

FOR LEASE CALGARY PLACE I & II



RANDY FENNESSEY

President
403 571 8762

randy.fennessey@colliers.com

ALY LALANI

Senior Vice President / Partner
403 298 0410

aly.lalani@colliers.com

LEIGH KIRNBAUER

Senior Associate
403 298 0408

leigh.kirnbauer@colliers.com

KELLY FALCONI

Associate
403 298 0420

kelly.falconi@colliers.com

ANDREW WIEBE

Associate
403 571 8759

andrew.wiebe@colliers.com

COLLIERS INTERNATIONAL
900, 335 8th Avenue SW
Calgary, AB T2P 1C9

www.colliers.com/calgary



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Calgary Place is a 610,000 square foot Class "A" office property comprised of two towers, two levels of retail and a two level, below grade, climate controlled parking facility. It is located in the downtown core at one of the busiest connections to Calgary's Plus 15 walkway linking it to all major office buildings in the City's Central Business District.

BUILDING DETAILS

	CALGARY PLACE I	CALGARY PLACE II
Address	330 - 5th Avenue SW	355 - 4th Avenue SW
Rentable Area	304,000 square feet	230,000 square feet
Average Floorplate	12,000 square feet	12,000 square feet
Number of Floors	29	23
Landlord	KS Calgary Place Inc. and Canadian Property Holdings (Alberta) Inc. Managed by CREIT Management L.P.	

LEASE INFORMATION

Available Premises Square Feet Occupancy Date

CALGARY PLACE I

Floor 4	11,822	Available Immediately	Floors 4 - 6 contiguous for 36,690 SF
Floor 5	12,441	Available Immediately	
Floor 6	12,427	Available Immediately	
Floor 8	12,464	Available Immediately	Floors 8 - 14 contiguous for 74,795 SF
Floor 9	12,443	Available November 1, 2017	
Floor 10	12,449	Available November 1, 2017	
Floor 11	12,483	Available November 1, 2017	
Floor 12	12,475	Available November 1, 2017	
Floor 14	12,481	Available November 1, 2017	
Floor 19 approximately	6,457	Available Immediately	

CALGARY PLACE II

Floor 2	5,285	Available Immediately	Floors 3 - 9 contiguous for 80,604 SF
Floor 3	12,467	Available November 1, 2017	
Floor 4	12,500	Available Immediately	
Floor 5	11,840	Available Immediately	
Floor 6	12,502	Available November 1, 2017	
Floor 7	12,508	Available November 1, 2018	
Floor 8 - suite 800	3,357	Available Immediately	
Floor 8 - suite 840	2,892	Available Immediately	
Floor 9	12,538	Available Immediately	

CALGARY PLACE - RETAIL

Suite 160	3,489	Available Immediately
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OFFICE SPACES CAN BE DEMISED TO SUIT NUMEROUS SPACE REQUIREMENTS

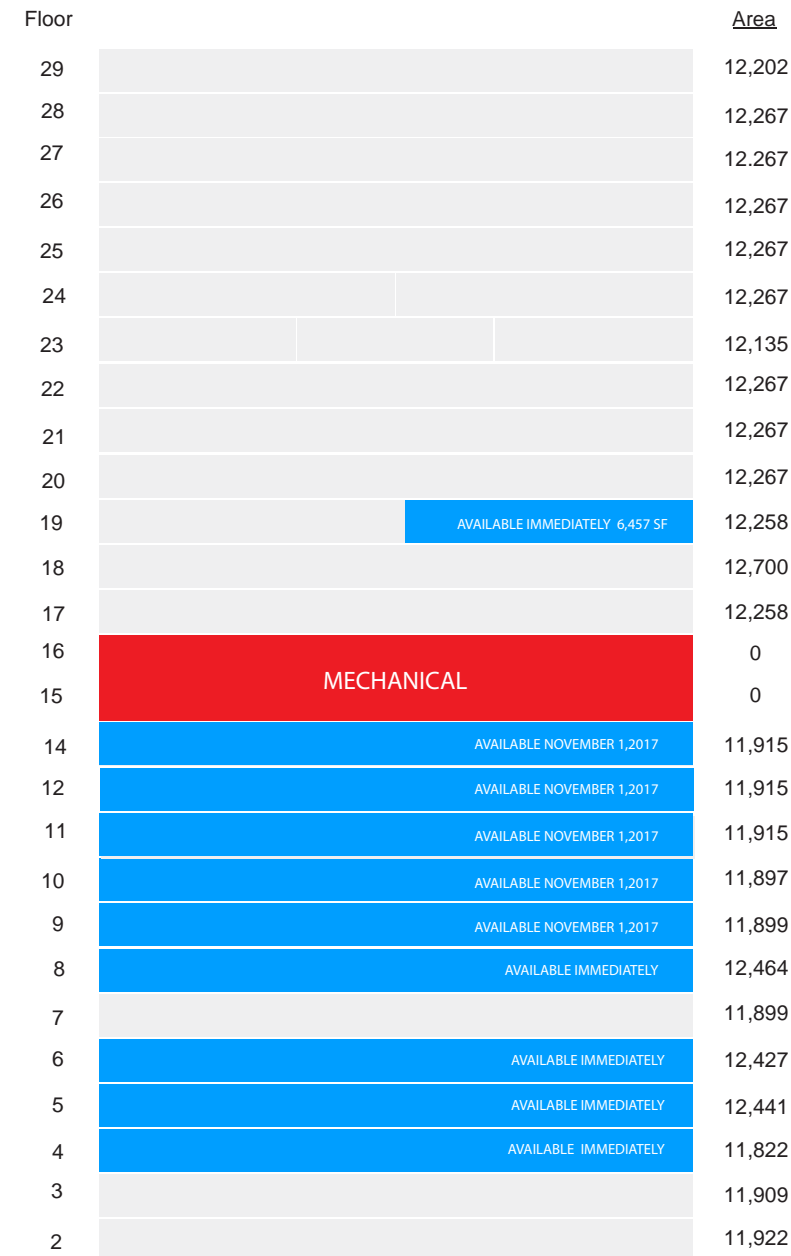
Annual Net Rent	Market Rates Apply
Op.Costs & Taxes	\$20.32 per square foot [2017 estimated]
Term	Flexible
Security	24/7 manned security desk
Parking	Two levels of underground parking (including 70 hourly stalls) 1:2,600 sq.ft. (underground) \$550/stall per month (unreserved) \$625/stall per month (reserved)

