

Calgary Place I & II



Colliers



KingSett
CAPITAL



LOCATION

Calgary Place is a 632,000 square foot Class "A" office property comprised of two towers and two levels of underground parking. It is located in the downtown core with immediate access to major transit routes and LRT stations, in addition to being situated at one of the busiest intersections in Calgary's Plus 15 walkway, linking it to all major office buildings, hotels, shopping and restaurants in the City's Central Business District.

AMENITIES

The lobby contains two levels of retail including financial services, professional services, a first class fitness facility, and many food and beverage options, such as Phil & Sebastian, Marcello's Market & Deli, Brix + Barrel and The Rooftop.

The 25,000 square foot executive fitness facility features state-of-the-art equipment, daily group fitness classes, premium changerooms, lockers, towel service, infrared saunas, and steam rooms. Access to this best-in-class facility is offered to tenants of the building at a significantly reduced rate. The subsidized membership provides access not only to the amenities offered at the Calgary Place location, but also to the other twelve GYMVMT locations across Calgary and Edmonton.

The building's newly renovated tenant lounge offers a trendy and modern space to escape the office, featuring comfortable seating, a putting green, a games area, a library and bookable meeting rooms. A contemporary open kitchen provides the opportunity to host catered meetings, lunch and learns, staff events or casual coffee meetings.

LEASING INFORMATION

ANNUAL NET RENT: Market rates

OPERATING COSTS & TAXES: \$19.48 per square foot (2023 estimate)

TERM: Flexible

SECURITY: 24/7 manned security desk

PARKING:

- Two levels of underground parking
- 276 parking stalls (including 70 hourly stalls)
- 1:2,600 SF
- \$550/month for unreserved stall
- \$625/month for reserved stall

HVAC: Monday to Friday
6:00 am - 6:00 pm

CALGARY PLACE I

330 5th Avenue SW

		Square Footage
29	12,832 SF	12,832
28	12,822 SF	12,822
27	12,927 SF	12,927
26	12,932 SF	12,932
25	12,945 SF	12,945
24		12,574
23		12,622
22		12,593
21		12,930
20		12,932
19		12,567
18		12,496
17		12,929
16	MECHANICAL	
15		
14	12,481 SF**	12,481
12	5,999 SF	11,931
11		12,483
10	3,240 SF 2,252 SF*	12,449
9	6,629 SF*	12,443
8	2,544 SF	11,777
7	2,436 SF	11,878
6		12,427
5		12,441
4	TENANT LOUNGE	12,439
3	GYM VMT	12,450
2	GYM VMT	12,393
+15	1,941 SF 2,273 SF ~3,000 SF	32,200
Main		50,473

Contiguous for 64,458 SF

CALGARY PLACE II

355 4th Avenue SW

	Square Footage	
23	12,327	
22	12,844	
21	12,948	
20	12,559	
19	12,960	
18	12,606	
17	12,960	
16	12,958	
15	12,572	
14	12,945	
11	MECHANICAL	
10		11,918
9		12,538
8		11,914
7	12,508 SF	12,508
6		12,502
5	11,840 SF	11,840
4	12,500 SF	12,500
3	12,467 SF**	12,467
2		11,820
+15		32,200
Main		50,473

Contiguous for 36,807 SF

CALGARY PLACE I

AVAILABLE PREMISES	SQUARE FOOTAGE	OCCUPANCY DATE
Suite 770	2,436	Immediately
Suite 830	2,544	July 1, 2024
<i>Show Suite</i> Suite 910	6,629	Immediately
<i>Show Suite</i> Suite 1040	2,252	Immediately
<i>Whiteboxed</i> Suite 1030	3,240	Immediately
Suite 1210	5,999	Immediately
Suite 1400	12,481	Immediately
Suite 2500	12,945	November 1, 2024
Suite 2600	12,932	November 1, 2024
<i>Contiguous for 64,458 SF</i> Suite 2700	12,927	November 1, 2024
Suite 2800	12,822	November 1, 2024
Suite 2900	12,832	November 1, 2024

CALGARY PLACE II

AVAILABLE PREMISES	SQUARE FEET	OCCUPANCY DATE
Suite 300	12,502	Immediately
<i>Move In Ready</i> Suite 400	12,500	Immediately
Suite 500	11,840	Immediately
<i>Partially Furnished</i> Suite 700	12,508	Immediately

Contiguous for 36,842 SF

CALGARY PLACE I & II - RETAIL

AVAILABLE PREMISES	SQUARE FEET	OCCUPANCY DATE
Main Floor Suite 160	1,941	October 1, 2023
+15 Suite 244	~2,500	Immediately
+15 Suite 203	2,273	Immediately

CALGARY PLACE I

ADDRESS	330 5 th Avenue SW
RENTABLE AREA	311,000 SF
AVERAGE FLOORPLATE	~12,500 SF
NUMBER OF FLOORS	29
LANDLORD	KS Calgary Place Inc.

CALGARY PLACE II

ADDRESS	355 4 th Avenue SW
RENTABLE AREA	238,000 SF
AVERAGE FLOORPLATE	~12,500 SF
NUMBER OF FLOORS	23
LANDLORD	KS Calgary Place Inc.

Office spaces may be demised to suit numerous space requirements.

* Show suite
** Furnished

AVAILABLE IMMEDIATELY

AVAILABLE NOVEMBER 1, 2024

NOT AVAILABLE

AVAILABLE JULY 1, 2024

TASTEFUL IMPROVEMENTS & MODERN AMENITIES



TENANT ONLY
LOUNGE



PLUS 15
CONNECTED



ON SITE
SECURITY



EXECUTIVE
FITNESS CENTRE
(\$45/MTH)



