

FOR LEASE

# SUN LIFE PLAZA

## WEST, NORTH & EAST TOWERS

144, 140 & 112 4 AVENUE SW

CALGARY, AB



[www.cbre.ca](http://www.cbre.ca)

**CBRE**

# FOR LEASE SUN LIFE PLAZA WEST, NORTH & EAST TOWERS



## SUN LIFE PLAZA BUILDING INFORMATION

Sun Life Plaza is a first class, LEED Certified office complex, featuring three towers with over 1 million square feet of space. The complex is anchored by a stunning 30,000 square foot atrium and connected to the Plus 15 network. Amenities include a conference centre, fitness centre and food court.

It's location on 4<sup>th</sup> Avenue offers convenient access to major thoroughfares in all directions, with the Bow River pathway system only minutes away. The complex features underground parking, an abundance of street level parking and easy access to major bus routes and the LRT.

### + ADDRESSES:

West Tower 144 4 Avenue SW  
North Tower 140 4 Avenue SW  
East Tower 112 4 Avenue SW

### + YEARS BUILT:

1982, 1984

### + BUILDING CLASS:

A

### + TOTAL AREA:

1,050,420 square feet

### + NUMBER OF FLOORS:

28 per tower

### + TYPICAL FLOOR PLATE:

12,500 square feet North/West Towers  
16,500 square feet East Tower

### + PARKING RATIO:

1 stall per 1,875 square feet

### + BUILDING ELEVATORS:

Passenger 4 low rise  
4 high rise (all towers)  
Parkade 2 (West and East Tower)  
Freight 1 (East Tower)

### + HVAC HOURS:

6:00 am to 6:00 pm, Monday to Friday  
6:00 am to 1:00 pm, Saturday

### + SECURITY:

Manned 24 hours, card access

### + PLUS 15 CONNECTIONS:

TransCanada Tower, Asia Pacific Centre,  
James Short Parkade

## LEASING PARTICULARS

<b>WEST TOWER</b>	Suite 2500	13,098 square feet
	Suite 2410	3,000 square feet
	Suite 1800	2,000 – 6,000 square feet
	Suite 2800	12,405 square feet
	<del>LEASED Suite 2610</del>	<del>1,852 square feet</del>
	Suite 2530	2,961 square feet
	Suite 2300	12,290 square feet
	Suite 2250	1,316 square feet
	Suite 2100	4,000 & 3,036 square feet
<b>NORTH TOWER:</b>	Suite 1700	8,490 square feet
	<del>LEASED Suite 1640</del>	<del>4,464 square feet</del>
	Suite 1610	7,328 square feet
	<del>LEASED Suite 1300</del>	<del>12,850 square feet</del>
	<del>Suite 450</del>	<del>2,673 square feet</del>

### Show suites on floors 21 & 25

<b>EAST TOWER:</b>	Suite 2200	17,067 square feet
	Suite 2100	17,069 square feet
	Suite 2000	17,069 square feet
	Suite 1900	16,406 square feet
	Suite 1800	17,076 square feet
	Suite 1700	16,914 square feet
	Suite 1600	16,298 square feet
	Suite 1500	15,843 square feet
	Suite 1400	16,649 square feet
	Suite 1230	3,447 square feet
	Suite 1100	16,646 square feet
	Suite 1000	16,645 square feet
	Suite 900	15,577 square feet
Suite 500	16,637 square feet	
Suite 400	15,568 square feet	

**150,391, 48,868 & 32,205 square feet of contiguous blocks available**

**Floor plans available upon request**

**MAIN FLOOR LOBBY:** Suite 144 4,435 square feet

**AVAILABILITY:** Immediate (North & West Towers)  
July 1, 2019, potentially earlier (East Tower)

**TERM:** 3 to 10 years

**NET RENT:** Market Rates

**ALLOWANCE:** Negotiable

**2018 OP COSTS & TAXES:** \$20.62 per square foot (North/West)  
\$19.20 per square foot (East)

# FOR LEASE SUN LIFE PLAZA WEST, NORTH & EAST TOWERS

## CONFERENCE CENTRE

- ❑ Conveniently located on the Plus 15
- ❑ Three conference rooms, two of which can be subdivided, allows multiple functions to be accommodated at one time
- ❑ Largest room offers seating for up to 120 people



- ❑ Large reception area overlooking the atrium features a bar that can be used to host licensed events
- ❑ On-site management ensuring tenant functions running smoothly

## FITNESS CENTRE

- ❑ 8,500 square foot state-of-the-art facility
- ❑ Men's and women's locker rooms with towel service
- ❑ Free weights, strength machines and extensive cardio equipment