**CALGARY PLACE
I & II**

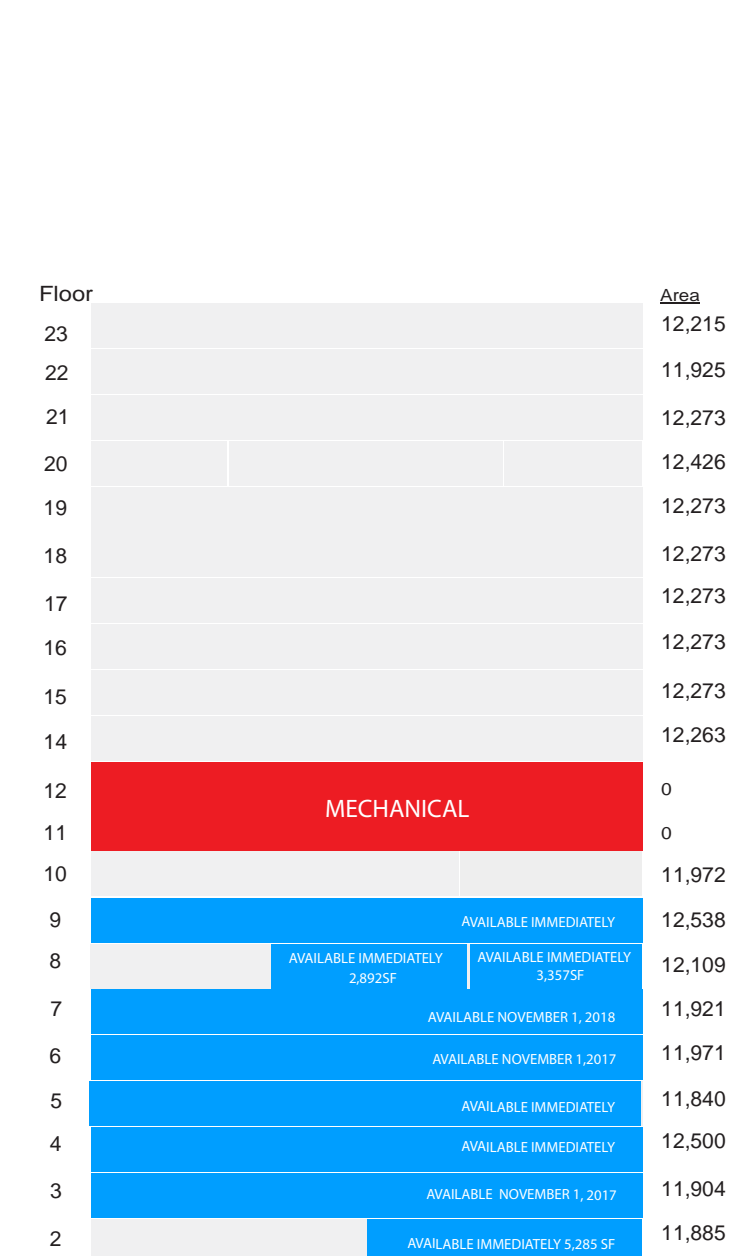
STACKING PLANS



Calgary Place I
330 - 5th Avenue SW



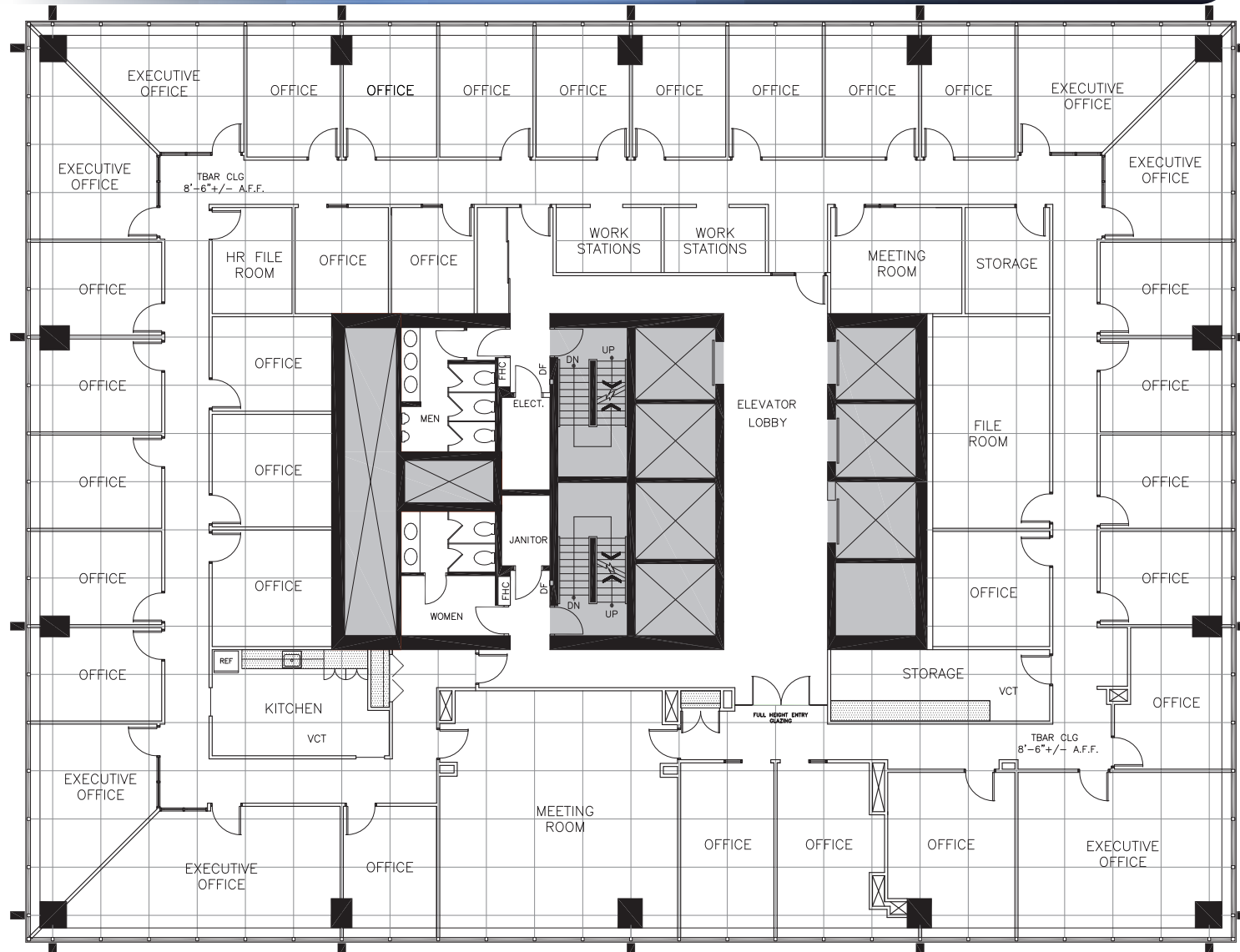
Calgary Place II
355 - 4th Avenue SW



COMMENTS

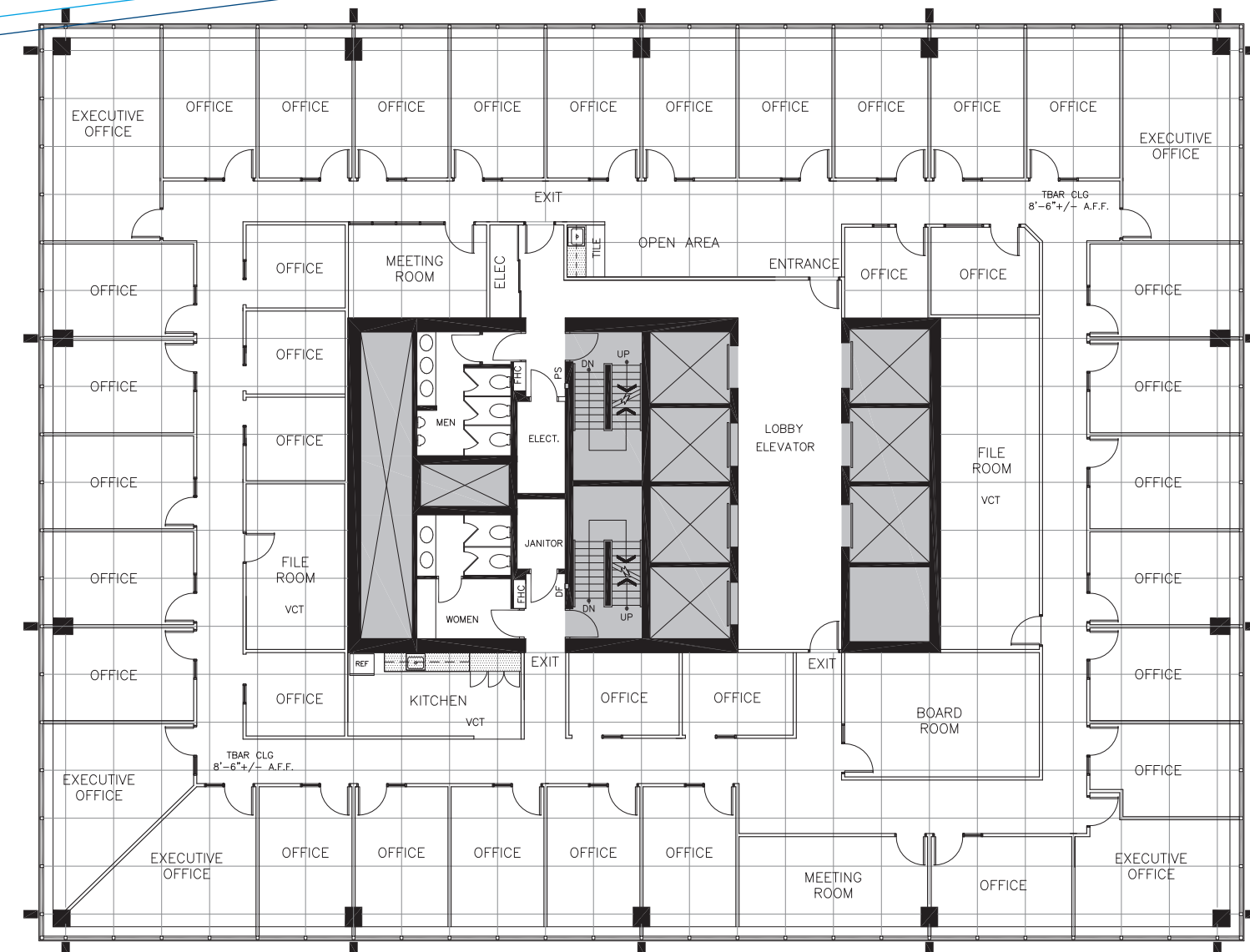
- Located in the heart of downtown Calgary, with immediate access to major transit routes and LRT Stations
- Two levels of retail including a bank, food operators and restaurants, convenience store, dentist and the Metropolitan Centre and a two floor fitness facility opening in 2016
- In close proximity to major hotels, restaurants and office complexes via +15 through the Westin Hotel, Stock Exchange Tower, Roslyn Building and 333 - 5th Avenue

CALGARY PLACE I FLOORPLANS



- 29 Exterior Offices
- 6 Interior Offices
- 2 Workstations
- 2 Meeting Rooms
- 4 File/Storage Rooms
- Kitchen

CALGARY PLACE I:
SUITE 400 - 11,822 SQUARE FEET



- 32 Exterior Offices
- 8 Interior Offices
- 3 Meeting Rooms
- 2 File Rooms
- Open Area
- Kitchen

