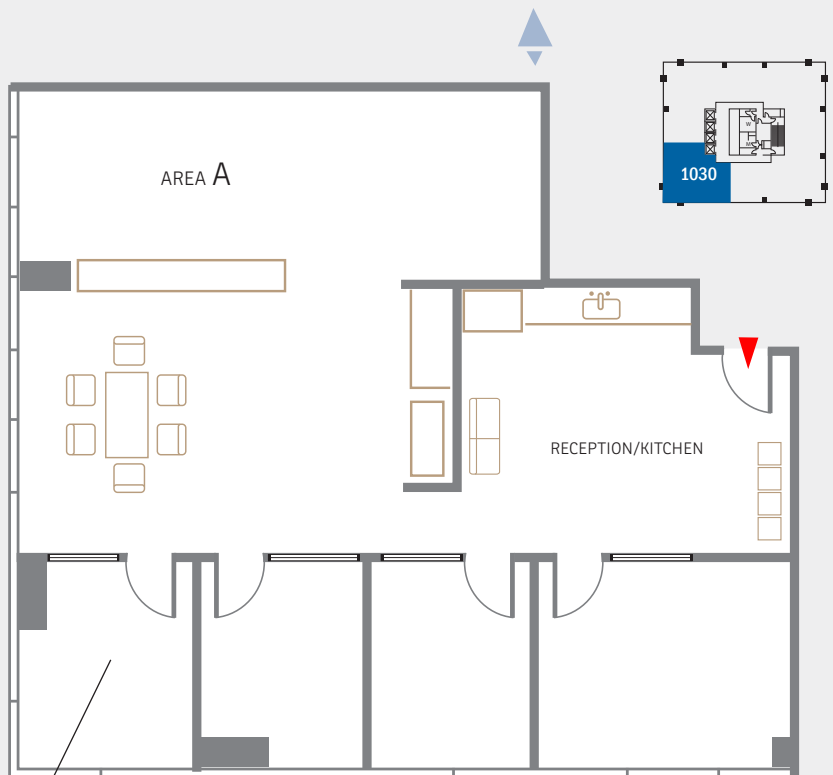
**AVAILABILITY:** Immediately

**SUBLEASE TERM:** April 29, 2028. Headlease wrap available directly from landlord.

**FURNITURE:** Included

**OPERATING COSTS:**  
\$23.34 per sq. ft. (2026, est.)

**SUBLEASE RATE:** Market rent.  
Please contact for details.



SUITE 1030  
**2,502** SQ.FT.



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