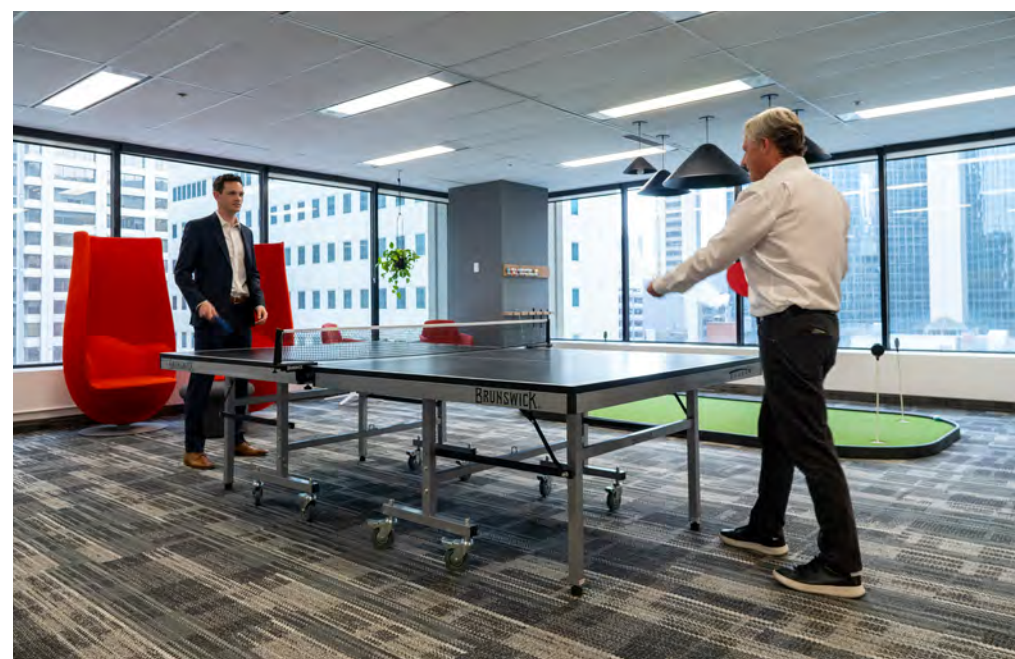
SECURE
BICYCLE
STORAGE



CLOSE TO
LRT STATION



ON SITE MARKET,
COFFEE SHOP &
RESTAURANT

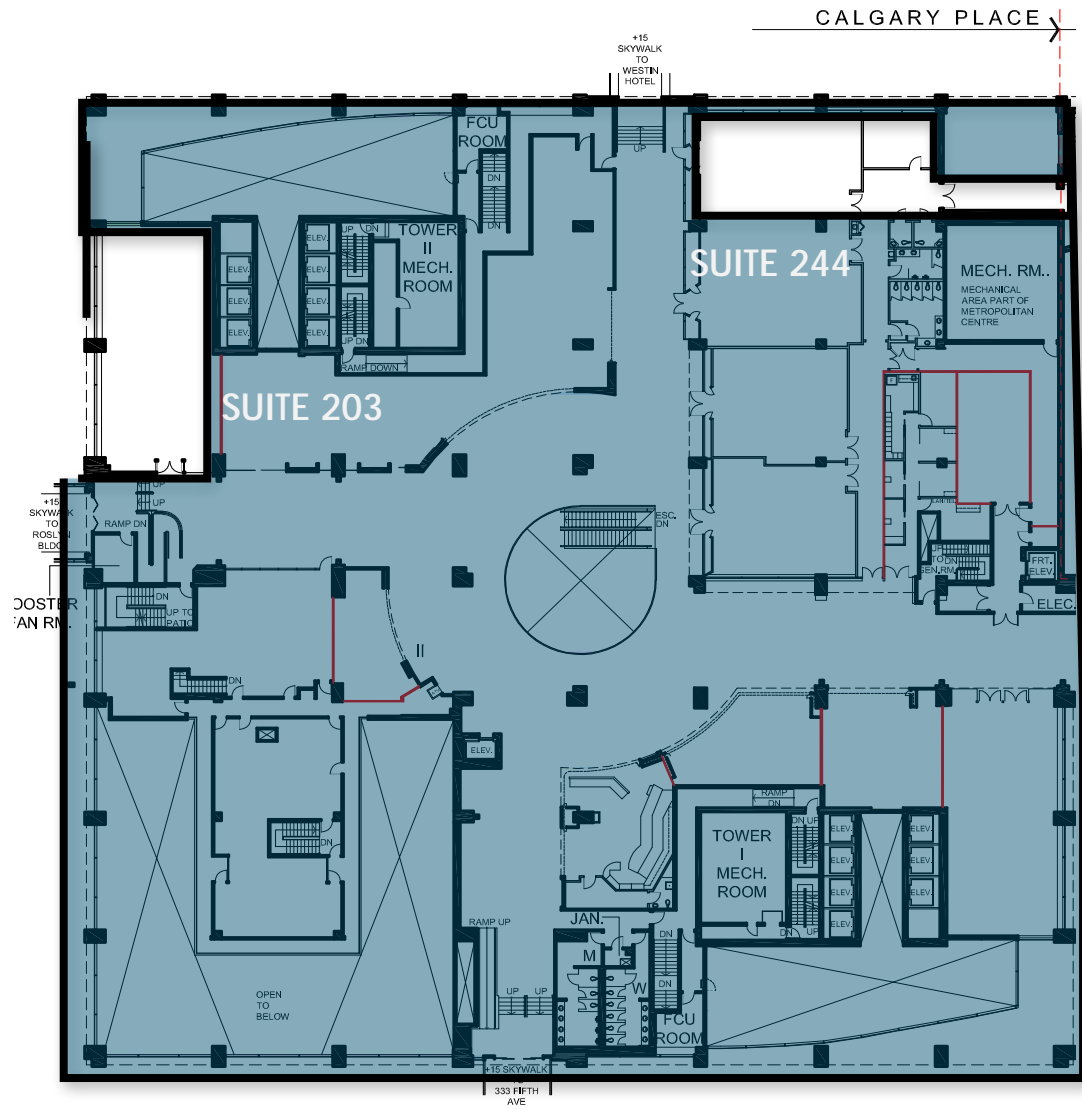


CALGARY PLACE I & II

Retail Podium | Plus 15

CALGARY PLACE I & II

Retail Podium | Main Floor

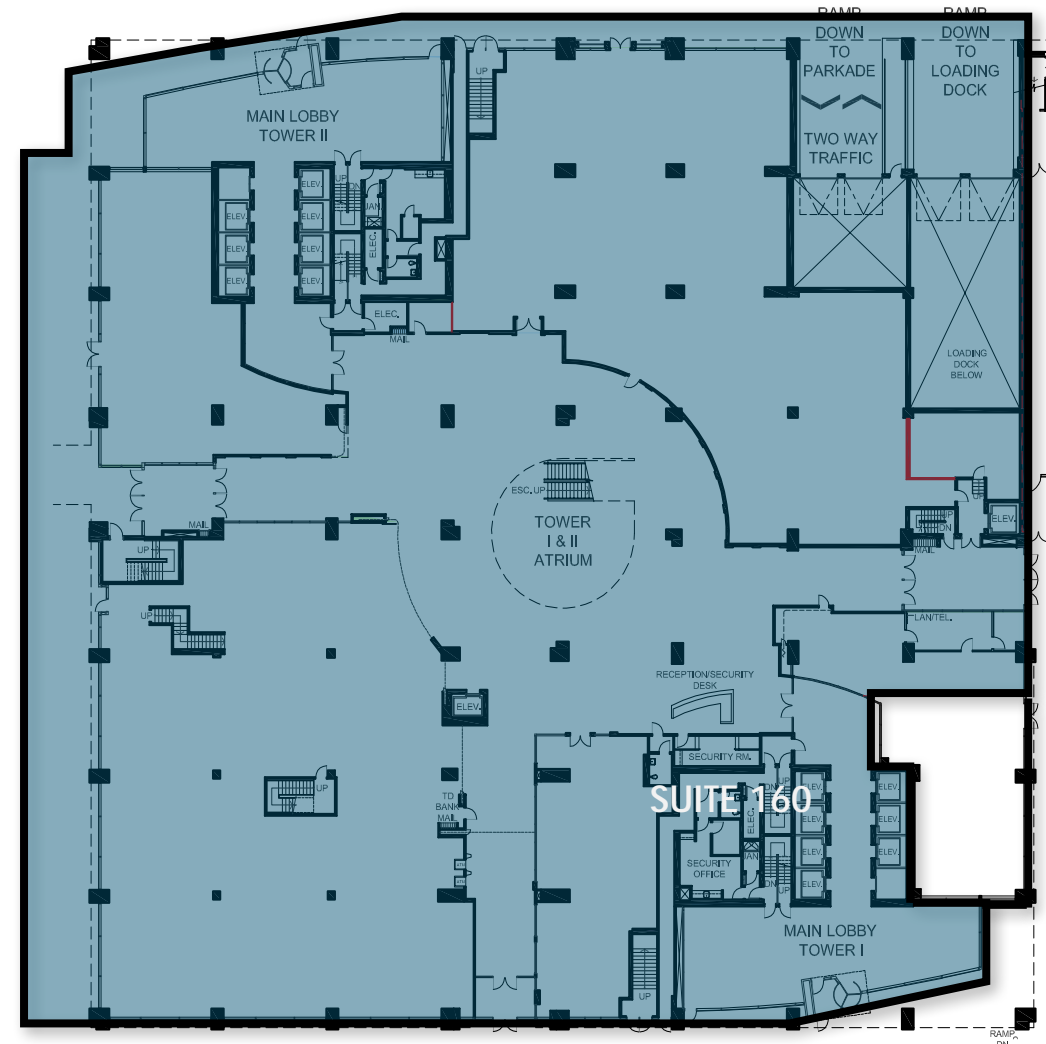


SUITE 203
2,273 SF

- Former dental space

SUITE 244
~2,500 SF

- Retail space

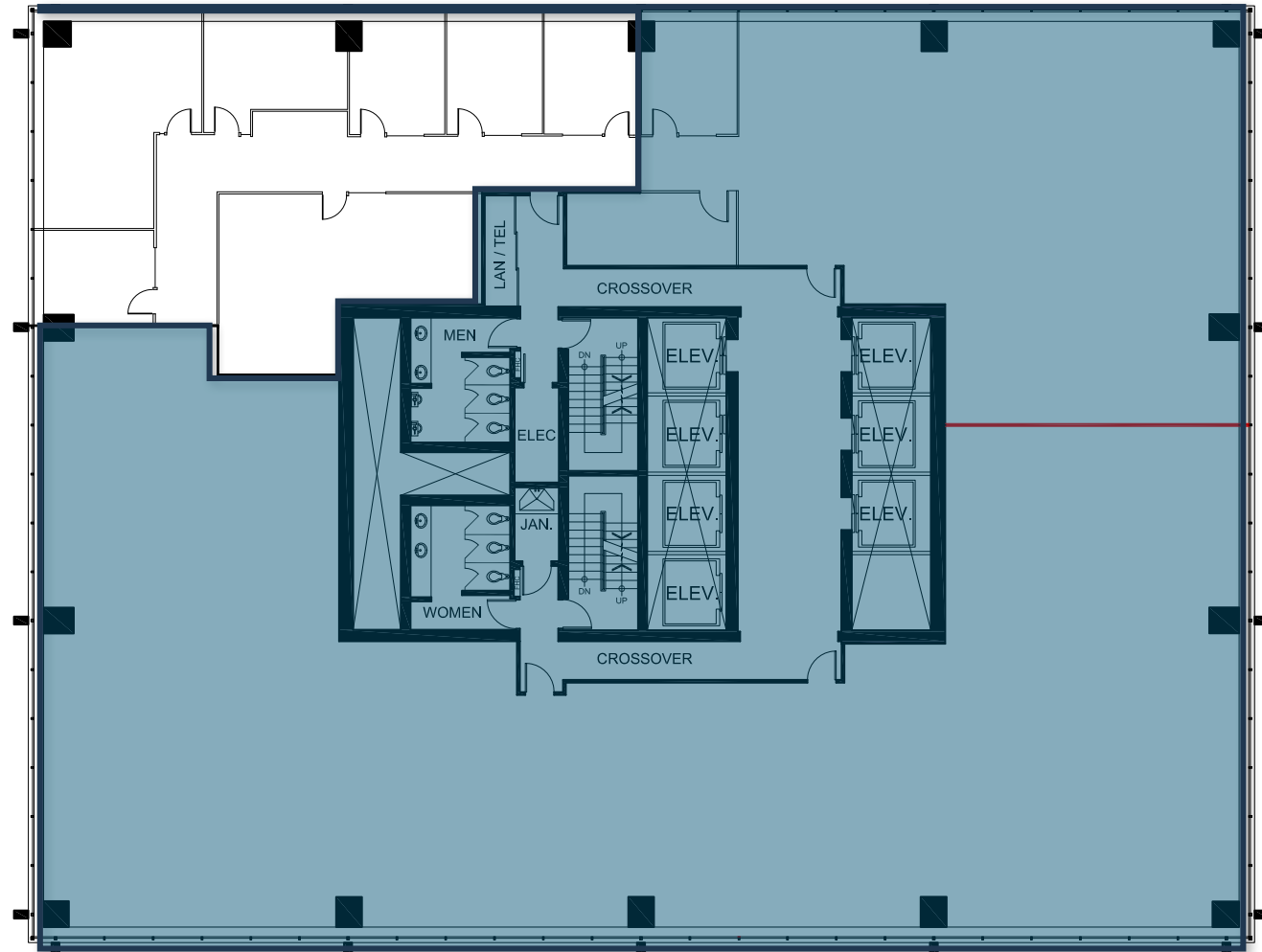


SUITE 160
1,941 SF

- Retail space

CALGARY PLACE I

330 5th Avenue SW



SUITE 770 | 2,436 SF

- 5 Exterior Offices
- Meeting Room
- Large Copy/Print/Storage Room

(space needs to be demised)

