



CALGARY PLACE

PREMIUM OFFICE FOR LEASE



In the mix. Centre ice.

For over 50 years, Calgary Place has stood as a beacon of excellence in Calgary's vibrant downtown core. This iconic two-tower office complex spans 646,000 square feet and boasts unparalleled connectivity with the +15 skywalk system, linking you to the best of the city in every direction. With two levels of premium retail services and amenities, including Marcello's, Phil & Sebastian, Hoopla Donuts, The Rooftop YYC, Brix + Barrel, Kabuku and TD Bank, there's a wealth of options to support you and your employees.

Elevate your work-life balance with our exclusive 25,000 square foot fitness facility, operated by GYMVMT. Enjoy top-of-the-line equipment, diverse fitness classes, and luxurious change rooms with lockers and towel service — all at a reduced membership rate. Plus, unwind in our newly renovated tenant lounge, featuring a games area, putting green, library, and meeting rooms. With seamless access to bus routes and the LRT, Calgary Place offers the ultimate convenience for first-class office space users.

Be part of a thriving community where business meets lifestyle.

Calgary Place is certified with the following:



Supporting your employees and visitors with the highest levels of digital connectivity.



Helping save money while also protecting the environment through energy efficient practices.



Committed to environmental sustainability by encouraging smart and sustainable solutions for promoting health, efficiency, cost-effectiveness, and low-carbon performance.



Understanding physical accessibility by identifying and improving barriers for your community, clients and employees.



Calgary Place I 330 5 Avenue SW & Calgary Place II 355 4 Avenue SW

Maximize ROI and RPM.

REDUCED MEMBERSHIP FEE FOR TENANTS

\$22.50 bi-weekly*

Includes group fitness & cycling classes and one EVOLT Body Scan per month!

Discounted membership transferable to all GYMVMT locations in Calgary

*plus GST

The logo for GYMVMT is displayed in white, bold, sans-serif capital letters on a dark, rectangular background.

GYMVMT

A modern reception desk with a white countertop and a dark wood base. A staircase with a glass railing is visible in the background.

OPERATED BY
GYMVMT.

A row of modern treadmills in a gym, with large windows in the background showing an urban view.

TOP-OF-THE-LINE
EQUIPMENT.

A woman and a man in athletic wear are performing kettlebell exercises in a gym. The woman is in the foreground, and the man is slightly behind her.

ACCESS TO **FITNESS &**
CYCLING CLASSES.

A locker room with wooden lockers, a large mirror, and a wooden vanity with a sink and toiletries.

PREMIUM CHANGE &
LOCKER ROOMS.

A wide-angle view of a spacious gym floor with various exercise machines, including treadmills and weight racks.

25,000 SF OF **SPACIOUS**
WELLNESS SPACE.

A staircase with a glass railing and a wooden handrail, leading to a towel service area with a wooden cabinet and a towel rack.

LUXURIOUS
TOWEL SERVICE.

Two levels of retail for daily ease.

Our retail platform features prime shops, restaurants and convenience retail to support daily errands and ease your day.

Retailers include:

- + GYMVMT
- + TD Bank
- + INS Market
- + Marcello's
- + Kabuku
- + Brix + Barrel
- + The Rooftop YYC
- + Hoopla Donuts
- + Phil & Sebastian
- + Evolve Chiropractic
- + Downtown Vision
- + Leela Eco Spa





CALGARY PLACE

Amenities to **support you.**



The availabilities.

Calgary Place I

Suite	Size	Availability	Comments
640	3,463 SF	Immediate	Well improved with 6 exterior offices, 2 interior offices, 2 meeting rooms, kitchen, copy/print area, reception and server room.
700*	5,165 SF	Q3 2025	Proposed show suite. 8 exterior offices, open area for 22 workstations, boardroom, meeting room, café, copy/print area, reception and server room.
830	2,544 SF	Immediate	1 exterior office, open area for workstations, boardroom, kitchen, small reception and server room.
900*	2,326 SF	Immediate	Show suite. Open area for 22 workstations.
1030*	3,240 SF	Q 3 2025	Proposed show suite. 6 exterior offices, open area for 10 workstations, meeting room, break out room, café, copy/print area and reception.
1210	5,999 SF	Immediate	Base building.
1420*	3,057 SF	Immediate	Show suite. 2 interior offices, open area for 20 workstations, boardroom, kitchen/lounge and server room.
1450*	5,311 SF	Q1 2026	Proposed show suite. 7 exterior offices, open area for 19 workstations, boardroom, break out room, kitchen/lounge, copy/print area, reception and server room.
2600	12,932 SF	Immediate	Full floor opportunity with 2 exterior offices, open area for ~44 workstations, 2 meeting rooms, kitchen, copy/print room, phone room and large server room.
2700	12,927 SF	Immediate	Full floor opportunity. 1 exterior office, open area for ~66 workstations, 4 meeting rooms, kitchen, copy/print room, phone room and server room.
2800	12,822 SF	Immediate	Full floor opportunity. 1 exterior office, 3 interior offices, open area for ~56 workstations, 5 meeting rooms, kitchen, copy/print areas and internal showers.
2900	12,417 SF	Immediate	Full floor opportunity. 1 interior office, open area for ~55 workstations, 2 meeting rooms, kitchen, copy/print areas and server room.