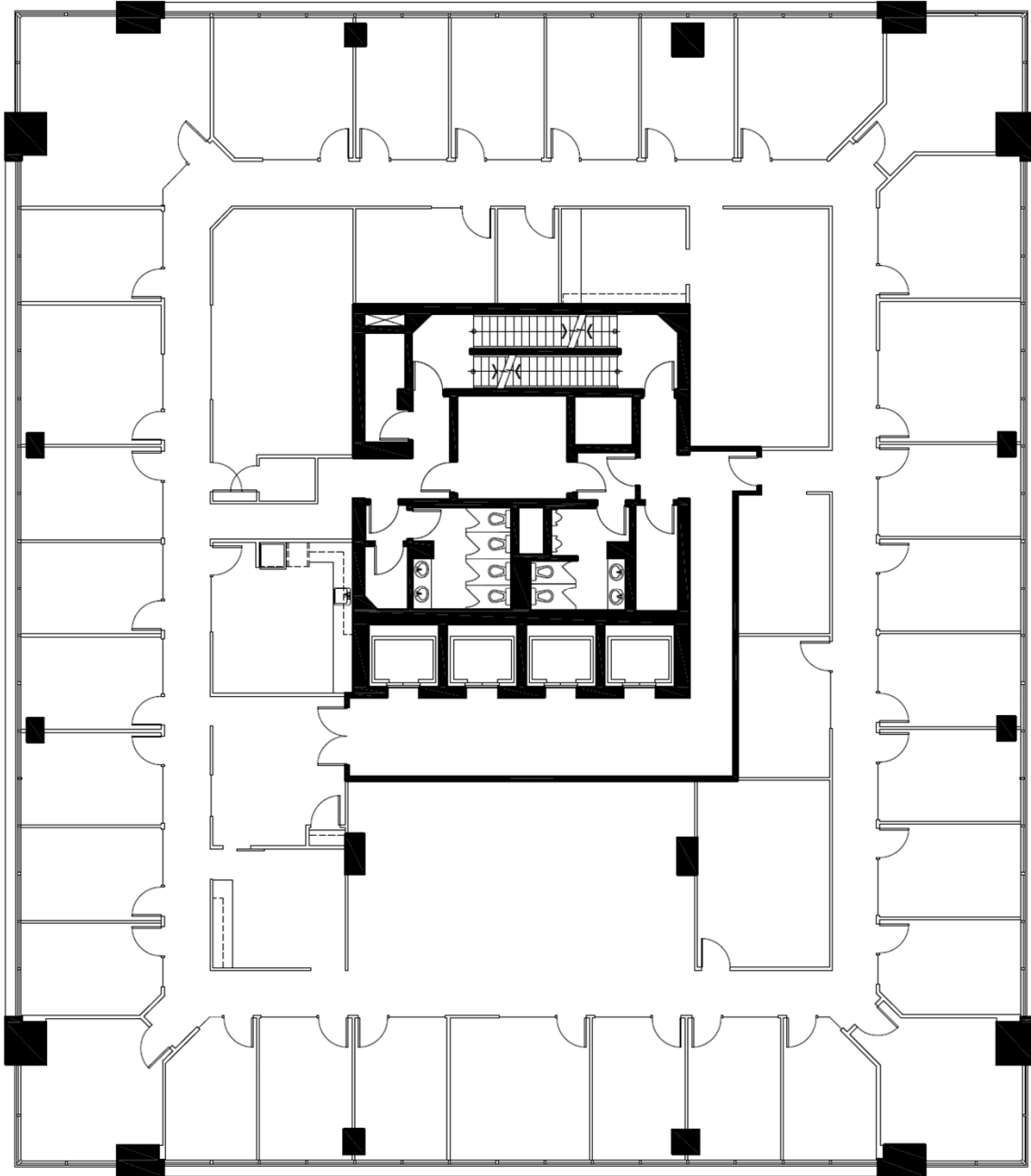
- ❑ Large studio for hosting fitness classes
- ❑ Professionally managed and staffed
- ❑ Personal training available

FOR LEASE  
**SUN LIFE PLAZA**

**WEST TOWER**

SUN LIFE PLAZA  
WEST TOWER

SUITE 2500  
13,098 SQ. FT.

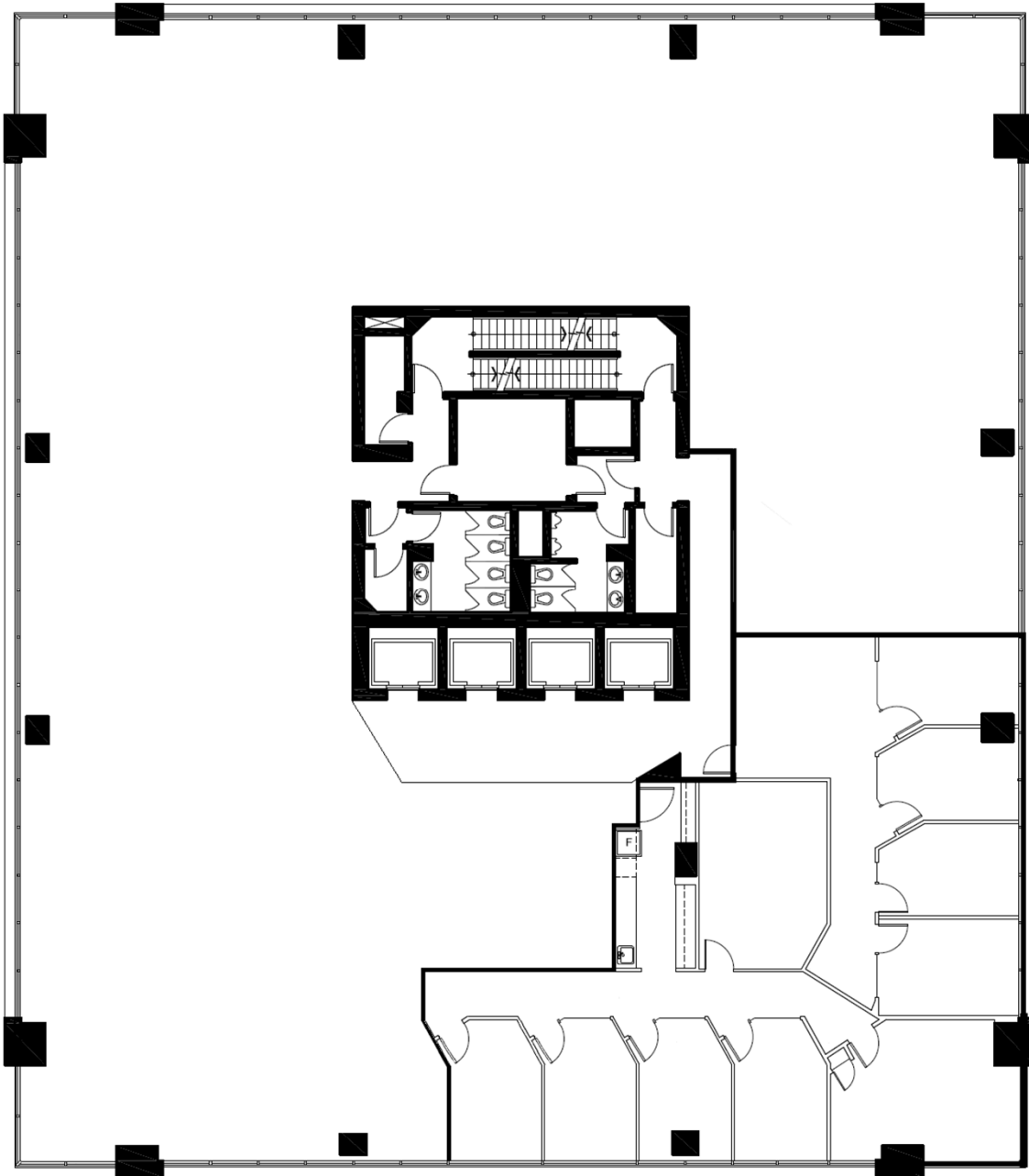


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**SUN LIFE PLAZA**

**WEST TOWER**

SUN LIFE PLAZA  
WEST TOWER

SUITE 2410  
3,000 SQ. FT.