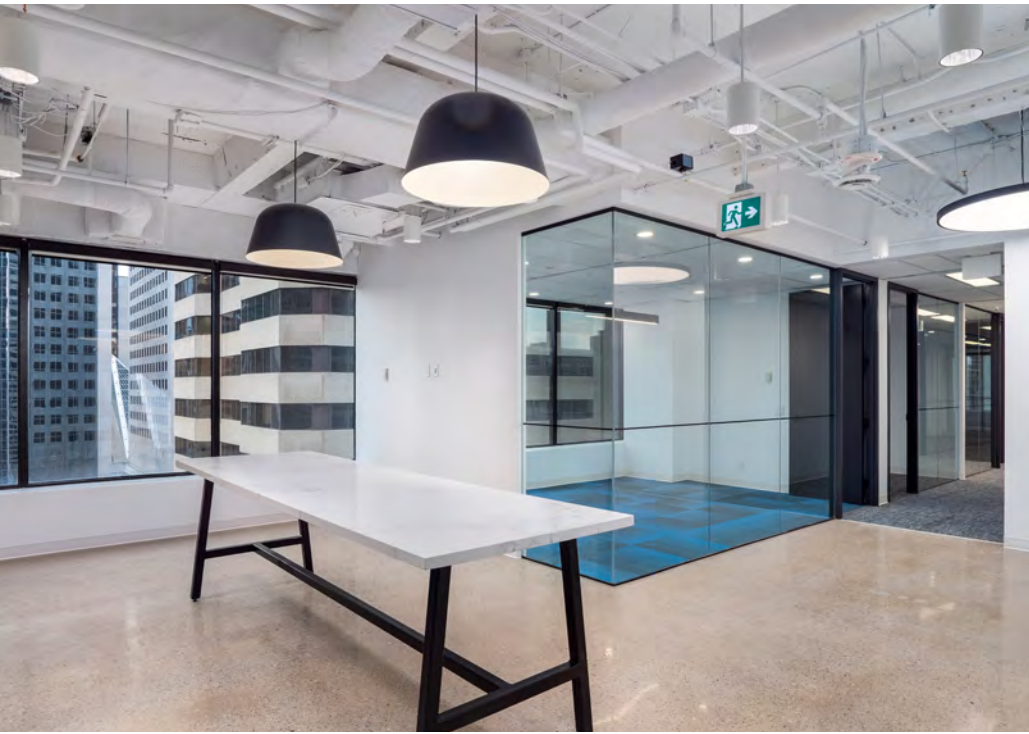
CALGARY PLACE I

330 5th Avenue SW



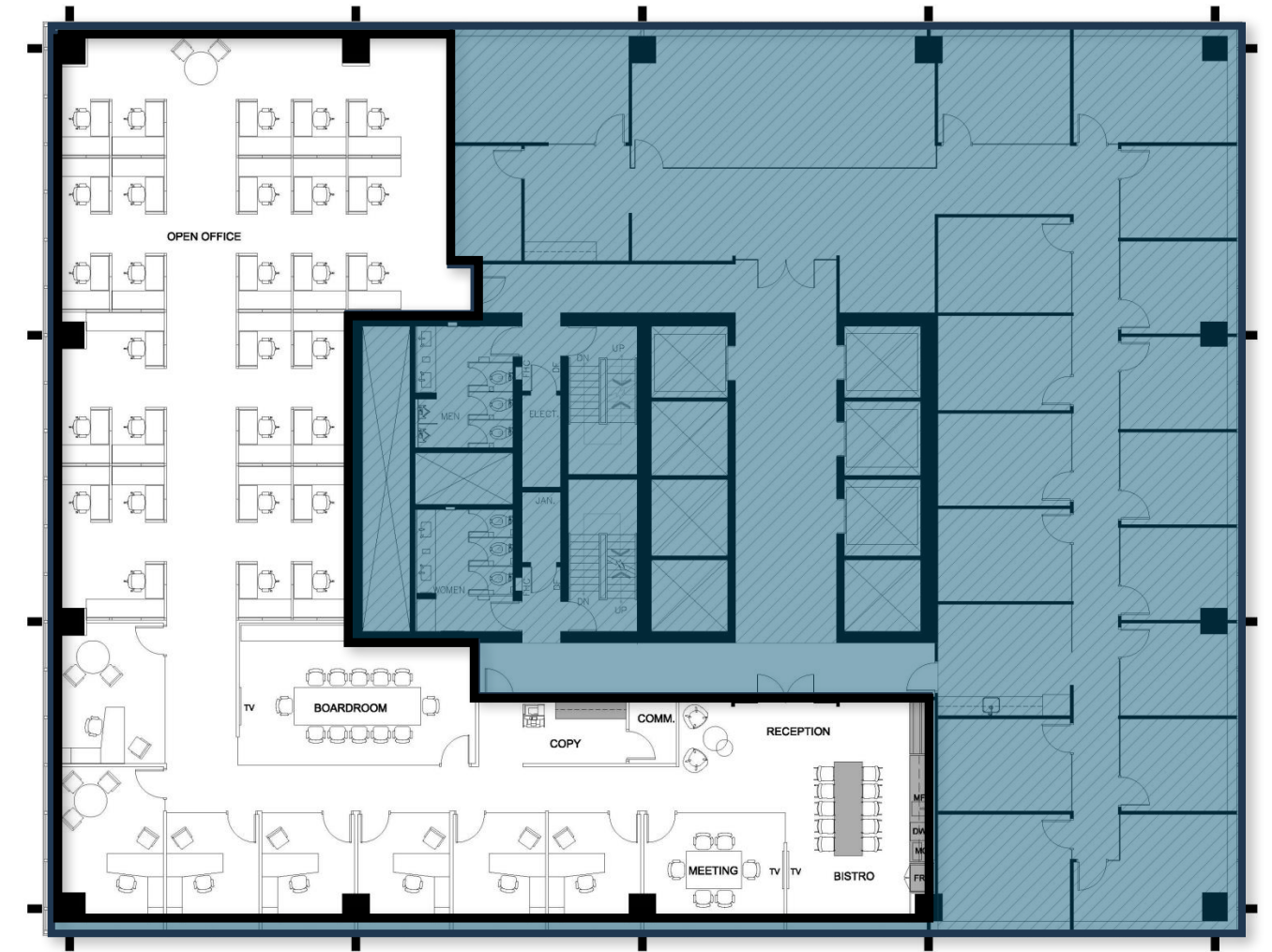
SUITE 830 | 2,544 SF

- 1 Exterior Office
- Boardroom
- Open Area for Workstations
- Kitchen
- Small Reception



CALGARY PLACE I

330 5th Avenue SW



SUITE 910 | 6,629 SF

Show Suite

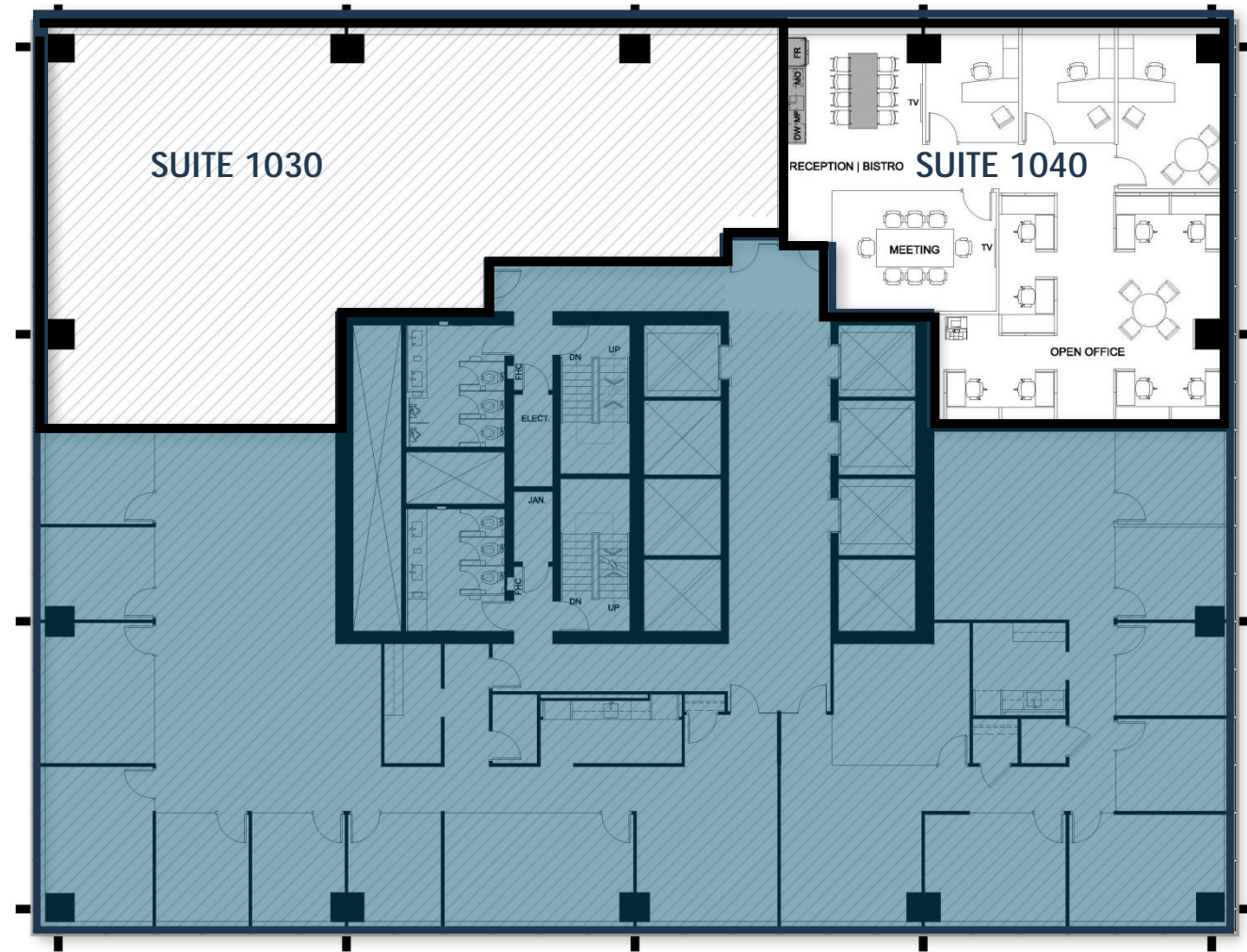
- 7 Exterior Offices
- Boardroom
- Meeting Room
- Open Area for ~30 Workstations
- Kitchen/Staff Lounge/Reception
- Copy/Print Area
- Server Room



