



## OFFICE SPACE FOR SUBLEASE

# OPUS

**5119 Elbow Drive SW, Calgary Alberta**

5th Floor Office Space Available: 4,019 SF

Total Building Size: 66,606 square feet

**Availability: September 1st, 2025**

### HIGHLIGHTS:

- Building amenities include: restaurant, dry cleaner, daycare, nail salon, fitness studio, bike lockers & shower facilities.
- Frequent transit service
- Bike and walking pathways nearby
- Ease of access to Macleod Trail and Glenmore Trail
- LEED certified building

### ABOUT THE BUILDING

Britannia Crossing is a five story mixed use boutique commercial development located in a prestigious community on a prominent high exposure corner of Elbow Drive and 50th Avenue SW. This location boasts great visibility and a pedestrian friendly high traffic area with numerous amenities nearby and only minutes away from the downtown core. Ease of biking or walking to work is a huge draw for professionals in this building as the location is nestled within a predominantly residential neighbourhood. This superior location along with the buildings complementary styling to the community makes this a premier opportunity.

**4,019 SF Office Space  
For Sublease**

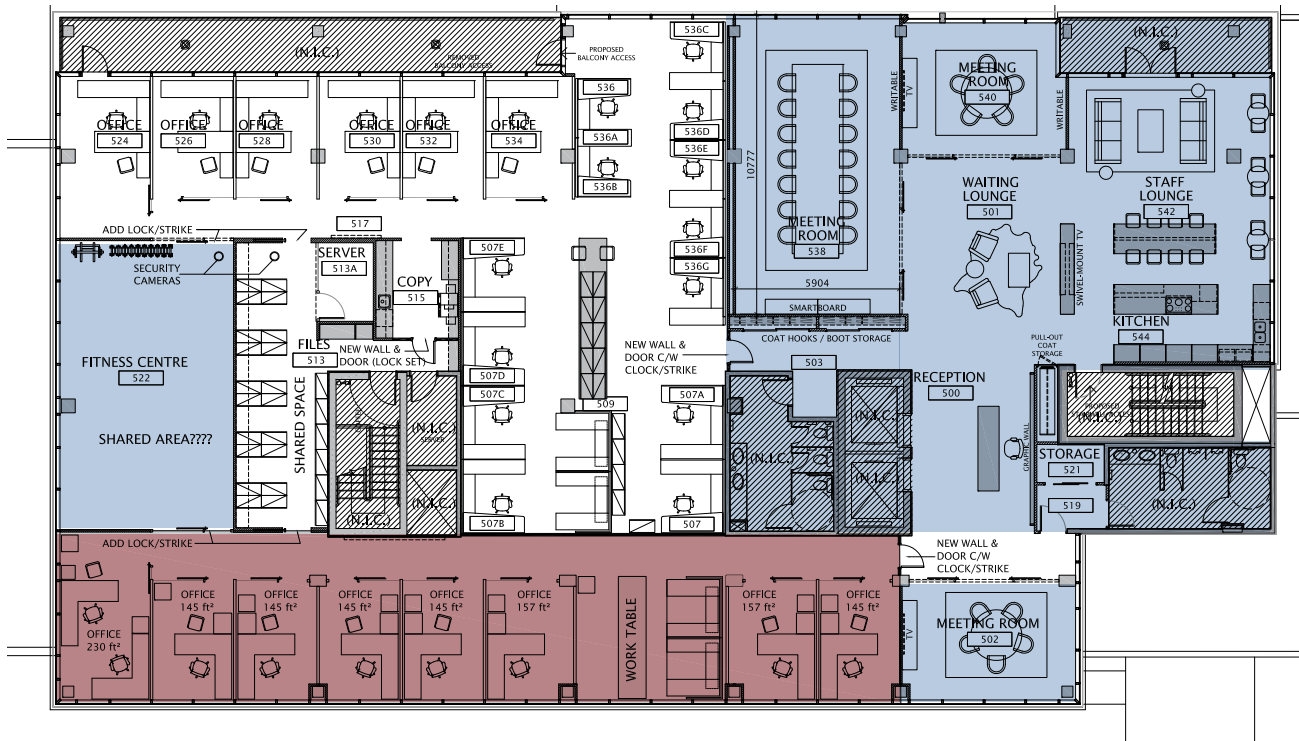


BRITANNIA CROSSING



OPUS<sup>®</sup>



## FLOOR PLAN WITH SHARED COMMON AREAS

USABLE 2,002 ft<sup>2</sup>

### Legend

-  - Sublease Area
-  - Shared Space

## SUBLEASE DETAILS

**Rentable Area:**  
(including shared  
common areas)

**4,019 SF**

Base Rent:

## Contract For Details

Additional Rent:

(est. 2025): \$17.92 PSF

Available:

September 1st, 2025

Parking:

Underground Reserved/Unreserved

Condition of Premises:

At Market Rent

Built Out Office

Move-in ready

Parking:

Heated underground parking  
available for rent

Visitor Parking:

## Surface And Underground Managed By Indigo

LEED-certified building

Space Details:

8 private offices  
Open plan area for 2 work stations  
dedicted copy/print zone

### Shared Common Areas

- Reception area and 3 boardrooms
- Kitchen and lounge area
- In-suite gym
- Washrooms and showers
- Direct elevator access



SUBLEASE AREA

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## SHARED COMMON AREAS

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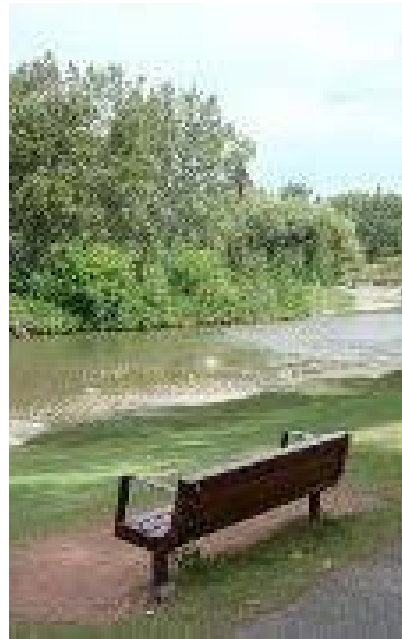




## LEISURE

Britannia Crossing's close proximity to Calgary's network of bike and walking paths make it the ideal location for employees who prefer the ease of biking or walking to work or those wishing to escape the office on their lunch break.

Bike lockers and shower facilities are available on the P1 level for the use of all tenants.



BIKE STORAGE, SHOWER & LOCKER FACILITIES



## NEIGHBOURING RETAILERS



Sotheby's EST. 1744



LAGREE  
YYC



NEWSKIN<sup>YYC</sup>

Amanail Boutique

## ACCESSIBILITY



### TRAVEL TIME BY CAR

**7-10**  
minutes

From Britannia  
to Downtown

### TRAVEL TIME BY BUS

**16**  
minutes

From Britannia to  
Downtown via Route #3 (N)

**12**  
minutes

From Britannia to Heritage LRT  
Station via Route #3 (S)

