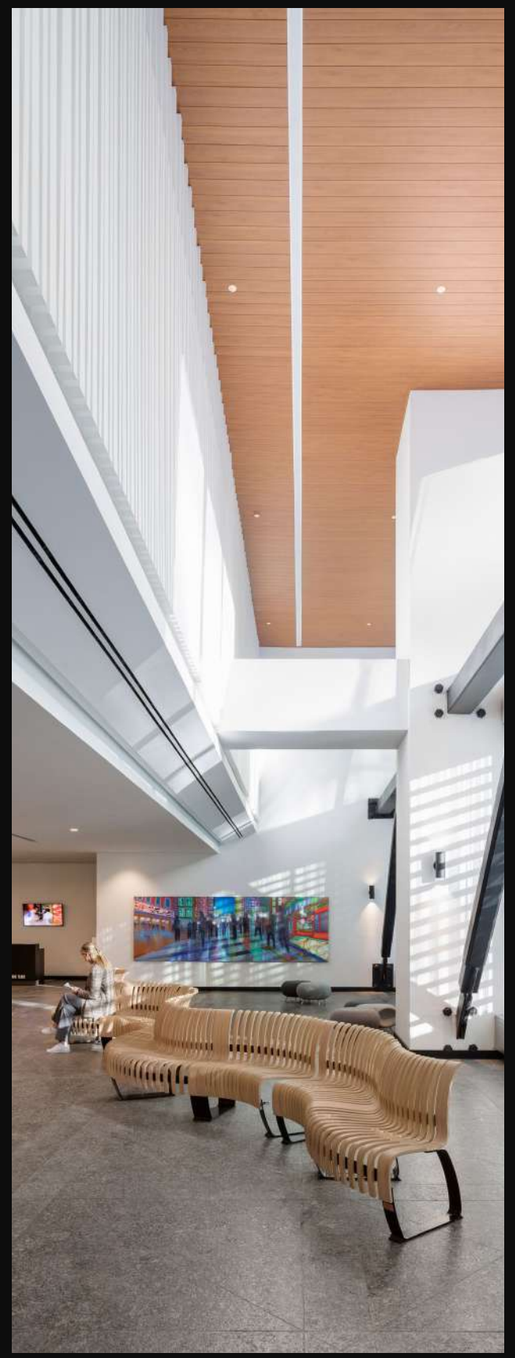
SLATE

700 2ND STREET SW

CALGARY, AB

STEPHEN AVENUE PLACE

JLL



STEPHEN AVENUE PLACE

Stephen Avenue Place is situated in the heart of downtown Calgary. This 40-story building stands at the intersection of Stephen Avenue and 2nd Street SW, offering prime positioning within the city's central business district. The tower's location provides easy access to numerous amenities, including a variety of dining options along the pedestrian-friendly Stephen Avenue Walk. Tenants benefit from the first class building amenities, which include premium conference centre, fitness facility, tenant lounge, and games room. The building is well-connected to public transportation, with the C-Train 3rd Street SW station just steps away. Additionally, the area surrounding Stephen Avenue Place features an array of retail shops, services, and entertainment venues, making it an ideal location for businesses seeking a vibrant and convenient urban setting.

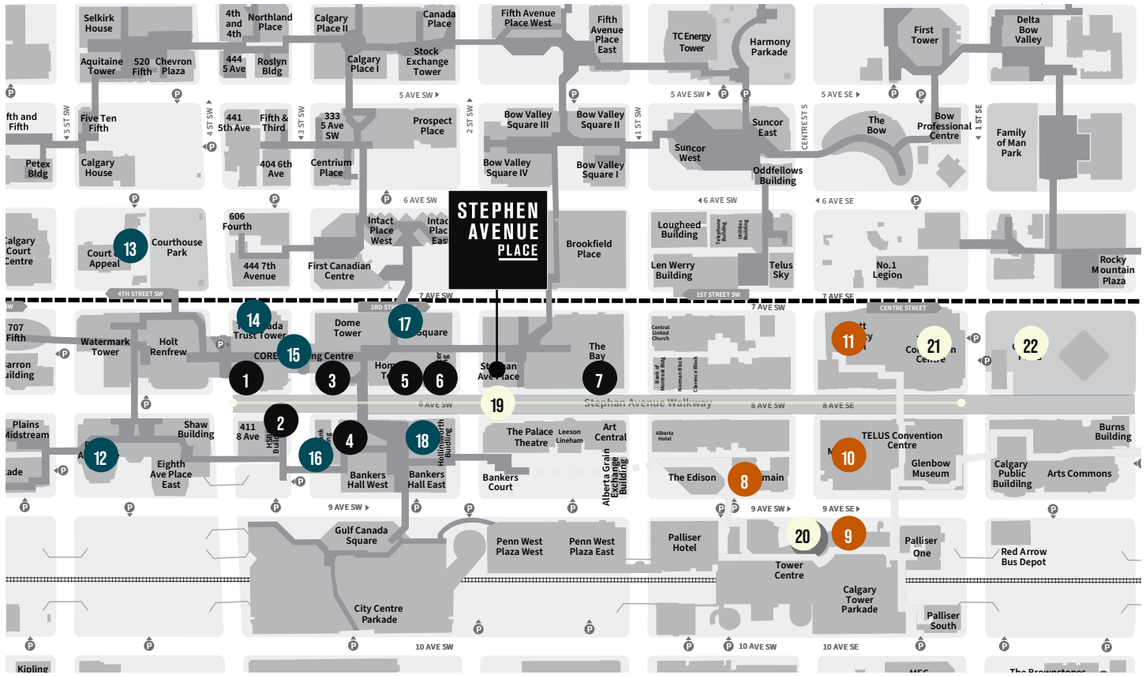
BUILDING DETAILS

- +15 connected to Brookfield Place, The Bay, Bow Parkade, and The CORE Shopping Centre
- Abundant retail and dining options available nearby; In-building dining options including Pineapple Hall, Pigeonhole, Goro + Gun, Phil & Sebastian, Barbarella, and Major Tom
- Complimentary conference facilities, premium fitness centre, tenant lounge, and games room available for tenant's exclusive use
- Conveniently situated next to LRT and close to major bus routes
- Open floor plans with optimal column placement, offering versatile layout options
- Panoramic views of Calgary from upper floors

BUILDING HIGHLIGHTS

TOTAL AVAILABLE SF	258,969 SF
AVERAGE FLOOR PLATE	14,800 SF
AVAILABILITY	Immediate
RATES	Market Rates
HVAC	Monday - Friday: 6:00 am - 6:00 pm Saturday: 10:00 am - 3:00 pm
OPERATING COST	$20.41 (2026)
PARKING RATIO	1 : 3,600 SF (includes building parkade and Bow Parkade availability)
LEASEHOLD IMPROVEMENT ALLOWANCE	Negotiable

LOCATION AND AREA AMENITIES



RESTAURANTS

1. Hy's
2. Barcelona Tavern
3. Cactus Club Cafe
4. Earls
5. The Office
6. Local Public Eatery
7. The Guild

HOTELS

8. Le Germain
9. Fairmont Palliser
10. Calgary Marriott Downtown
11. Hyatt Regency

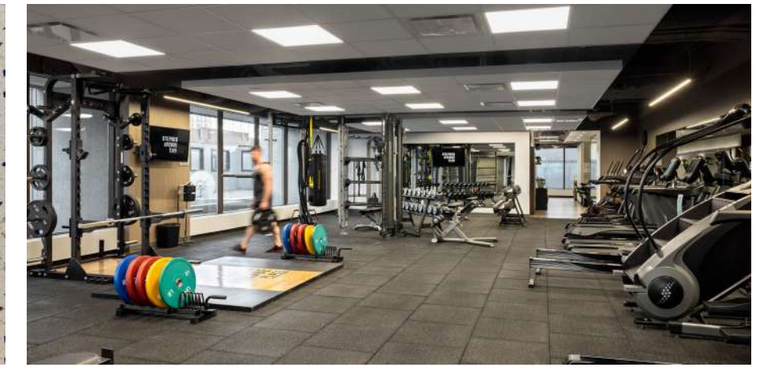
SHOPPING AND SERVICES

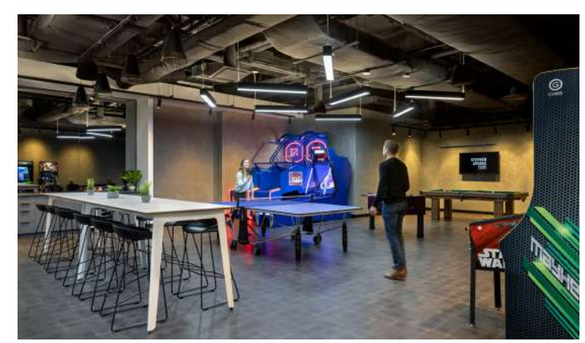
12. ATB
13. Calgary Court House
14. TD Canada Trust
15. The CORE Shopping Centre
16. RBC
17. Canada Post
18. CIBC