*Show suite

51,098 SF CONTIGUOUS



The availabilities.

Calgary Place II

Suite	Size	Availability	Comments
300	12,467 SF	Immediate	Full floor opportunity. Open area for 61 workstations, boardroom, 4 meeting rooms, kitchen, 2 copy/print areas and 7 phone rooms.
400	12,500 SF	Immediate	Full floor opportunity. 17 exterior offices, 1 interior office, open area for 58 workstations, boardroom, meeting room, kitchen, 3 copy/file areas and reception.
LEASED 500*	4,100 SF	Immediate	Show suite. 4 exterior offices, open area for ~15 workstations, boardroom, kitchen/lounge, copy/print area, reception, and server room.
520*	3,032 SF	Immediate	Show suite. 2 interior offices, open area for 20 workstations, boardroom, kitchen/lounge and server/storage room.
530*	1,851 SF	Q1 2026	Proposed show suite. 3 exterior offices, open area for 6 workstations, meeting room, kitchen and server/storage room.
540*	2,808 SF	Q1 2026	Proposed show suite. 4 exterior offices, open area for 6 workstations, boardroom, break out room, café, copy/print area, reception and server/storage room.
710*	3,690 SF	Q 3 2025	Proposed show suite. 6 exterior offices, open area for 9 workstations, boardroom, break out room, phone room, café, copy/print area, reception and server room.
730*	4,559 SF	Q 3 2025	Proposed show suite. 5 exterior offices, 2 interior offices, open area for 13 workstations, boardroom, café, copy/print area and server/storage room.
750*	3,400 SF	Q 3 2025	Proposed show suite. 3 exterior offices, open area for 10 workstations, boardroom, break out room, phone room, café, copy/print area, reception and server/storage room.

*Show suite



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Suite	Size	Availability	Comments
1400	12,945 SF	01-Dec-25	Full floor opportunity. 19 exterior offices, 8 interior offices, open area for workstations, large boardroom, meeting room, kitchen/lounge area, 2 copy/print areas and interconnecting stairwell to floor 15.
1500	12,572 SF	01-Dec-25	Full floor opportunity. 17 exterior offices, open area for workstations, 3 meeting rooms, kitchen/lounge area, 2 copy/print rooms, large reception and interconnecting stairwell to floors 14 & 16.
1600	12,958 SF	01-Dec-25	Full floor opportunity. 13 exterior offices, open area for workstations, 4 meeting rooms, 2 kitchen/lounge area, 2 copy/print areas, server room and interconnecting stairwell to floors 15 and 17.
1700	12,960 SF	01-Dec-25	Full floor opportunity. 21 exterior offices, open area for workstations, 3 meeting rooms, 2 kitchens, copy/print room, large reception, large training room, server room and interconnecting stairwell to floors 16 and 18.
1800	12,606 SF	01-Dec-25	Full floor opportunity. 21 exterior offices, open area for workstations, boardroom, 4 meeting rooms, kitchen/lounge area, 3 copy/print areas, internal showers, server room and interconnecting stairwell to floors 17 and 19.
1900	8,500 SF	01-Dec-25	12 exterior offices, 3 interior offices, large boardroom, 2 kitchens, server room and interconnecting stairwell to floors 18 and 20.
1900	4,460 SF	01-Dec-25	8 exterior offices, 4 interior offices, 1 meeting room and 1 copy/print area.
2000	12,559 SF	01-Dec-25	Full floor opportunity. 16 exterior offices, 5 interior offices, open area for workstations, 4 meeting rooms, 3 kitchens, 2 copy/print areas and an internal washroom.
2100	12,948 SF	01-Dec-25	Full floor opportunity. 18 exterior offices, open area for workstations, 3 meeting rooms, kitchen/lounge and 3 copy/print rooms.
2200	12,844 SF	01-Dec-25	Full floor opportunity. 8 exterior offices, 3 interior offices, open area for workstations, boardroom, kitchen and large training room.
2300	12,327 SF	01-Dec-25	Full floor opportunity. 33 exterior offices, 5 interior offices, 4 meeting rooms, kitchen/lounge, 5 copy/print/storage rooms, small reception, and server room.