VIEW
VIRTUAL TOUR

CALGARY PLACE I

330 5th Avenue SW



SUITE 1030 | 3,240 SF

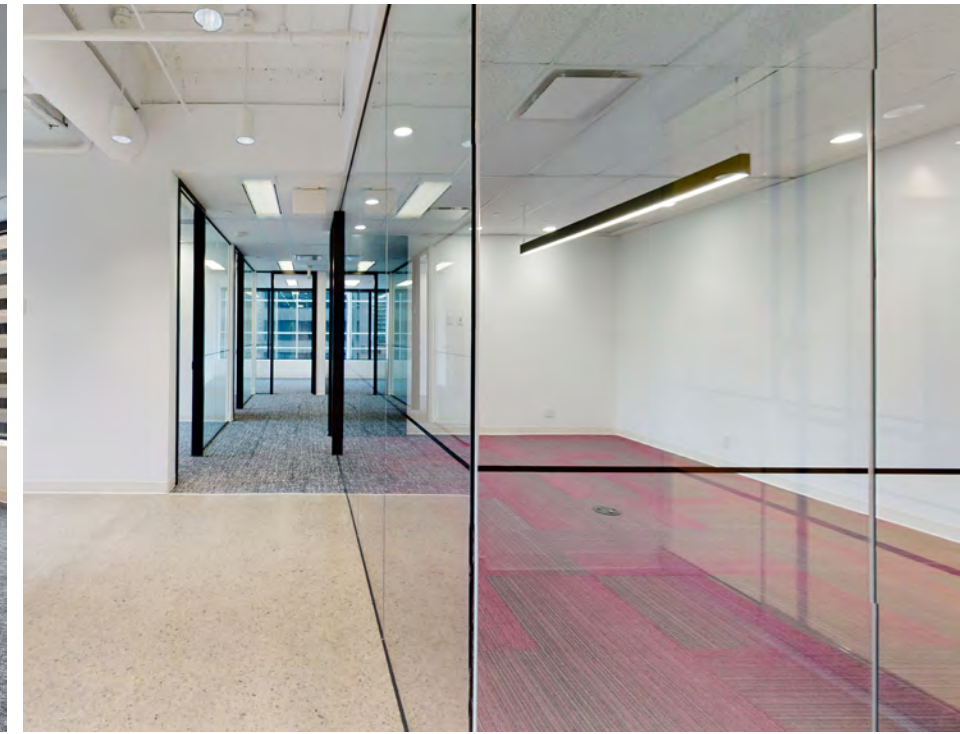
- Whiteboxed

SUITE 1040 | 2,252 SF

Show Suite

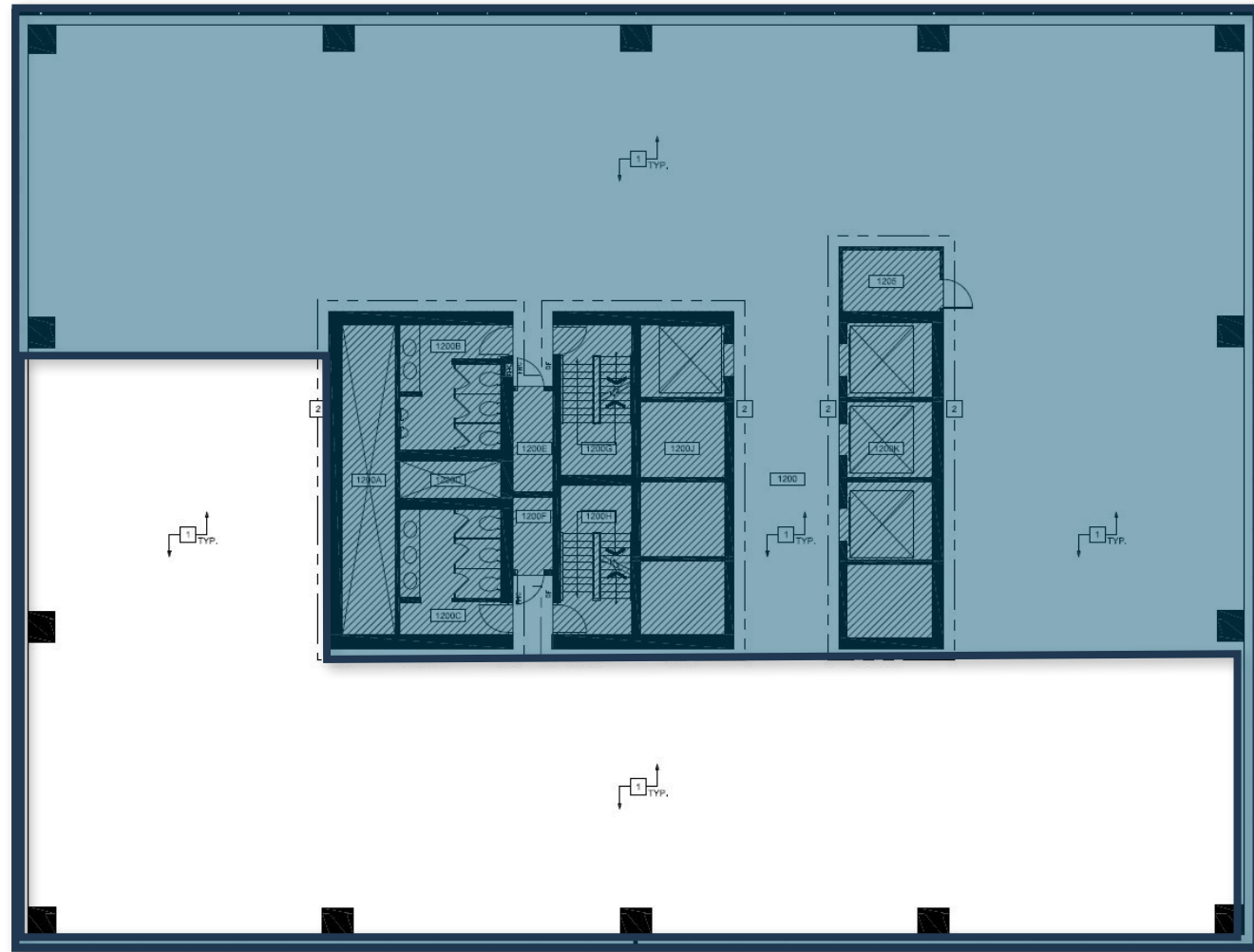
- 3 Exterior Offices
- Meeting Room
- Open Area for ~ 8 Workstations
- Reception/Kitchen Bistro

