

OPUS BUILDING
1702 - 4th Street S.W.
CALGARY, ALBERTA

OFFICE SPACE
FOR SUBLEASE

Building Description

Building Size 17,052 sq. ft.
Number of Floors 2
Elevator Access Yes
Type of Use Retail/Office

Main Floor (100% leased) Retail

Space Description

2nd Floor
Operating Costs (est.)
Occupancy Date
Parking

Basic Rent
Lease Expiry Date

~8,000 sq. ft. Office
~\$6.50 psf
October 2002
15 - Surface
\$125.00/stall/month
Market Rates
Aug. 31/2003



Overview

- Located on the SE corner of 17th Avenue & 4th Street SW
- Numerous restaurants and shopping within walking distance
- Professionally decorated
- "Computer Network" ready.

Contact Information

Contact Name Hannes Kovac
Company OPUS Building Corporation
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URL www.obc.com
or
CONTACT YOUR BROKER

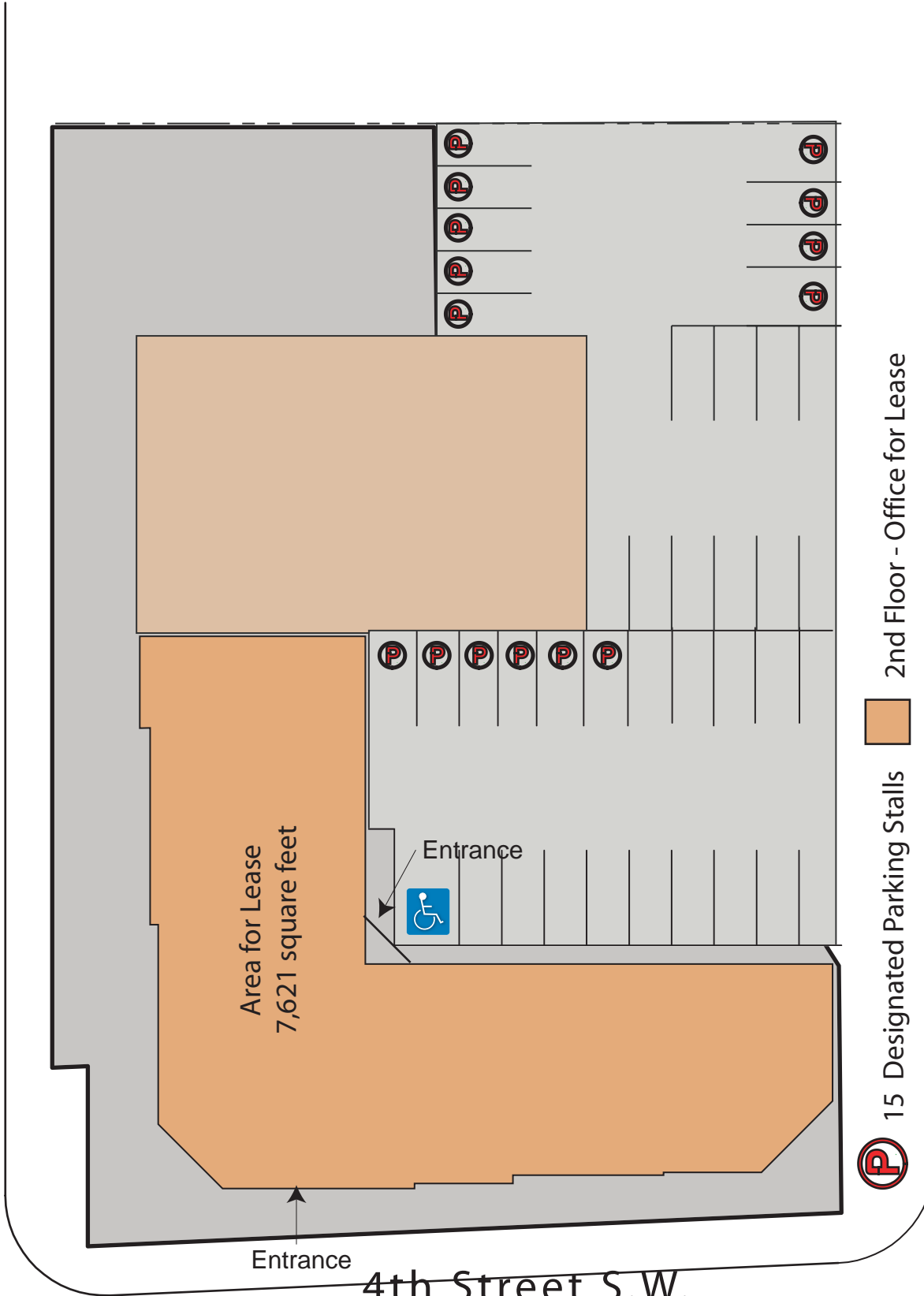


Site Plan

17th Avenue S.W.