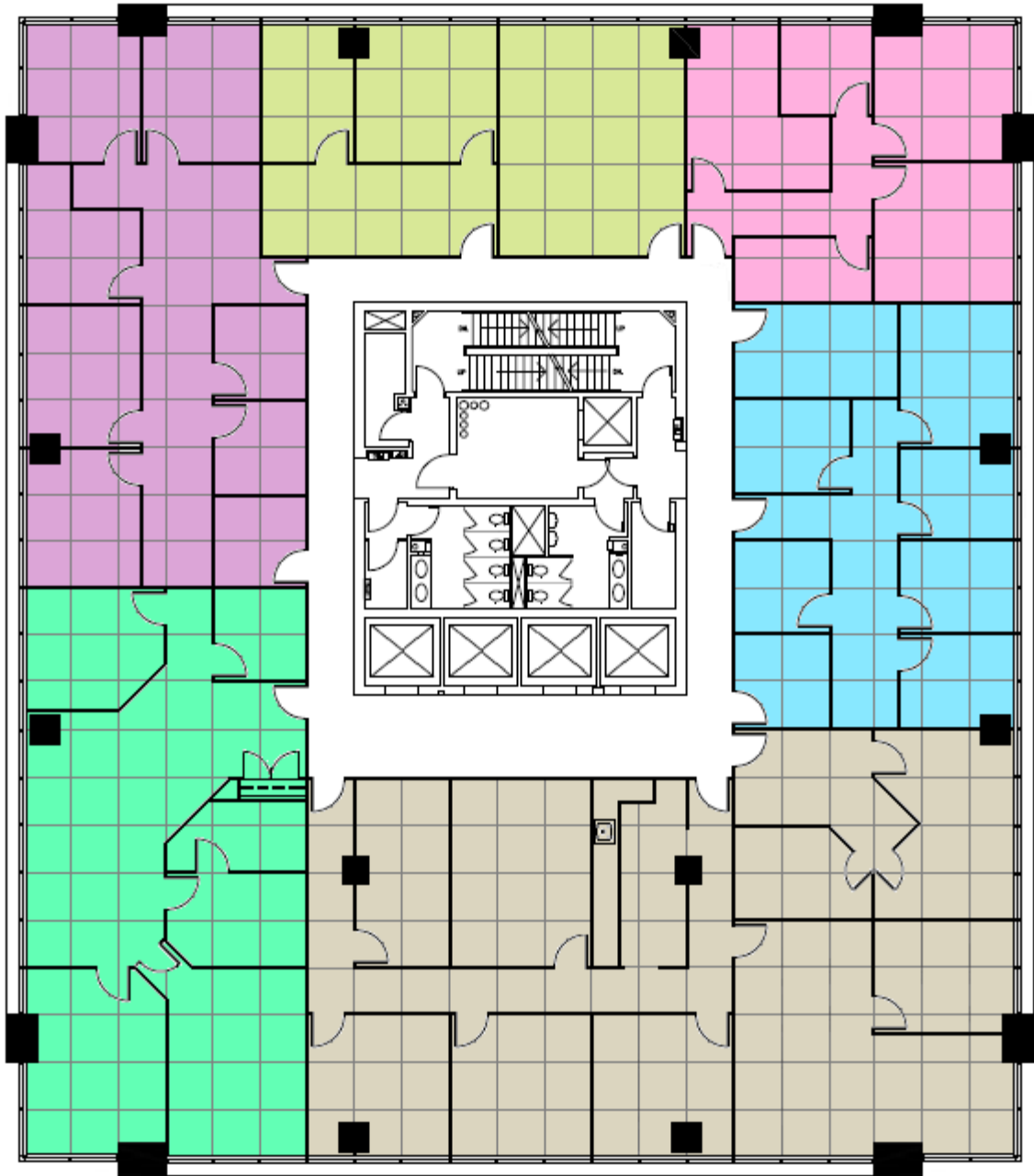


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**SUN LIFE PLAZA**

**WEST TOWER**

SUN LIFE PLAZA  
WEST TOWER

SUITE 1800  
2,000 – 6,000 SQ. FT.

