

Millennium Tower
// 2,948 SF

FOR SUBLEASE

440 2nd Avenue SW, Suite 2380, Calgary, AB

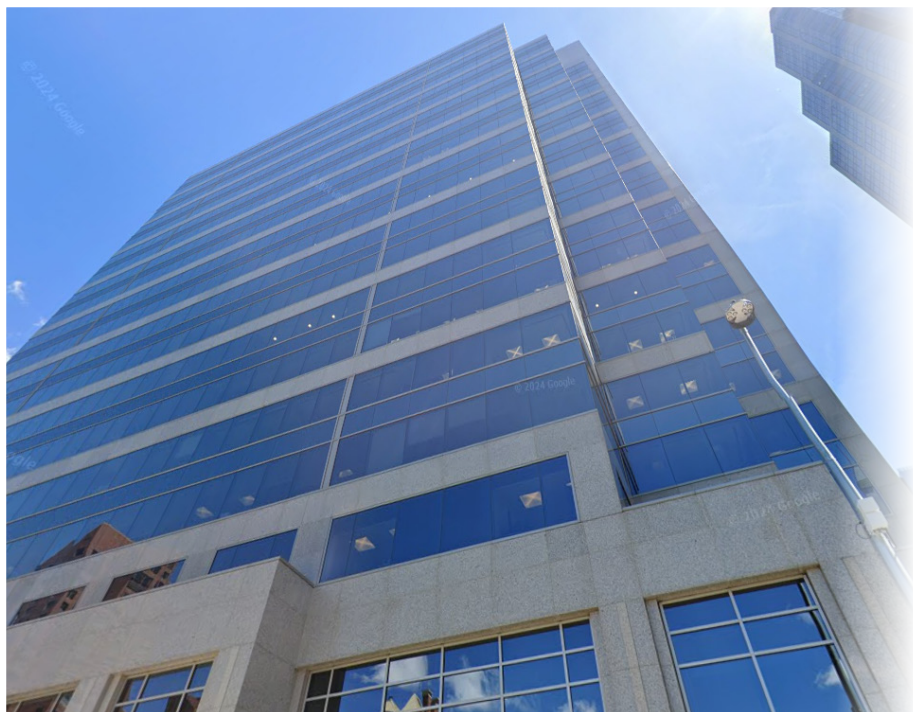


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PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Address:	440 2nd Avenue SW, Suite 2380
District:	Downtown Calgary
Total Area:	2,948 SF
Operation Costs:	\$25.18 PSF
Parking:	\$585/month
Availability:	15 Days
Lease Expiry:	Dec 31, 2026
Other Items:	+15 Connected
Amenities included with Op costs for staff, furnishings negotiable. 5 offices & 1 boardroom.	



- **Fitness Center** Located on the 2nd floor, this facility includes club-quality changing rooms, free towel service, and the latest cardio and weight machines. Open 24/7.
- **Golf Lounge** Located on the main floor and bookable for private functions, the golf lounge includes three state of the art golf simulators, soft seating, a kitchen area and multiple TV's.
- **Conference Facility** Located on the 2nd floor, the conference facility can seat up to 100 people and can also divide into smaller spaces. The facility is equipped with the latest audio-visual technology.
- **Tenant Lounge & Patio** Located on the 2nd floor, the lounge is open to all tenants during business hours and bookable for private functions. It is equipped with a ping-pong table, pool table, foosball table, Xbox and gaming center for tenants to enjoy. The outdoor patio is located on the 3rd floor, making it the perfect spot for a casual meeting or quick lunch.
- **Bicycle Storage** Secure bike storage and shower facilities are available on the first floor of the parkade for tenants to use upon arrival.
- **Car Wash** Self-serve car wash is available on the third floor of the parkade for parkers to use.

INTERIOR FEATURES // 440 2nd Avenue SW, Suite 2380



Features:

// Top left, conference room.

// Top right, available cubicals.