CALGARY PLACE I:
SUITE 500 - 12,441 SQUARE FEET

RANDY FENNESSEY
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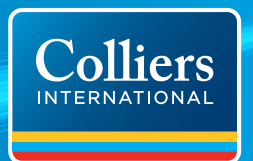
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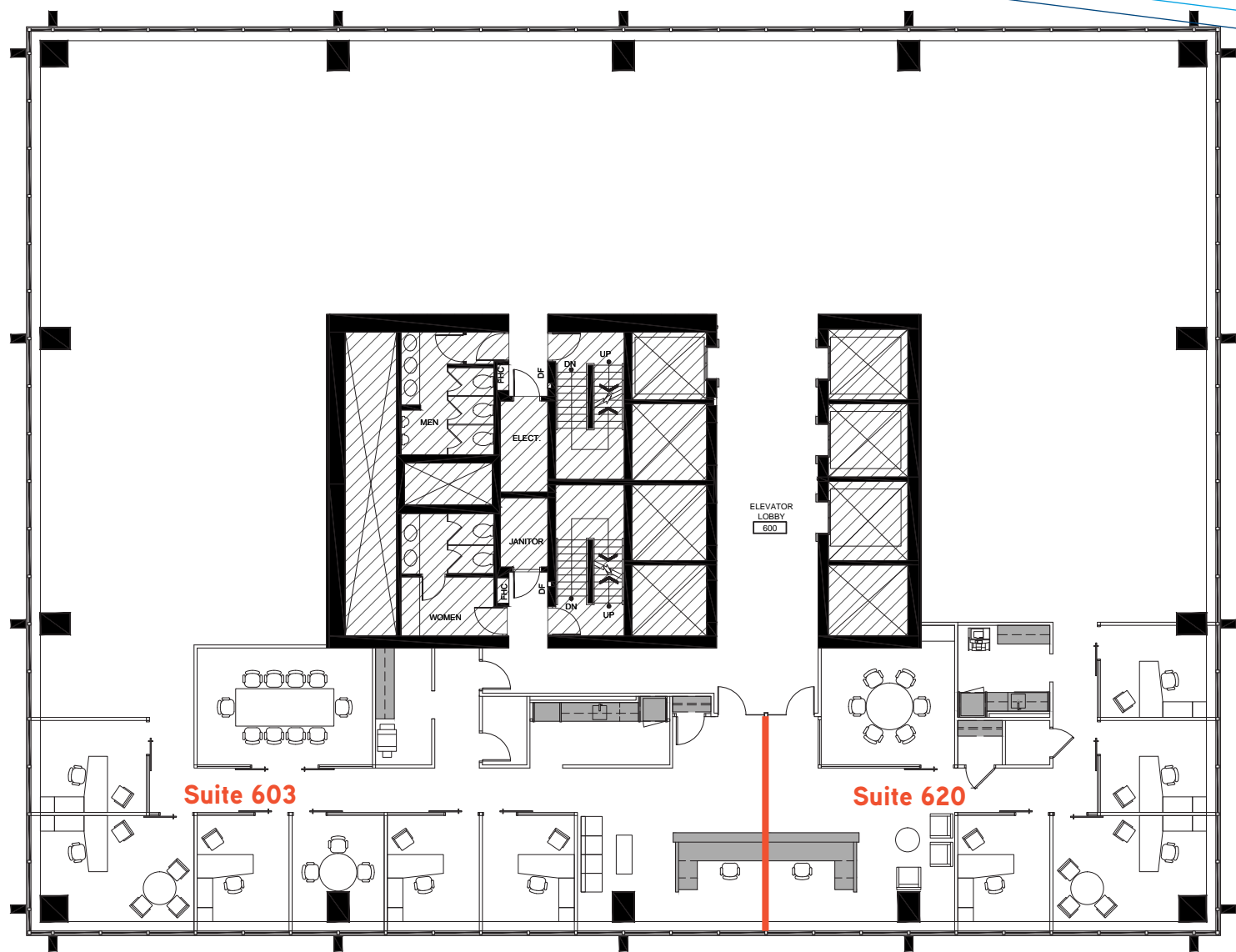
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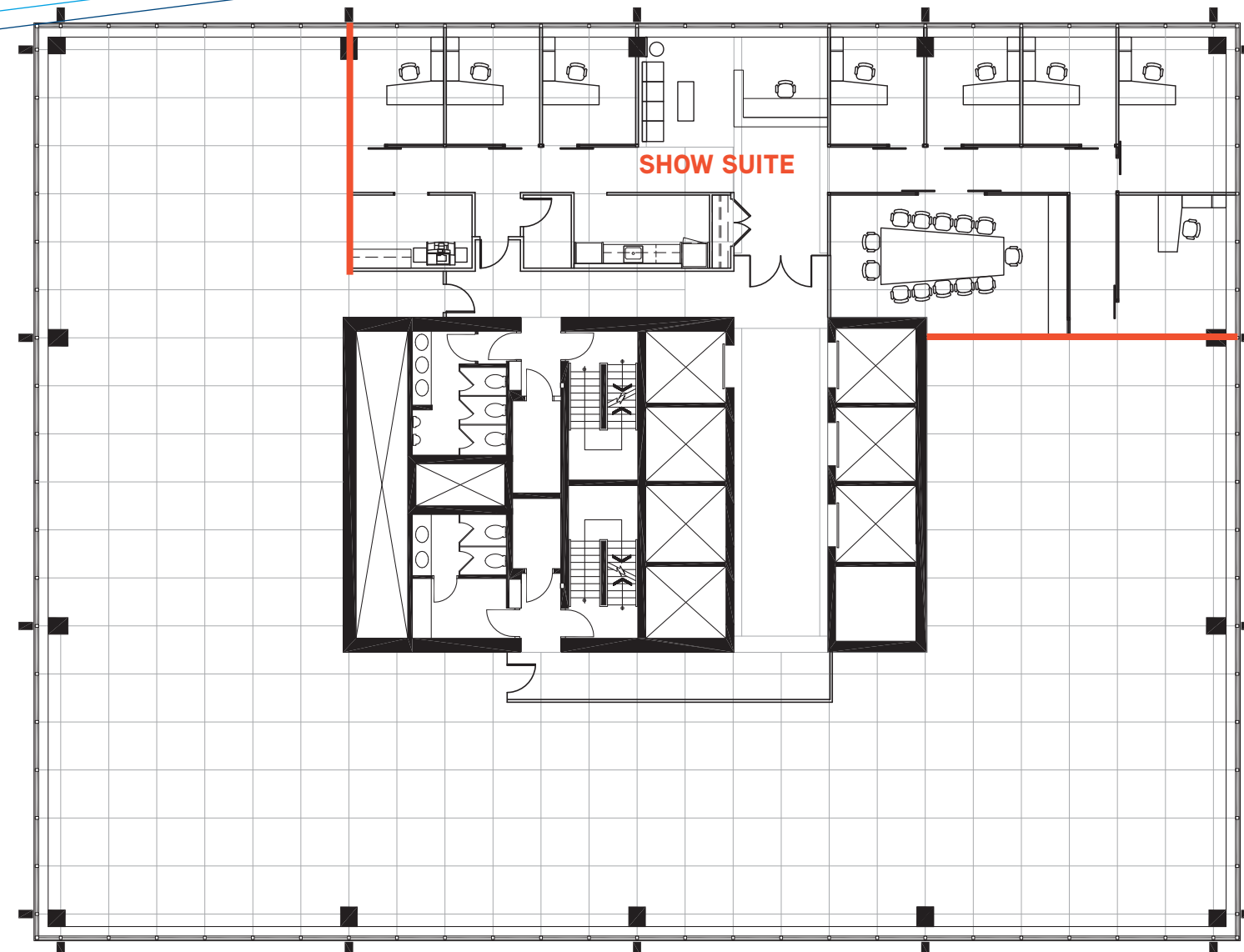




Suite 603
 6 Exterior Offices
 Boardroom
 Kitchen
 Reception
 Copy Area

Suite 620
 4 Exterior Offices
 Meeting Room
 Kitchen/Copy Room
 Reception

CALGARY PLACE I:
SUITE 600 - 12,427 SQUARE FEET
 SHOW SUITE 603
 APPROXIMATELY 2,500 SF
 SHOW SUITE 620
 APPROXIMATELY 2,000 SF



8 Exterior Offices
 Boardroom
 Kitchen
 Reception
 Copy Room

CALGARY PLACE I:
SUITE 800 - 12,464 SQUARE FEET
 SHOW SUITE
 APPROXIMATELY 3,500 SF

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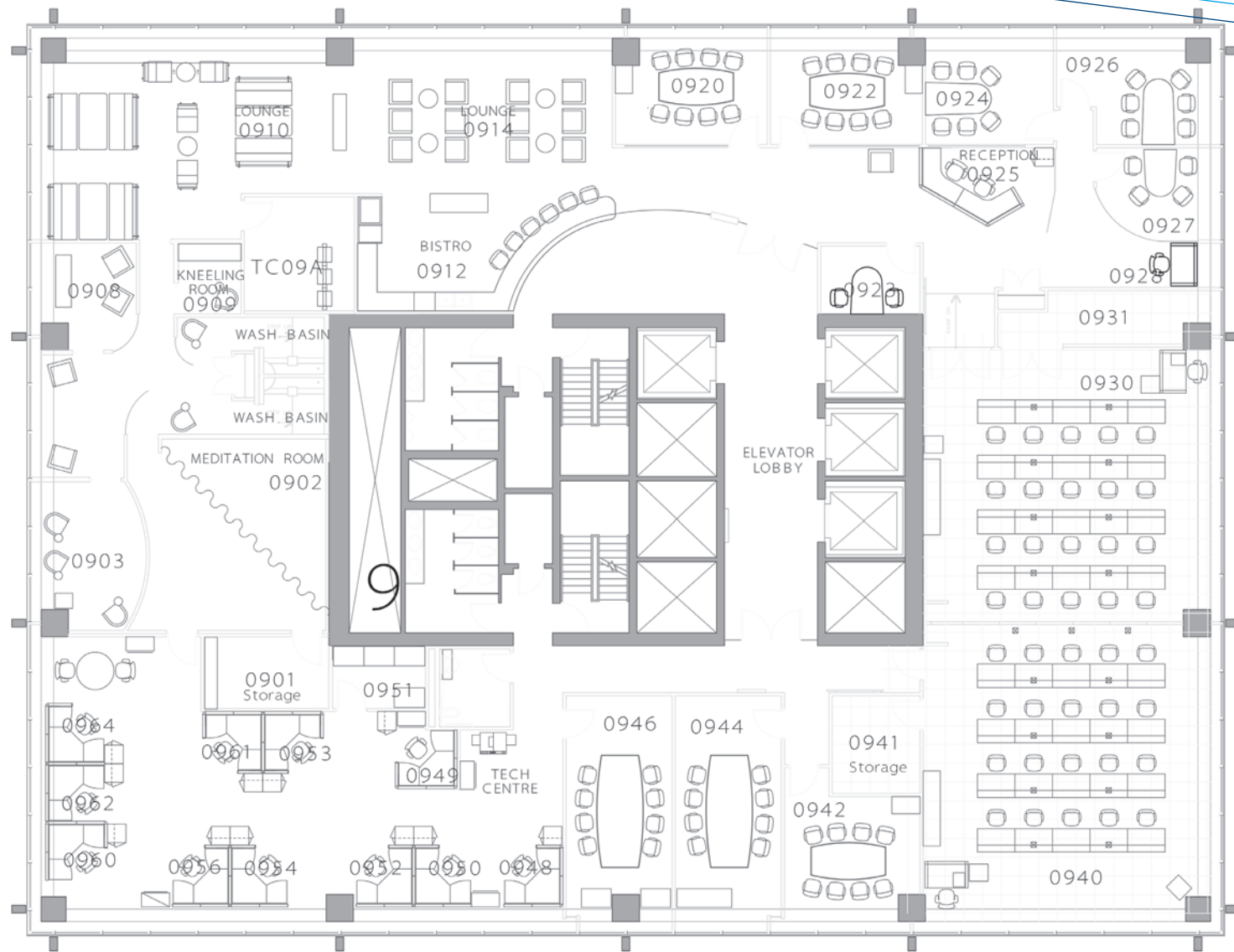
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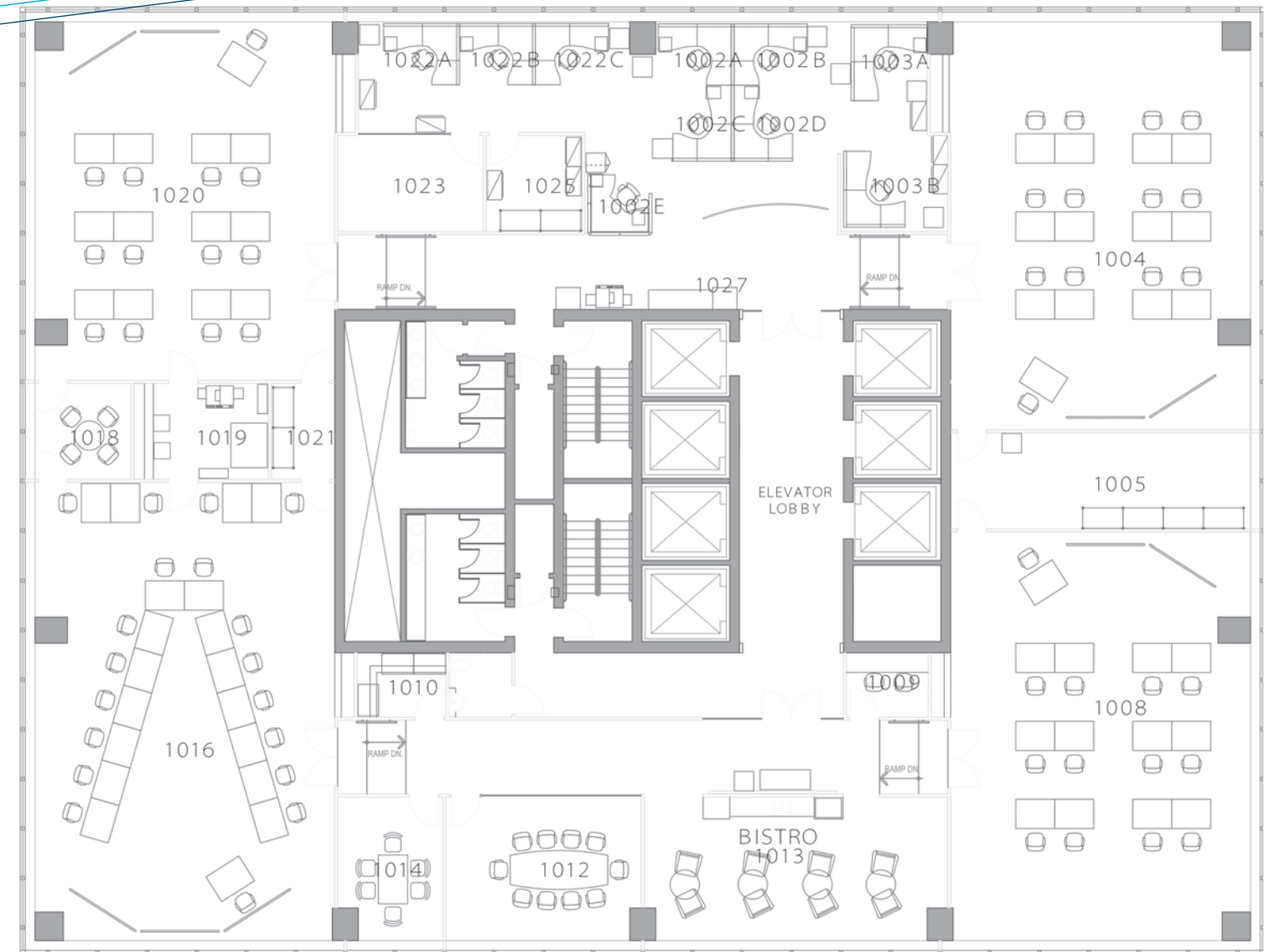
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- 11 Workstations
- 8 Meeting Rooms
- Large Conference Room
- Large Bistro/Lounge Area
- Large Meditation Room