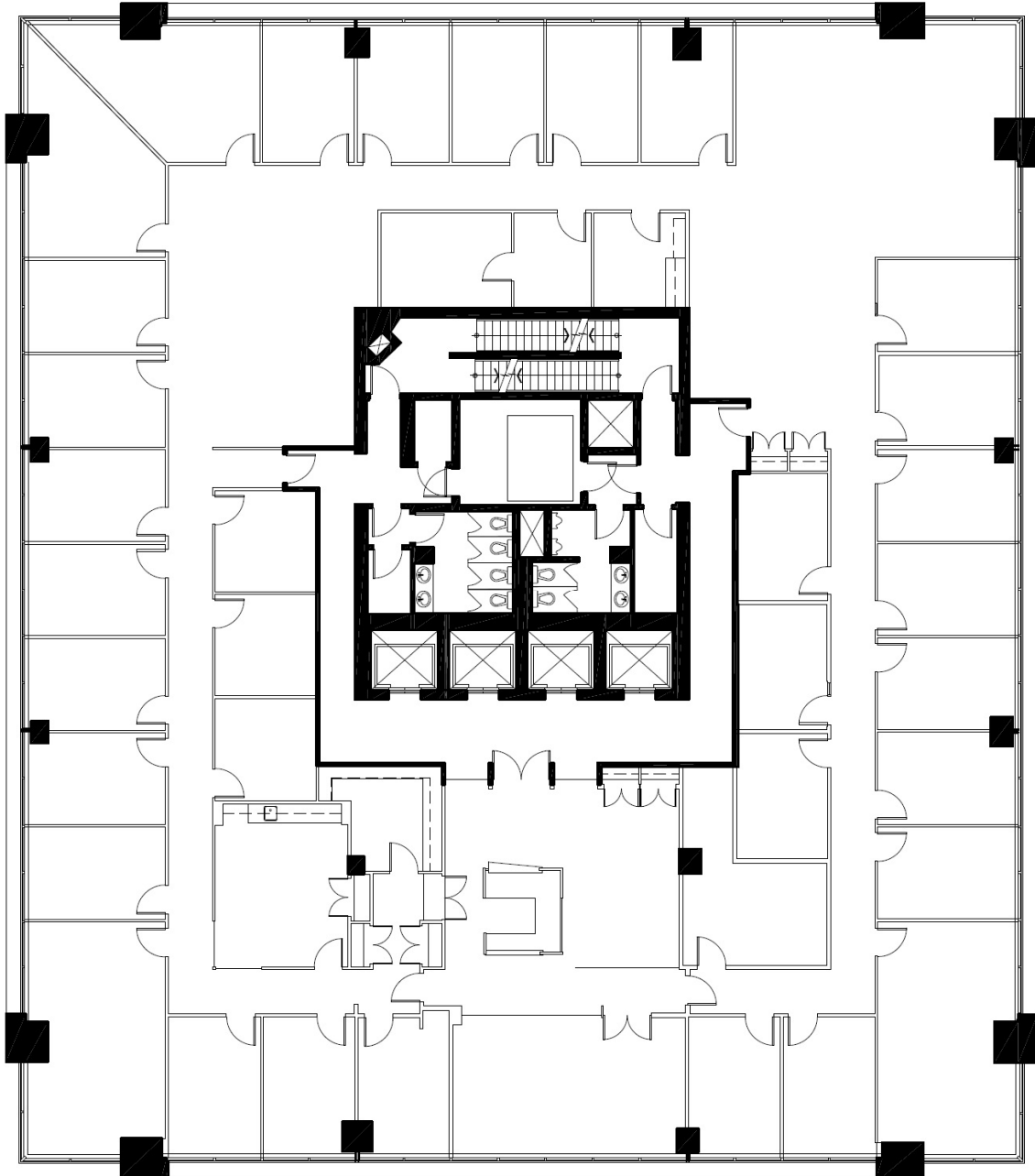


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**NORTH TOWER**

SUN LIFE PLAZA  
NORTH TOWER

SUITE 2800  
12,405 SQ. FT.

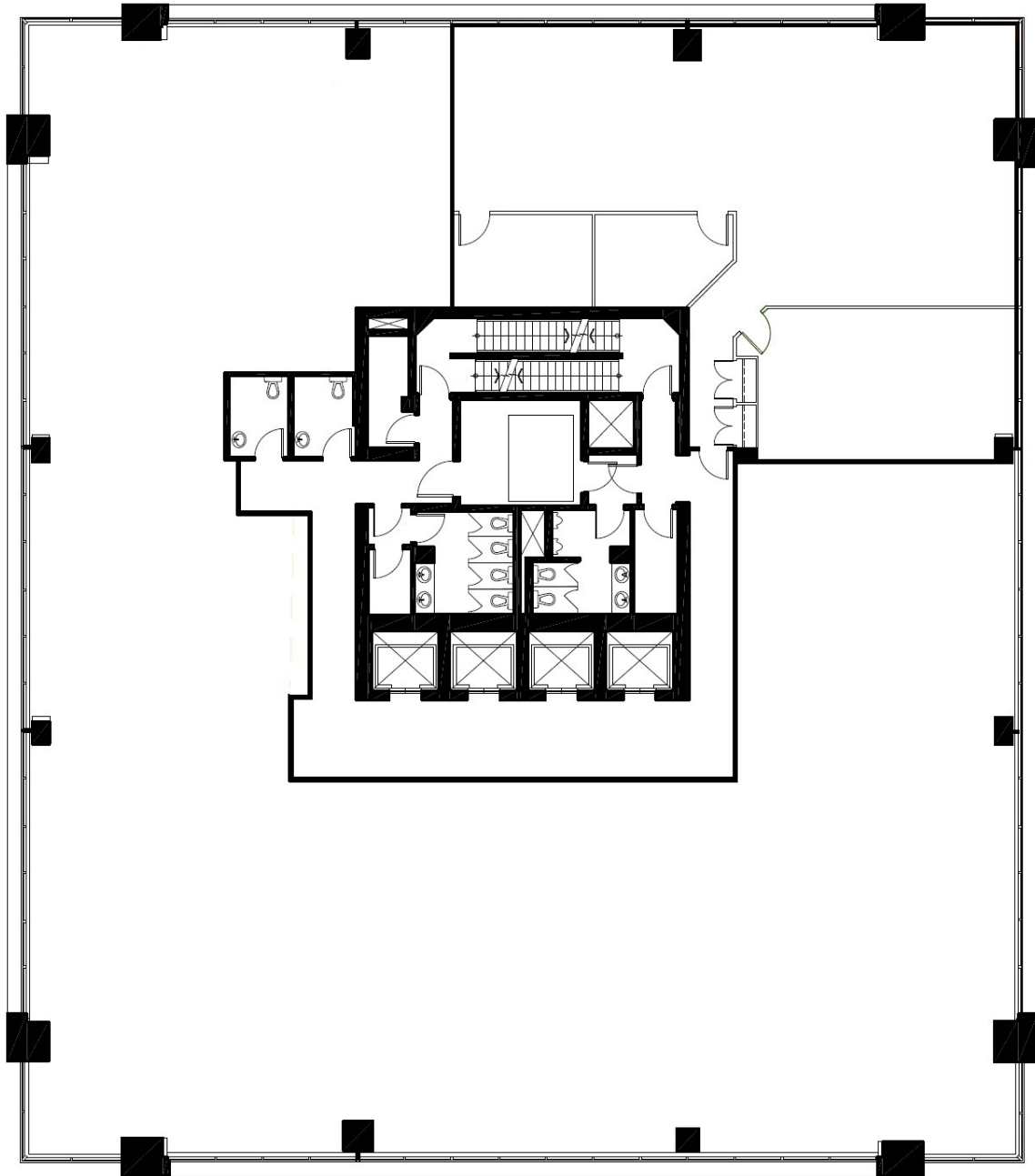


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**SUN LIFE PLAZA**

**NORTH TOWER**

SUN LIFE PLAZA  
NORTH TOWER

SUITE 2530  
2,961 SQ. FT.

