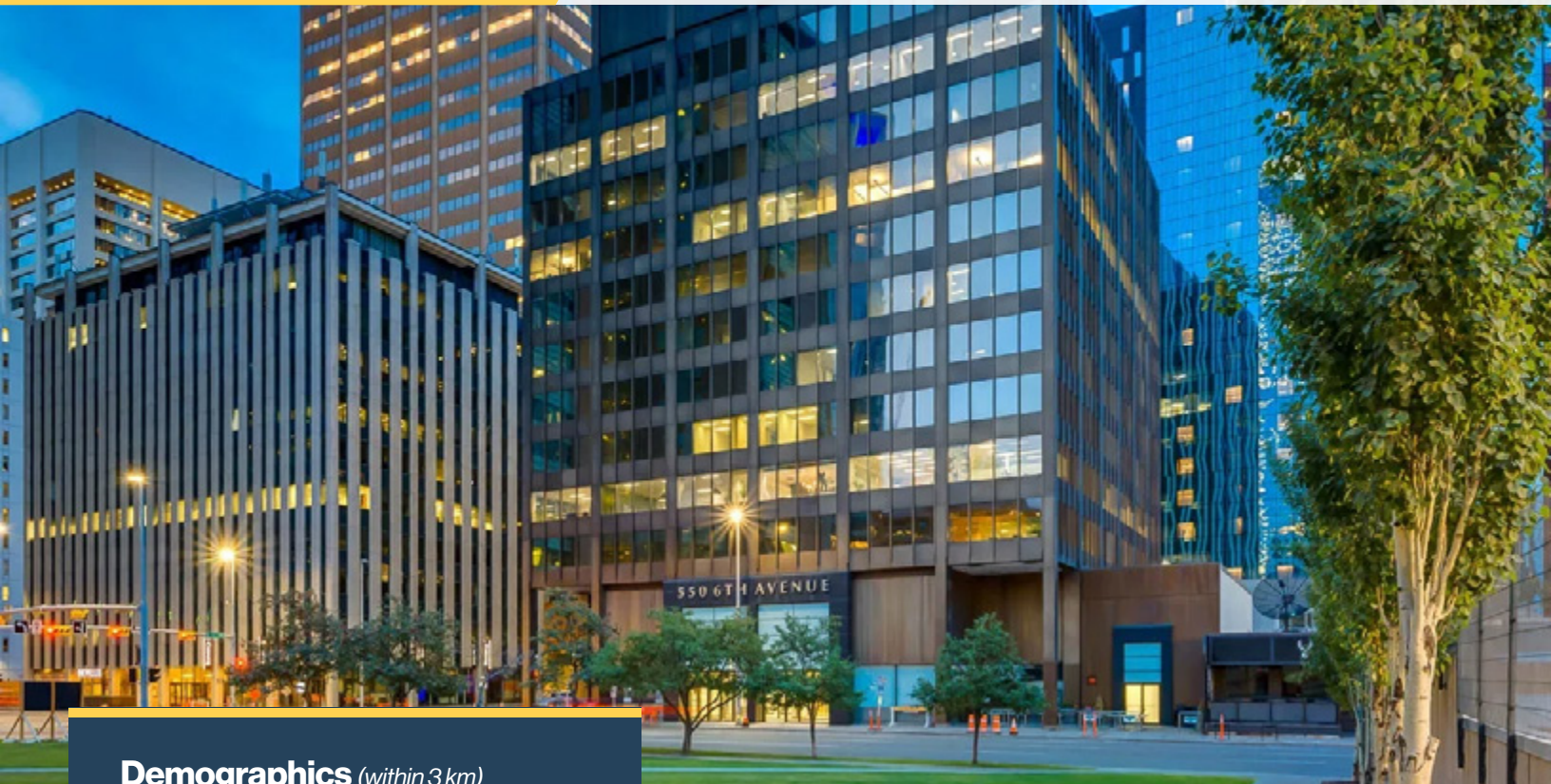


# For Sublease

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

403.214.2344

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

## Chalk-Line Deal

### Property Details

#### Number of Offices:

**Office #1** | 212 SF | \$800/month  
**Office #2** | 146 SF | \$600/month  
**Office #3** | 146 SF | \$600/month  
**Office #4** | 389 SF | \$800/month  
**Office #5** | 186 SF | \$800/month  
**5 Office's Combined** | 1,079 SF