CALGARY PLACE I:
SUITE 900 - 12,443 SQUARE FEET



- 10 Workstations
- 3 Meeting Rooms
- 4 Large Conference Rooms
- Kitchen/Bistro

CALGARY PLACE I:
SUITE 1000 - 12,449 SQUARE FEET

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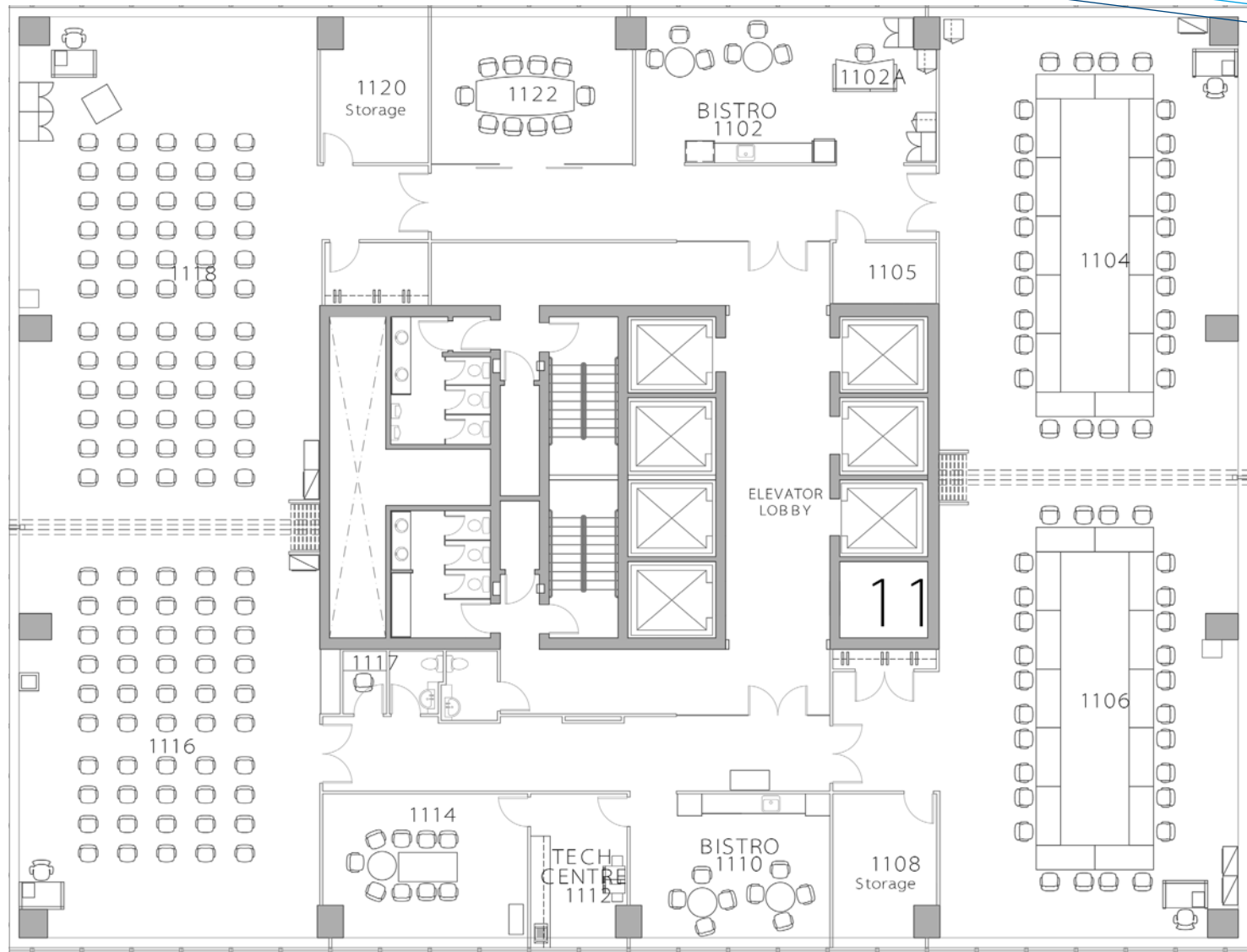
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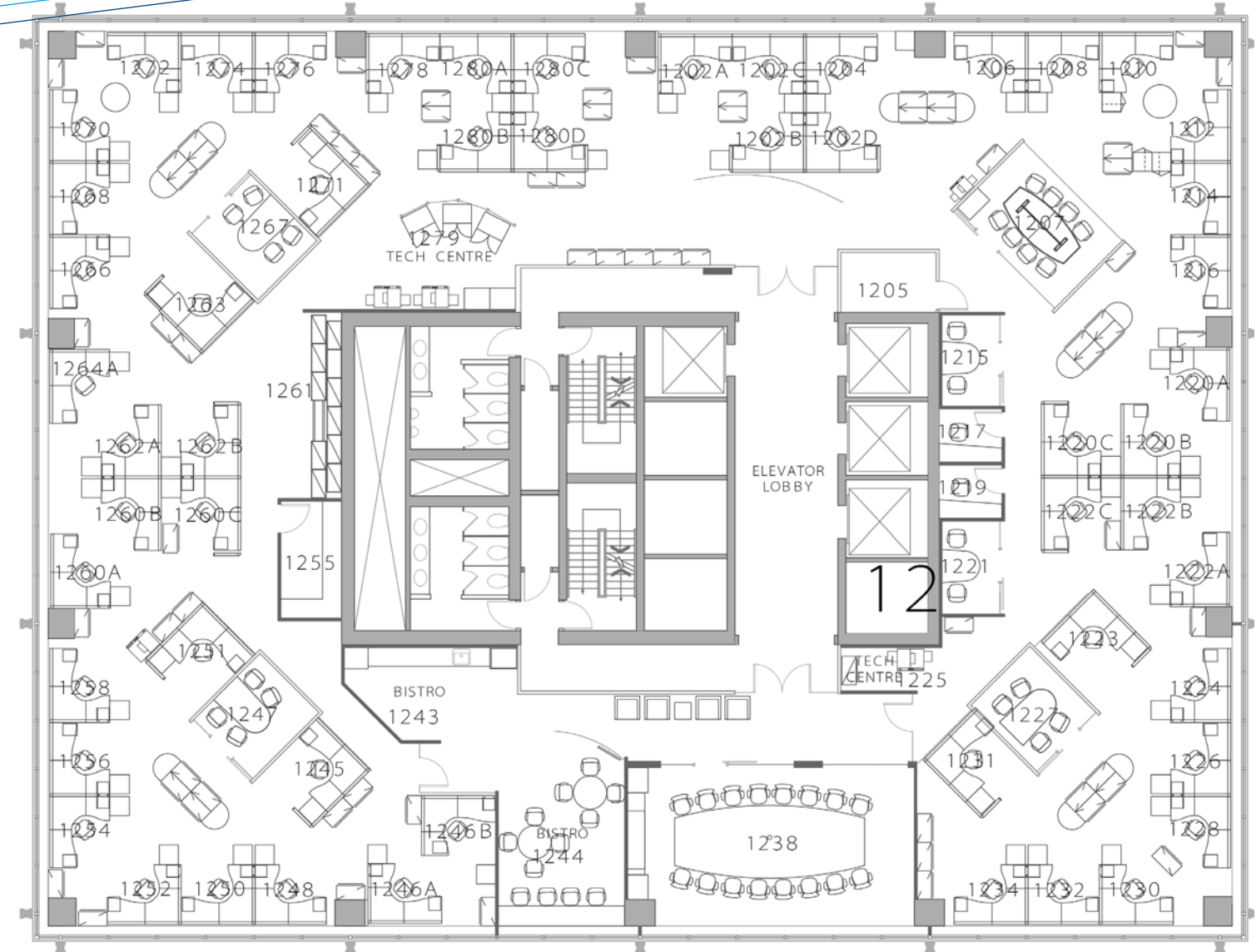
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- 2 Large Conference Rooms
- 2 Medium Boardrooms
- 2 Bistro Areas

CALGARY PLACE I:
SUITE 1100 - 12,483 SQUARE FEET



- 54 Workstations
- 2 Boardrooms
- 5 Small Meeting Rooms
- 2 Phone Rooms
- Kitchen

