

Telephone Building

119 6th Ave SW
Calgary, AB



Property Highlights

PAGE 2 & 3

Floor Plans

PAGE 4 - 7

Local Amenities

PAGE 8

Contact Information

PAGE 9

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Property Highlights

The Alberta Government Telephones (AGT) Building was erected during the construction spurt of the late 1920s. Considered very modern, the AGT Building featured such innovations as the first automatic elevators in the province and improved fireproofing. The building is an excellent example of the commercial architectural style of the time in which elements derived from the Gothic Revival (such as the buttress-like piers and the crenelated parapet) are combined with geometric modern forms, making this building an Art Deco icon in Downtown Calgary.

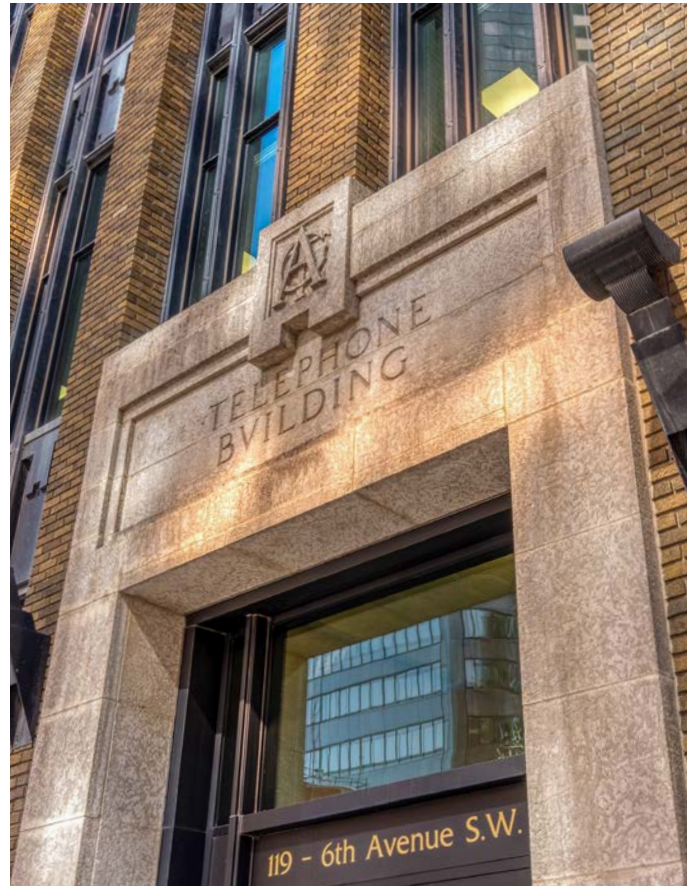
The four-storey building is recently renovated, creating a unique character space with exposed brick and beam finishings. Conveniently located in the heart of Downtown Calgary, the Telephone Building is one block to the LRT line, and a four minute walk to Stephen Avenue, Calgary's iconic main street with a large variety of retailers and amenities.

Year Built	1911
Rent	Market
Additional Rent	\$17.47 SF
Area Available	102: 9,083 SF* 200: 21,022 SF** 300: 12,572 SF 400: 12,611 SF Total: 55,288 SF
Availability	Immediately *June 1st, 2024 **90 days notice
Term	5-10 years
Parking Ratio	1 stall per 2,335 SF
Parking Rate	\$350/stall/month