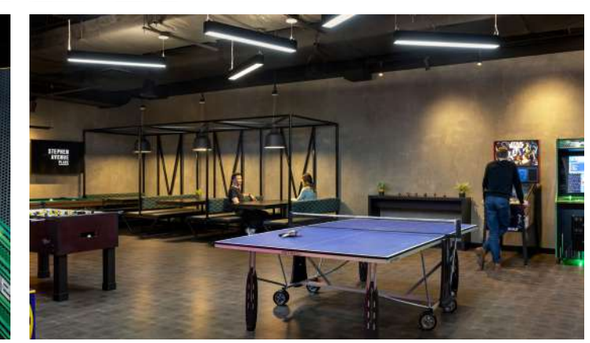
POINTS OF INTEREST

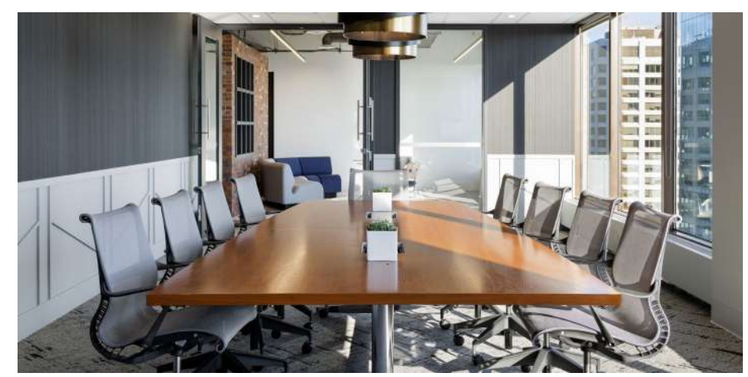
19. Stephen Avenue Walk
20. Calgary Tower
21. TELUS Convention Centre
22. Olympic Plaza

