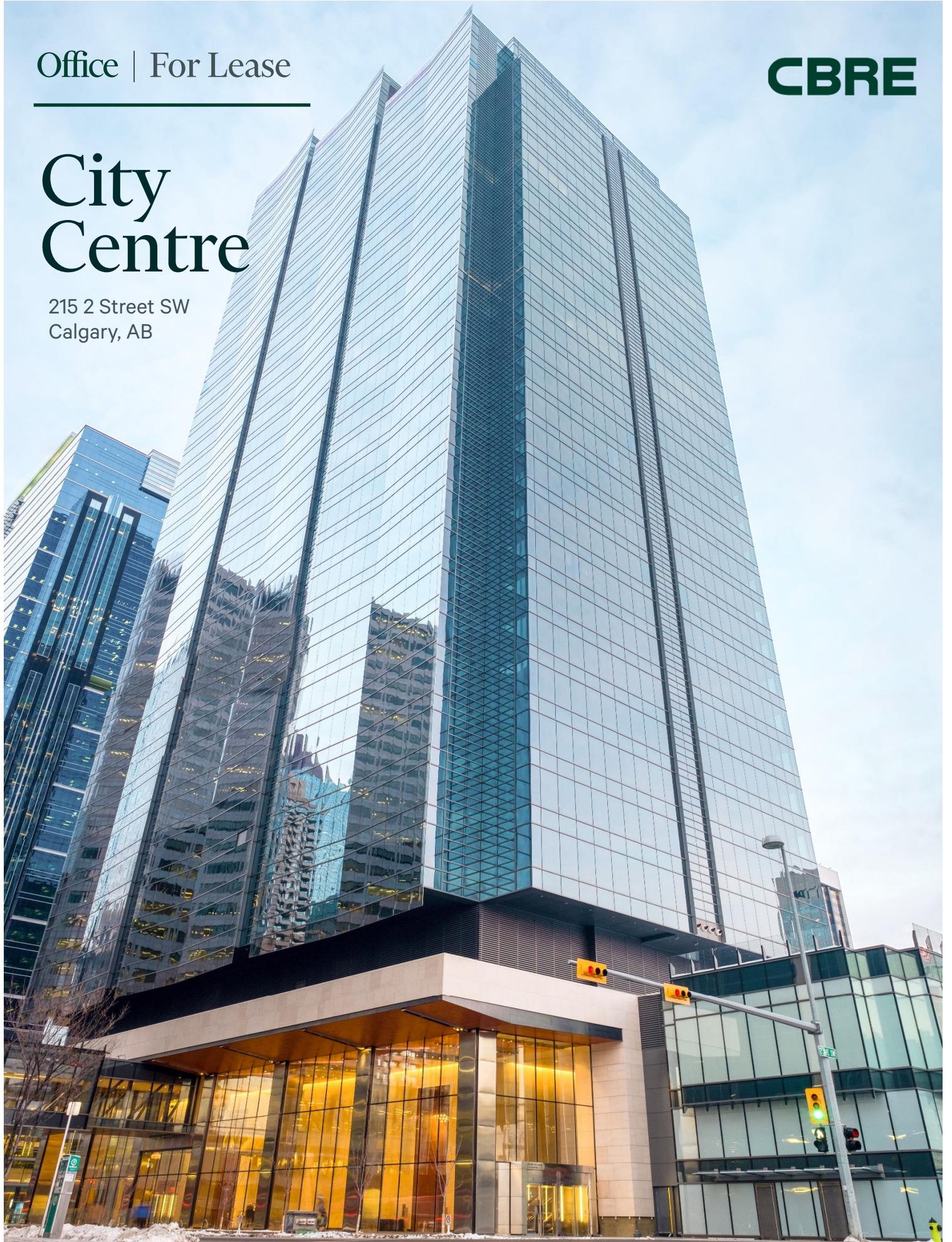


Office | For Lease

CBRE

City Centre

215 2 Street SW
Calgary, AB



City Centre

215 2 Street SW | Calgary, AB



Modern and Accessible

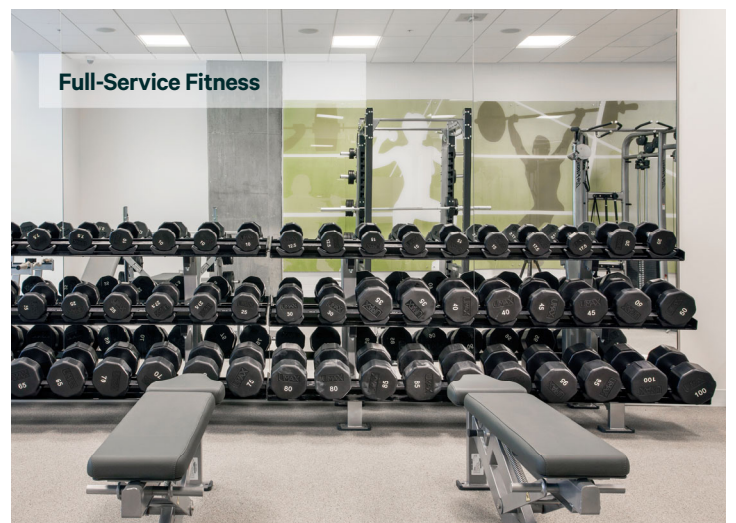
Class AAA, world class office building located in the Eau Claire district of downtown Calgary

City Centre is a world class, LEED Platinum office building, featuring 36 stories consisting of 853,000 square feet. The complex is anchored by a stunning retail podium and connected to the Plus 15 network. Amenities include a conference centre and fitness centre.

Its location offers convenient access to major thoroughfares in all directions, with the Bow River pathway system only steps away. The building features 5 levels of underground parking, an abundance of street level parking and easy access to major bus routes and the LRT.