VIEW
VIRTUAL TOUR



CALGARY PLACE I

330 5th Avenue SW

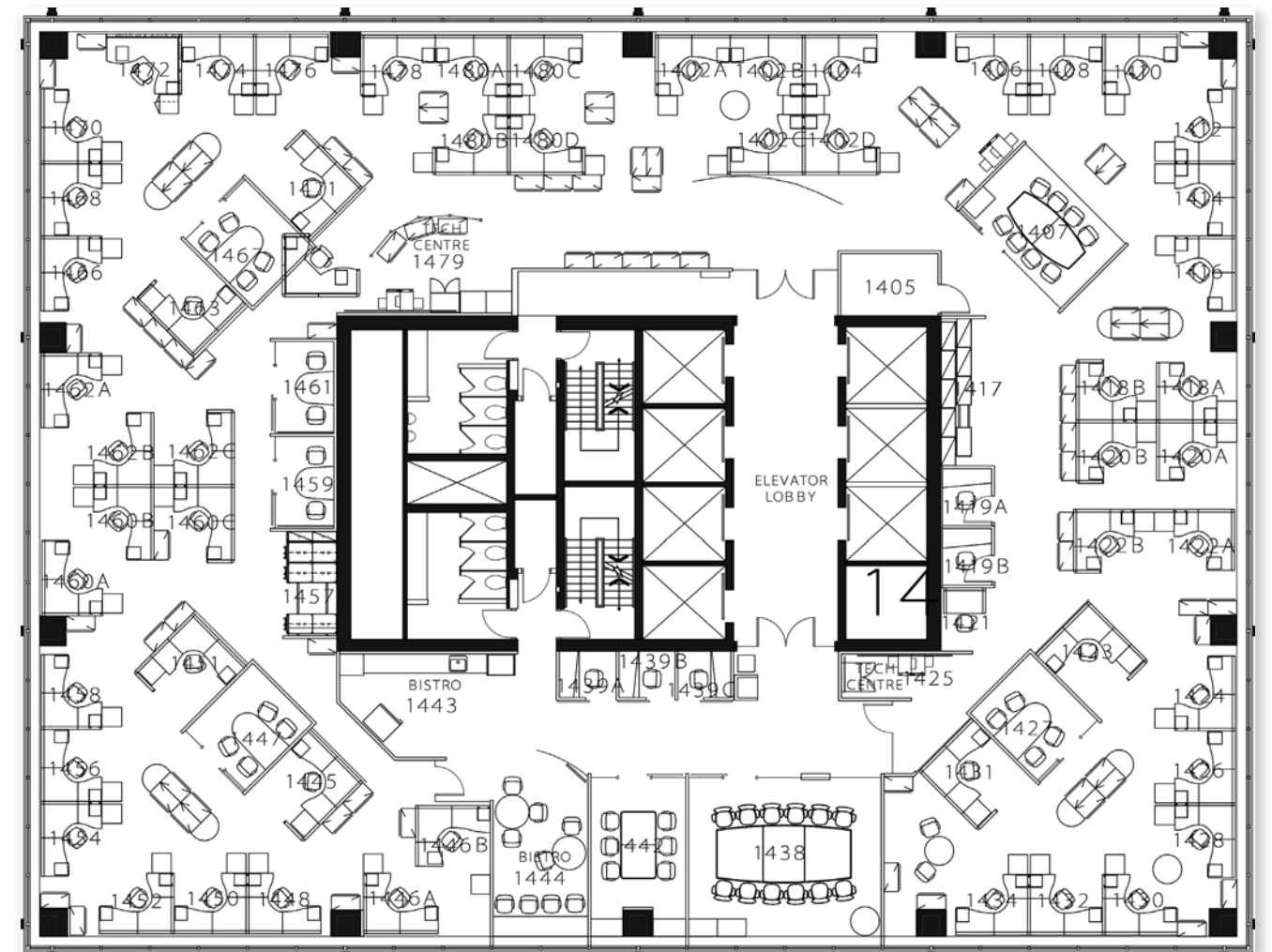


SUITE 1210 | 5,999 SF

- Base Building Condition

CALGARY PLACE I

330 5th Avenue SW



SUITE 1400 | 12,481 SF

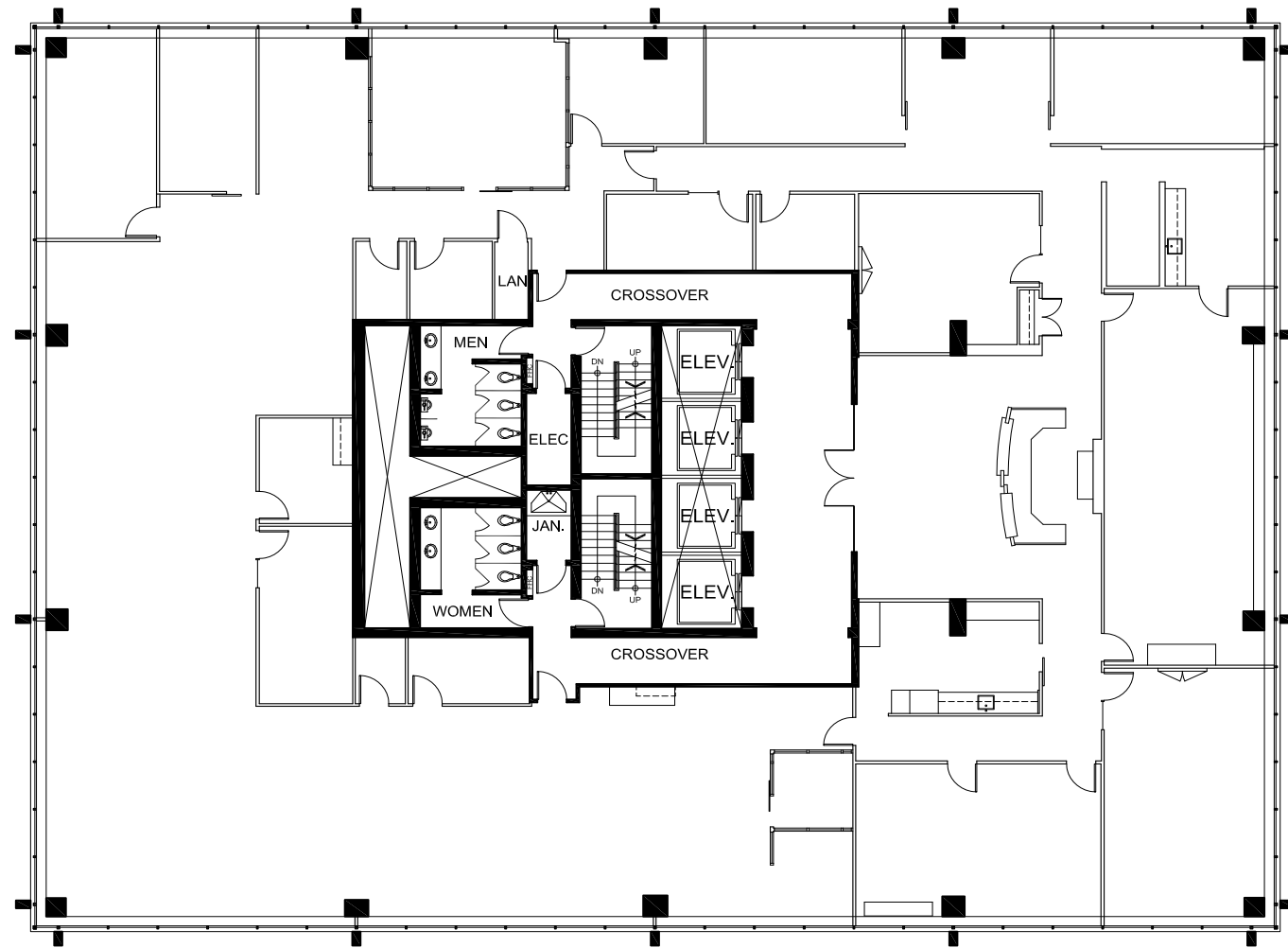
- Open area for ~54 Workstations
- 3 Boardrooms
- 5 Small Meeting Rooms
- 3 Phone Rooms
- Kitchen
- Furnished



VIEW
VIRTUAL TOUR

CALGARY PLACE I

330 5th Avenue SW

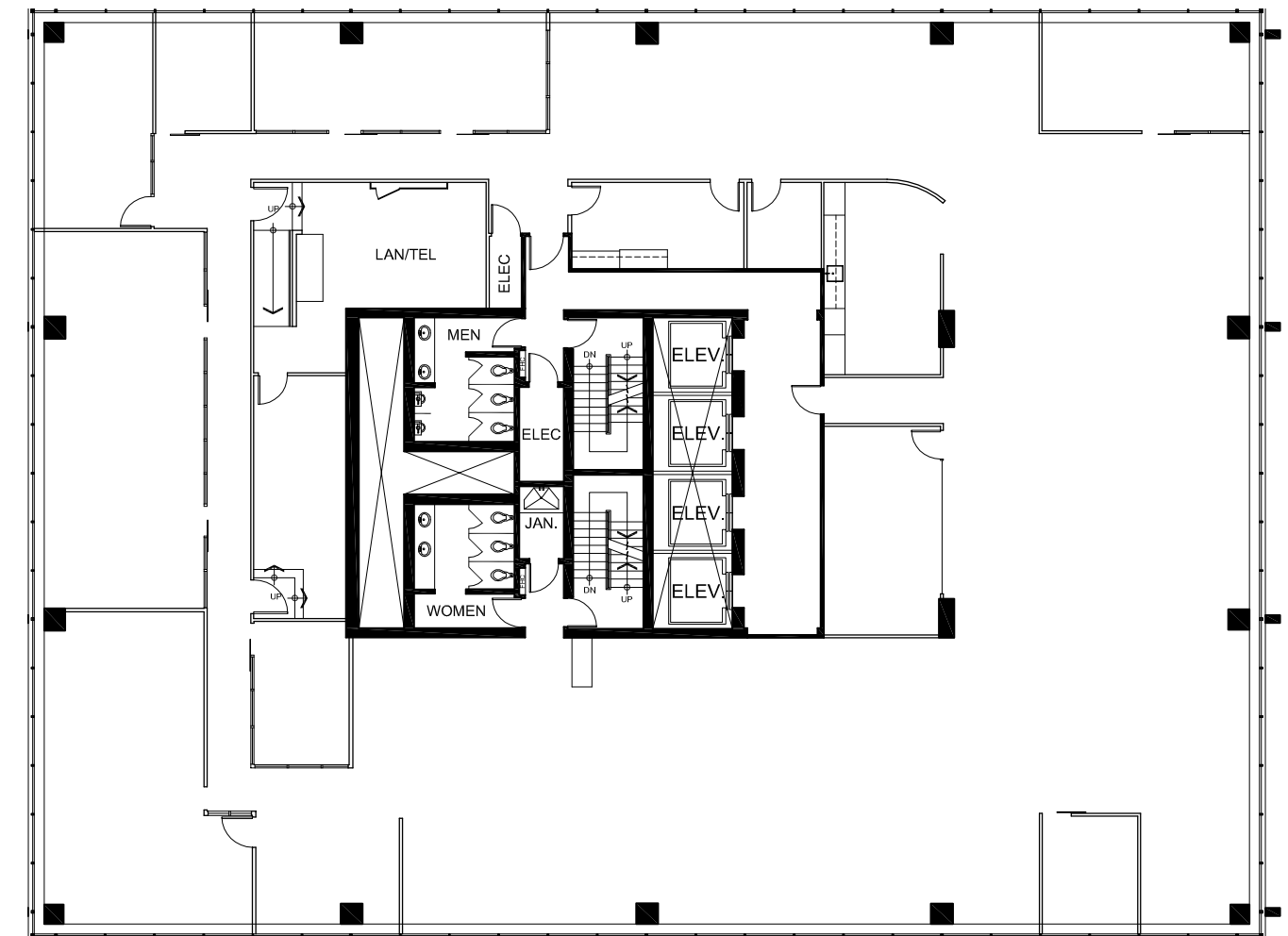


SUITE 2500 | 12,945 SF

- 1 Exterior Office
- Open Area for ~30 Workstations
- 3 Boardrooms
- 8 Meeting Rooms
- Large Reception
- 2 Kitchens
- Copy/Print/Storage Areas