TENANT LOUNGE, FITNESS, AND CONFERENCE CENTRE









ABUNDANT DINING OPTIONS

MAJOR TOM

GORO+GUN

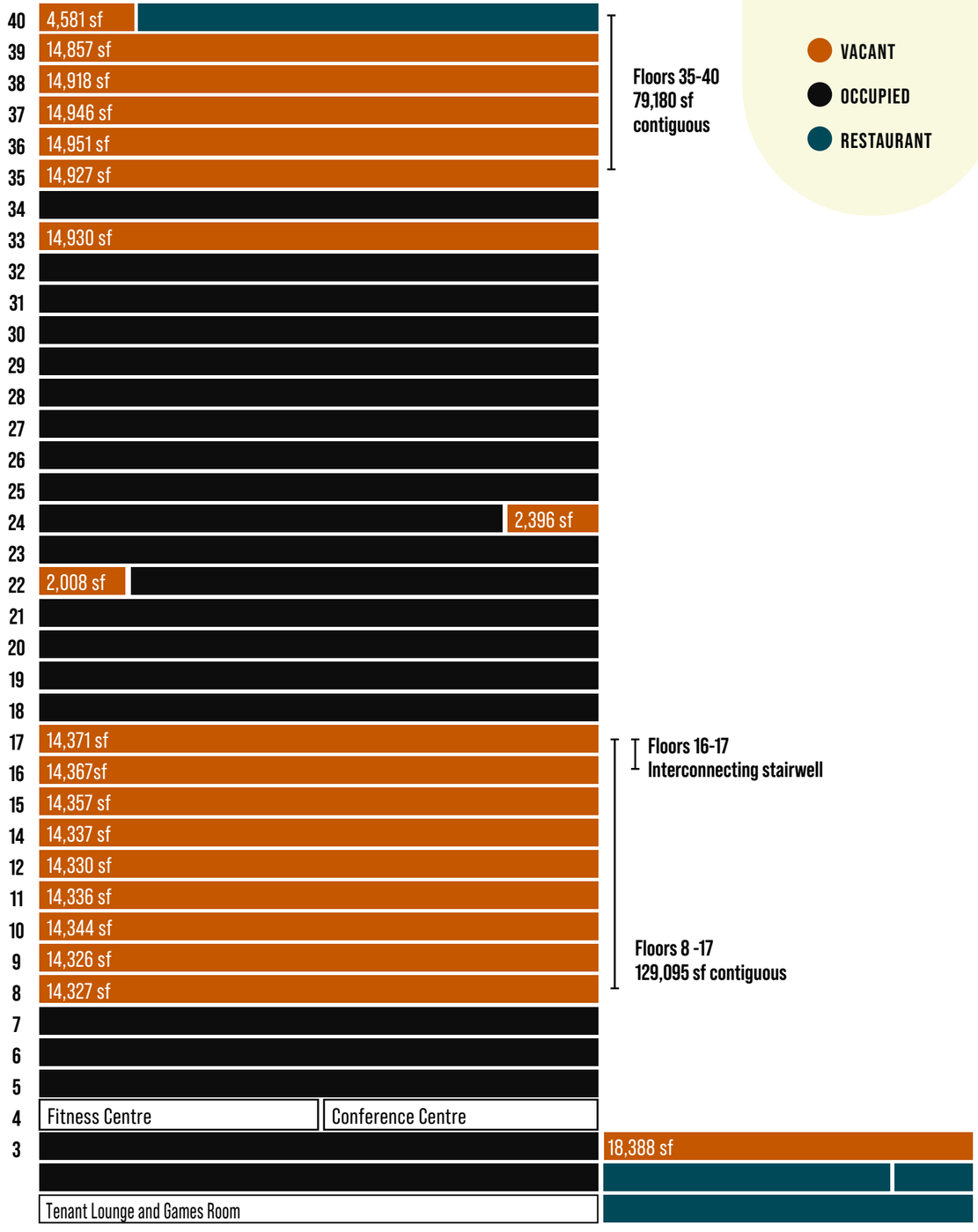
BARBARELLA

PHIL & SEBASTIAN

PIGEON HOLE

PINEAPPLE HALL

AVAILABILITIES

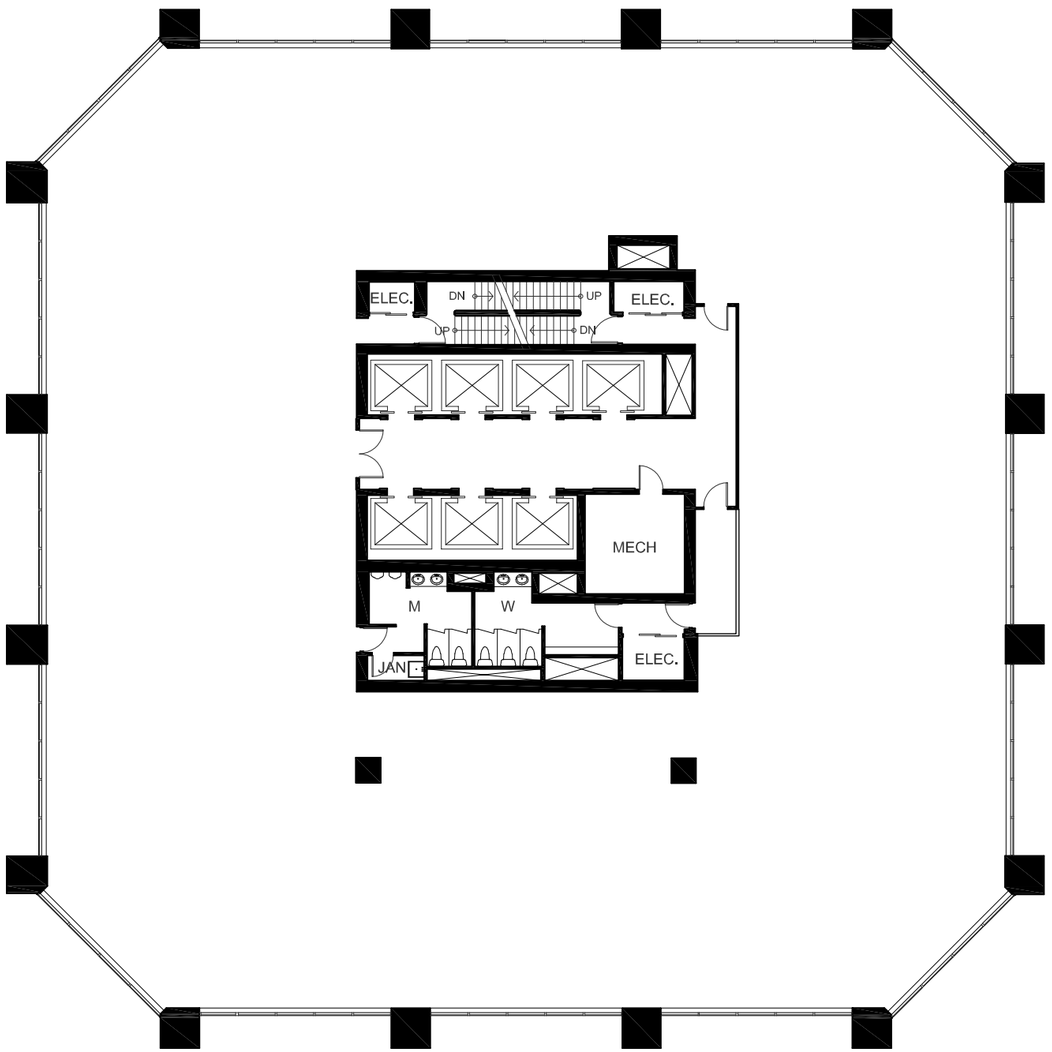


FLOOR 39 - 35, 33 | 14,857 SF - 79,180 SF Contiguous

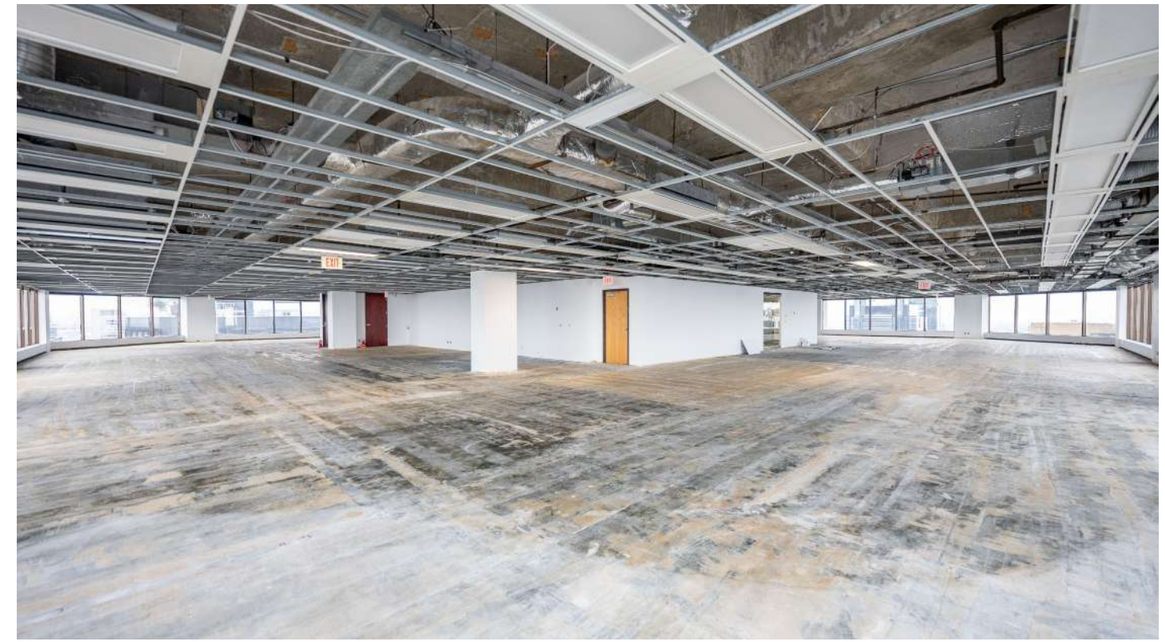
- Floor 39 - 14,857 SF
- Floor 38 - 14,918 SF
- Floor 37 - 14,946 SF
- Floor 36 - 14,951 SF
- Floor 35 - 14,927 SF
- Floor 33 - 14,930 SF

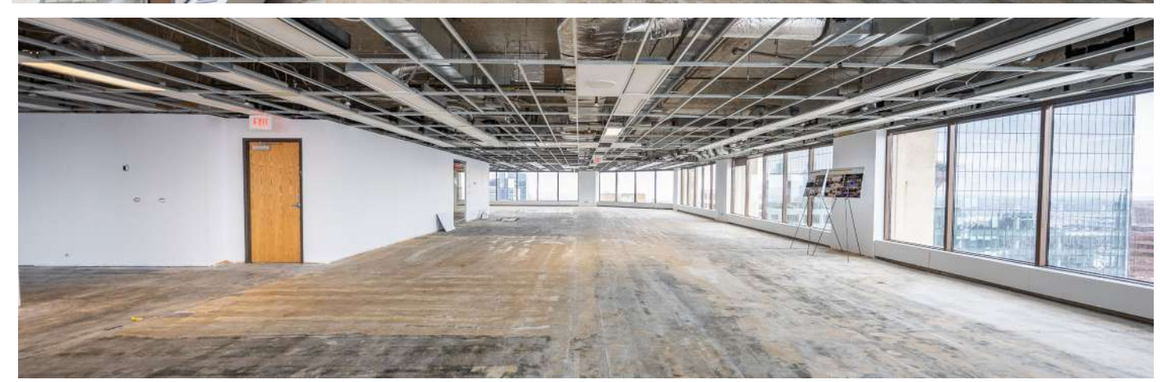
Sample base building floor plan

3D TOUR | CLICK TO VIEW



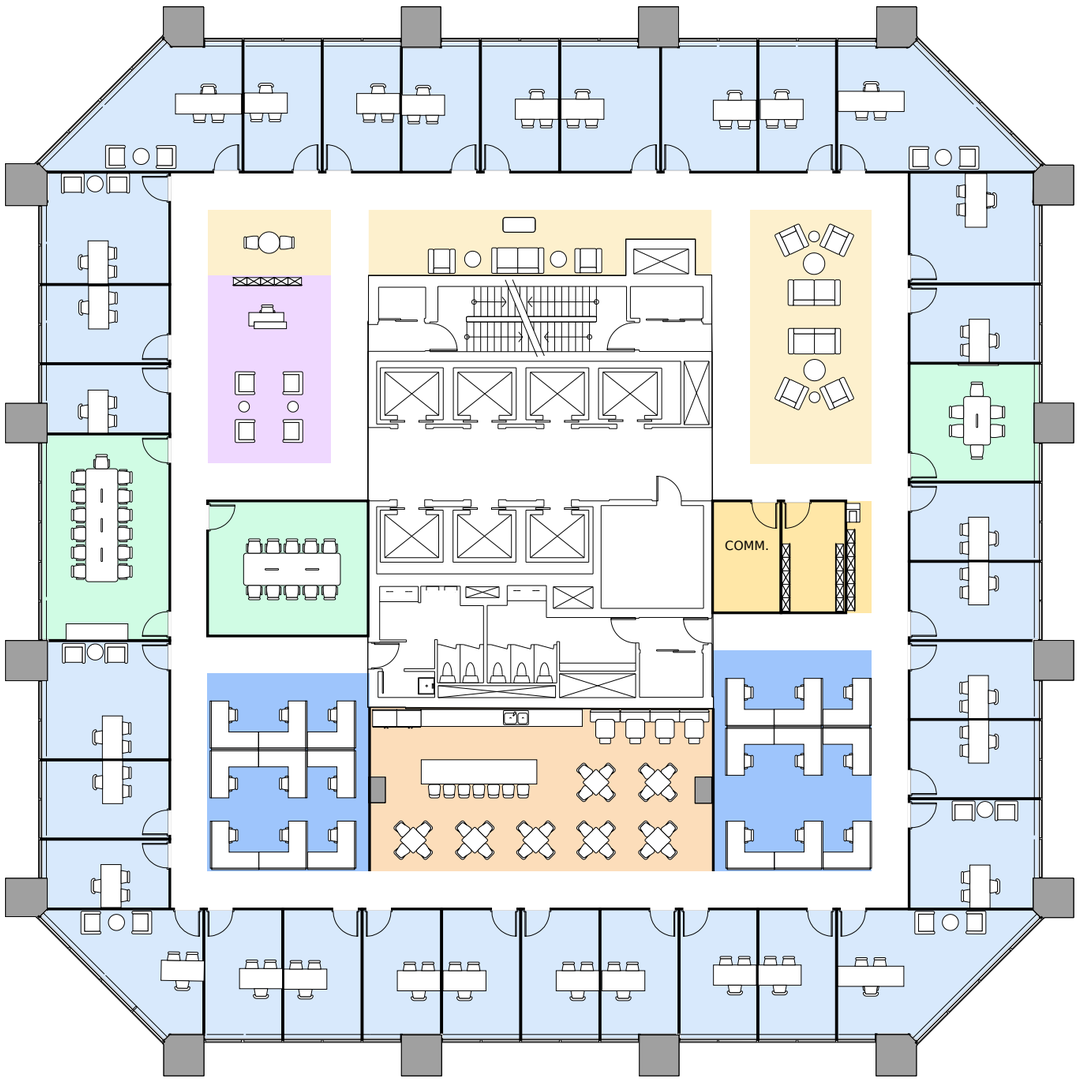
FLOOR 39 | Sample Base Building Condition