119,179 SF CONTIGUOUS

LEASED

Unparalleled connectivity.

NEARBY RETAIL AMENITIES

RESTAURANTS

The Rooftop YYC
Kabuku
Brix + Barrel
Caesar's Steak
TandoriGrill
OEB Breakfast
The Keg
Owen's Landing
Garage Sports Bar
SAIT Tastemarket
Local Public Eatery
Barcelona Tavern
Hy's Steakhouse
Cactus Club
The Office
The Guild
Barbarella
Major Tom

HOTELS

Sheraton Suites
The Westley Hotel
Coast Hotel
The Westin Hotel
The Dorian
Ramada Plaza
Le Germain
Hyatt Regency

FITNESS

GYMVMT
Bow Valley Fitness
Fresh! Fitness
GoodLife Fitness

— +15
— LRT

BANKS

TD Bank
RBC
BMO
CIBC

WALK SCORE

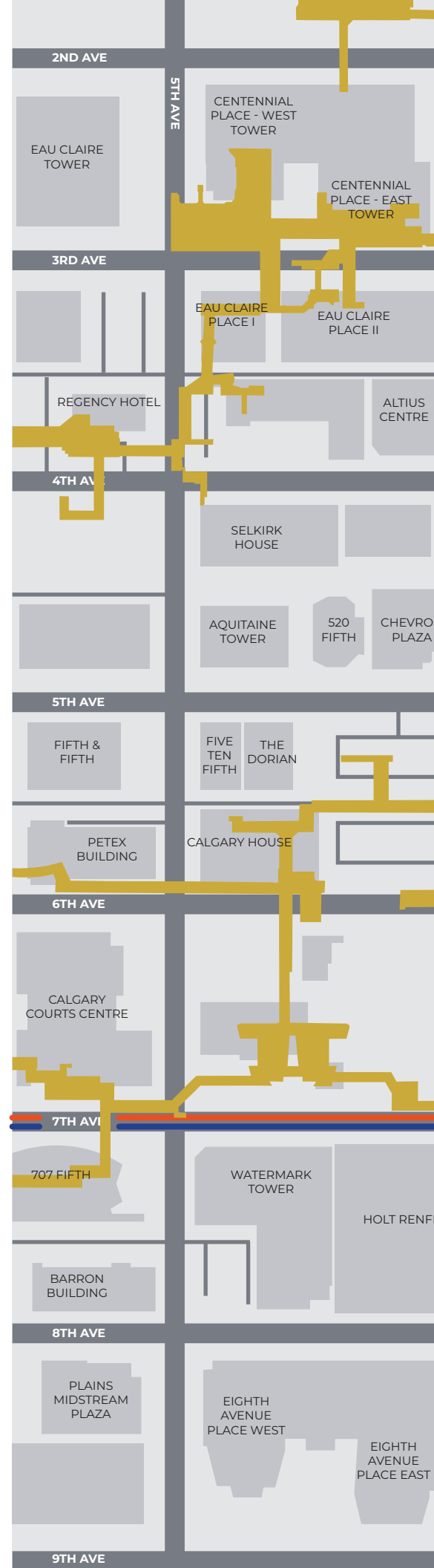
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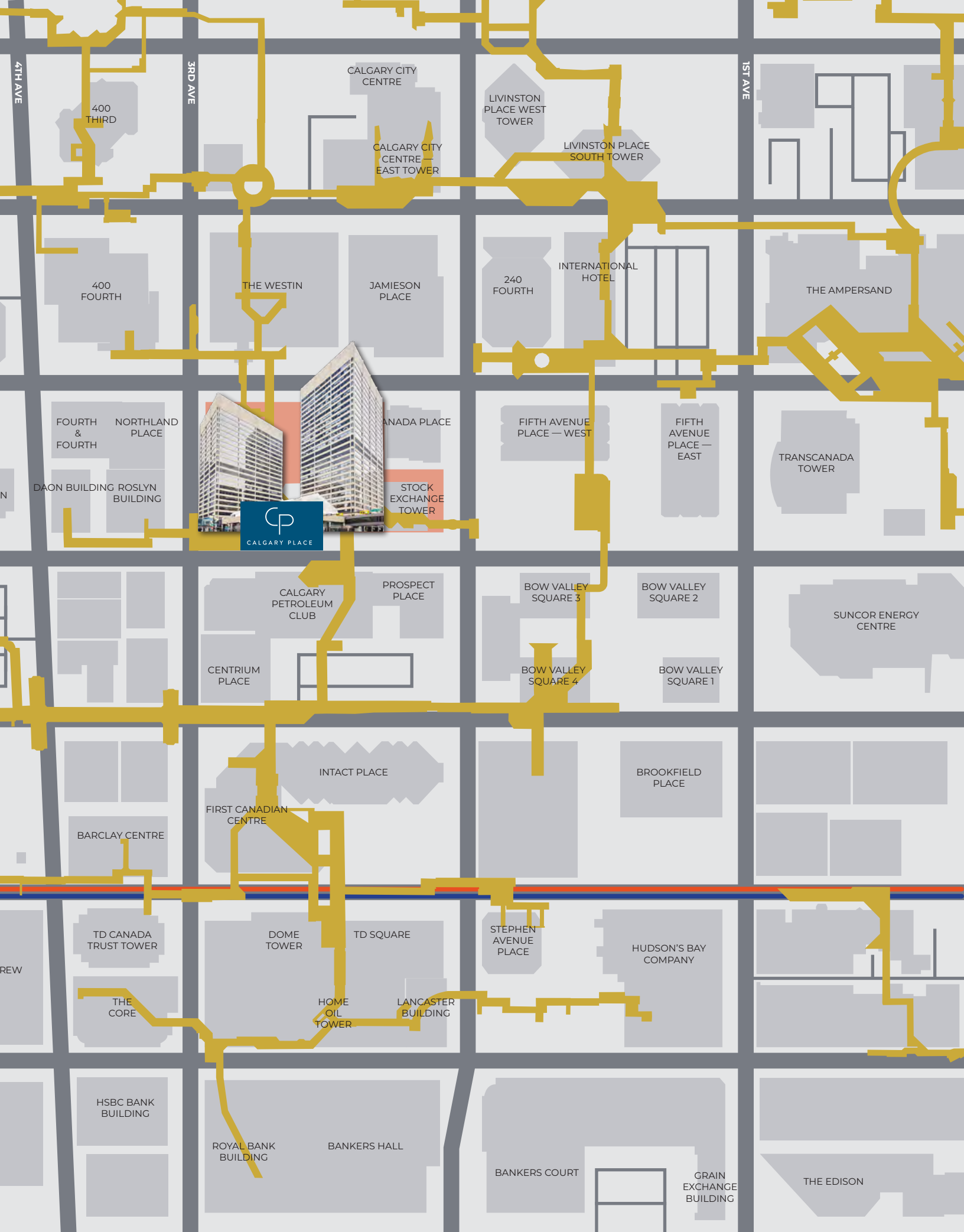
TRANSIT SCORE