CALGARY PLACE I:
SUITE 1200 - 12,475 SQUARE FEET

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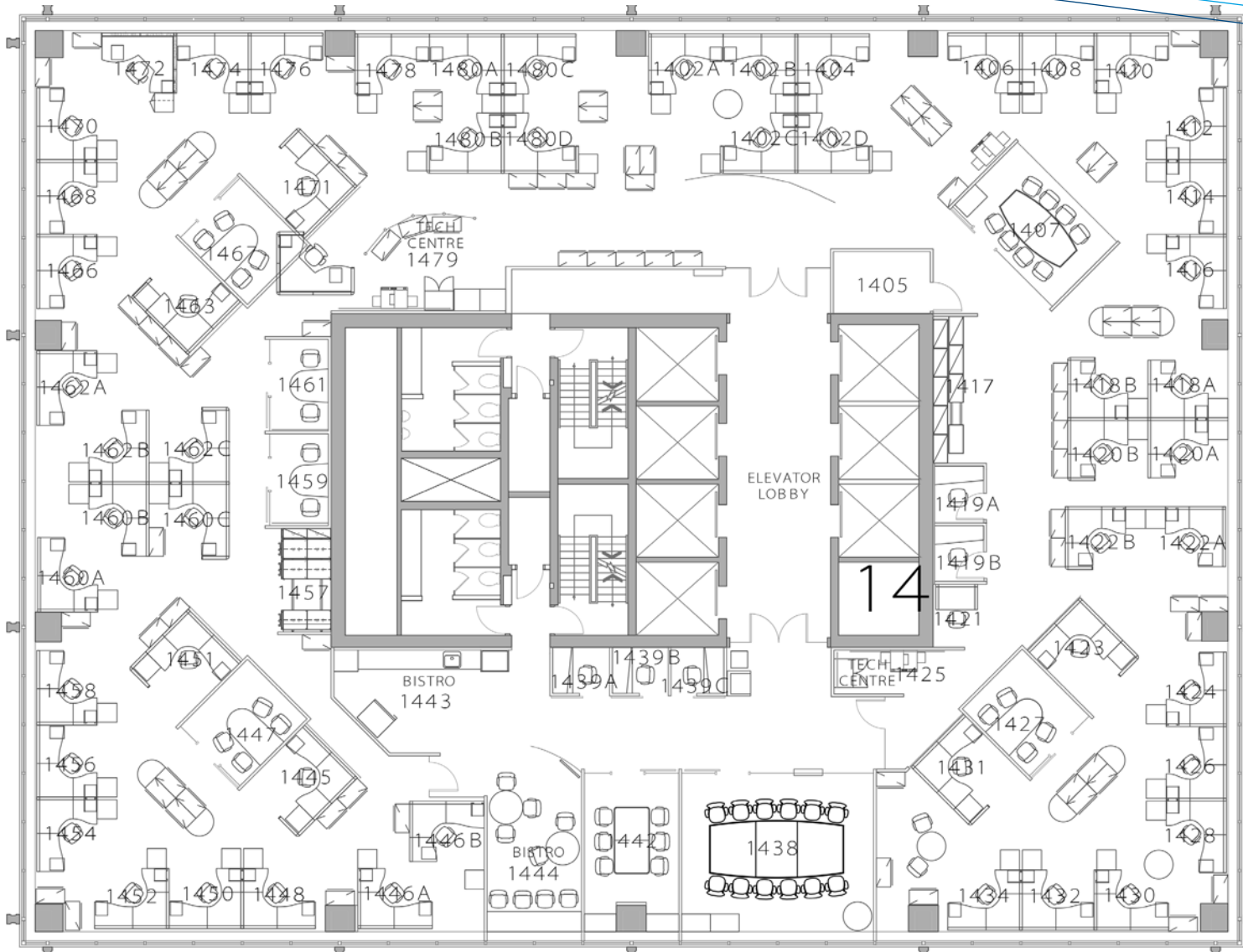
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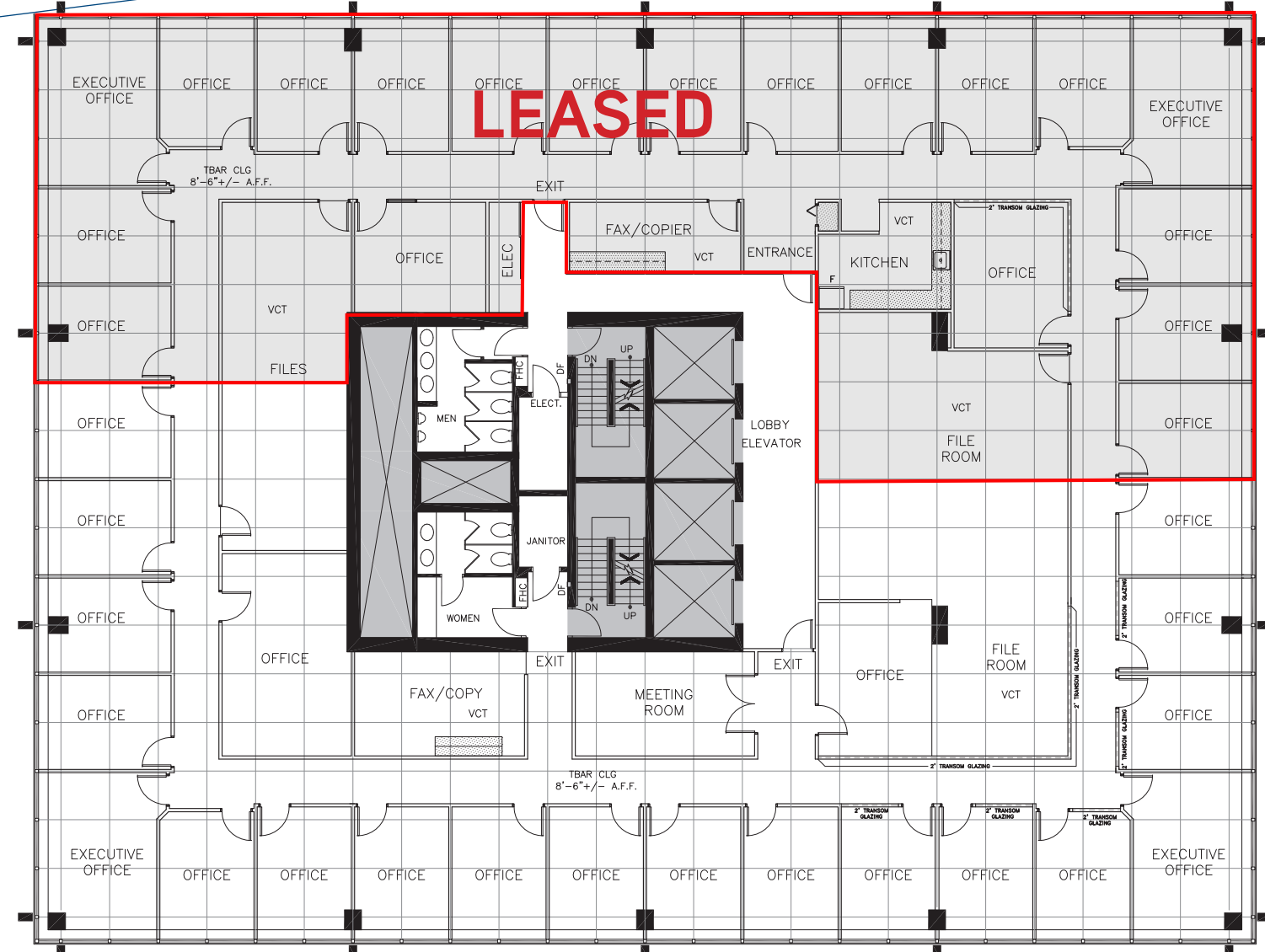
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CALGARY PLACE I:
SUITE 1400 - 12,481 SQUARE FEET

- 54 Workstations
- 3 Boardrooms
- 5 Small Meeting Rooms
- 3 Phone Rooms
- Kitchen



CALGARY PLACE I:
SUITE 1900 - 6,457 SQUARE FEET
 (APPROXIMATELY)

- 19 Exterior Offices
- 2 Interior Offices
- Meeting Room
- File Room
- Copy Room

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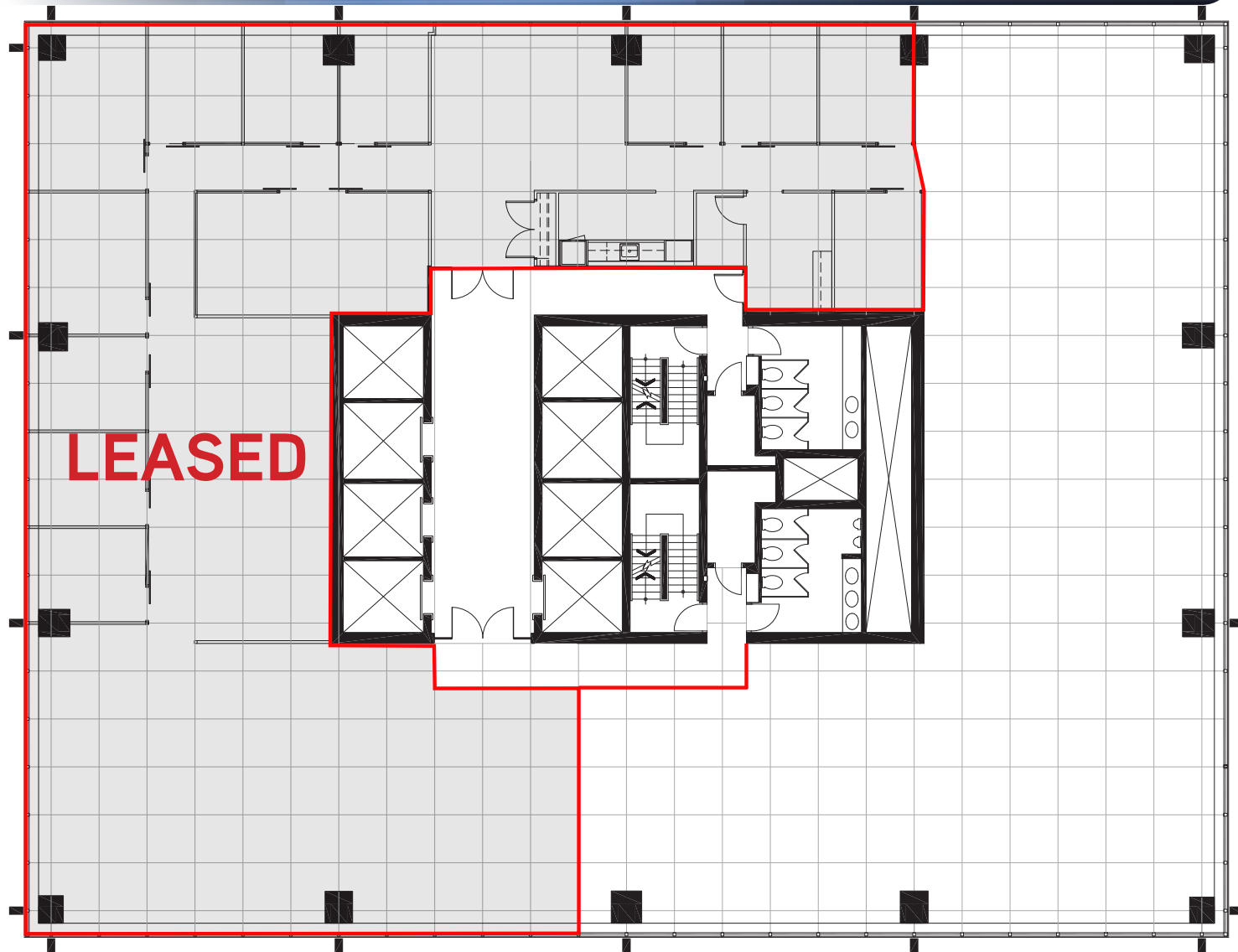
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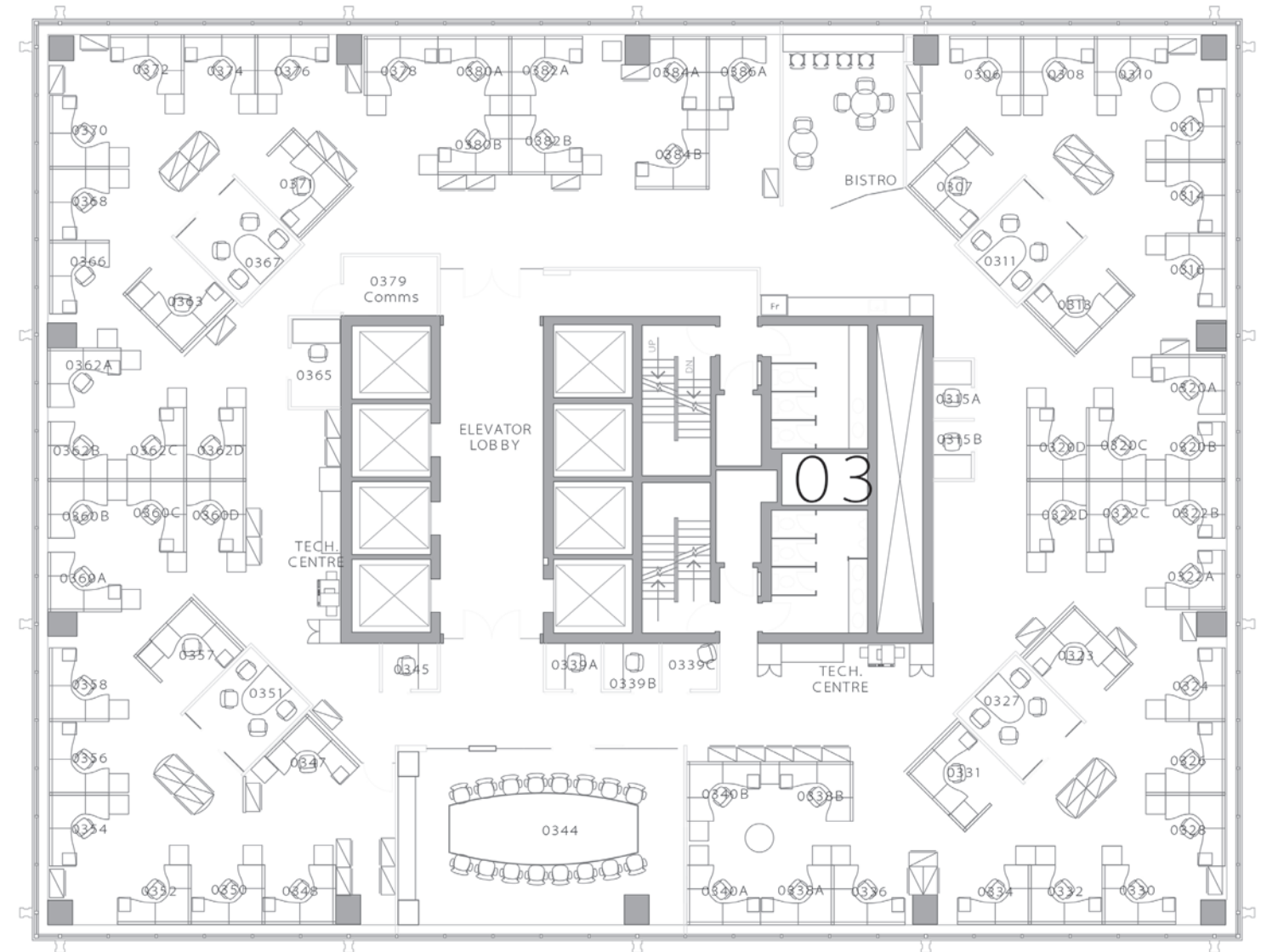