CONCEPTUAL PLAN | Office Intensive

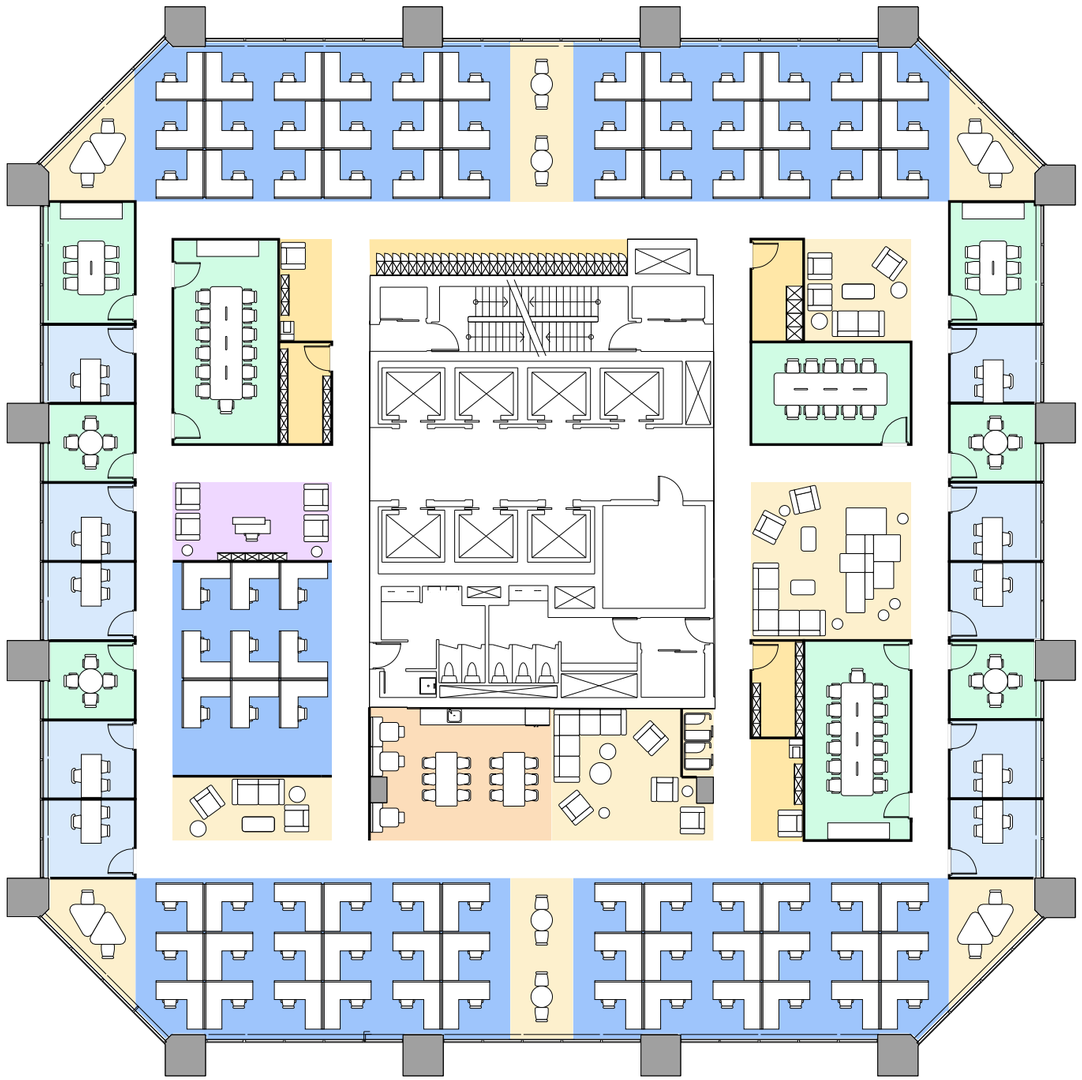
- 3 Meeting Rooms
- 1 Café
- 32 Offices
- 18 Workstations



Office
Workstation
Open Collab
Closed Collab
Reception
Service Areas
Break Room
Inclusive Space
Specialty Spaces

CONCEPTUAL | Open Concept

- 9 Meeting Rooms
- 1 Café
- 10 Offices
- 72 Workstations

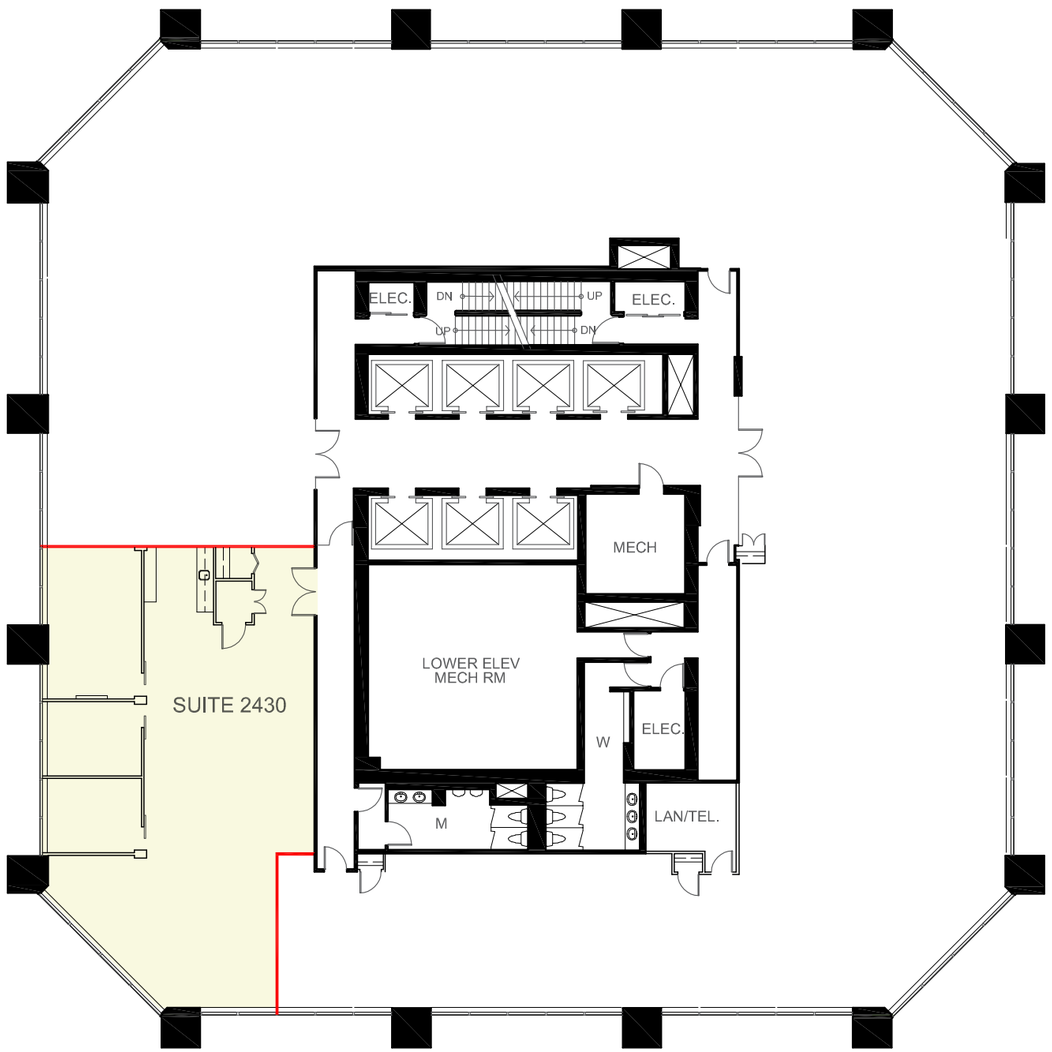


Office
Workstation
Open Collab
Closed Collab
Reception
Service Areas
Break Room
Inclusive Space
Specialty Spaces

FLOOR 24 | 2,396 SF

Suite 2430

- Exterior Boardroom
- 2 Exterior Offices
- Reception Area
- Open Area for Workstations

