407 2nd Street SW

Canada Place

TITLE PROPERTIES

WELCOME TO TITLE PROPERTIES

Where *excellence* finds its address.

We go beyond managing commercial real estate; we transform office spaces into dynamic hubs of collaboration, innovation, and community. Our forward-thinking approach combines curated programming and amenity-rich environments to meet the evolving needs of the modern workplace – offering flexibility, growth potential, and a sense of belonging.

Canada Place

BUILDING DETAILS

- Year Built: 1974
- Last Renovated: 2022
- Rentable Area: 196,768 sq ft
- Average Floorplate: 11,556 sq ft
- Number of Floors: 19
- Parking Ratio: 1 stall per 1,910 sq ft
- Parking Rate: $480/month (random)
- Parkade: Heated underground
- Building Hours: 7am – 6pm
- Basic Rent: Market
- Operating Costs (est. 2026):

Operating Costs (est):	$17.70 per sq ft
Taxes (est):	$1.80
Total (est):	$19.50

PROPERTY HIGHLIGHTS

- On-site security staff and card access system
- Plus 15 electronic directory signage
- Bike storage and upgraded elevators
- Fitness centre with lockers and showers
- Tenant lounge and golf simulator for tenant use
- New conference facility coming Q1 2026
- Toby Awards Boma Canada 2020 Winner
- Boma Best 2023 Recertified

Available Spaces for Lease

SUITE NUMBER	SQUARE FOOTAGE	AVAILABILITY	VIRTUAL TOUR
Suite 1820	2,184 sq ft	LEASED	
Suite 1520	2,664 sq ft	Immediately	View the suite here
Suite 1450A	2,068 sq ft	Immediately	N/A
Suite 320	2,736 sq ft	February 1, 2026	View the suite here

Canada Place is located in the heart of Calgary's downtown core. It is conveniently located to amenities including banking, food and retail services through its Plus 15 connection as well as vehicle access from 4th and 5th Avenue. The prime location of Canada Place is complemented by a walk score of 97, convenient for transit users and cyclists alike. It is within walking distance of the LRT, the CORE shopping centre and the Bow River Pathway. Canada Place has also been awarded the BOMA BEST® Gold certification.

