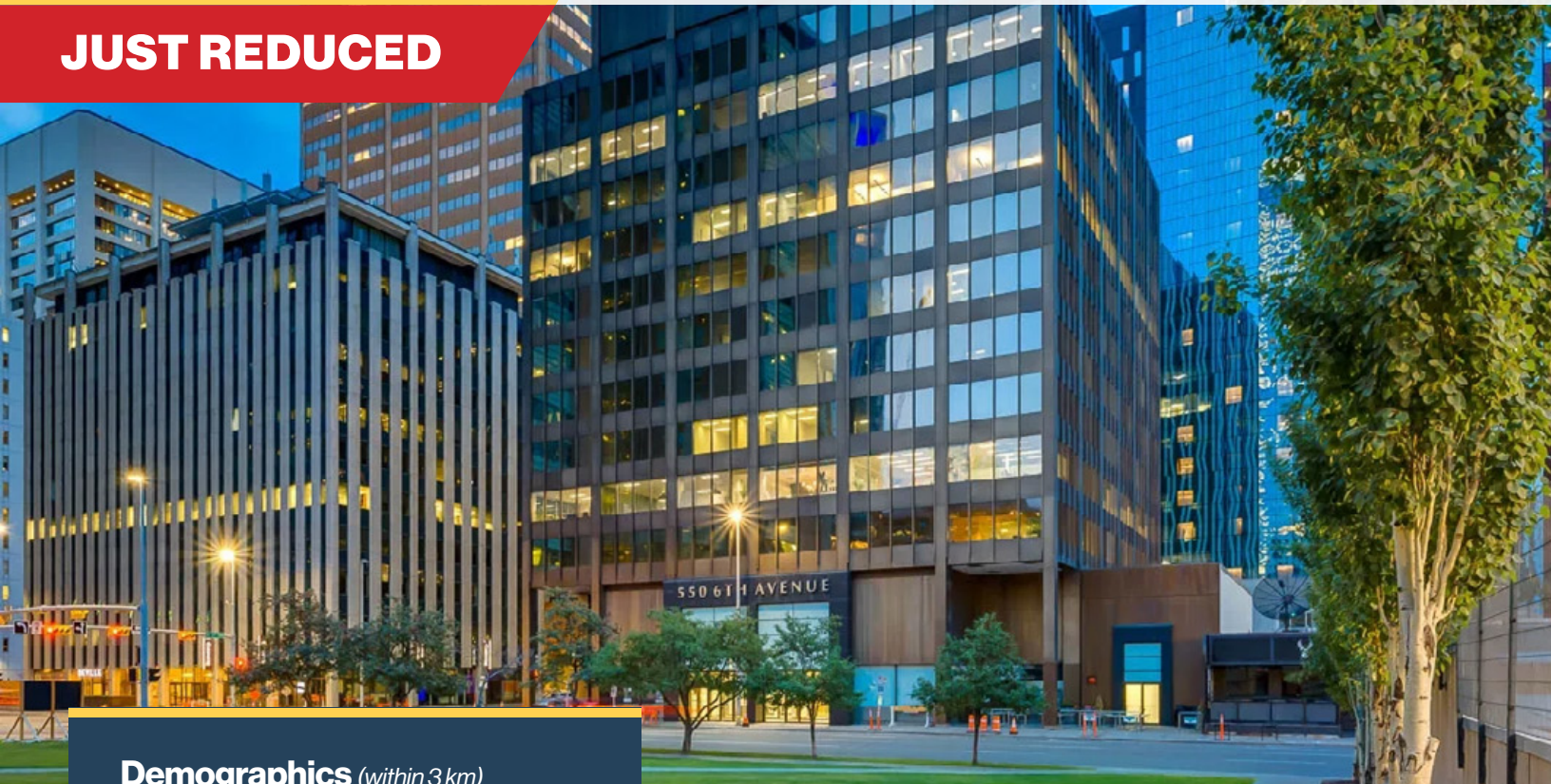


# For Sublease

## JUST REDUCED

550 6<sup>th</sup> Avenue SW | Calgary, AB



### Demographics *(within 3 km)*



NEIGHBORHOOD  
Downtown



POPULATION  
129,508



MEDIAN AGE  
37.9



HOUSEHOLD INCOME  
\$77,618

### Building Details



PARKING  
Available



YEAR BUILT  
1966



TRAFFIC COUNT

19,000 VPD | 6th Avenue & 5th Street  
19,000 VPD | 6th Avenue & 4th Street

# Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P 403.214.2344

[blackstonecommercial.com](http://blackstonecommercial.com)