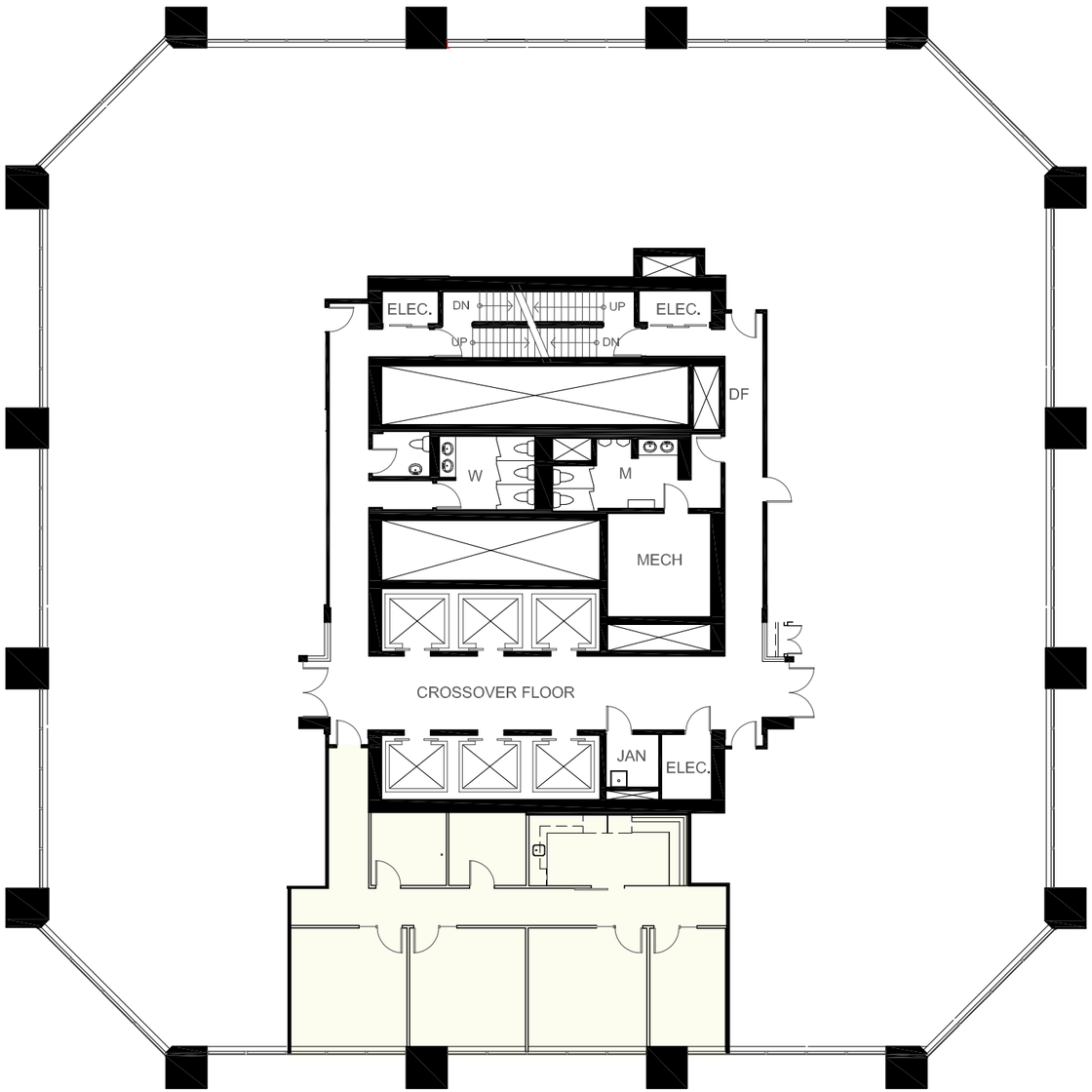


FLOOR 24 | Gallery

FLOOR 22 | 2,008 SF

Suite 2250

- 4 Exterior Offices
- Kitchen With Lounge Area
- Server Room
- Storage Room

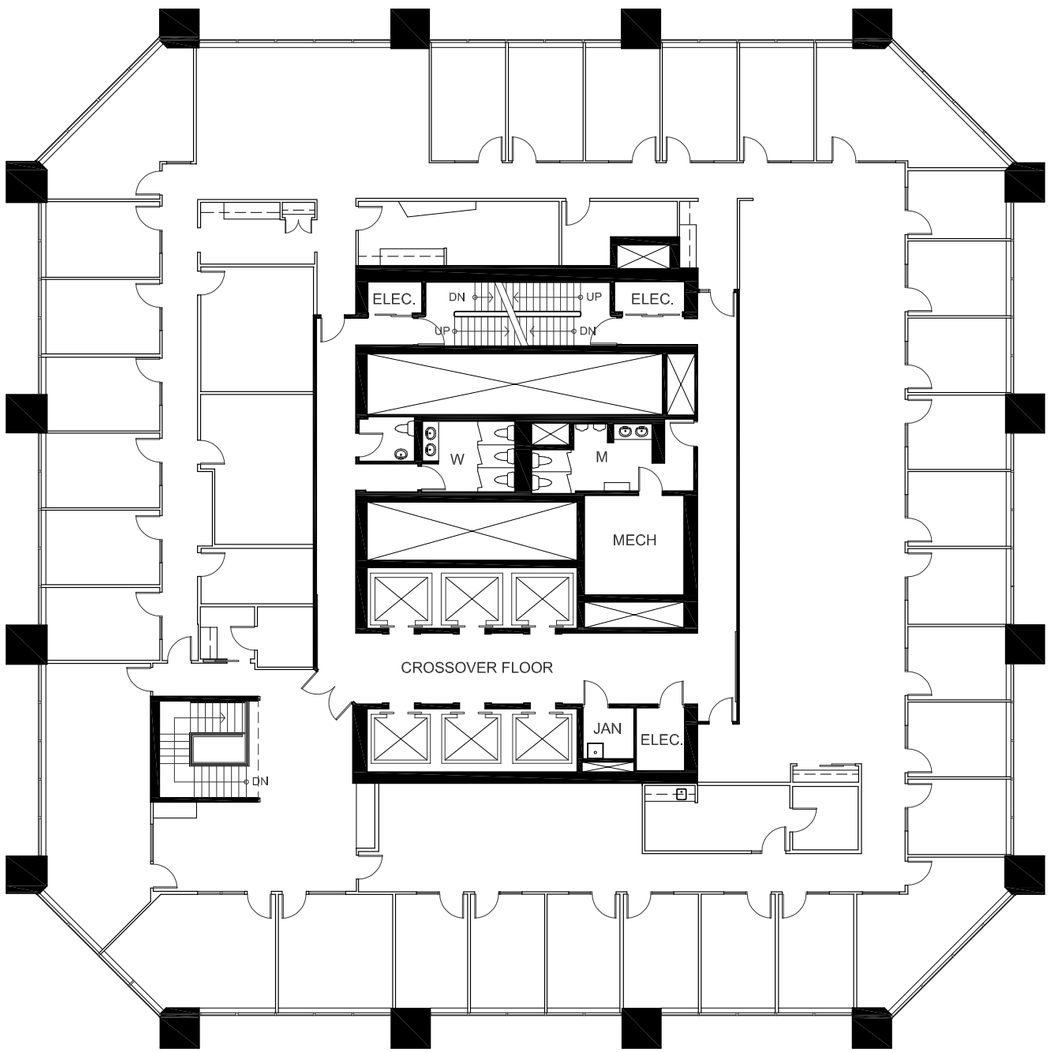


FLOOR 22 | Gallery

FLOOR 17 | 14,371 SF

Suite 1700

- 26 Exterior Offices
- 3 Interior Offices
- 4 Meeting Rooms
- Boardroom
- 2 Kitchens
- Open Area
- Internal stairwell connecting floors 16 - 17



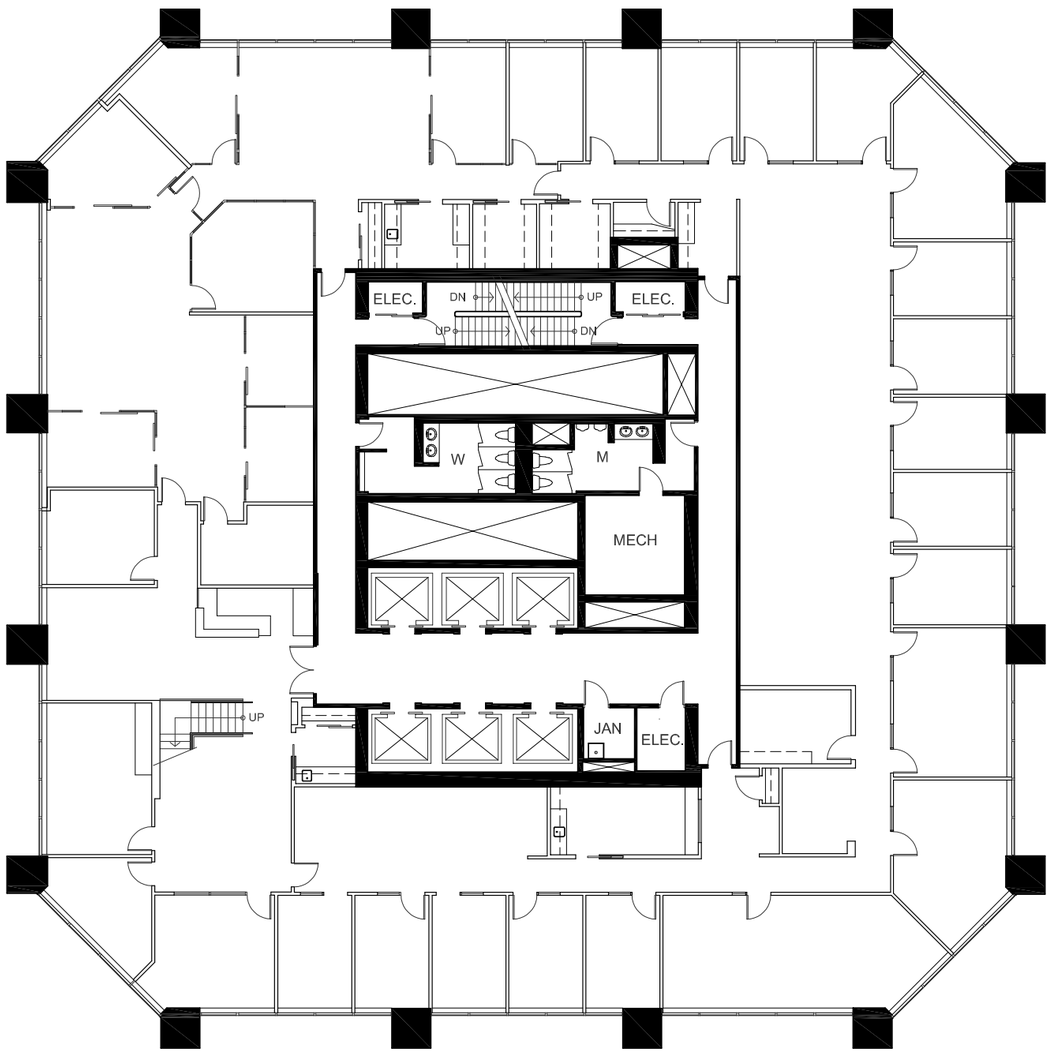
FLOOR 17 | Gallery

FLOOR 16 | 14,367 SF

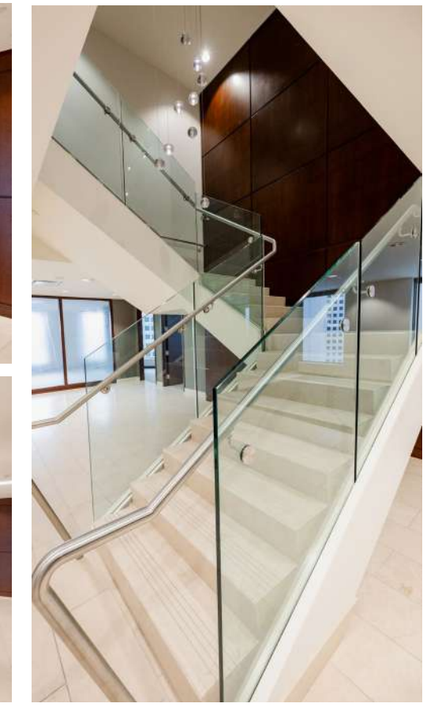
3D TOUR | CLICK TO VIEW

Suite 1600

- 25 Exterior Offices
- 4 Interior Offices
- 2 Kitchens
- 2 Boardroom
- Reception Area
- Open Area
- Internal stairwell connecting floors 16 - 17



