



FOR SUBLEASE

SUITE 2320

9,521 SF

CALGARY, AB

*THE AMPERSAND
WEST TOWER
144 4 AVENUE SW*

About the BUILDING

The Ampersand is an A-class complex featuring three 28 storey towers offering over 1.1 million square feet of space between them. The complex is connected to the +15 network through both the TransCanada building and the Lot 40 Parkade. Amenities include a conference centre, fitness centre, tenant lounge, and indoor food trucks located on the main level to provide tenants and visitors a convenient culinary experience.



BUILDING FEATURES

Fitness Facility & Multipurpose Court

Multi-Sport Simulator

Conference Centre

Tenant Lounge

Lil E Coffee Café

Food Trucks

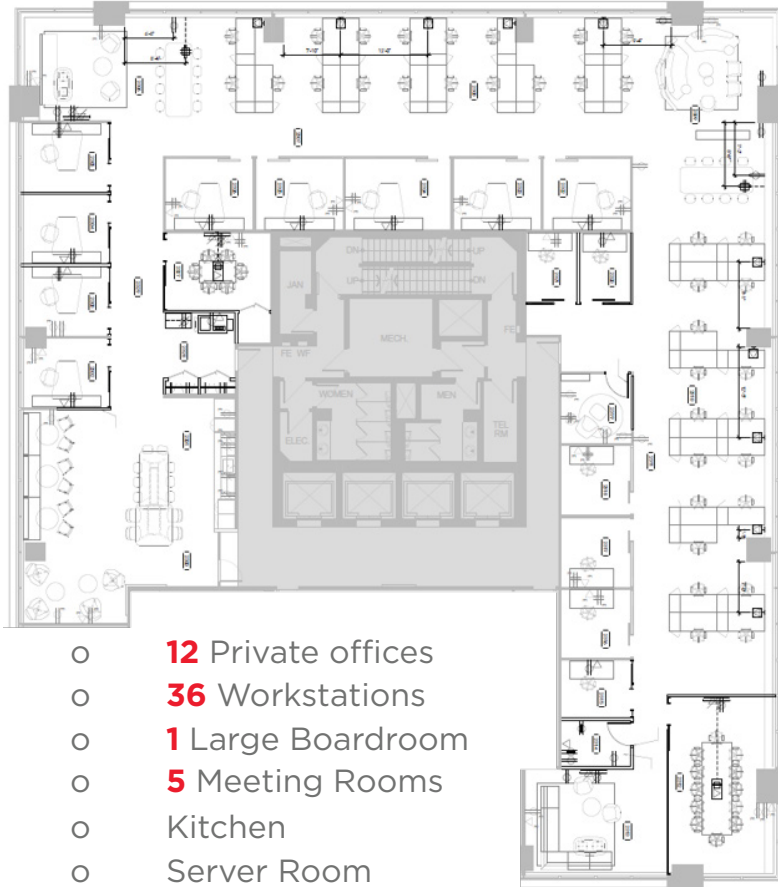
Dog Friendly