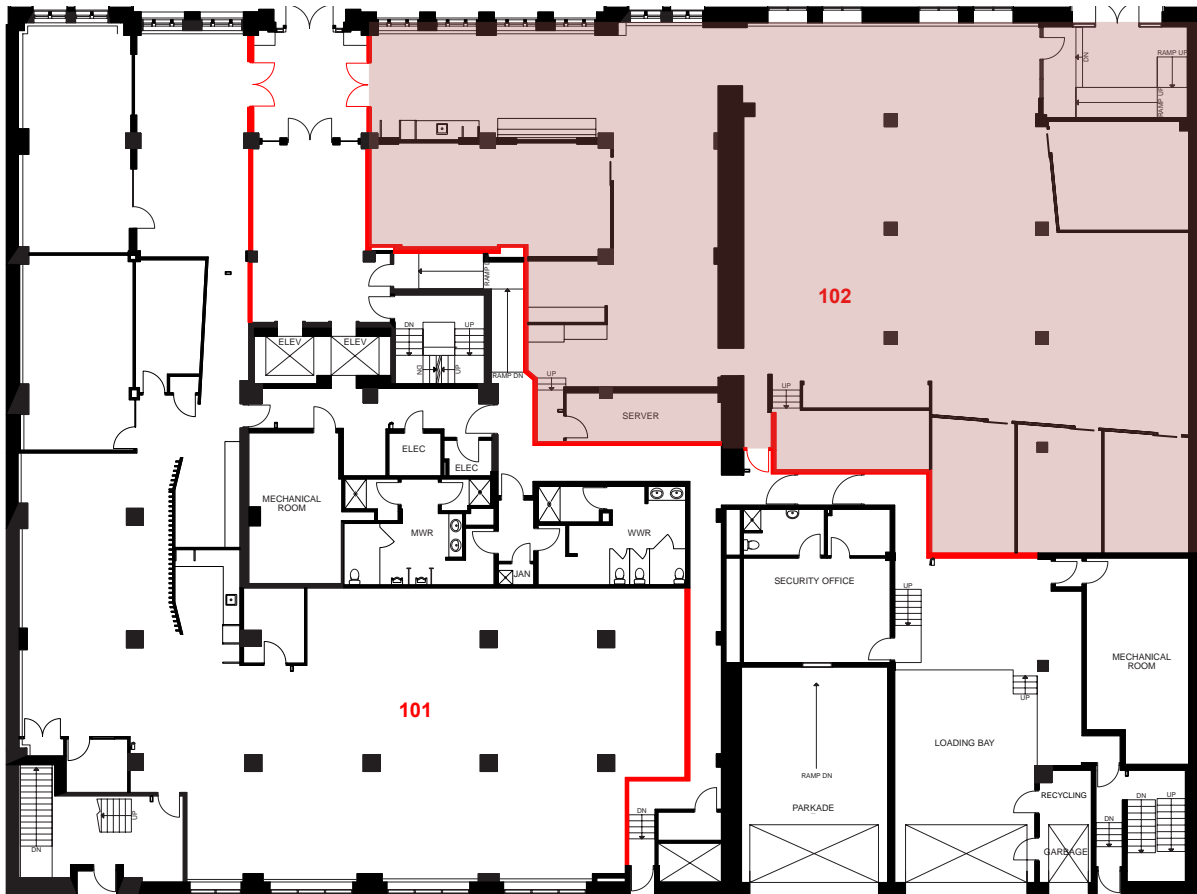
Property Highlights

- Renovated character building
- Located in the heart of Downtown Calgary
- One block from LRT station
- Underground parking
- Secured bicycle parking
- Within walking distance to numerous amenities, including Deville, Chachi's, Teatro, Modern Steak and Stephen Avenue