FLOOR 16 | Gallery

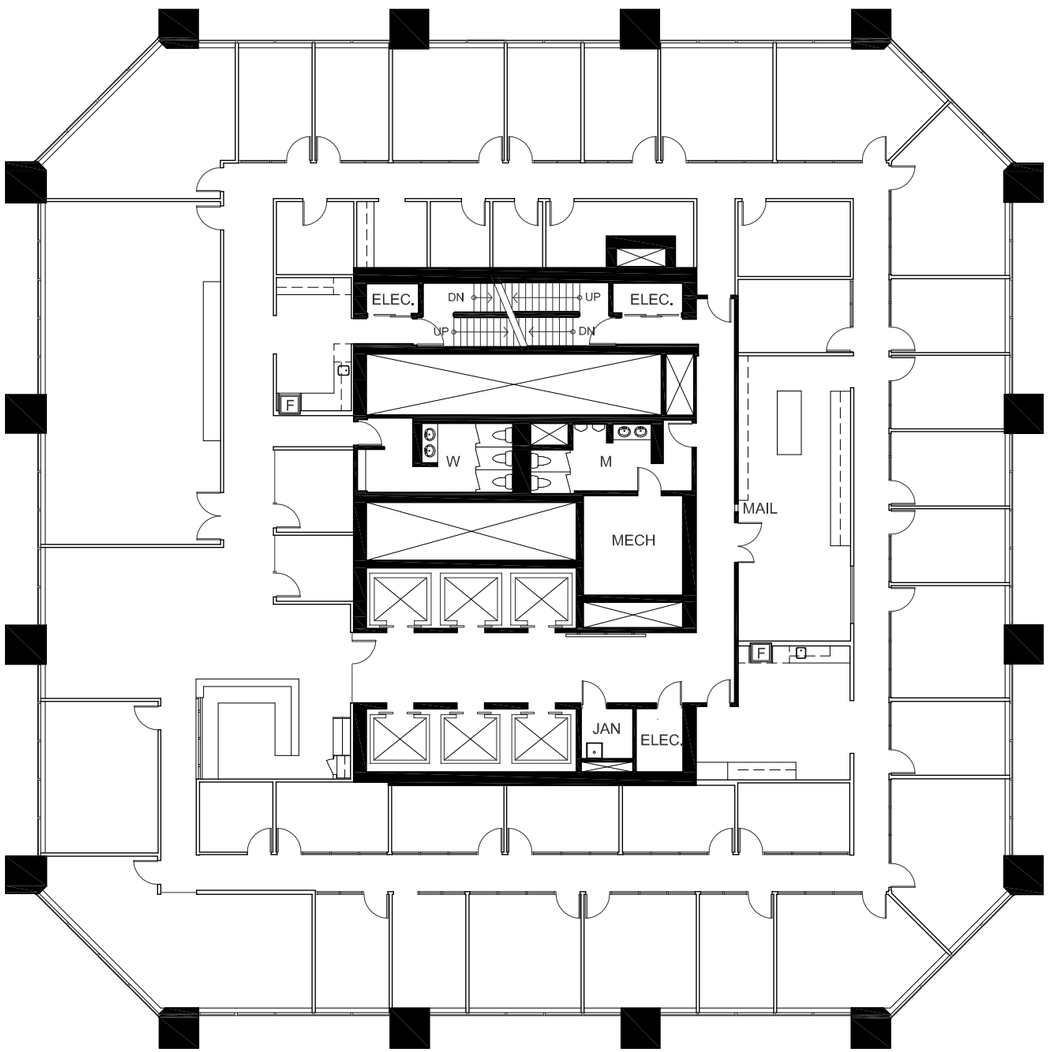


FLOOR 15 | 14,357 SF

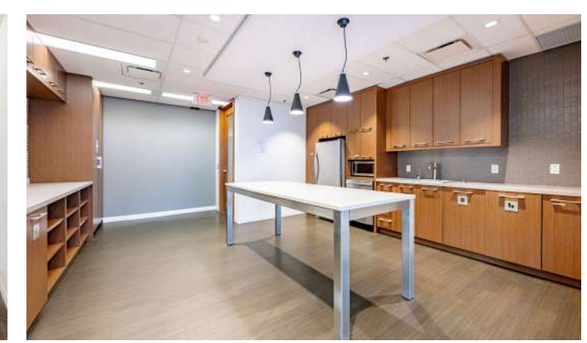
3D TOUR | CLICK TO VIEW

Suite 1500

- 24 Exterior Offices
- 11 Interior Offices
- Large Boardroom
- 2 Kitchens
- 2 Copy/File Areas
- Reception Area



FLOOR 15 | Gallery

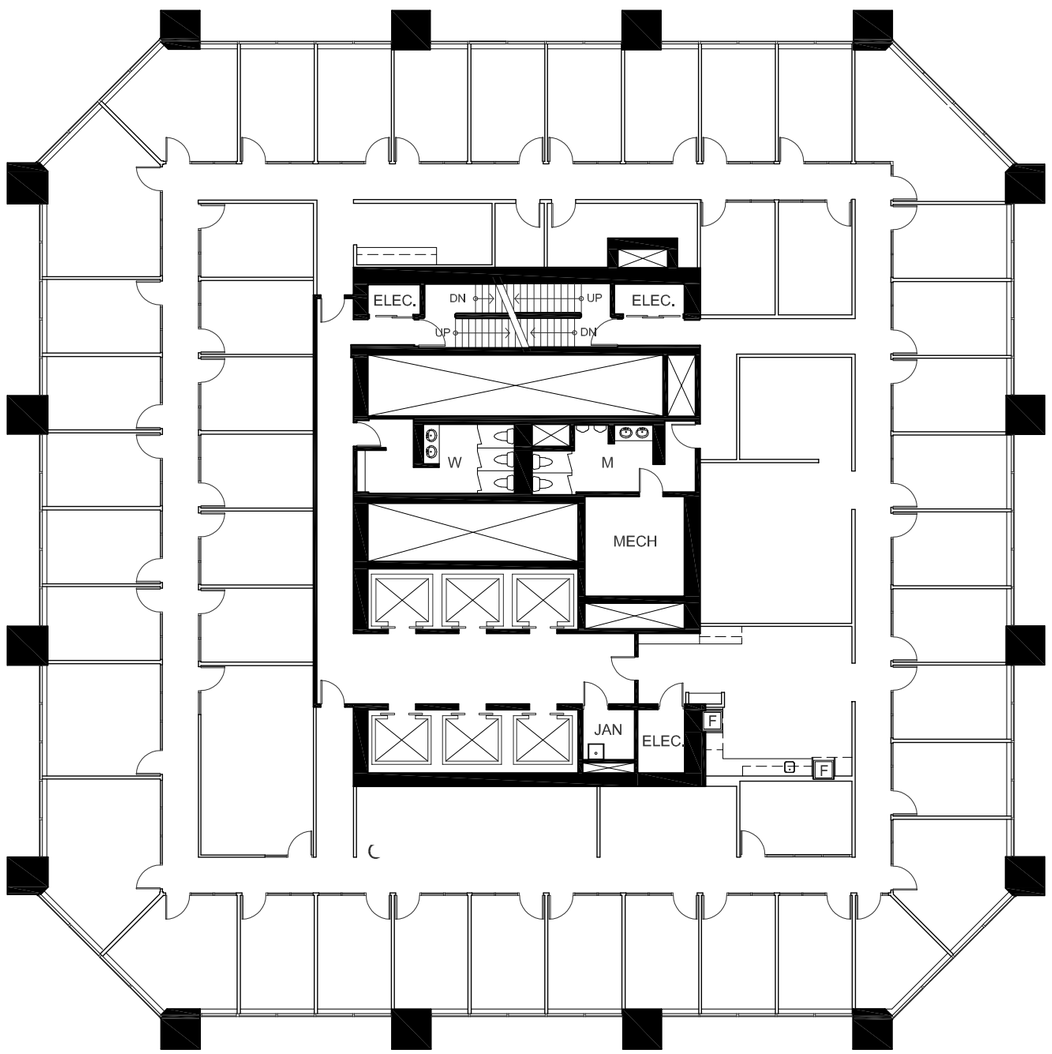


FLOOR 14 | 14,337 SF

3D TOUR | CLICK TO VIEW

Suite 1400

- 37 Exterior Offices
- 9 Interior Offices
- Boardroom
- Small Open Areas
- Kitchen
- Copy/File/Storage Areas

