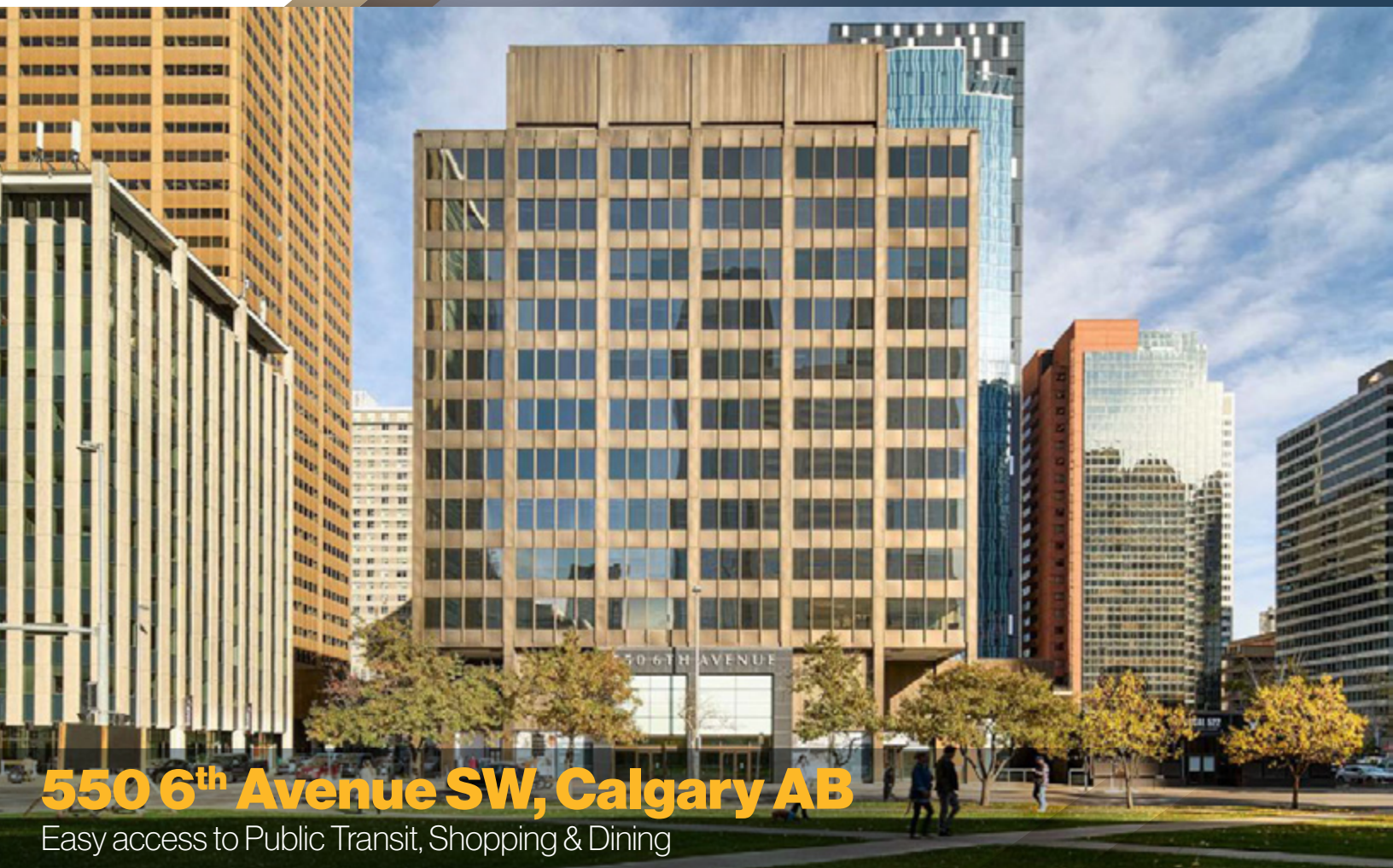


Blackstone
Commercial Real Estate Services Inc.