4th Street S.W.

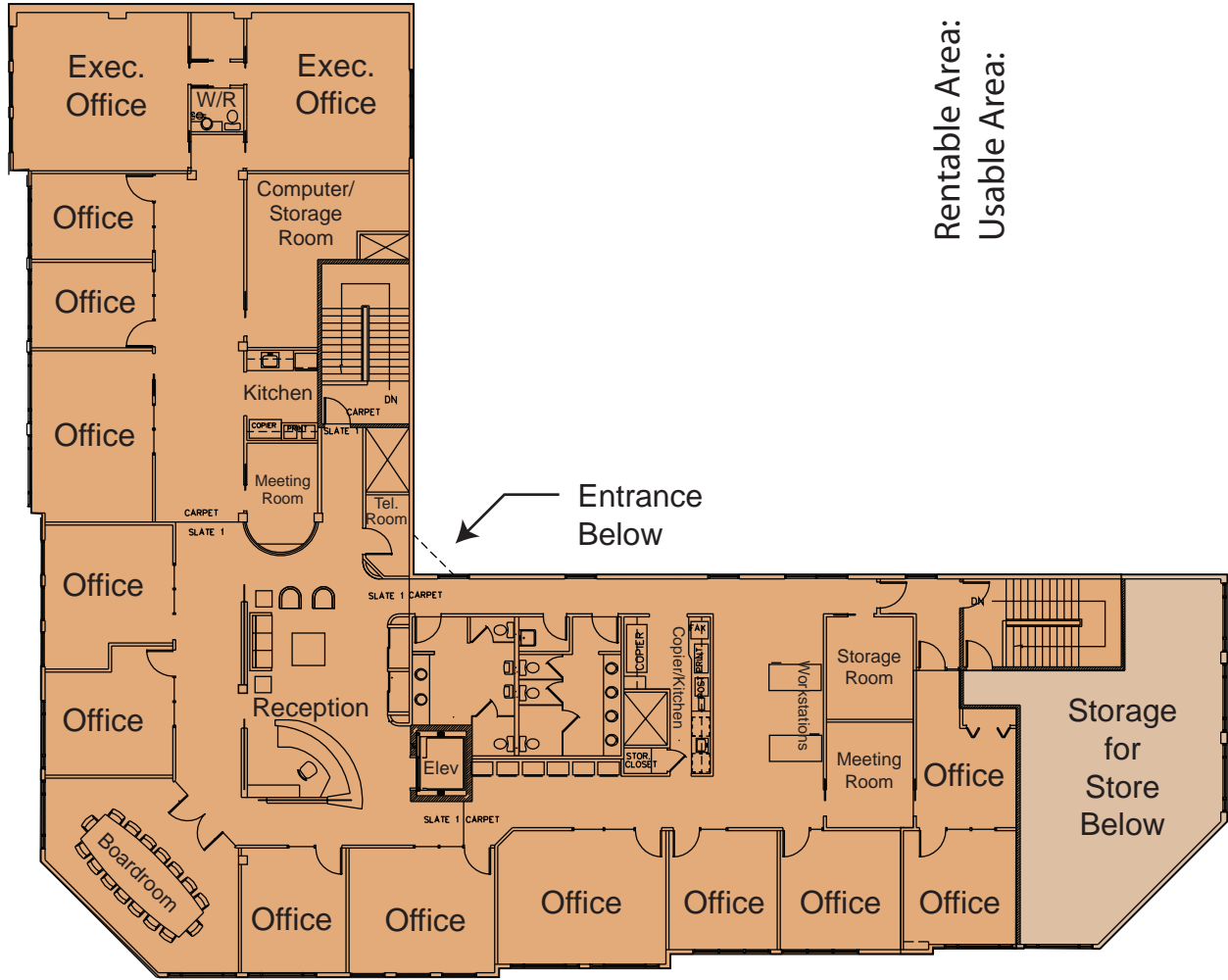
18th Avenue S.W.





Floor Plan 2nd Floor

17th Avenue S.W.



Rentable Area: 7,621 sq. ft.
Usable Area: 7,547 sq. ft.

18th Avenue S.W.

4th Street S.W.