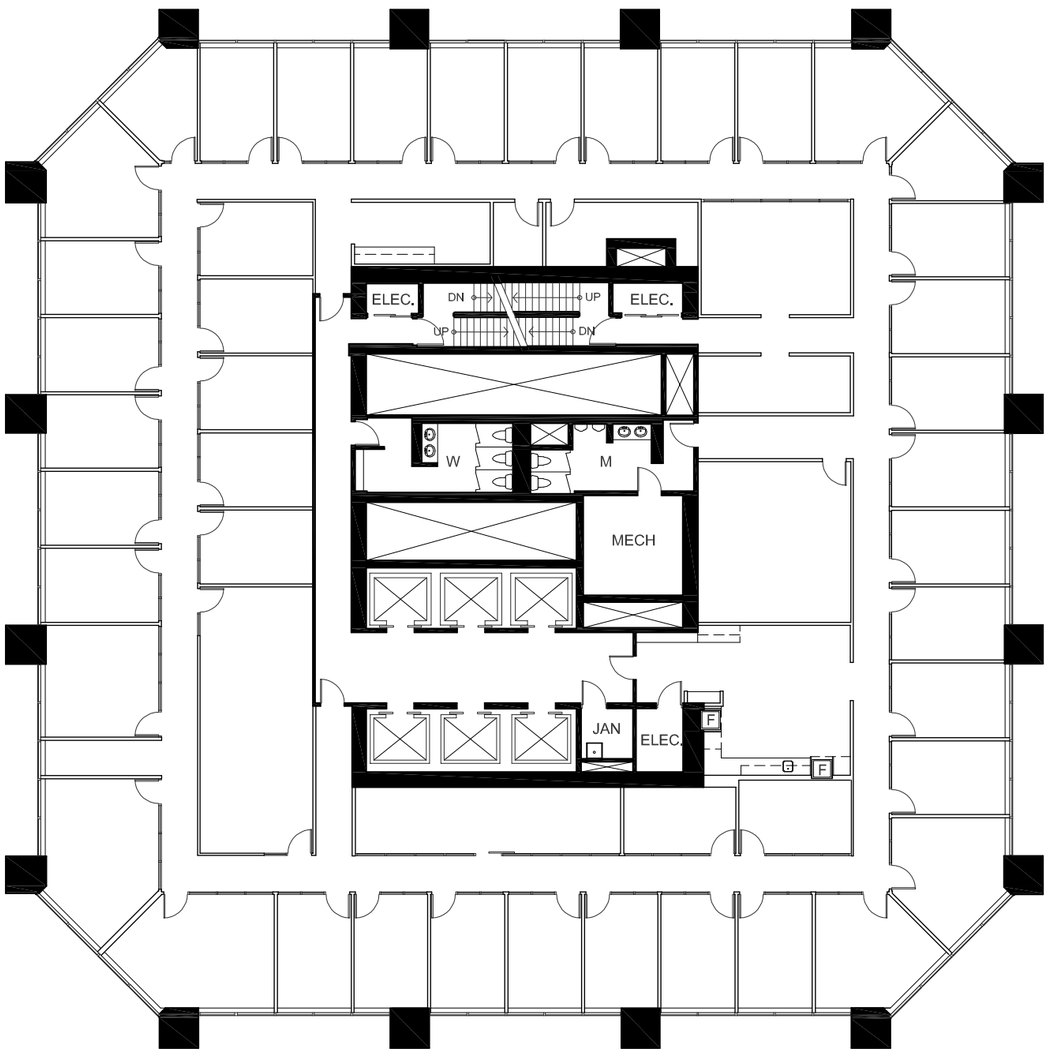


FLOOR 14 | Gallery

FLOOR 12 | 14,330 SF

Suite 1200

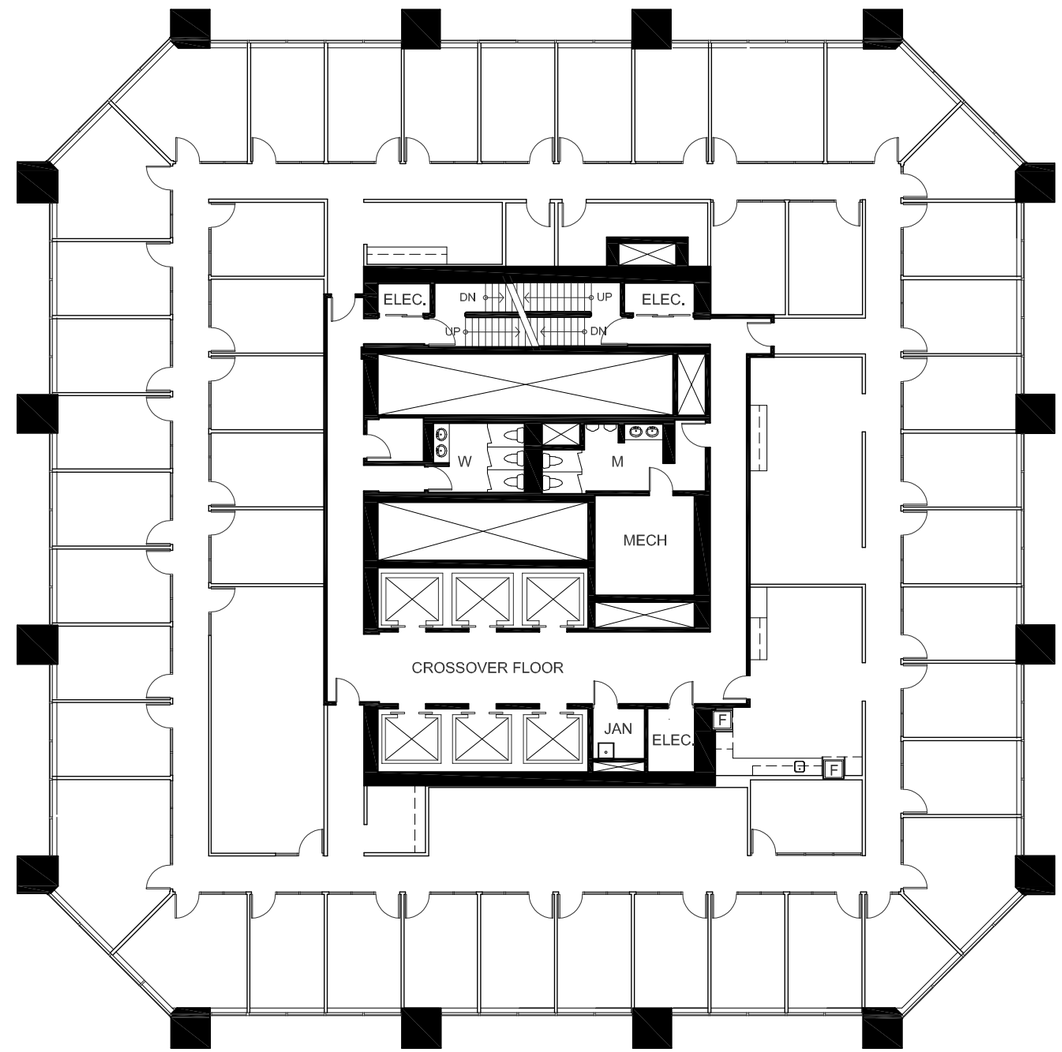
- 37 Exterior Offices
- 7 Interior Offices
- 2 Boardrooms
- Kitchen
- Copy/File Areas



FLOOR 11 | 14,336 SF

Suite 1100

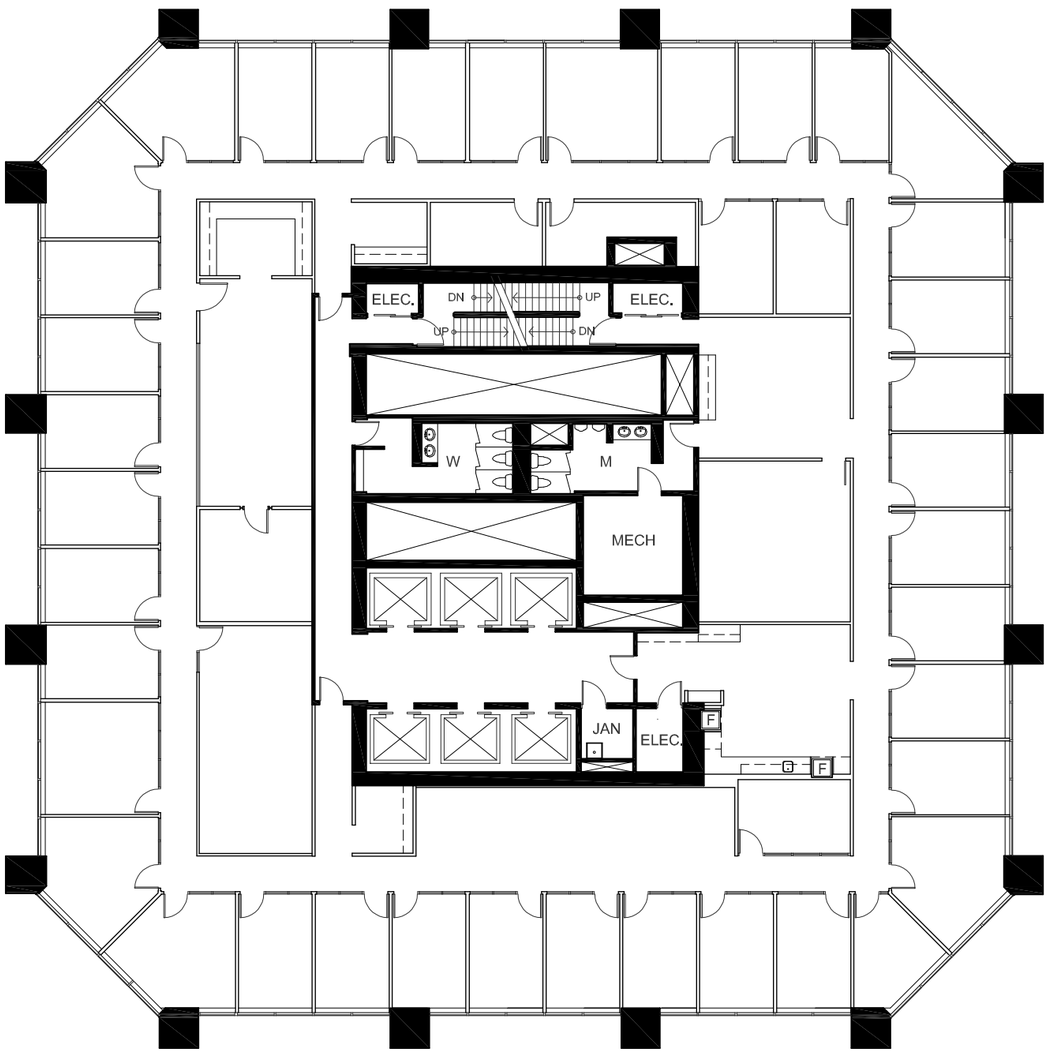
- 38 Exterior Offices
- 7 Interior Offices
- Boardroom
- Small Open Areas
- Kitchen
- Copy/File/Storage Areas