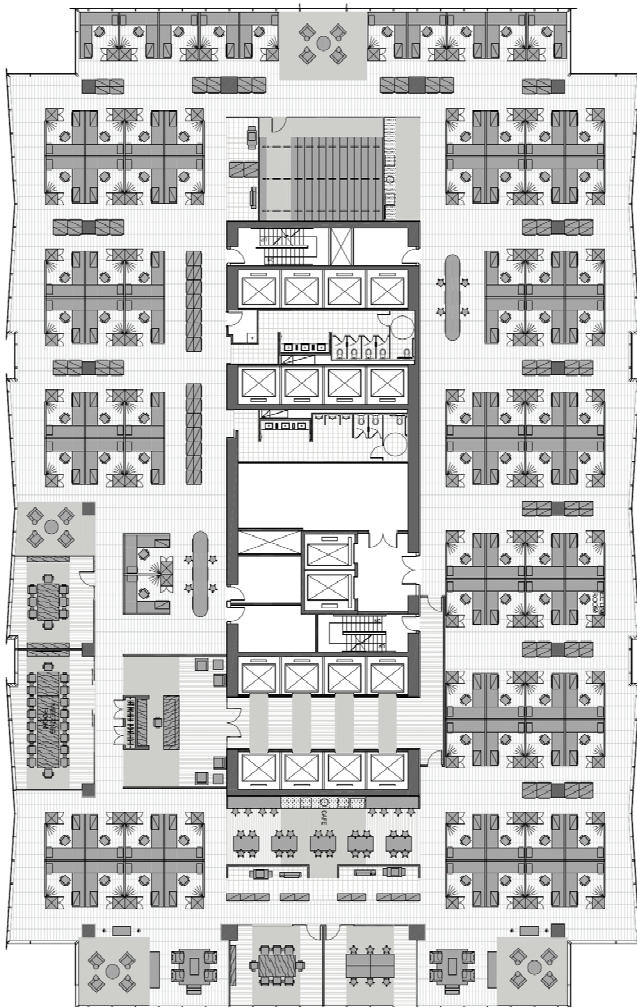
Large Conference Facility



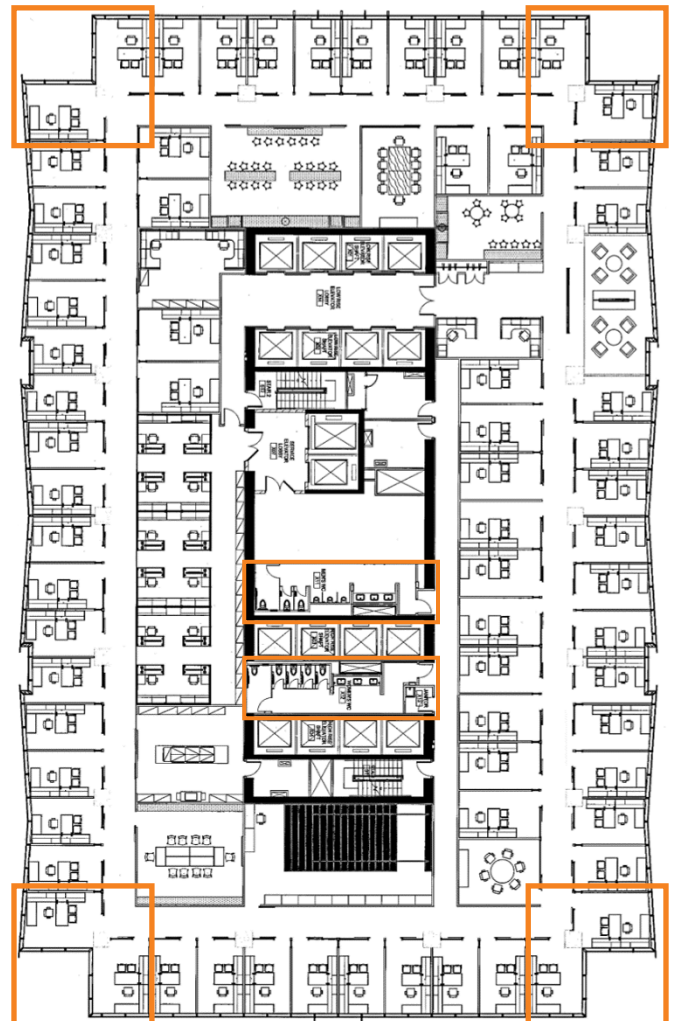
Full-Service Fitness

Available Space

Available Space	Suites	Rentable Area
	Suite 500	25,753 square feet
	Suite 400	26,704 square feet
Availability	Immediate, ready for fixturing	
Term	5 - 15 years	
Parking	1 stall per 1,822 square feet	
Net Rent	Market Rates	
Allowance	Negotiable	
2023 Op Costs & Taxes	\$21.95 per square foot	