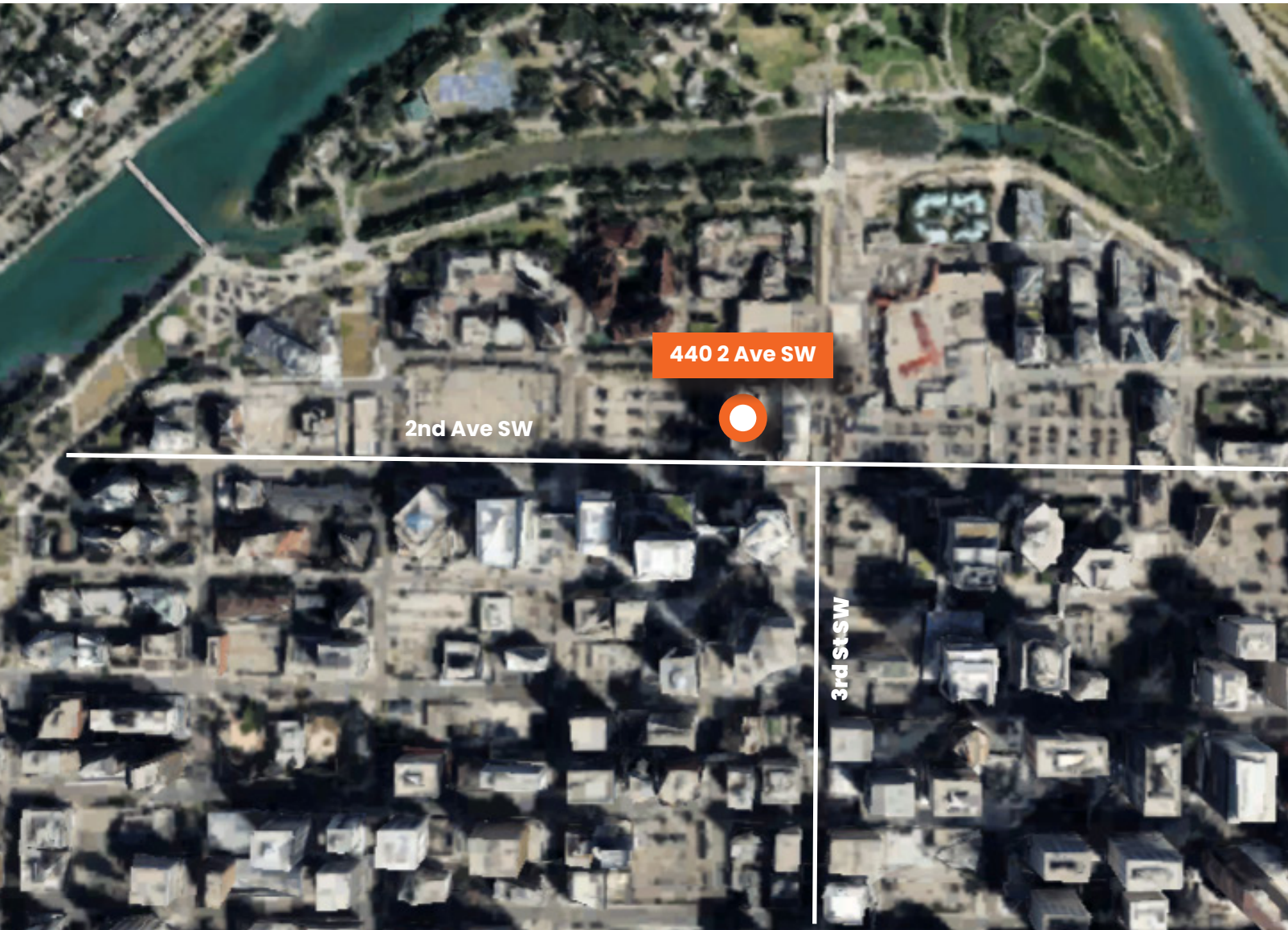
// Bottom left, kitchen and printer room.



// Bottom right, office space.

LOCATION

Located in downtown Calgary.



Drive Times:

Macleod Trail SE: **7 minutes**
Trans-Canada Hwy: **14 minutes**
Calgary Airport: **23 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



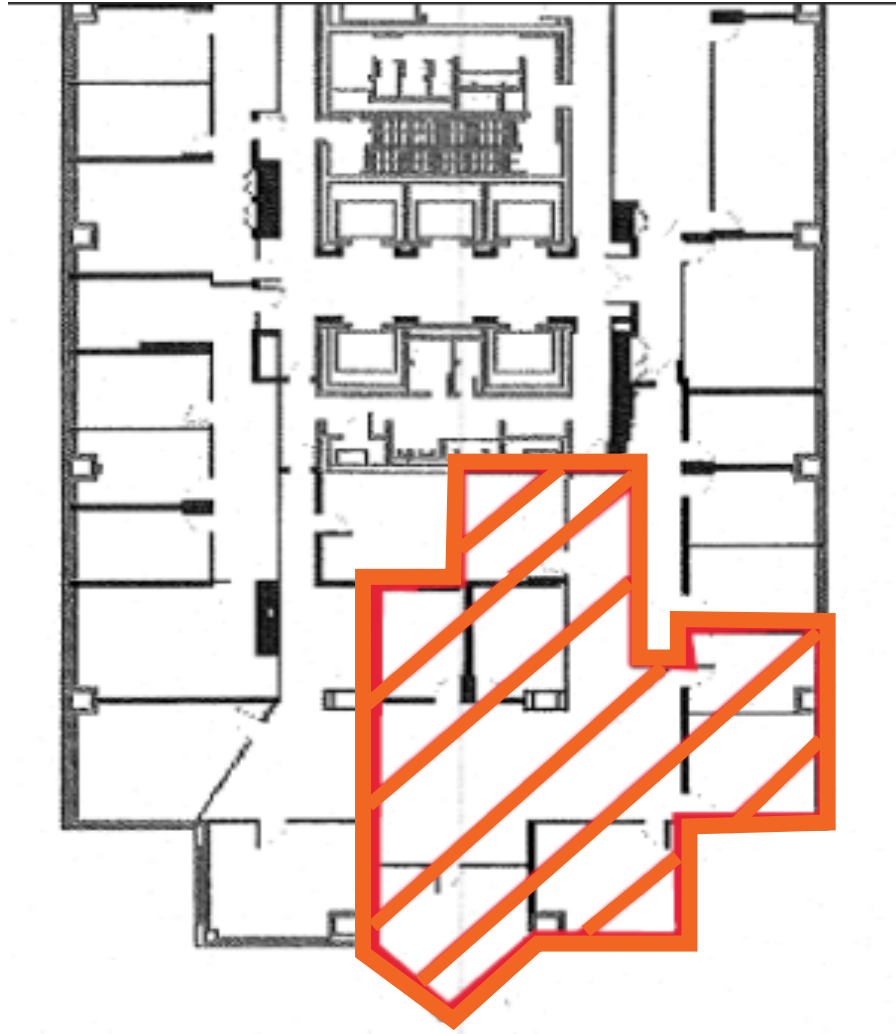
Bus / Train Routes



Retail Shops or Shopping

FLOOR PLANS

Suite 2380





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