For Sublease

550 6th Avenue SW | Calgary, Alberta
Heart of Calgary's Business District



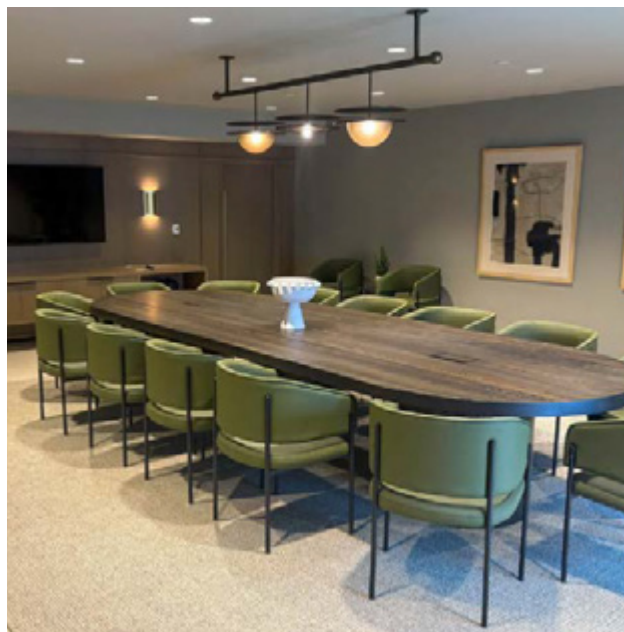
550 6th Avenue SW, Calgary AB

Easy access to Public Transit, Shopping & Dining

PROPERTY DETAILS

Unit Size	4 Office chalk-line Total: 867 SF
Price	Ask Associate
Availability	Immediate
Year Built	1966, Renovated 2023, 2025
Expiry	Negotiable

- **Short-term sublease options available**
- **Newly renovated penthouse level** – office space with modern finishes
- **Access to premium shared amenities:** kitchen, boardroom, employee lounge, and printing stations
- **Newly upgraded** fitness facility, conference center, and tenant lounge onsite
- **Direct Plus 15 access** to Fifth & Fifth and Petex Building
- **Exceptional downtown location** – five-minute walk to LRT, Calgary Courthouse, shopping, and dining
- **Secure, professionally managed** building in the heart of the business district



Olivia Bohdan, Associate

P 403.629.0809

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

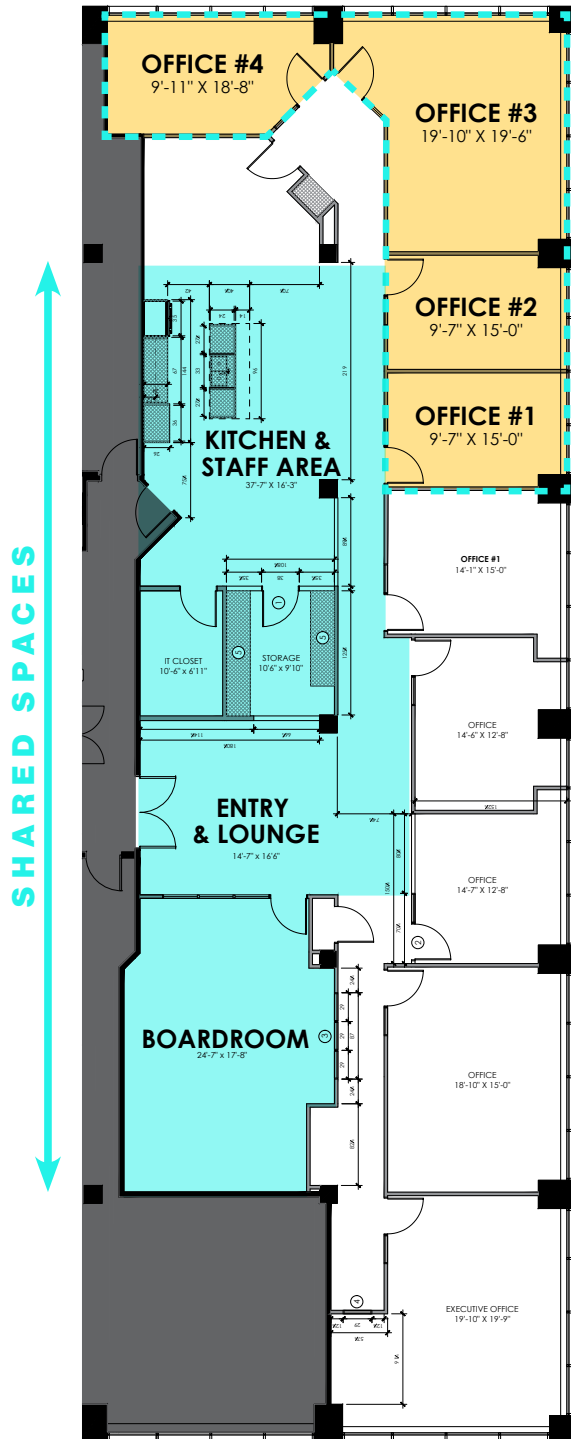
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Floor Plan