CALGARY PLACE II FLOORPLANS



Open Area

**CALGARY PLACE II:
SUITE 200 - 5,285 SQUARE FEET
(APPROXIMATELY)**



60 Workstations
4 Small Meeting Rooms
Large Boardroom
Bistro
7 Phone Rooms

**CALGARY PLACE II:
SUITE 300 - 12,467 SQUARE FEET**

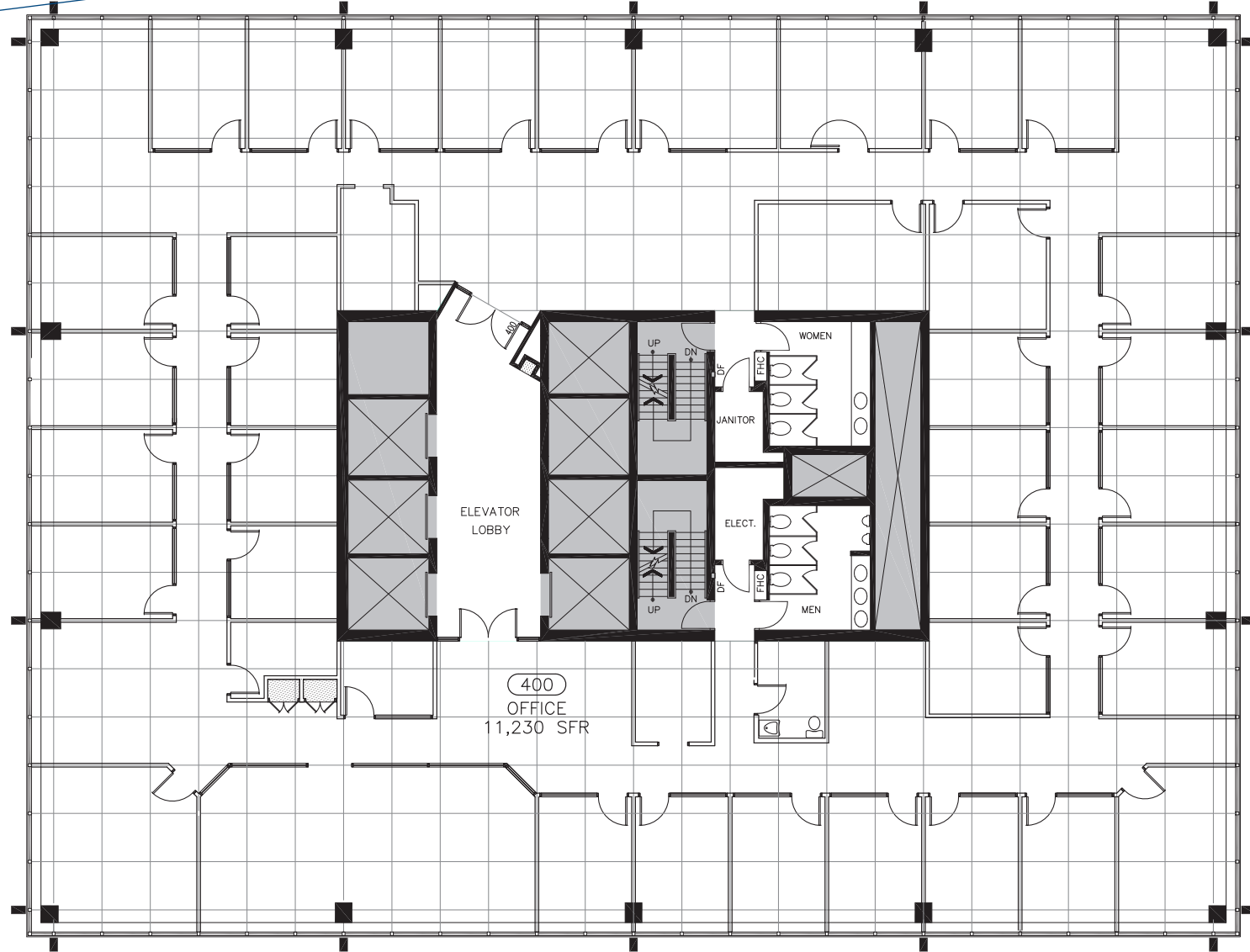
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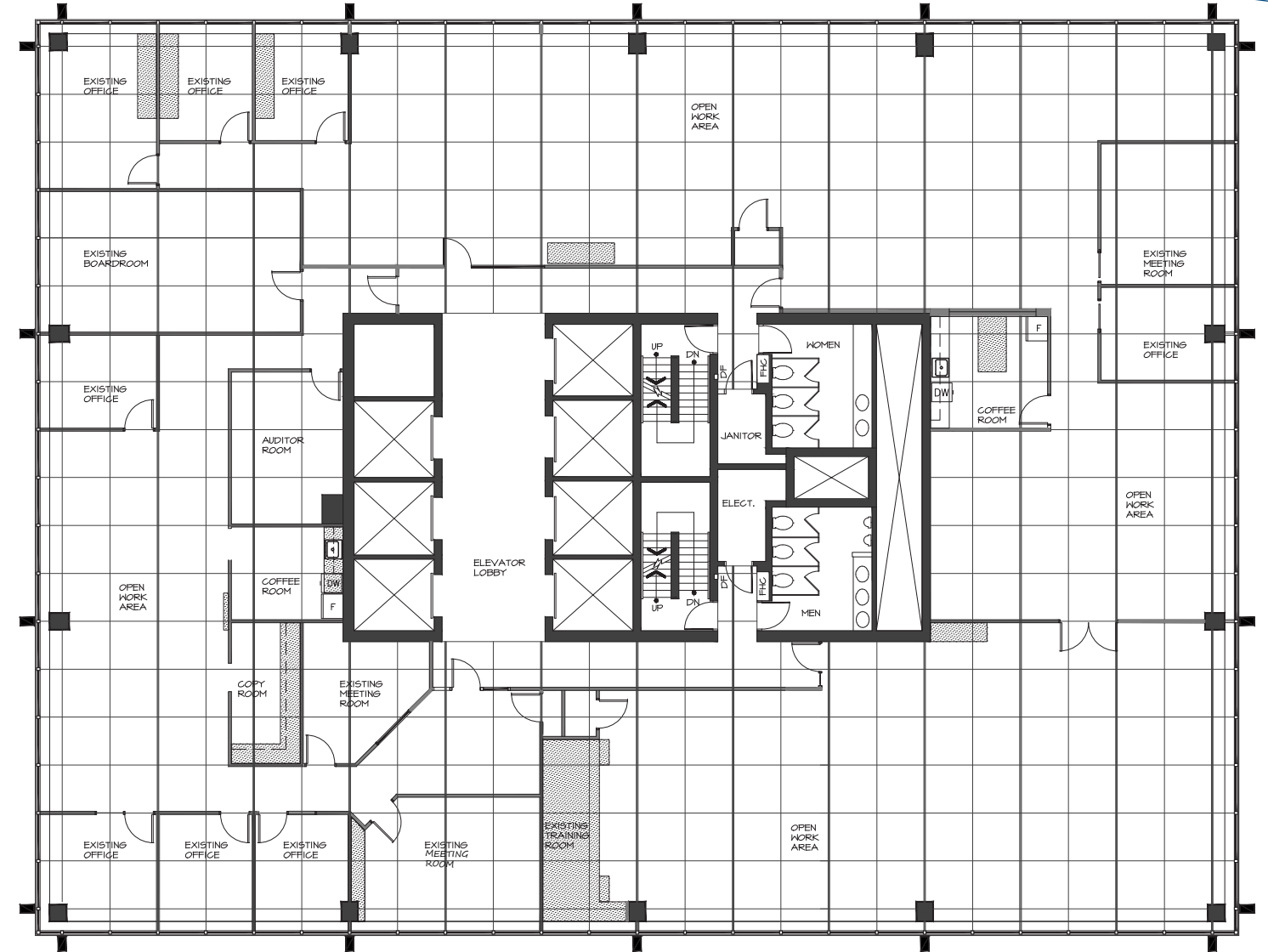
ANDREW WIEBE
Associate
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- 25 Exterior Offices
- 8 Interior Offices
- Meeting Room
- 4 Storage/File Rooms
- Open Area
- Kitchen