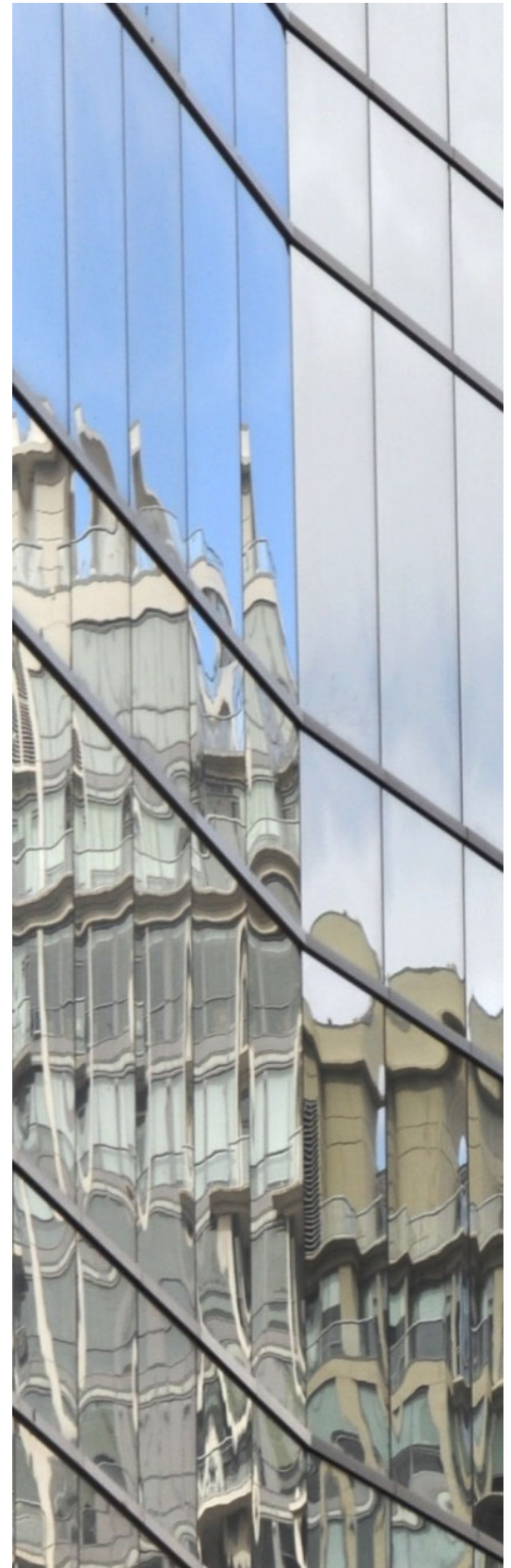
Open plan layout



8 corner offices
High occupant design/large core

Building Details

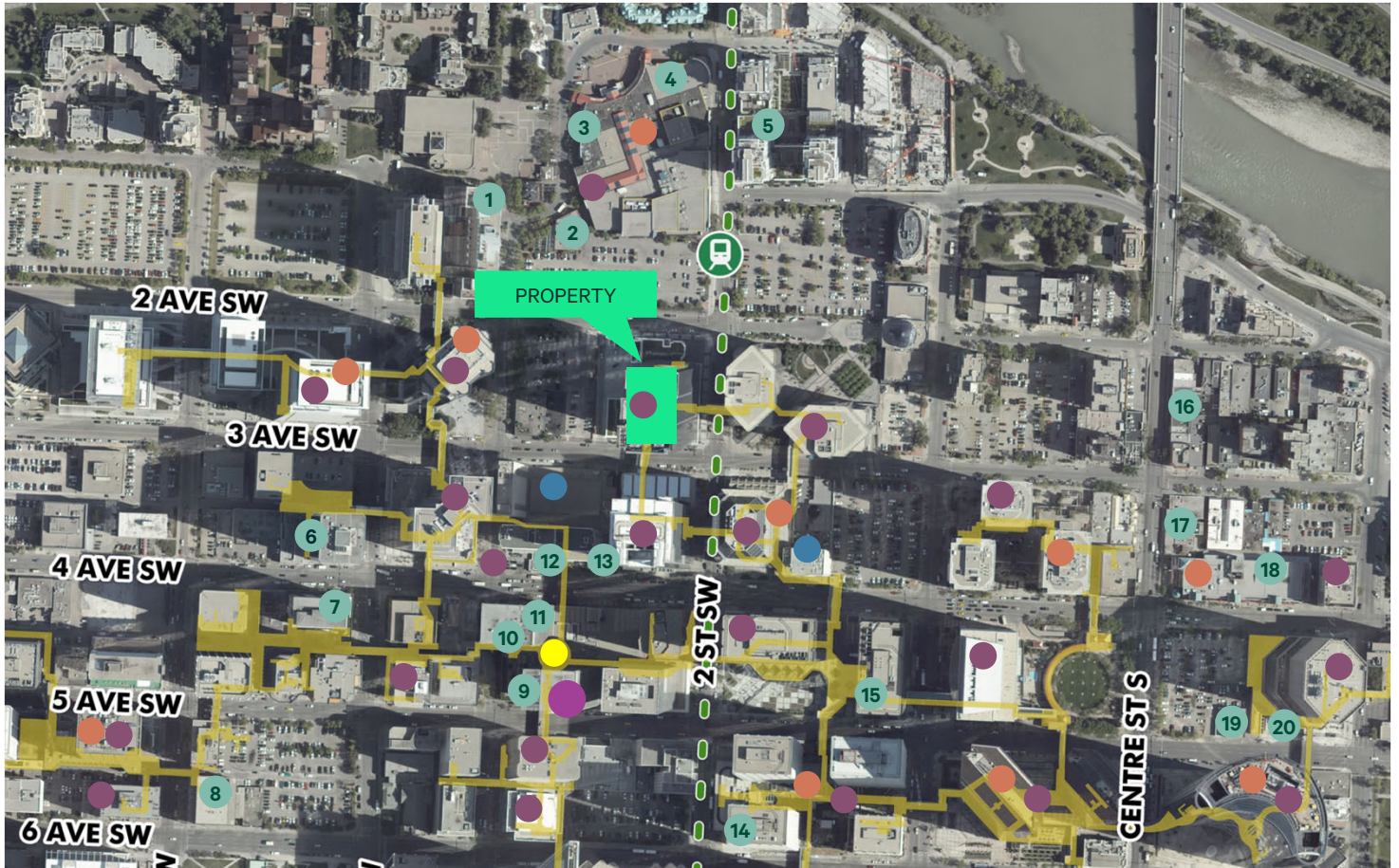
City Centre Summary	<ul style="list-style-type: none"> ▪ 36 storey (31 office) ▪ 853,000 square feet ▪ Retail podium / conference and fitness on +15 ▪ Prime Eau Claire/ Central Location ▪ Class AAA Distinctive Design and Construction ▪ LEED Platinum ▪ Overall Parking Ratio 1:1500, Grandfathered ▪ 632 parking stalls on 5 levels ▪ Financially Sound, Experienced Developer ▪ PCL Built
Performance	<ul style="list-style-type: none"> ▪ Designed for high density occupancy ▪ 27,000 sq. ft. floor plates, no columns along windows ▪ 8'8" full height "bright" windows ▪ High speed elevators 700/1000 fpm ▪ 8 elevators per bank/destination dispatch ▪ 2 Freight Elevators, 3 Parkade Elevators ▪ Maximum # of bathroom fixtures (3+3 Men, 5 Women) ▪ 21st Century Electrical and Cooling for high density loads
Technological Advancements	<ul style="list-style-type: none"> ▪ 2 x 8 Elevators + Destination Dispatch ▪ Power Design – 5 W/SF ▪ Motion Lighting Sensors ▪ Z1 Lighting Fixtures ▪ HVAC - Multi-Zone VAV ▪ Ceiling Radiant Panels ▪ Direct Digital Control/ T-Stats
Workability and Comfort	<ul style="list-style-type: none"> ▪ Unitized High E-Glazing ▪ 27 CFM / Person ▪ Optimal Daylight (LEED) ▪ 9' Ceilings ▪ Direct Digital Controls