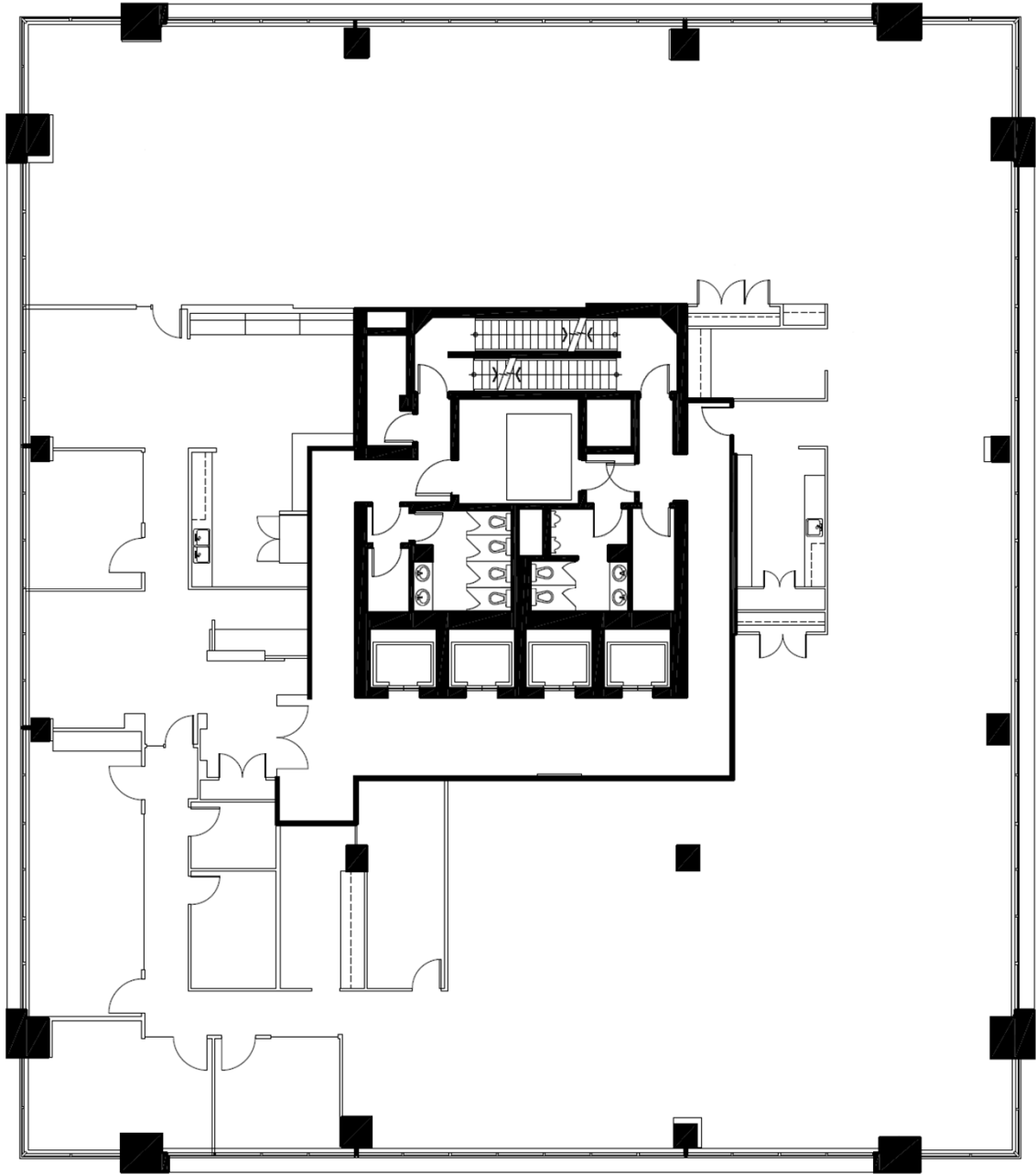


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**SUN LIFE PLAZA**

**NORTH TOWER**

SUN LIFE PLAZA  
NORTH TOWER

SUITE 2300  
12,290 SQ. FT.

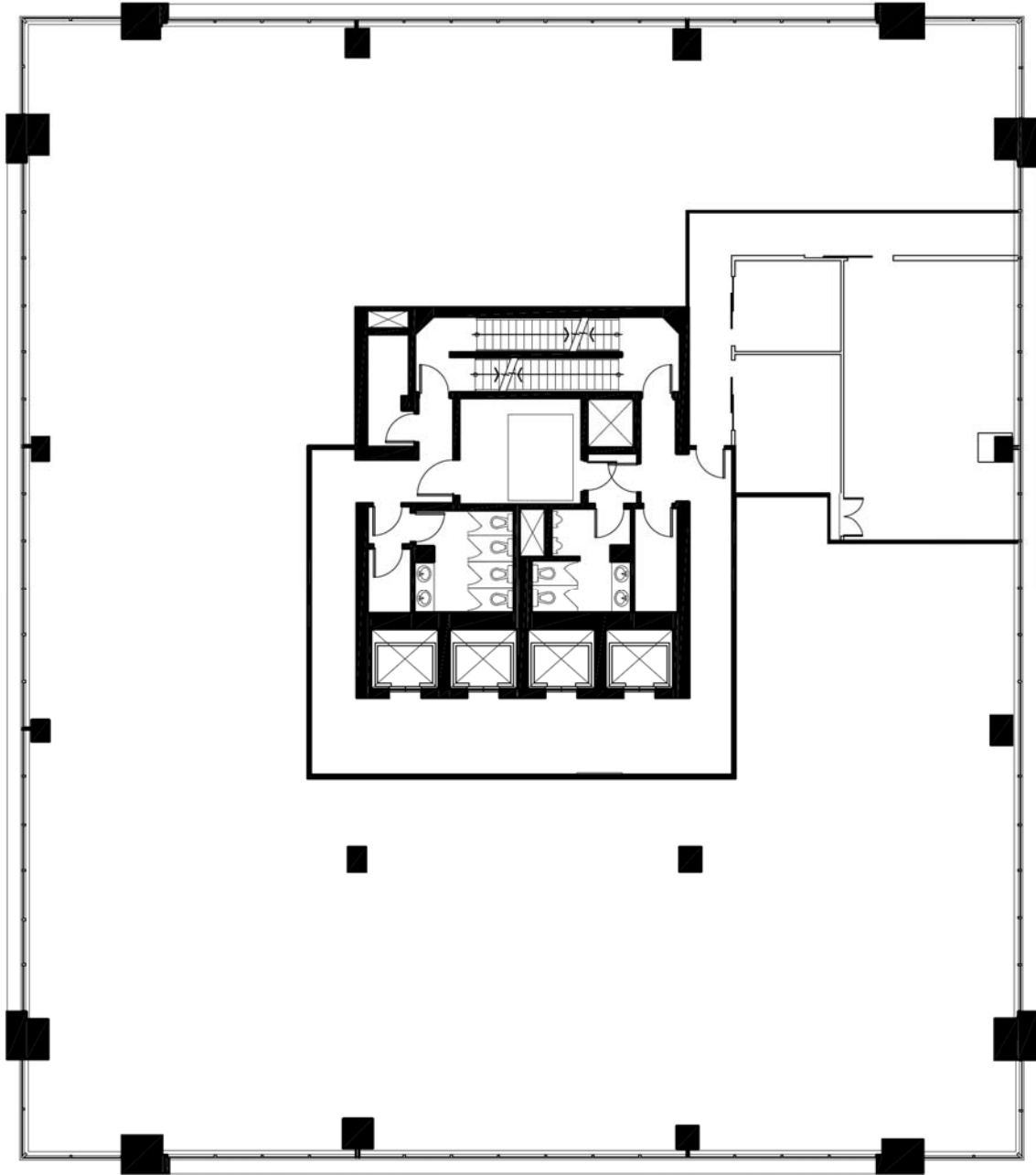


FOR LEASE  
**SUN LIFE PLAZA**

**NORTH TOWER**

SUN LIFE PLAZA  
NORTH TOWER

SUITE 2250  
1,316 SQ. FT.