CALGARY PLACE II:
SUITE 400 - 12,500 SQUARE FEET

SHOW SUITE



- 8 Exterior Offices
- 3 Open Work Areas
- Boardroom
- File Room
- 3 Meeting Rooms
- 2 Coffee Rooms
- Copy Room

CALGARY PLACE II:
SUITE 500 - 11,840 SQUARE FEET

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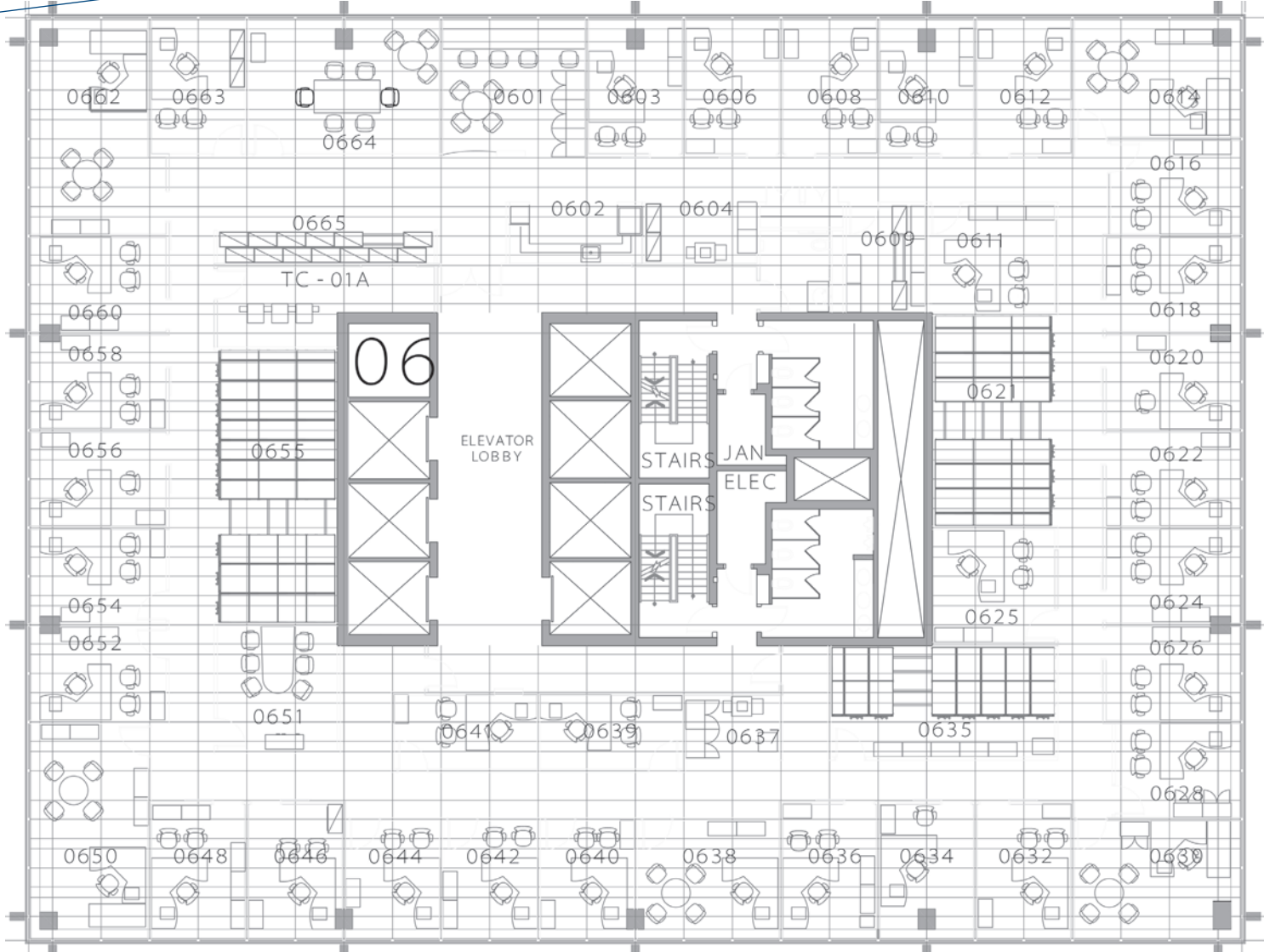
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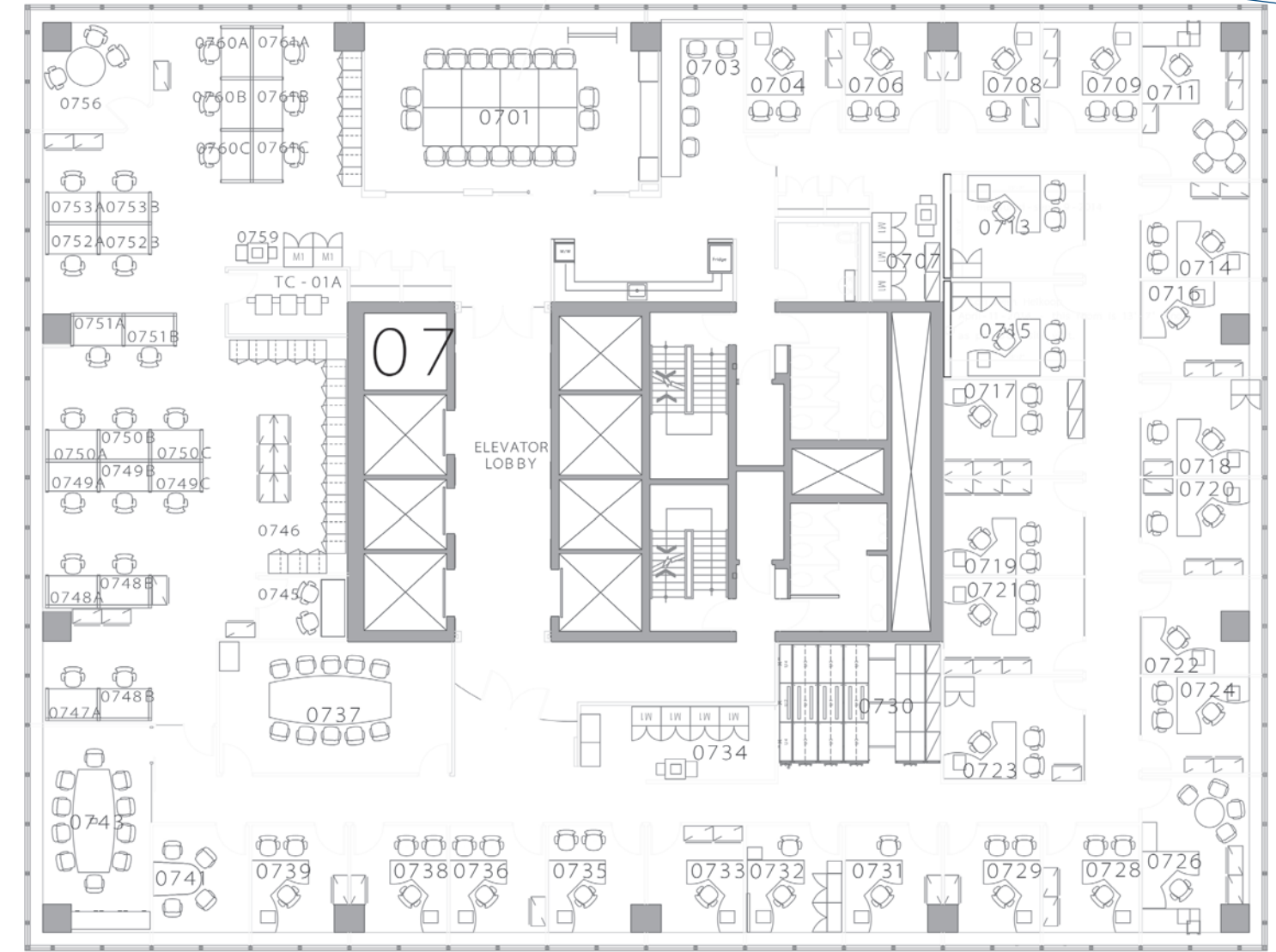




- 35 Offices
- 3 Meeting Rooms
- Kitchen
- Rolling Files

**CALGARY PLACE II:
SUITE 600 - 12,502 SQUARE FEET**

[SHOW SUITE](#)



- 28 Offices
- 22 Hoteling Stations
- 3 Boardrooms
- Small Meeting Room
- Bistro
- Phone Room
- Rolling Files