86

BIKE SCORE

88





The details.

Building Class	A
Year Built	1968/1969
Rentable Area	Calgary Place I: 317,297 square feet Calgary Place II: 241,816 square feet Retail: 86,669 square feet Total: 645,782 square feet
Average Floorplate	Approximately 12,500 square feet Small floorplate opportunity for mid-sized firms looking to occupy an entire floor
Number of Floors	Calgary Place I: 31 Calgary Place II: 25
Op Costs & Taxes (2025 Est.)	\$20.72 per square foot
Building Hours	6:00 am - 6:00 pm, Monday to Friday
Security	24-hour manned security, after hours card access
Parking Ratio & Rates	1 stall per 2,600 square feet \$625.00 per month, reserved \$550.00 per month, unreserved Two levels of underground parking 276 stalls, including 70 public/visitor stalls Parkade clearance 5'11" Loading dock clearance 13'
Property Owner	KingSett Capital
Property Manager	BGO Properties
Building Amenities	<ul style="list-style-type: none"> + 2 levels of retail including Marcello's, Phil & Sebastian, Hoopla Donuts, Kabuku, The Rooftop YYC, Brix + Barrel and TD Bank + 25,000 square foot GYMVMT with reduced rate for tenants. Membership transferable to all GYMVMT locations in Calgary + 4,800 square foot tenant lounge featuring seating areas, putting green, games area, library and meeting rooms + Plus 15 connected to Roslyn Building, Stock Exchange Tower, 333 5 Avenue SW and the Westin Hotel + Building undergoing substantial modernization project to lobby and plus 15 area, with expected completion Q4 2025



The team **behind it all.**



KingSett Capital is a Canadian private equity real estate investment business which creates and co-invests in real estate investment solutions to deliver sustainable premium risk weighted returns. Founded in 2002, KingSett has raised \$13.4 billion of equity for its Growth, Income, Urban, Mortgage and Affordable Housing strategies. KingSett has \$17 billion of assets under management in a portfolio of \$19 billion.





Inspired by a rich history of over 100 years of real estate leadership, BGO Properties now spans 12 countries and 24 cities in the premier real estate markets and centers of commerce in the world today. The global breadth of our embedded, local presence underscores our commitment to prioritizing the needs of our investors and stakeholders with an array of real estate investment strategies and integrated services that deliver value. Our 1,300 employees across the globe are dedicated to a common purpose and approach to serving our clients.



Come
lease with us.





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