Suite 1520

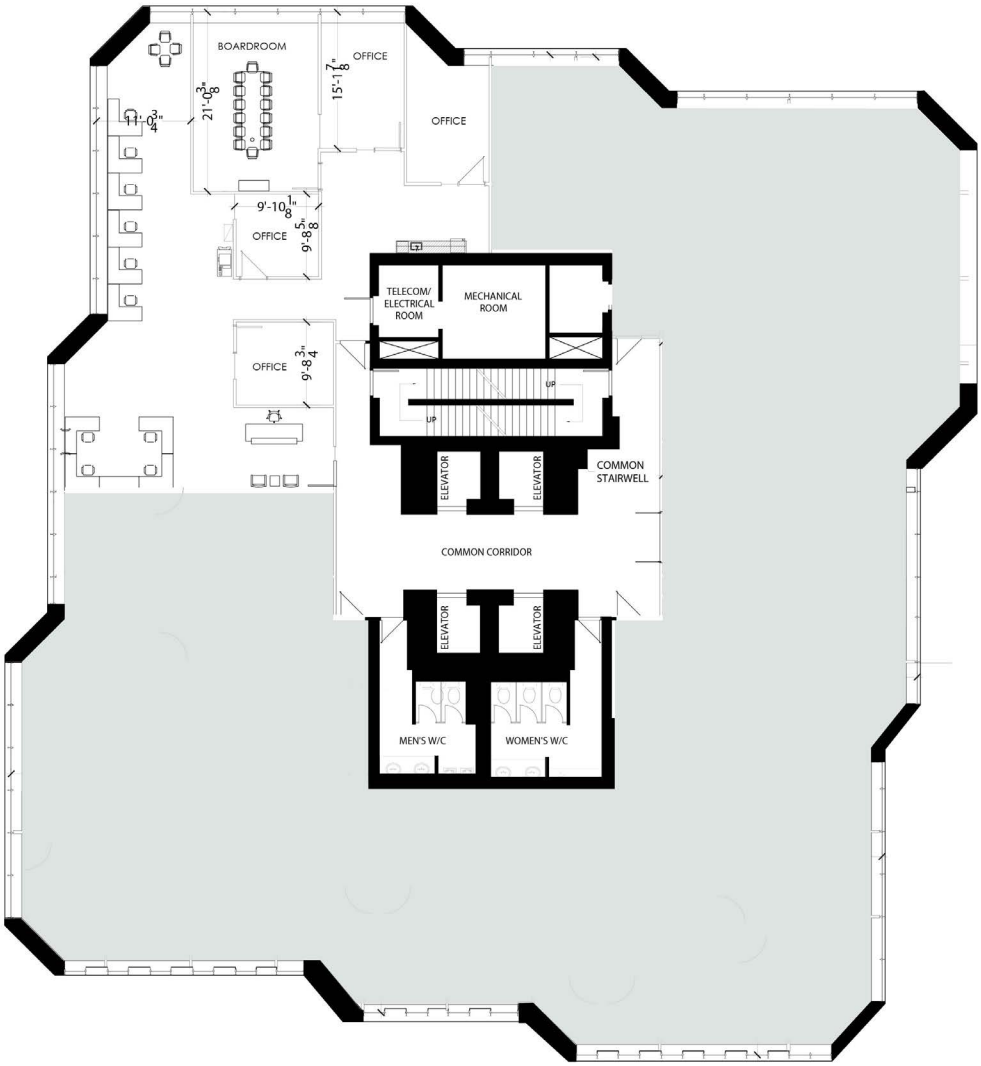
→ Proposed Plan

Suite 1520
Virtual Tour
CLICK HERE

2,664 sq ft

- Available immediately
- Reception area
- 4 offices
- Boardroom
- Kitchen
- Open area for workstations
- Furniture for illustration purposes only