CALGARY PLACE I

330 5th Avenue SW

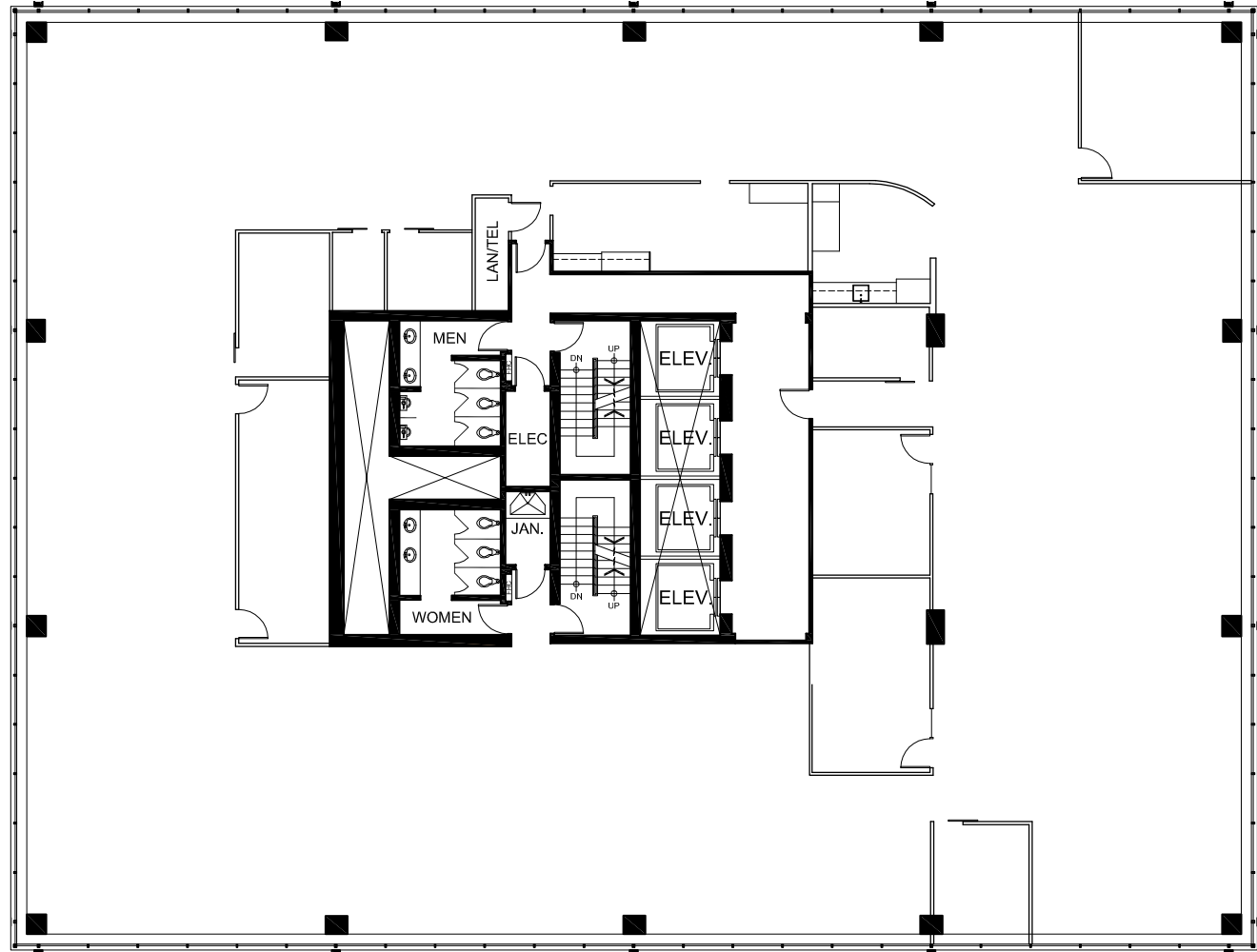


SUITE 2600 | 12,932 SF

- 4 Exterior Offices
- Open Area for ~44 Workstations
- 5 Meeting Rooms
- Phone Room
- Large Server Room
- Copy/Print Room
- Kitchen

CALGARY PLACE I

330 5th Avenue SW

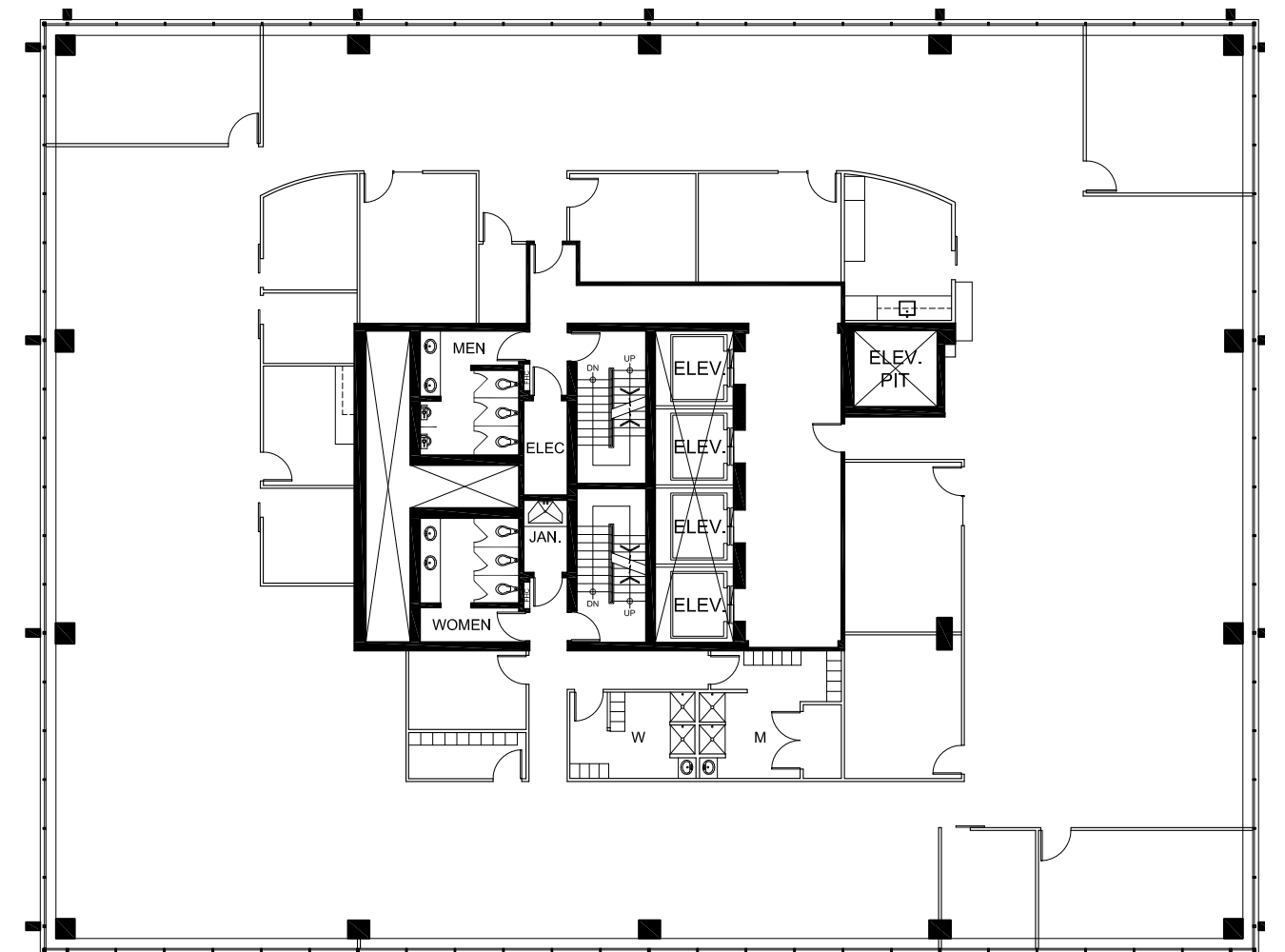


SUITE 2700 | 12,927 SF

- 2 Exterior Offices
- Open Area for ~66 Workstations
- 6 Meeting Rooms
- Phone Room
- Kitchen
- Copy/Print Room

CALGARY PLACE I

330 5th Avenue SW

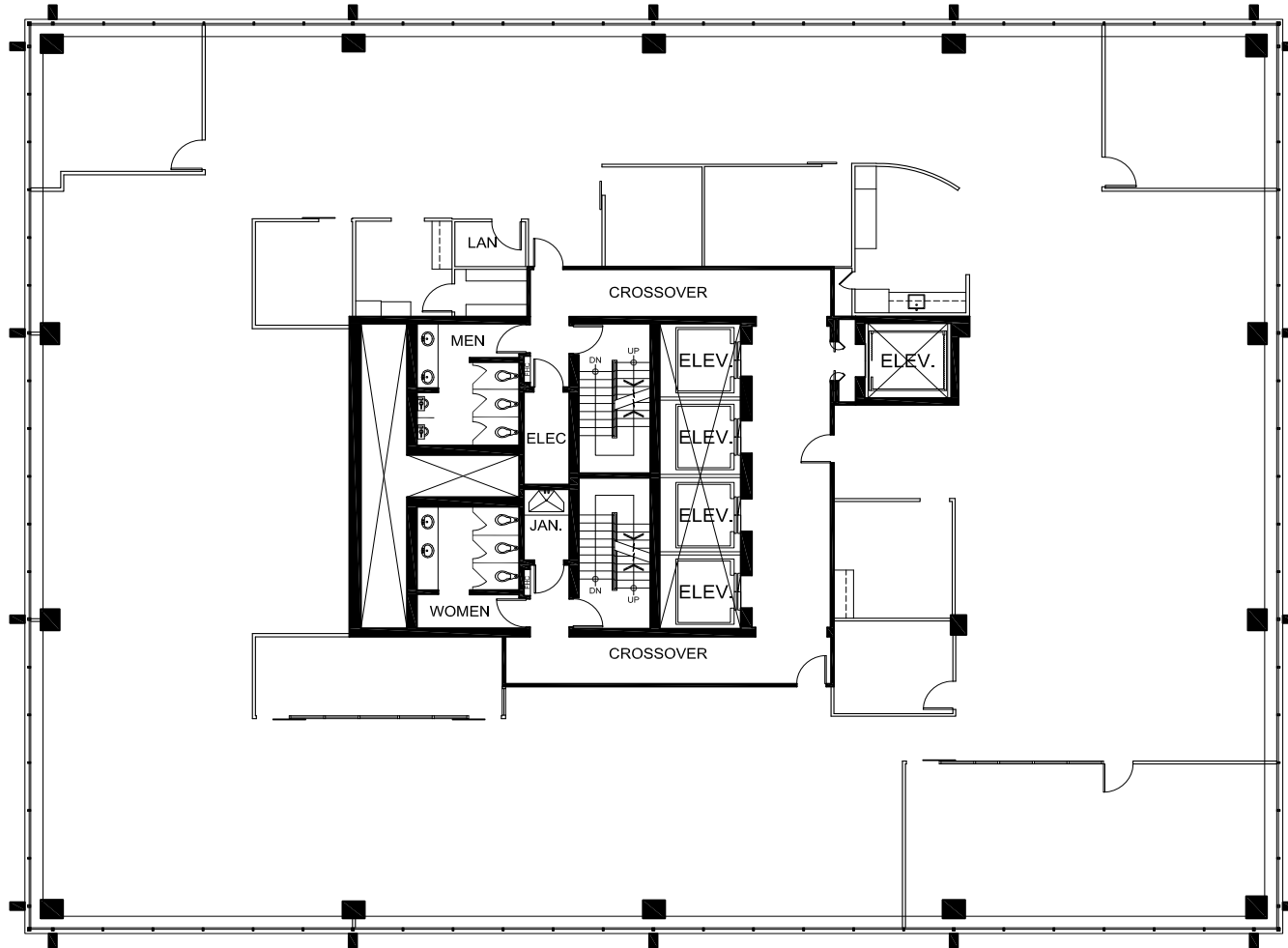


SUITE 2800 | 12,822 SF

- Open Area for ~56 Workstations
- 9 Meeting Rooms
- Showers
- Kitchen
- Copy/Print Areas