INTERIOR



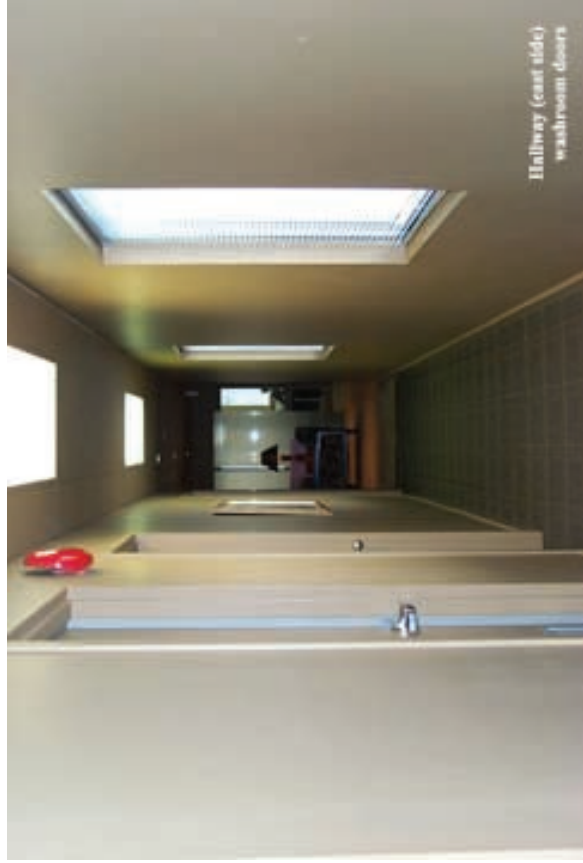
Boardroom - Entrance



Hallway - West

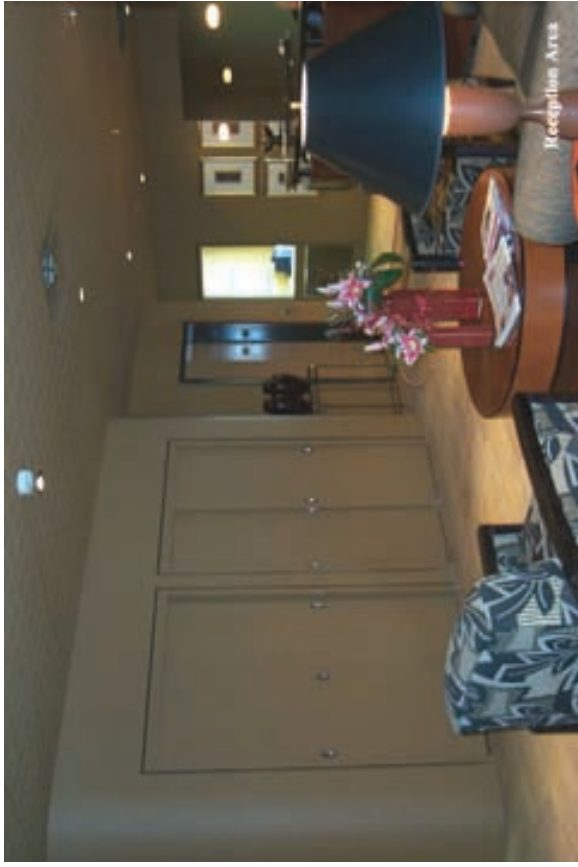


Boardroom



Hallway East - Washroom Access

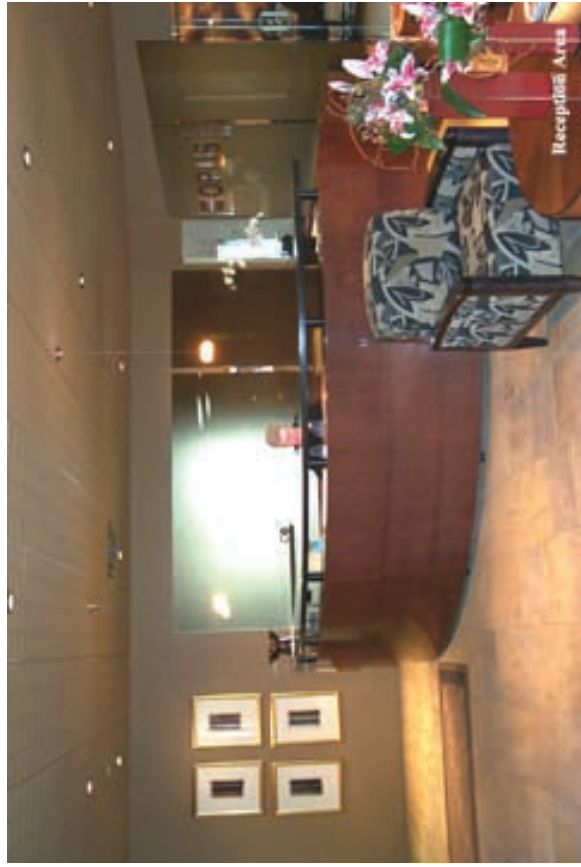
INTERIOR



Reception Area - Elevator Entrance



Hallway (Exec Area)