FLOOR 10 | 14,344 SF

Suite 1000

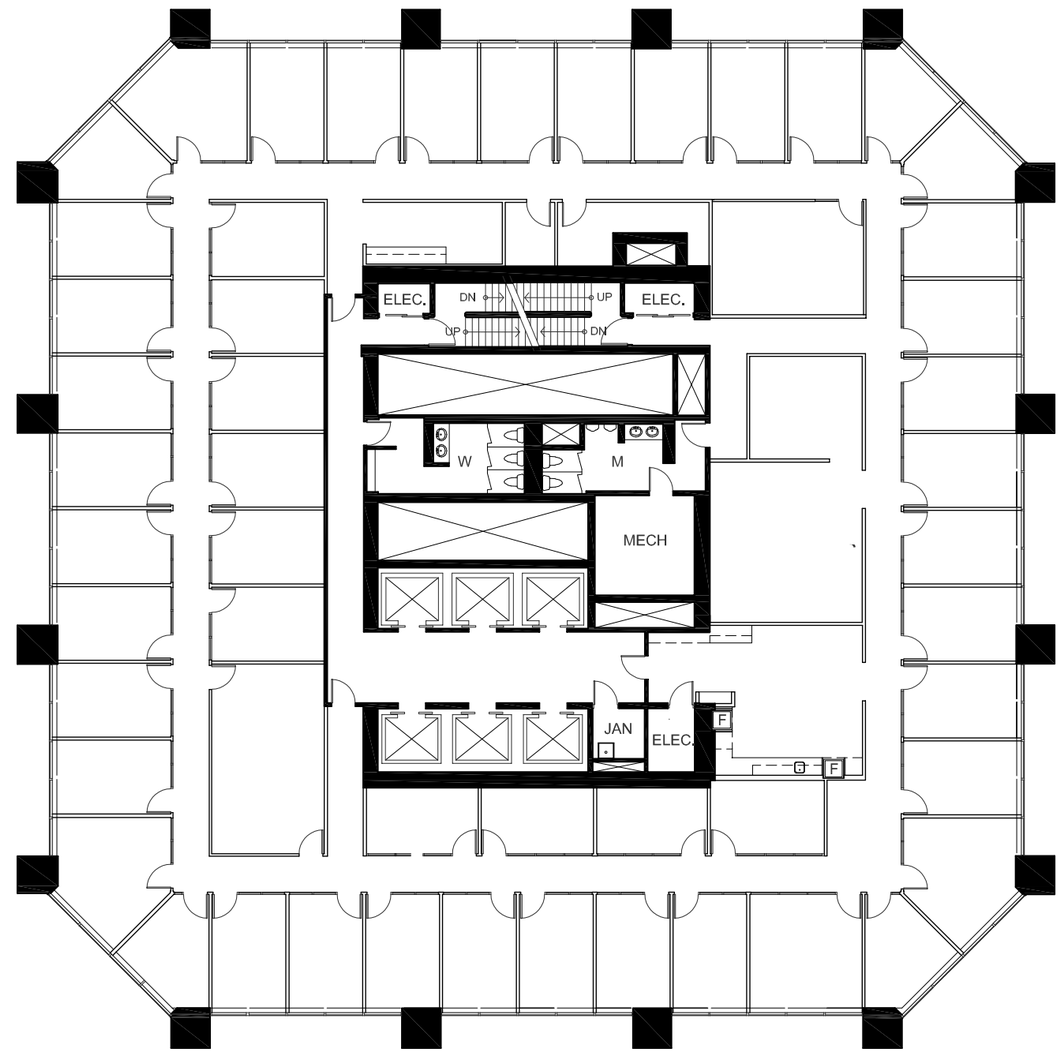
- 38 Exterior Offices
- 3 Interior Offices
- 2 Boardrooms
- Kitchen
- Small Internal Open Area
- Copy/File Areas



FLOOR 9 | 14,326 SF

Suite 900

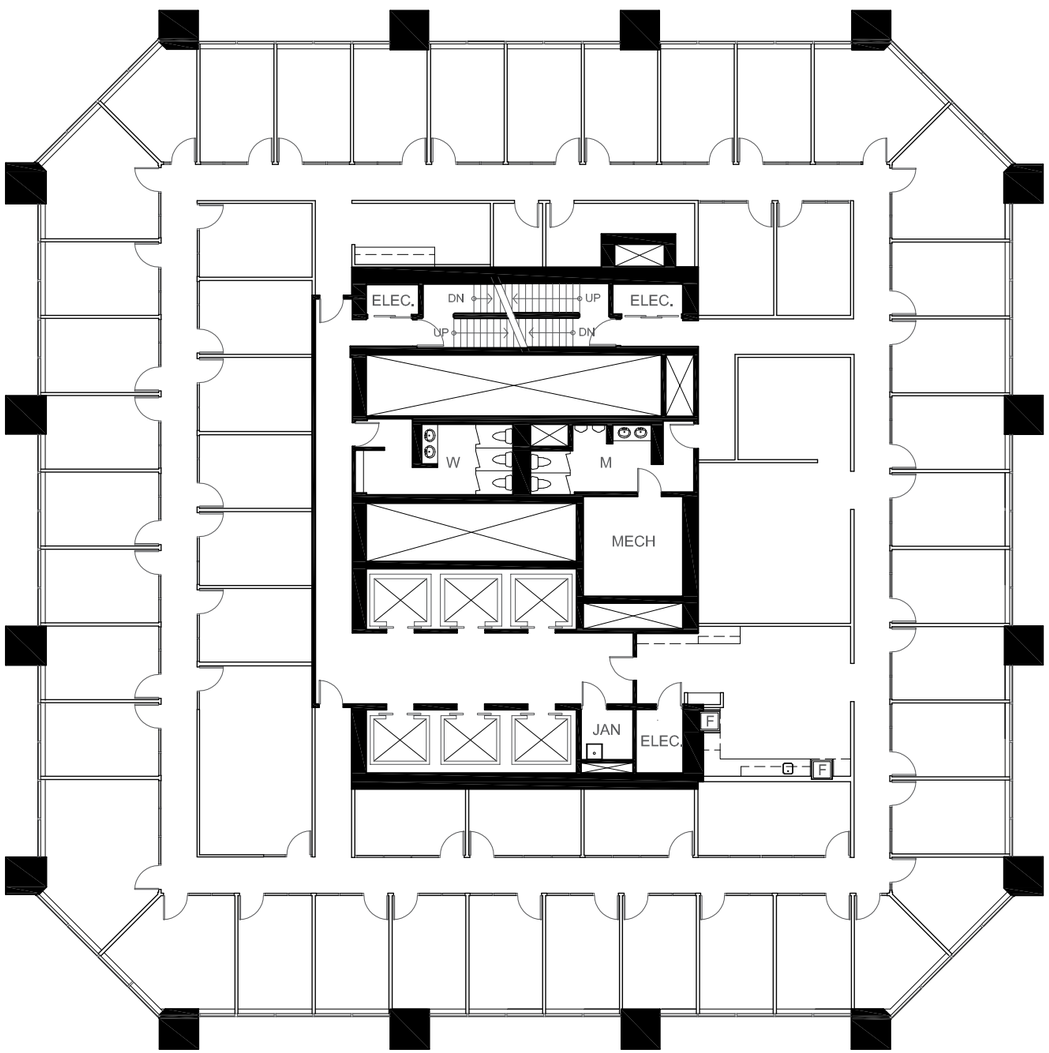
- 40 Exterior Offices
- 10 Interior Offices
- Boardroom
- Meeting Room
- Kitchen
- Copy/File/Storage Areas



FLOOR 8 | 14,327 SF

Suite 800

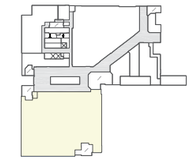
- 39 Exterior Offices
- 11 Interior Offices
- Boardroom
- Kitchen
- Copy/File Areas



FLOOR 3 | 18,388 SF

Suite 300

- Base building suite
- Floor 3 is connected to The CORE Shopping Centre via +30 walkway



SLATE

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