Floor Plan



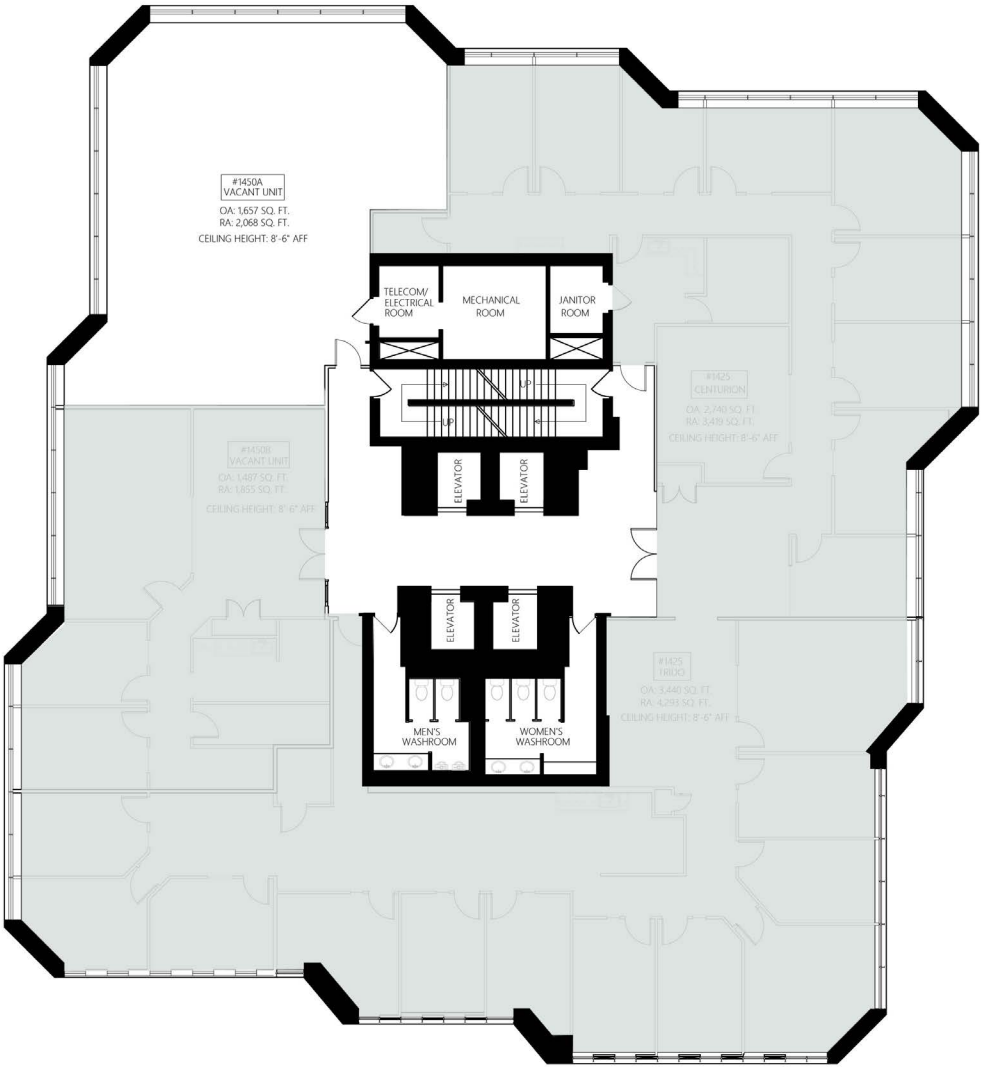
TITLE PROPERTIES

Suite 1450A

2,068 sq ft

- Available immediately

Floor Plan



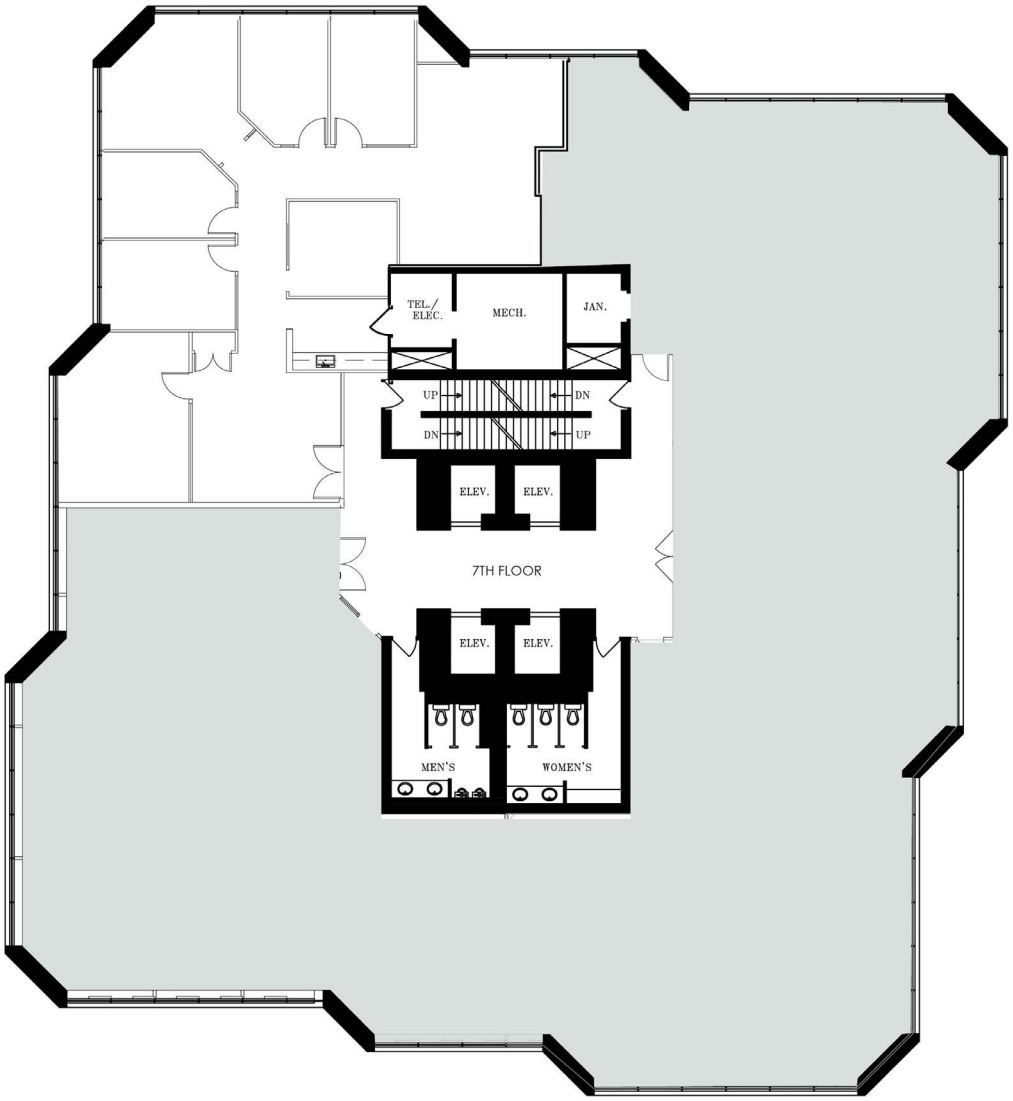
Suite 320