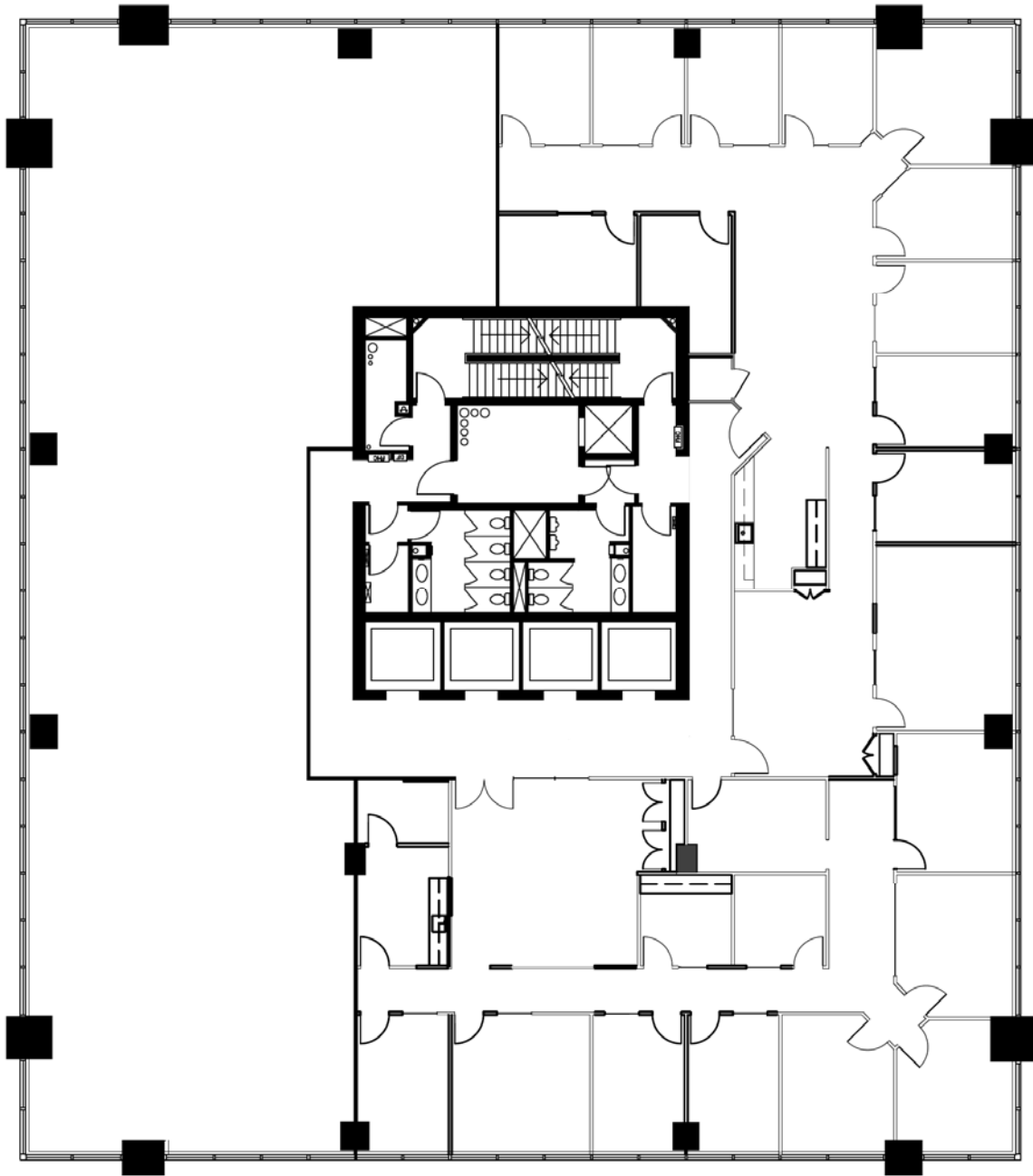


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**SUN LIFE PLAZA**

**NORTH TOWER**

SUN LIFE PLAZA  
NORTH TOWER

SUITE 2100  
4,000 – 3,036 SQ. FT.