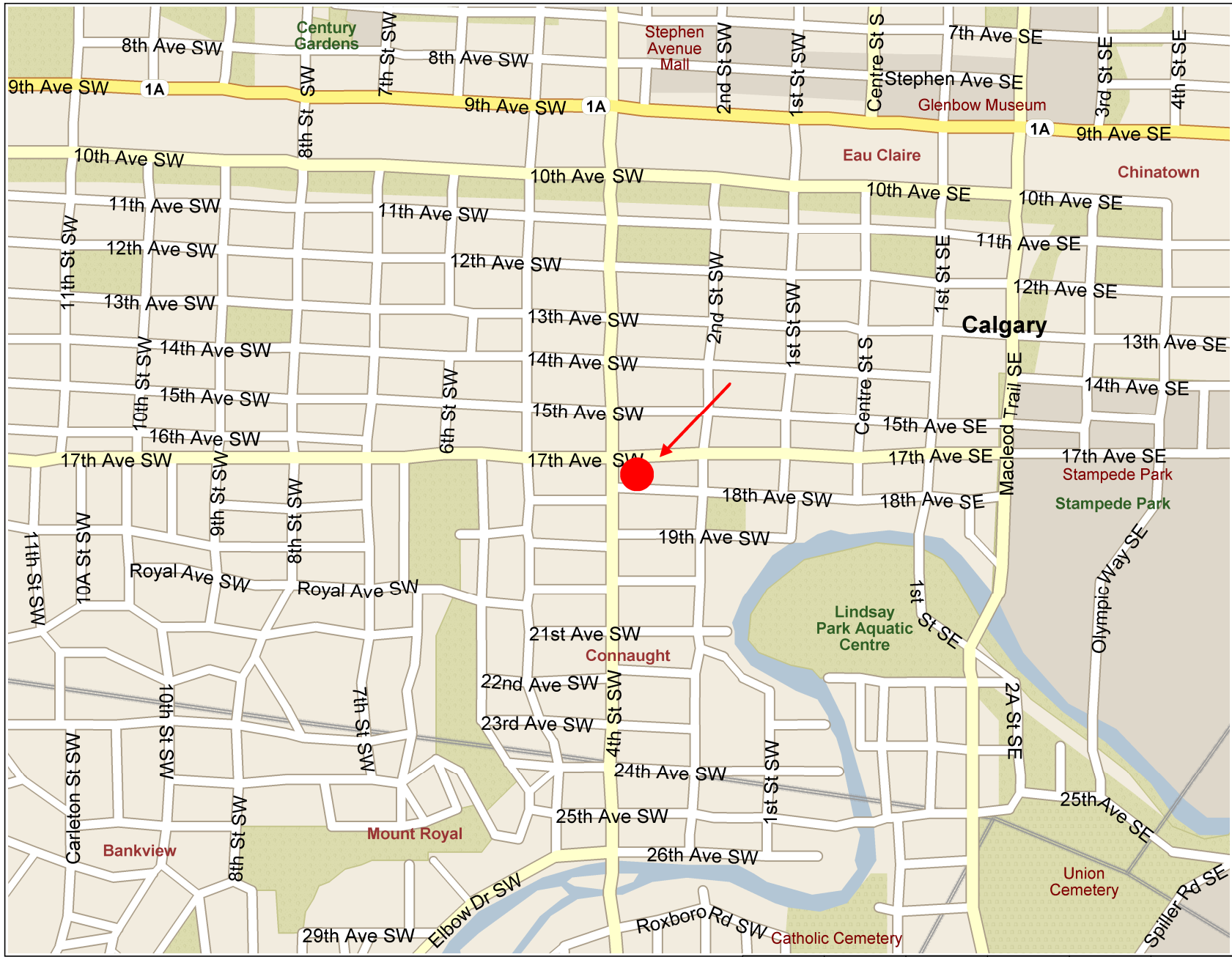


Reception Area



Reception Area

OPUS Building, Calgary, Alberta



0 mi 0.2 0.4 0.6