Unit 1400





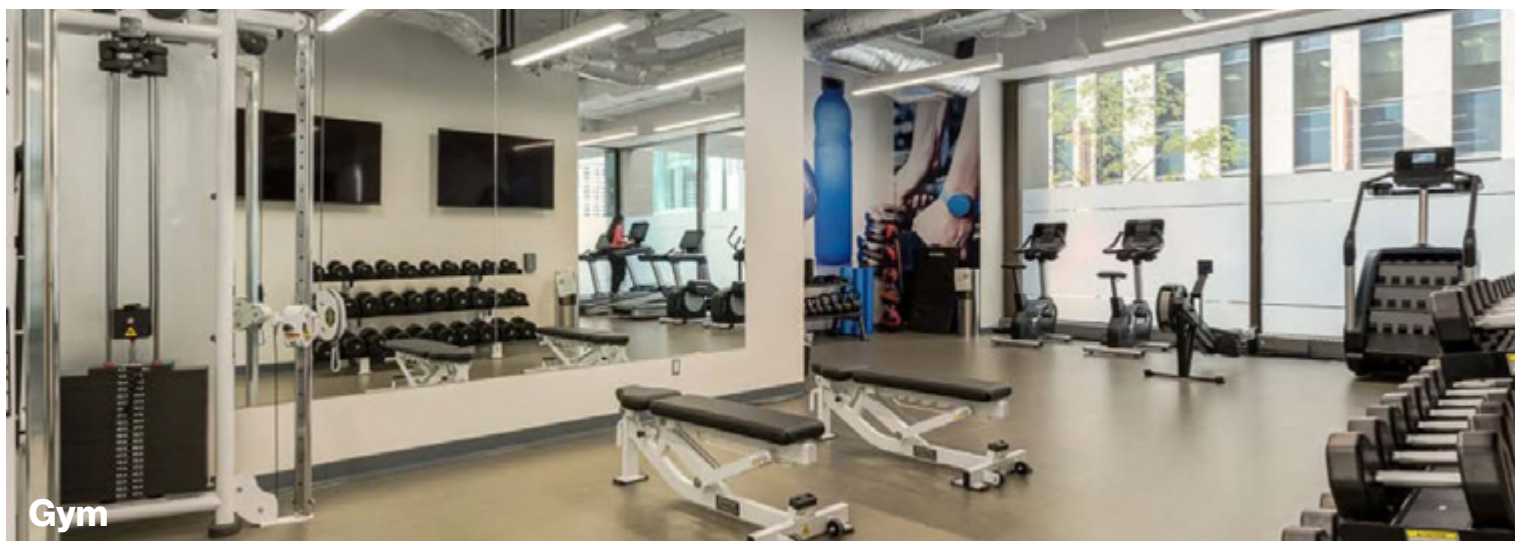
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Tenant Lounge



Gym



Elevator



Conference Room

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- | | | |
|------------------------|--------------------------------------|------------------------------|
| 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. | |



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For more information, please contact one of our associates.

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NEIGHBORHOOD
Downtown



POPULATION
129,508



MEDIAN AGE
37.9



HOUSEHOLD INCOME
\$77,618



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

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