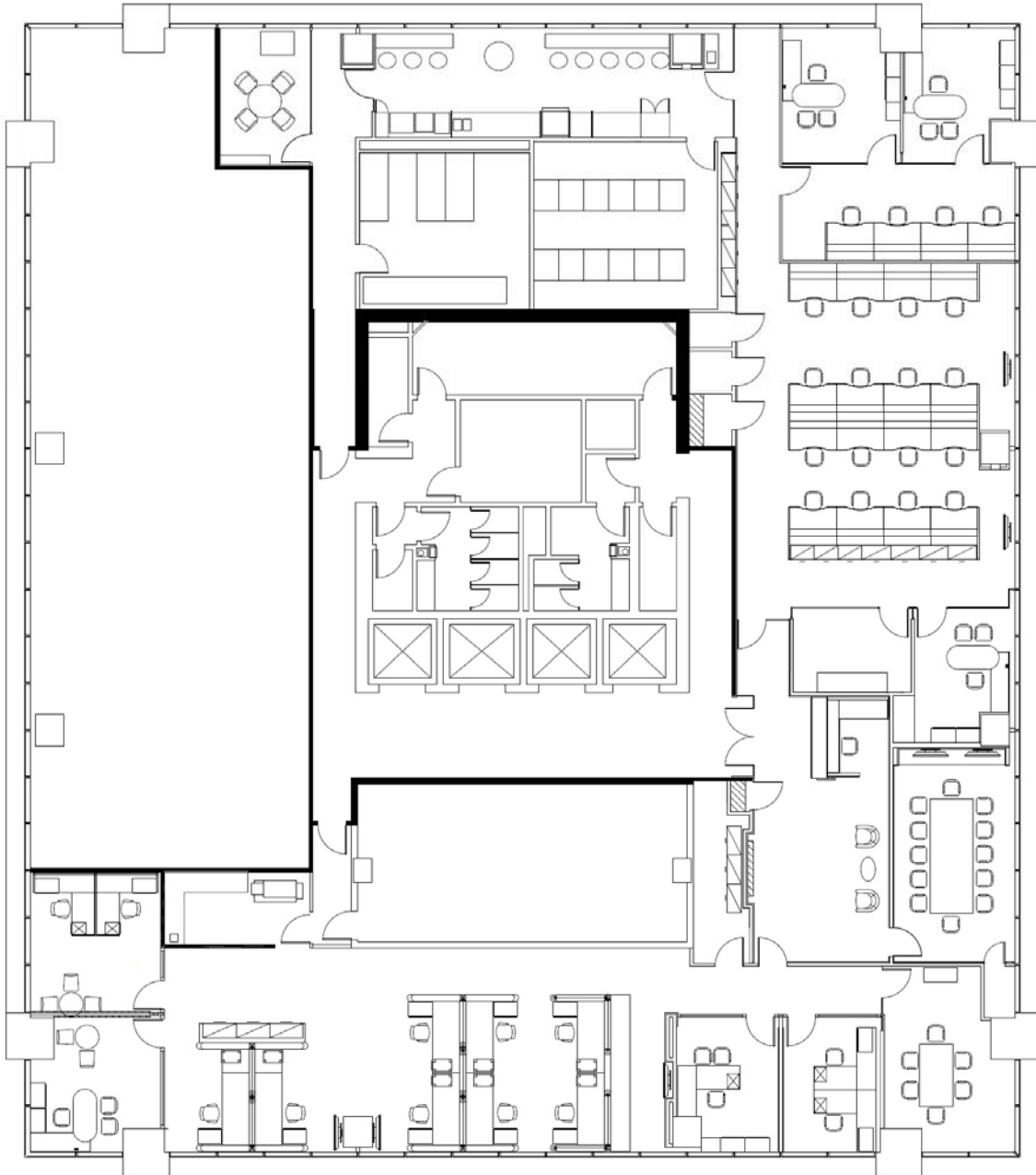


FOR LEASE  
**SUN LIFE PLAZA**

**NORTH TOWER**

SUN LIFE PLAZA  
NORTH TOWER

SUITE 1700  
8,490 SQ. FT.

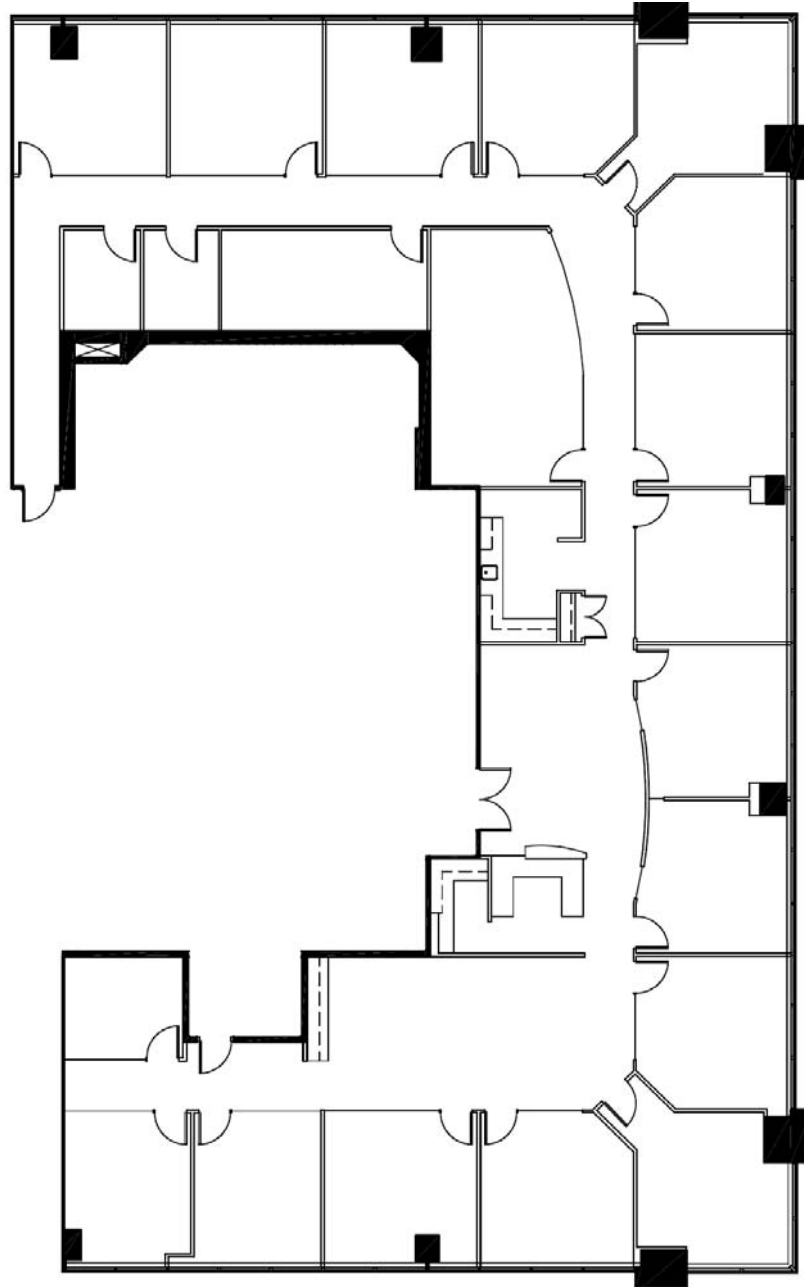


FOR LEASE  
**SUN LIFE PLAZA**

**NORTH TOWER**

SUN LIFE PLAZA  
NORTH TOWER

SUITE 1610  
7,328 SQ. FT.