Suite 320
Virtual Tour
CLICK HERE

2,736 sq ft

- Available February 1, 2026
- Fully furnished
- Reception and seating area
- Kitchen and staff seating
- 6 offices
- Boardroom
- Open area for workstations

Floor Plan



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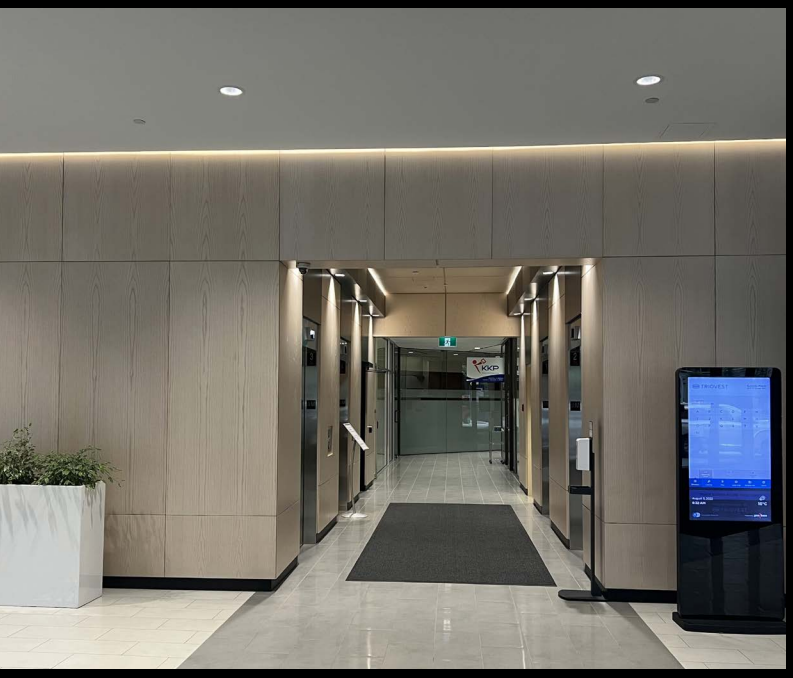
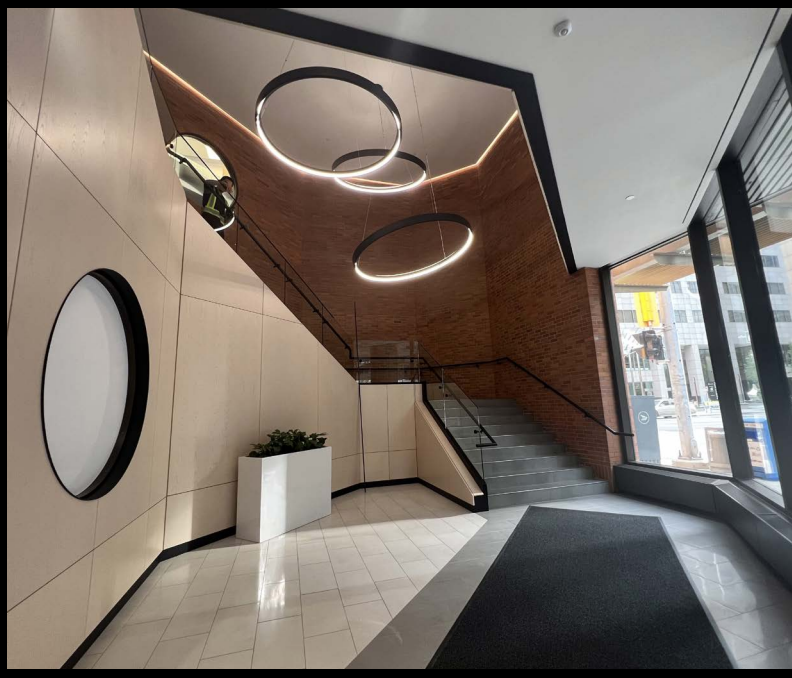
Building Lobby