Building Highlights	<ul style="list-style-type: none"> ▪ Best of class building specs ▪ Distinctive design ▪ 9' floor to ceiling glass ▪ Abundant light ▪ Column free perimeter ▪ 34' lobby ceiling height ▪ State of the art ventilation and power systems ▪ Maximize employee attraction & retention ▪ Maximize employee productivity ▪ Minimize environmental footprint ▪ Maximize value of office space ▪ Leverage technology, collaboration, flexibility



Area Map

Walking distance to the Bow River pathway and Prince's Island Park

Abundant amenities in the immediate area with great access and egress in and out of the downtown core



RESTAURANTS

- | | | | |
|------------------------------|-----------------------|---------------------------|-----------------------------|
| 1 Flower and Wolf | 6 Caesar's Steakhouse | 11 Ceili's | 16 Silver Dragon Restaurant |
| 2 JOEY Eau Claire | 7 Pig and Duke | 12 The Keg | 17 Dagu Rice Noodle |
| 3 Sumo Lounge | 8 Local 522 | 13 Owens Landing | 18 Regency Palace |
| 4 Garage Sports Bar | 9 KABUKU | 14 Township Bar and Grill | 19 Fusion Sushi |
| 5 Minas Brazilian Steakhouse | 10 The Rooftop | 15 OEB Breakfast Co. | 20 Dragon Dynasty |

OTHER AMENITIES

- Food Court ● Coffee ● Hotel ● GYM/MT



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