**CALGARY PLACE II:
SUITE 700 - 12,508 SQUARE FEET**

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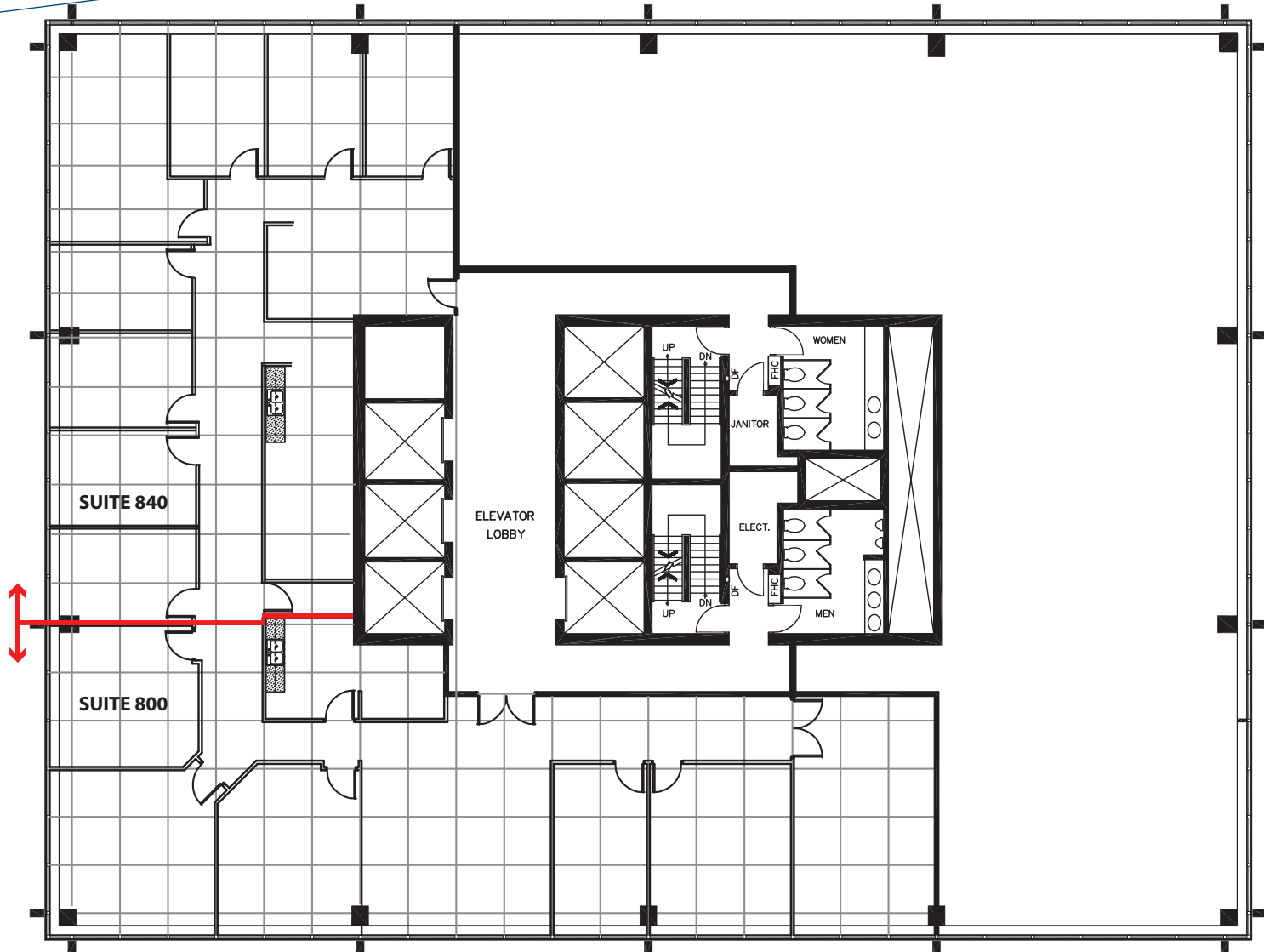
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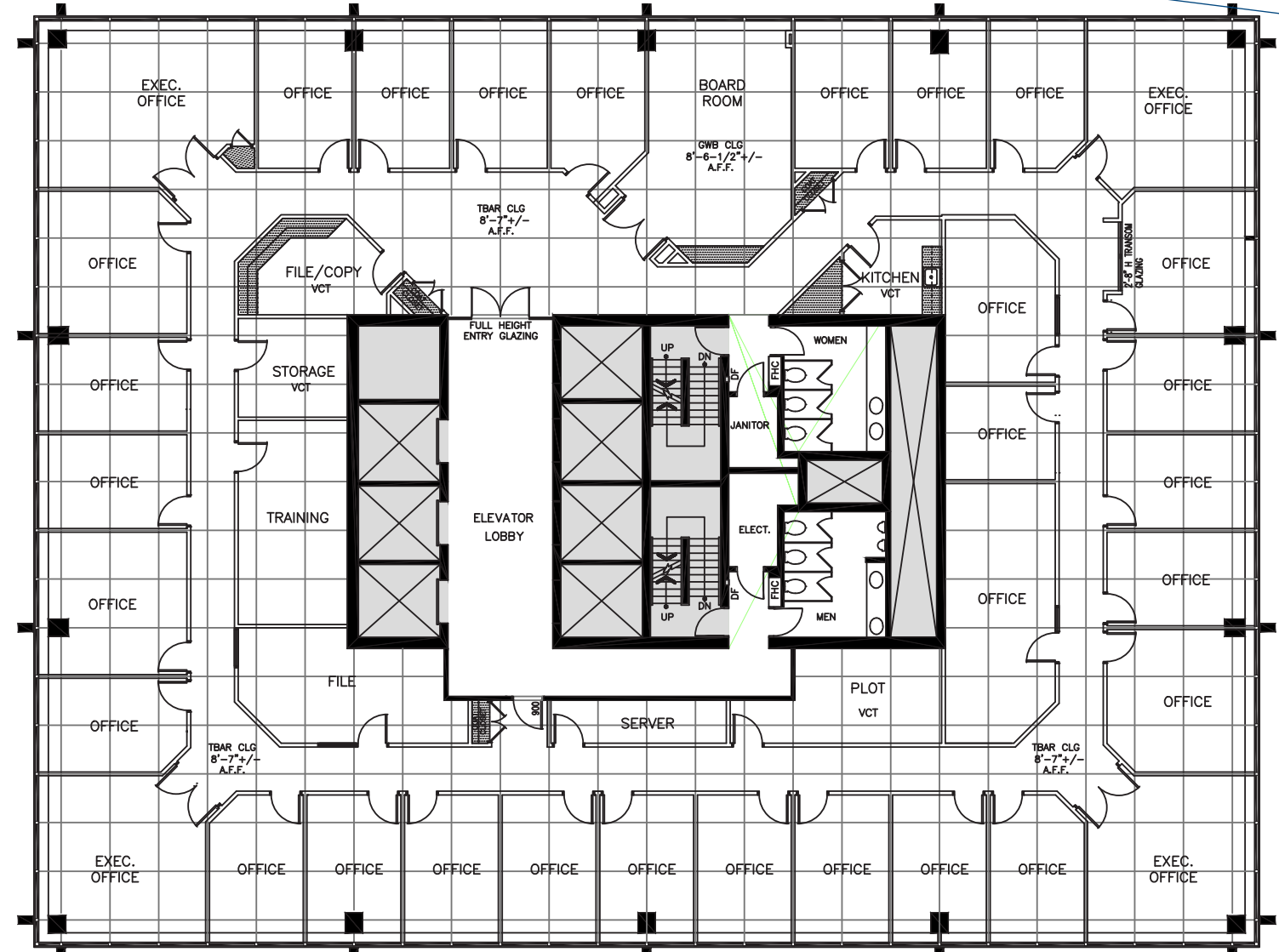


CALGARY PLACE II:
SUITE 840 - 2,892 SQUARE FEET

- 7 Exterior Offices
- Boardroom
- Kitchen
- Reception

CALGARY PLACE II:
SUITE 800 - 3,357 SQUARE FEET

- 5 Exterior Offices
- Boardroom
- Kitchen
- Large Reception



- 30 Exterior Offices
- 3 Interior Offices
- 2 Meeting Room
- 3 File/Copy Rooms
- Storage Room
- Server Room
- Kitchen

CALGARY PLACE II:
SUITE 900 - 12,538 SQUARE FEET

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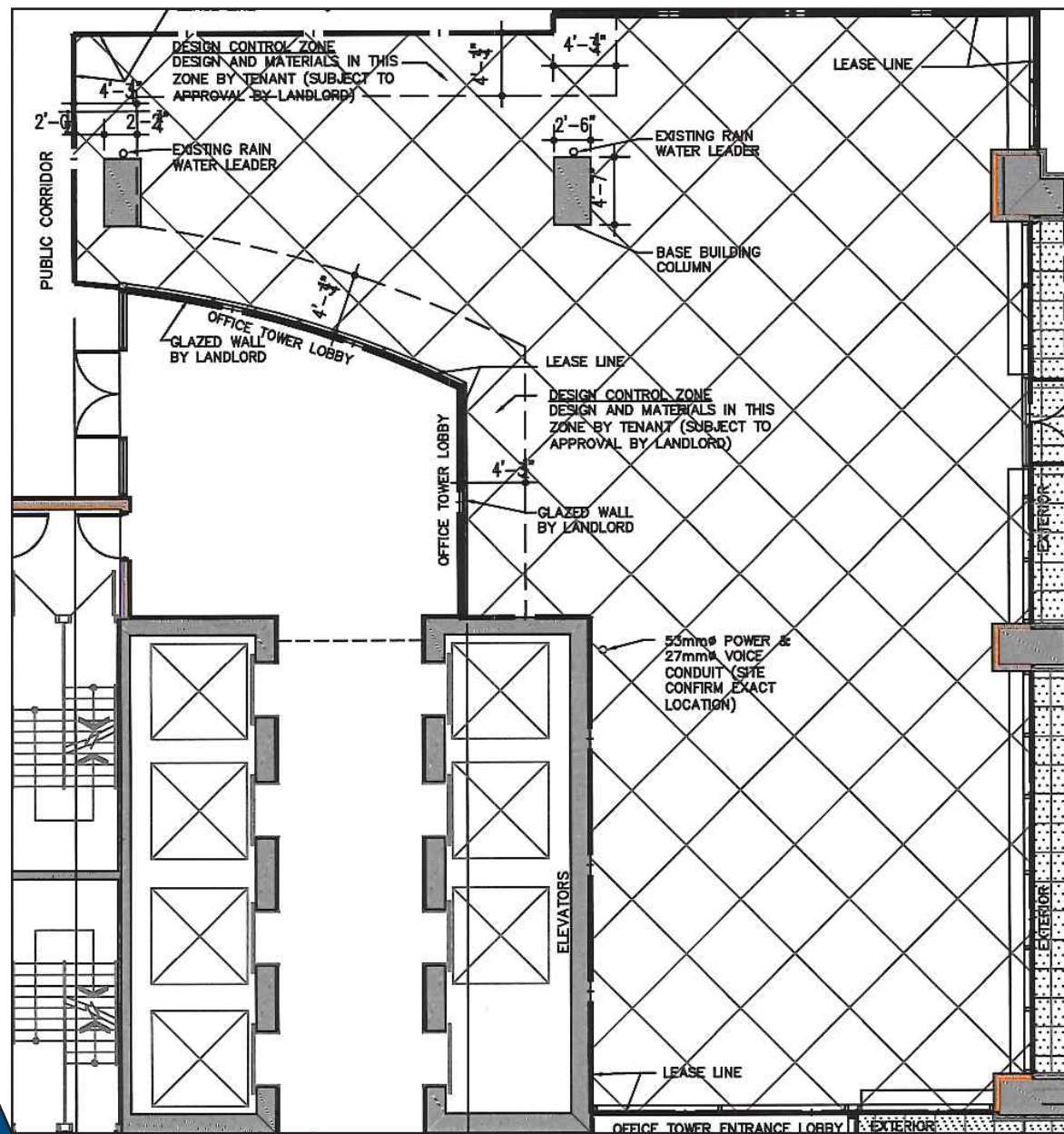
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CALGARY PLACE - RETAIL

MAP



CALGARY PLACE - RETAIL
SUITE 160 - 3,489 SQUARE FEET