CALGARY PLACE I

330 5th Avenue SW

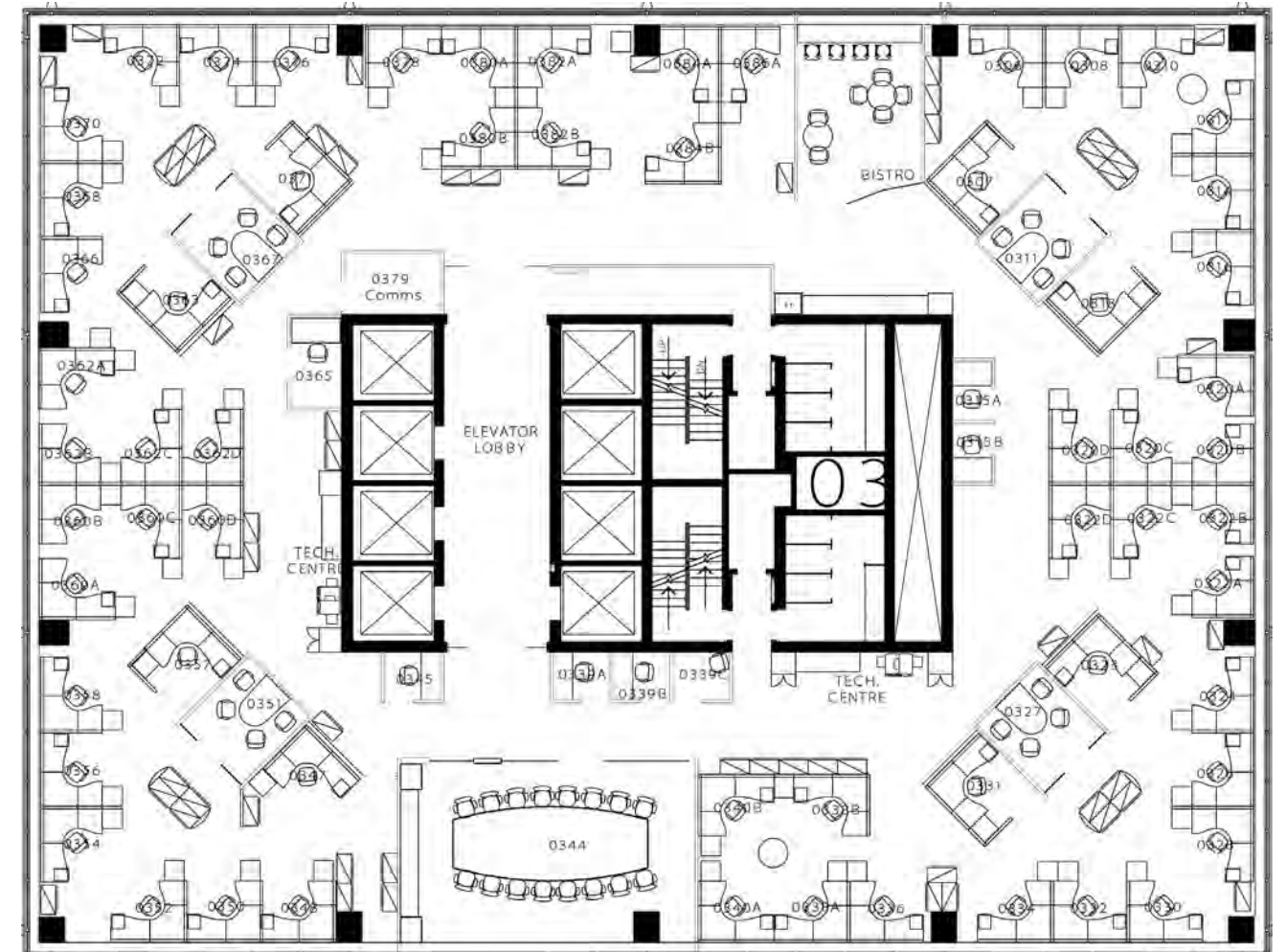


SUITE 2900 | 12,832 SF

- Open Area for ~55 Workstations
- 6 Meeting Rooms
- Boardroom
- Kitchen
- Library
- Copy/Print Areas

CALGARY PLACE II

355 4th Avenue SW

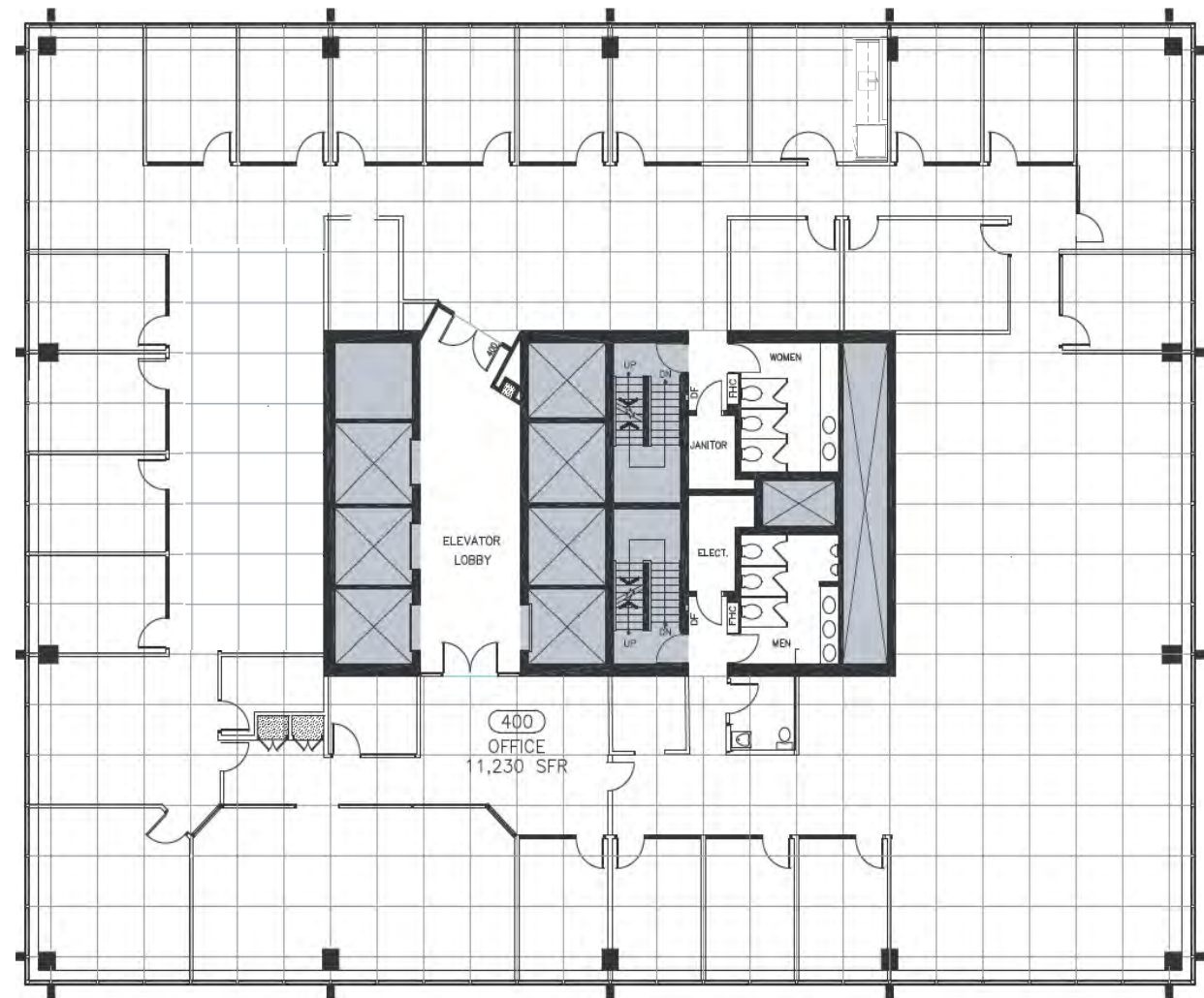


SUITE 300 | 12,502 SF

- Open Area for ~61 Workstations
- 4 Meeting Rooms
- Boardroom
- 7 Phone Rooms
- Kitchen
- 2 Copy/Print Areas

CALGARY PLACE II

355 4th Avenue SW



SUITE 400 | 12,500 SF

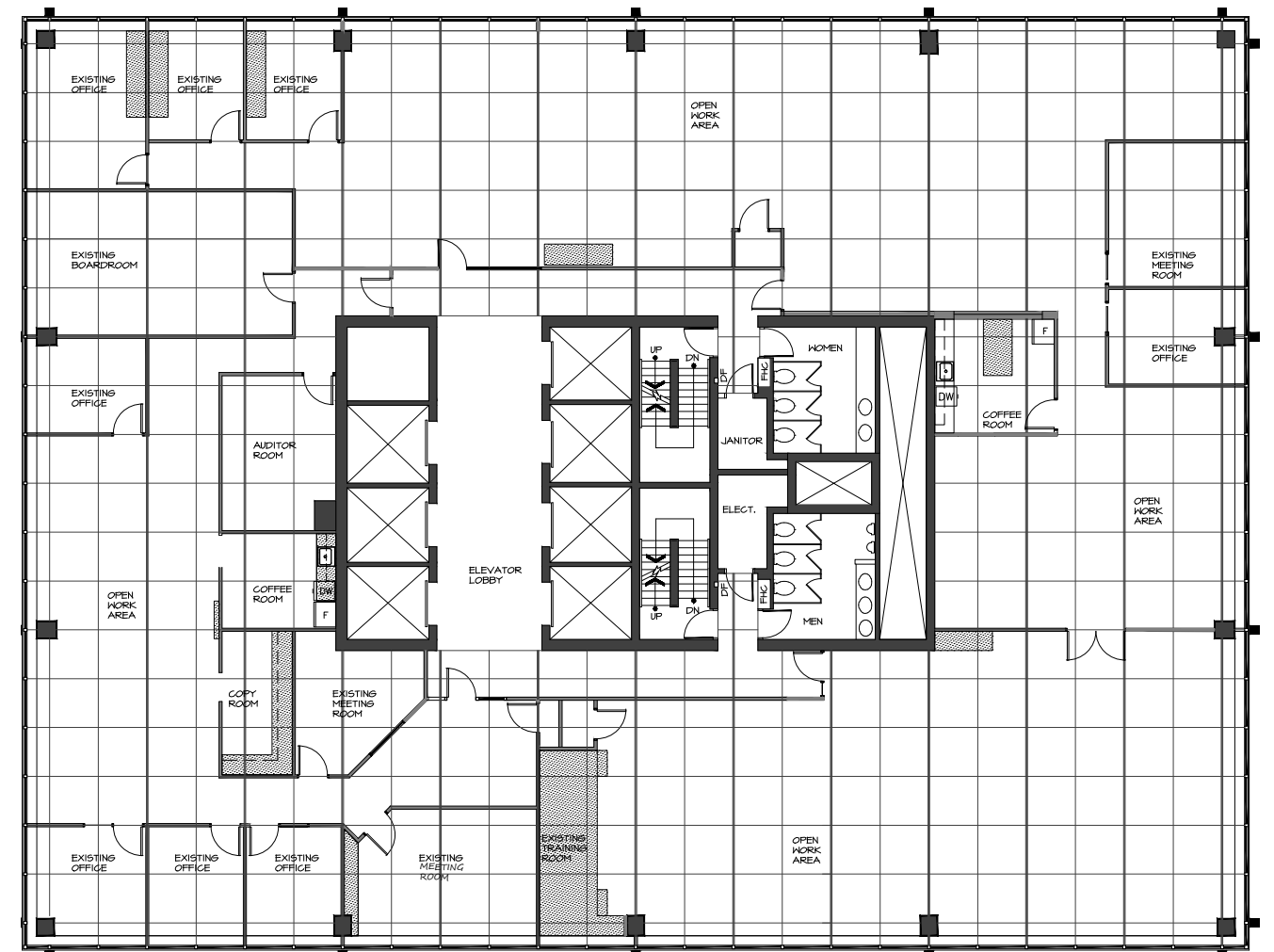
- 18 Exterior Offices
- 1 Interior Offices
- Open Area with 58 Workstations
- Boardroom
- Meeting Room
- Kitchen
- Reception
- Server Room
- 3 File/Copy Areas