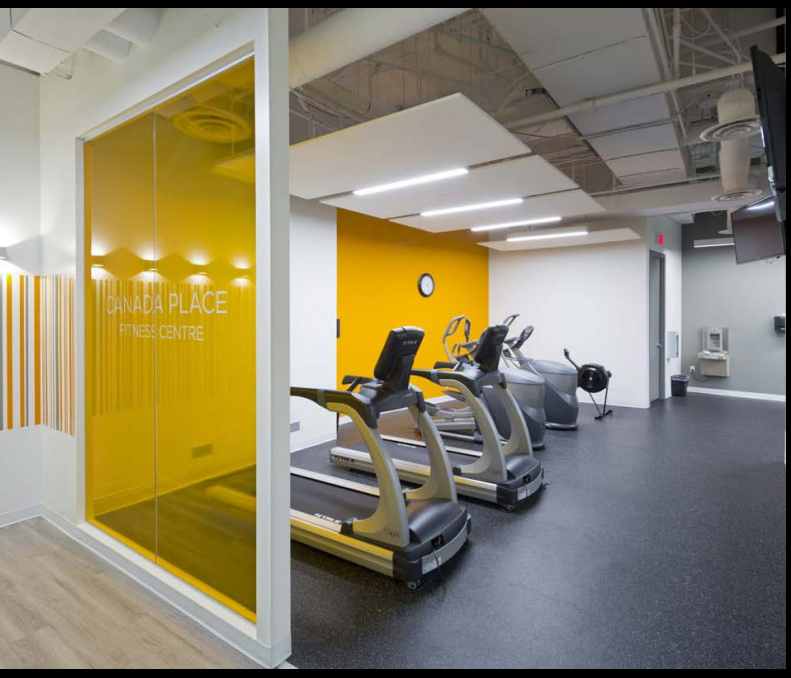


Building Lobby



Plus 15 Access

Tenant Lounge



Gym

Golf Simulator

Location

1 Spicy Amigos

2 A&W

3 Tim Horton's

4 Gogi Korean Kitchen

5 Ola Poke

6 Deville Coffee

7 Local 522 Public Tavern & Kitchen

8 Caesar's Steak House & Lounge

9 Artigiano

10 Owen's Landing

11 The Rooftop YYC

12 OEB Breakfast Co.

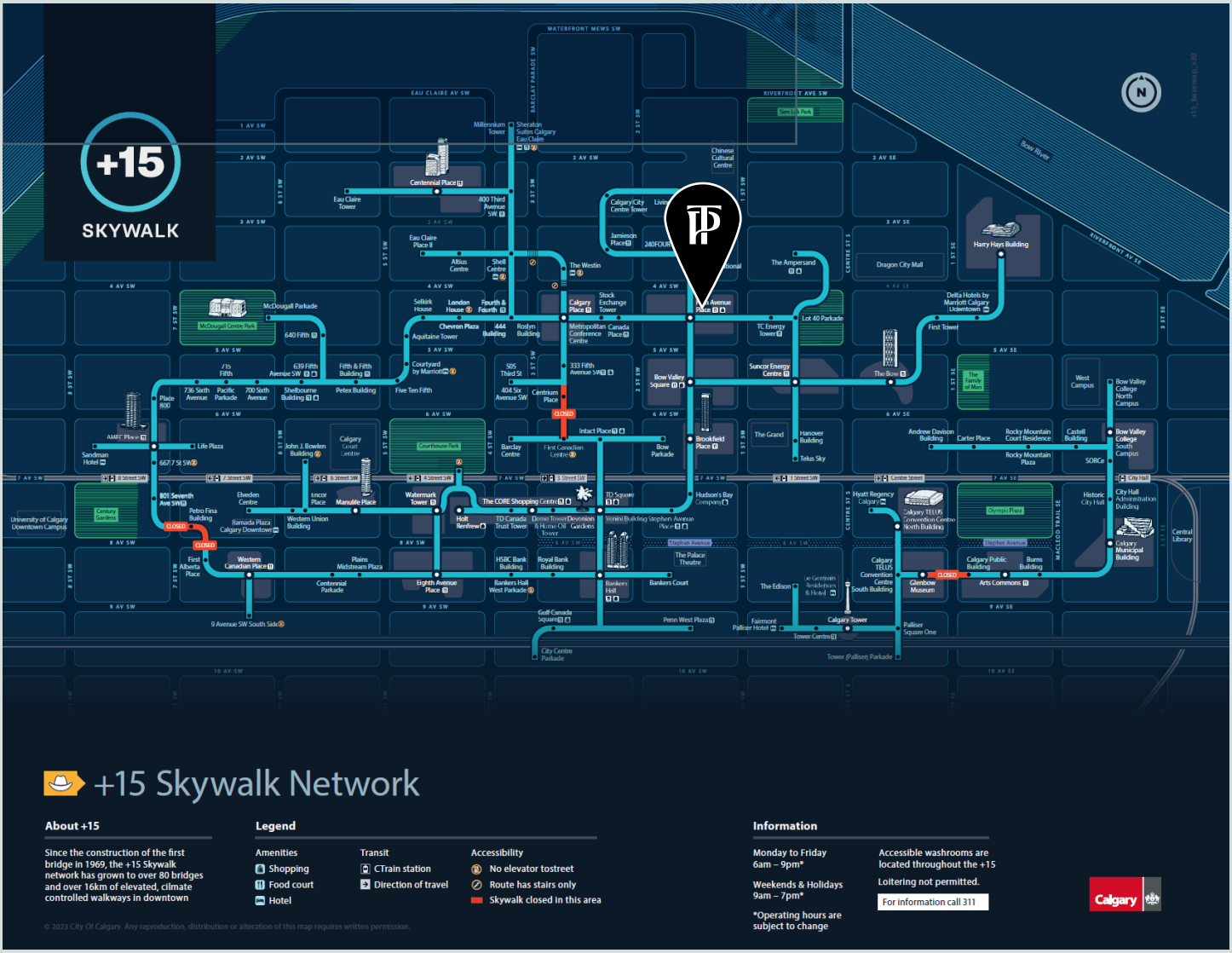
13 Starbucks

14 Major Tom Bar

15 Barbarella Bar

16 The CORE Shopping Centre

+15 Skywalk Map



The Plus 15 Network is a unique part of Calgary's downtown landscape that supports the economy, enables pedestrian mobility for all ages and abilities and connects people to services and destinations throughout downtown.

If you would like more information on any of our services, please call, email, or visit us online.

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