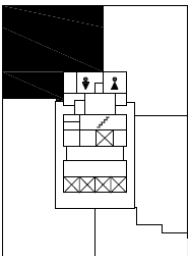
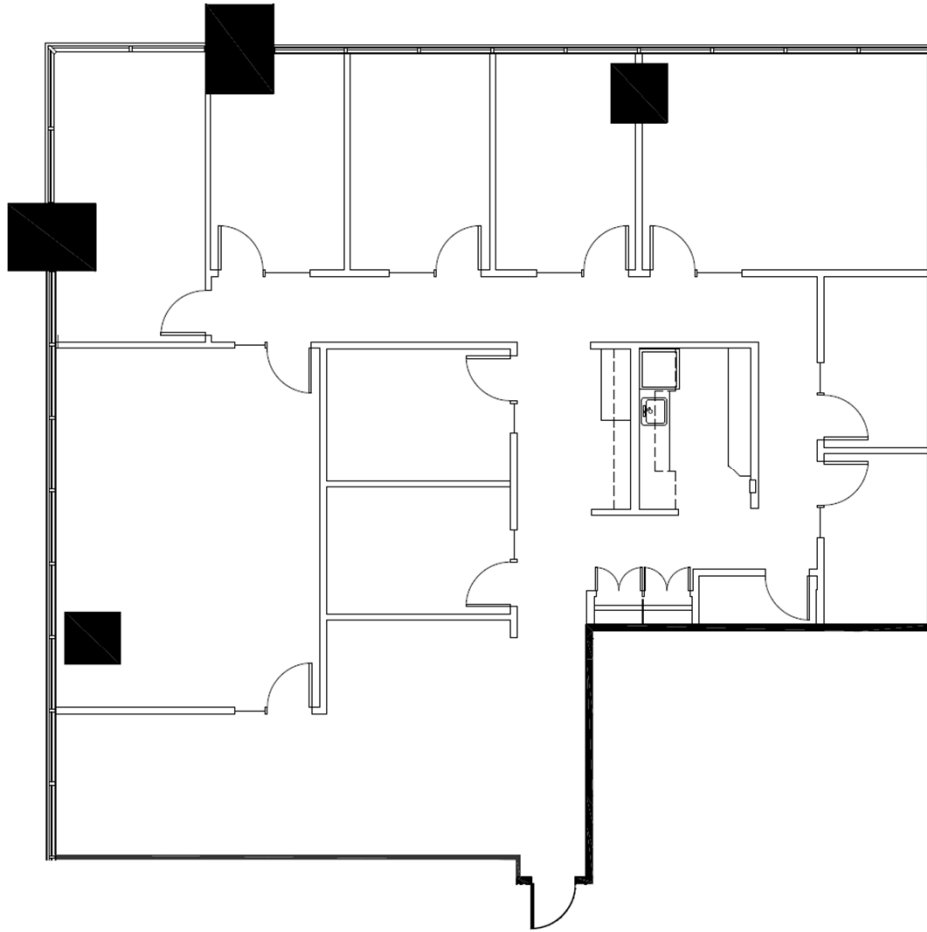


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**EAST TOWER**

SUN LIFE PLAZA  
EAST TOWER

SUITE 1230  
3,447 SQ. FT.

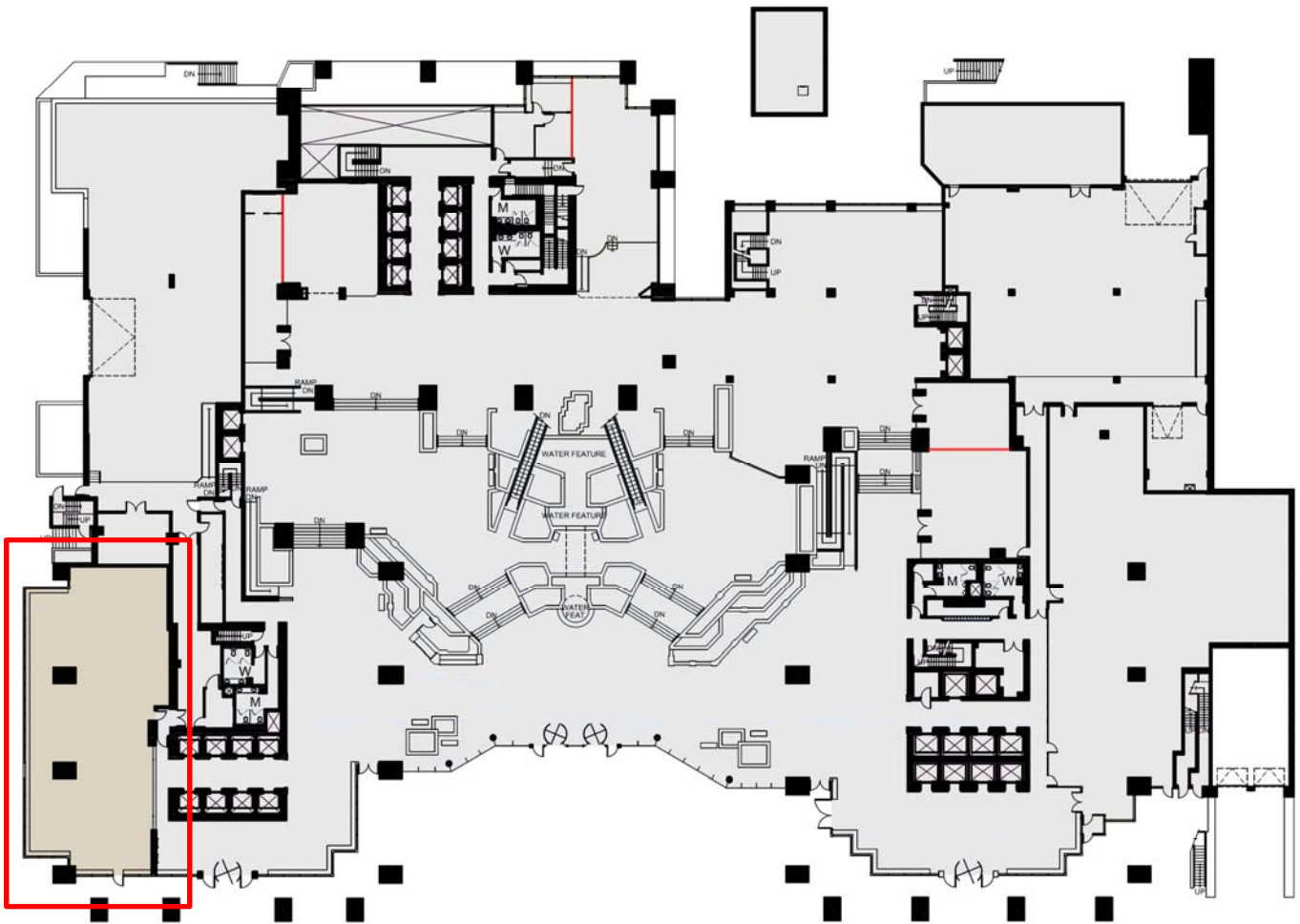


FOR LEASE  
**SUN LIFE PLAZA**

**LOBBY**

SUN LIFE PLAZA  
LOBBY

SUITE 144  
4,435 SQ. FT.



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140, 144 & 112  
4 AVENUE SW  
Calgary, AB



## DOWNTOWN MAP



## CONTACT US

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