VIEW
VIRTUAL TOUR



CALGARY PLACE II

355 4th Avenue SW

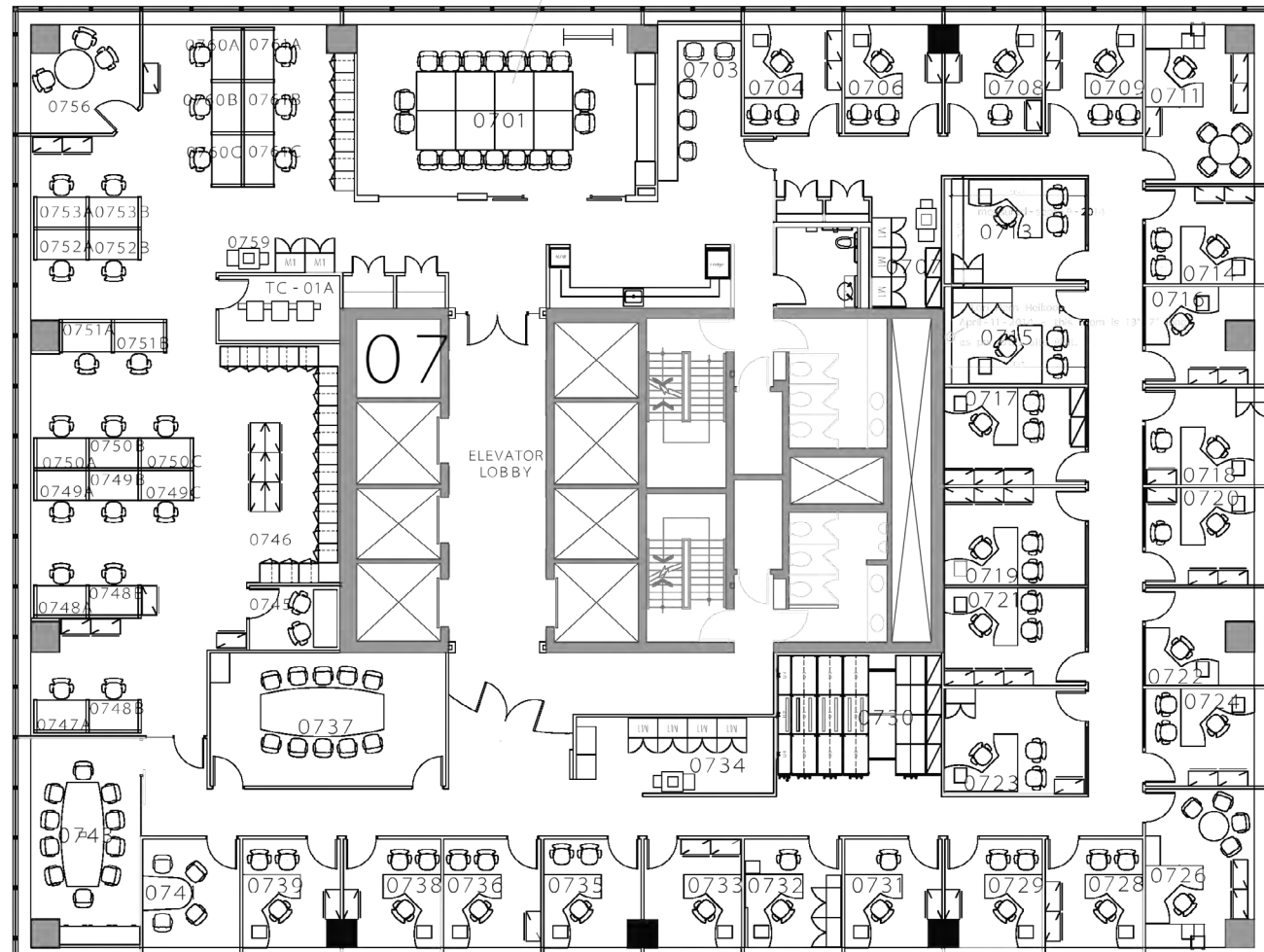


SUITE 500 | 11,840 SF

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

CALGARY PLACE II

355 4th Avenue SW



SUITE 700 | 12,508 SF

Partially Furnished

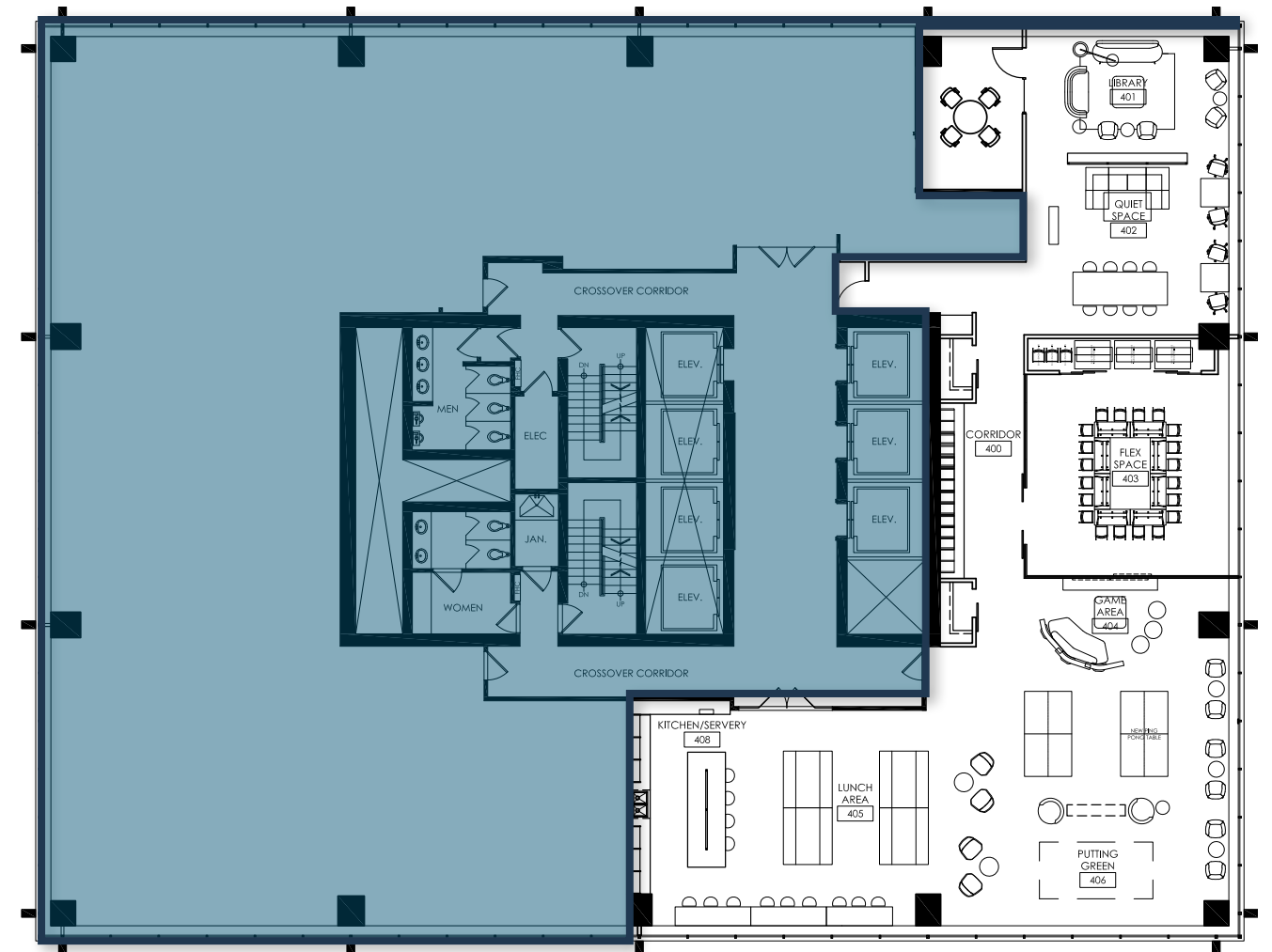
- 21 Exterior Offices
- 6 Interior Offices
- 3 Boardrooms
- 2 Meeting Rooms
- Open Area for 22 Workstations
- 4 Copy/File Areas
- Reception
- Rolling File Room
- Kitchen/Lounge



VIEW
VIRTUAL TOUR

CALGARY PLACE II

330 5th Avenue SW



VIEW
VIRTUAL TOUR

TENANT LOUNGE

- Lunch Area
- Putting Green
- Ping Pong
- Video Games
- Flex Space
- Quiet Space
- Library
- Change Room



Calgary Place I & II

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