MAKING THE WORLD OF WORK A BETTER PLACE

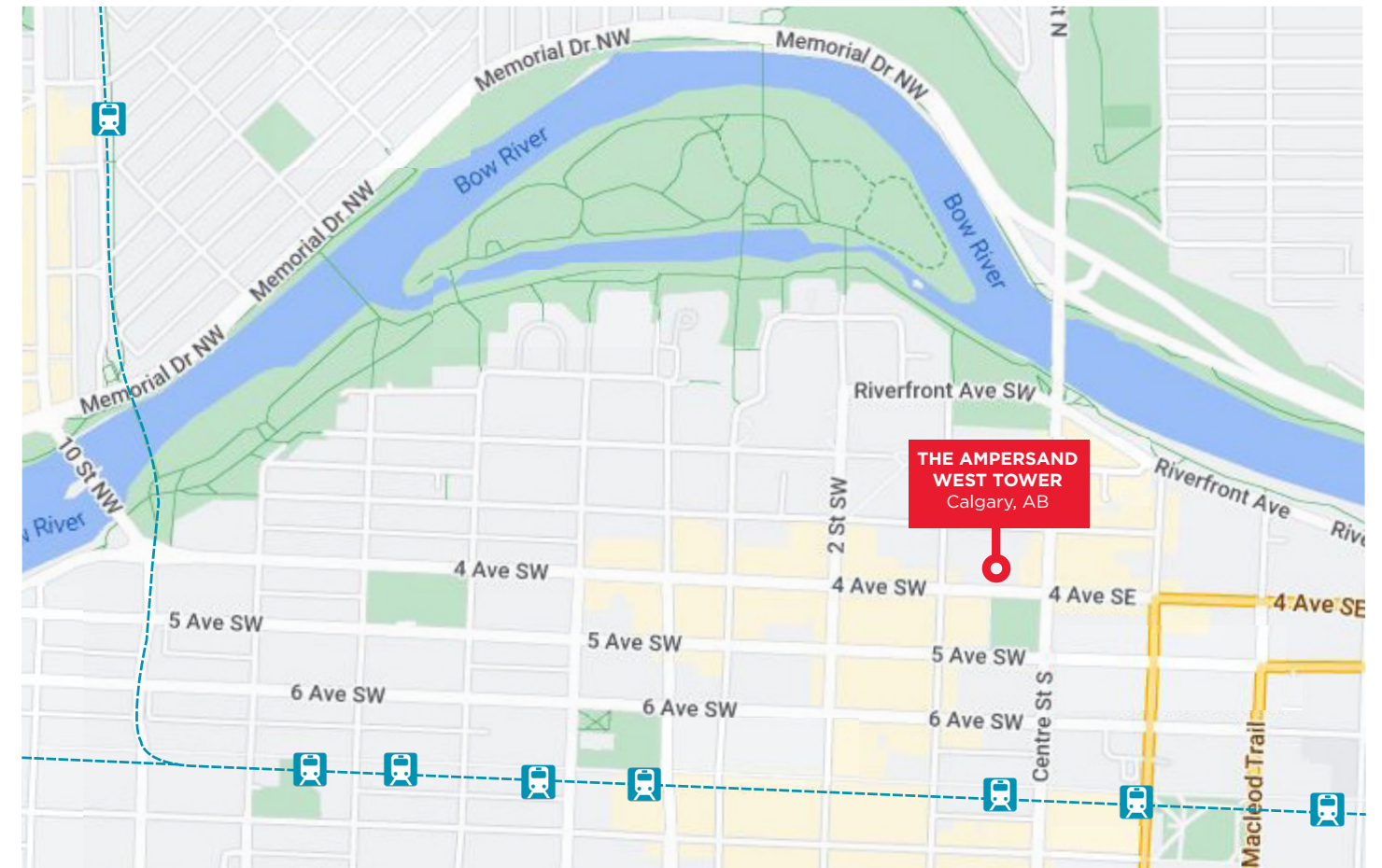
Floor Plan

SUITE 2320 - 9,521 SF



- High quality, show suite finishings
- Abundance of natural light
- Mix of offices and open plan layout
- Furniture can be made available

Location



Leasing Information

- ››› Suite: 2320
- ››› Size: 9,521 SF
- ››› Sublandlord: Corus Orthodontists Inc.
- ››› Expiry: June 29, 2030
- ››› Availability: Immediate
- ››› Rental Rate: Market Sublease Rates
- ››› Op Costs: \$21.73/SF (2024 LL est.)
- ››› Parking: 5 Unreserved Stalls



CONTACT

CODY SCOTT

Associate

+1 403 261 1171

cody.scott@cushwake.com

Bow Valley Square IV
Suite 2400, 250 6th Ave., SW
Calgary, Alberta T2P 3H7

cushmanwakefield.com

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