**Availability:** Immediate

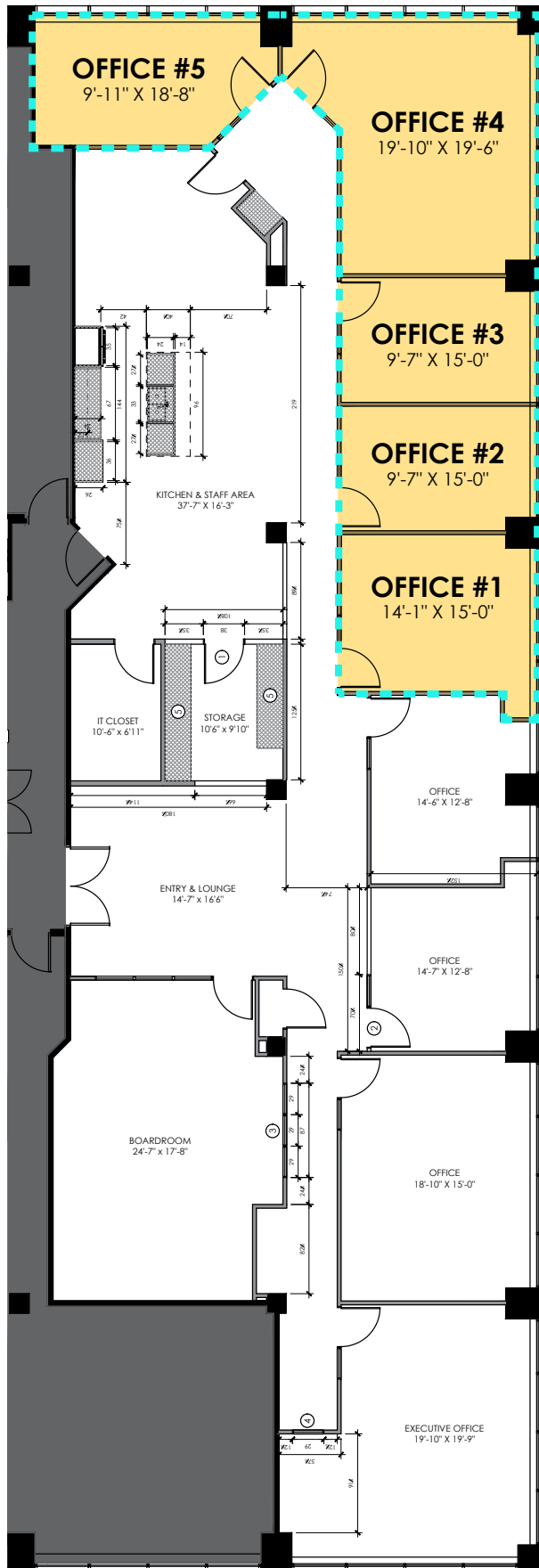
**Gross Rate:** Market

**Expiry:** Negotiable

### Highlights

- 5 office chalk line deal
- Short-term sublease option (month-to-month, 6 months, or 1 year)
- Newly renovated modern office space on penthouse level
- Office furniture available
- Shared amenities include a 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











- |                        |                                      |                              |
|------------------------|--------------------------------------|------------------------------|
| 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. OlaPoke             | 11. The Rooftop YYC                  |                              |
| 6. Deville Coffee      | 12. OEB Breakfast Co.                |                              |

**For More Info.**

**Olivia Bohdan**

📞 403.629.0809

✉️ obohdan@blackstonecommercial.com

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

**Thank you for  
your interest!**

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2024, All rights reserved. This document is the copyrighted property of Blackstone Commercial.