FOR SUBLEASE › OFFICE SPACE

Eau Claire Tower
620 - 3RD AVENUE SW, CALGARY, AB

Building Details

- Constructed: 2016
- Rentable Area: 578,677 square feet
- Average Floorplate: 27,000 square feet
- Number of Floors: 25
- Landlord: Eau Claire Limited Partnership
- HVAC: Monday - Friday | 6:00 am - 6:00 pm Saturday | 8:00 am - 1:00 pm

Sublease Information

- Available Subpremises: Floor 9 - 11,902 square feet
  Potential to demise premises
  * Premises could be provided mostly furnished
- Sublandlord: Birchcliff Energy Ltd.
- Annual Net Rent: Aggressive sublease rates
- Operating Costs and Taxes: $23.25 per square feet [2016 estimated]
- Occupancy Date: Immediate
- Term of Sublease: Flexible - up to 5 years
- Parking: 1,974 square feet

Comments

- Eau Claire Tower is situated in the prestigious Eau Claire district of downtown Calgary
- Building built to LEED Gold standards
- The tower is connected to Calgary’s Plus 15 network for rapid, year-round access to dozens of office and retail destinations
Oxford’s Eau Claire Tower has been planned and designed to exceed the expectations of the most demanding and discerning corporate tenants. Eau Claire Tower will set Calgary’s quality standard for premier office space and redefine Calgary’s skyline.

Eau Claire Tower exudes a modern aesthetic and features the latest in construction technology. Renowned architectural firm B-H Architects has created a contemporary design that reflects the pulse of Canada’s fastest growing city. The exterior is sheathed in a high quality glass and metal curtain wall. The glass is light reflective with a clear low-E coating to ensure maximum comfort and energy efficiency.

By choosing the Eau Claire Tower, tenants are selecting a sophisticated office environment with all that the Eau Claire area has to offer. The Eau Claire Tower is connected to Calgary’s +15 system and is only steps from the Bow River pathway, Calgary’s Eau Claire YMCA, Prince’s Island, the new Peace Bridge, Sheraton Suites Eau Claire, restaurants and some of the city’s best residential developments. All are within walking distance of the Eau Claire Tower and will provide tenants and their employees with a desirable list of amenities and services.
Floor 9 - 11,902 square feet

› 22 Exterior Offices
› 14 Interior Offices
› Reception
› Boardroom
› Kitchen
› Server Room
Eau Claire Tower

Immediate proximity to numerous retail, dining and recreational opportunities, including the YMCA, Prince’s Island Park and the Bow River Pathway.