## Shared Sublease Opportunity!

### Property Details

#### Size Available:

Office #1 | 212 SF | \$700/month  
Office #2 | 146 SF | \$500/month  
Office #3 | 146 SF | \$500/month  
Office #4 | 389 SF | \$1,000/month  
Office #5 | 186 SF | \$600/month  
5 Office's Combined | 1,079 SF

**Availability:** Immediate

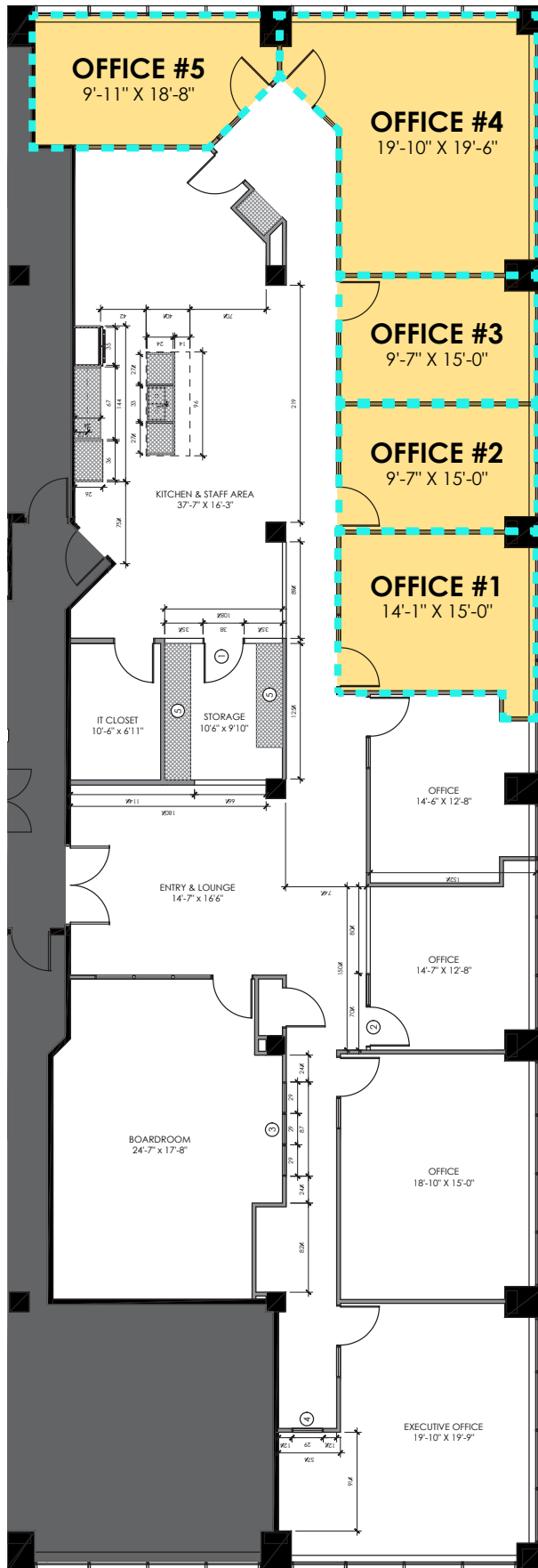
**Gross Rate:** Market

**Expiry:** Negotiable

### Highlights

- Short-term Sublease
- Chalk line deal for 1 - 5 offices
- Newly renovated modern office space on penthouse level
- Office furniture available
- Shared kitchen, boardroom, employee lounge, and printing stations
- Five-minute walk to transit and LRT
- Plus 15 connected to Fifth & Fifth and Petex Building

# Floor Plan Unit 1400



Individual offices available,  
up to 5 offices (chalk line deal)





- |                        |                                      |                              |
|------------------------|--------------------------------------|------------------------------|
| 1. Spicy Amigos        | 7. Local 522 Public Tavern & Kitchen | 13. Starbucks                |
| 2. A&W                 | 8. Caesar's Steak House & Lounge     | 14. Major Tom Bar            |
| 3. Tim Horton's        | 9. Artigiano                         | 15. Barbarella Bar           |
| 4. Gogi Korean Kitchen | 10. Owen's Landing                   | 16. The CORE Shopping Centre |
| 5. Ola Poke            | 11. The Rooftop YYC                  |                              |
| 6. Deville Coffee      | 12. OEB Breakfast Co.                |                              |

**For More Info.**

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**Thank you for  
your interest!**

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