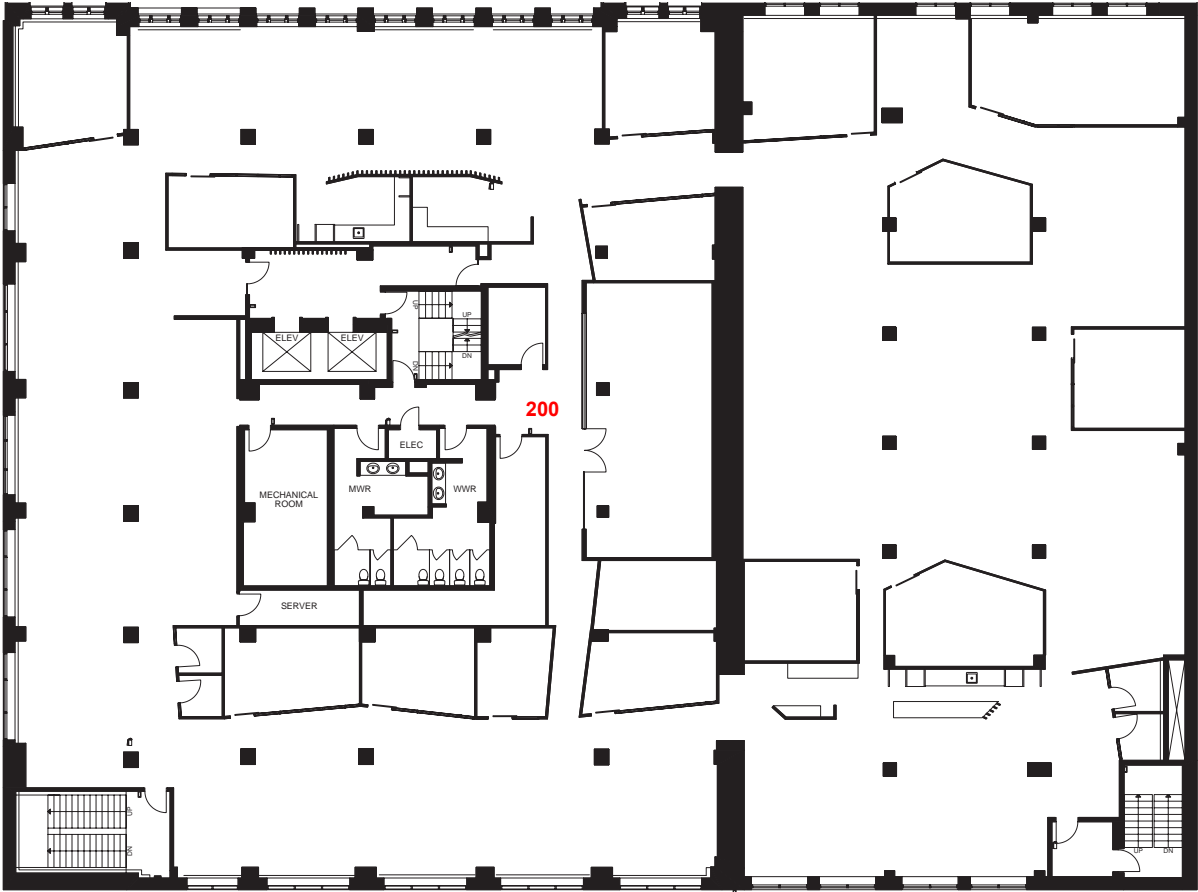
Floor Plan Suite 102

9,083 SF



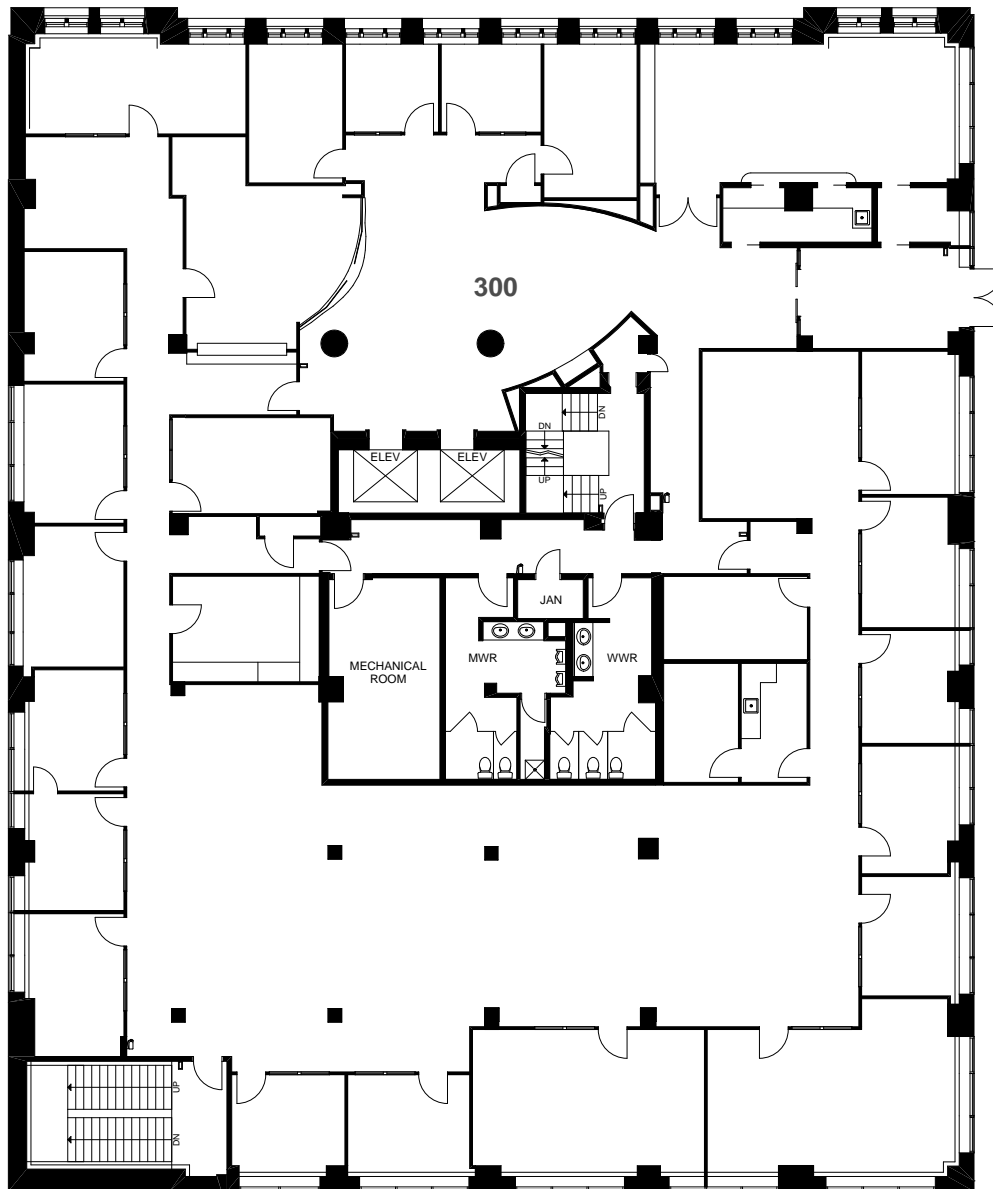
Floor Plan Suite 200

21,022 SF



Floor Plan Suite 300

12,572 SF

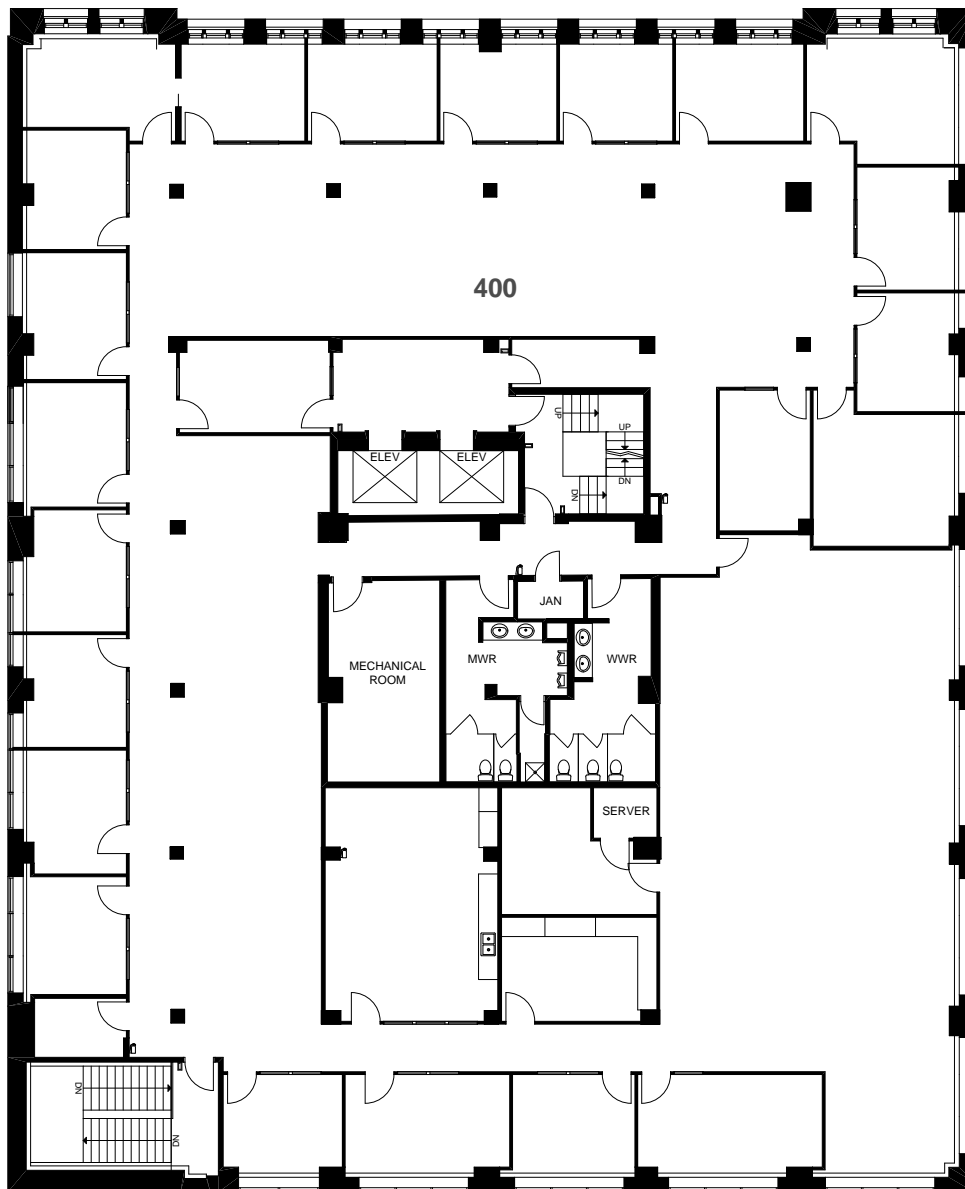


*Potential Exposed Ceiling Heights (slab to slab):

High Area 133 inches - 11 Ft

Floor Plan Suite 400

12,611 SF



*Potential Exposed Ceiling Heights (slab to slab):

Low Area 100 inches - 8 Ft, 3 inches

High Area 105 inches - 8 Ft, 7 inches

Local Amenities



RESTAURANTS

- 1 JOEY
- 2 Point Sushi
- 3 U & Me
- 4 1 Pot
- 5 The Keg Steakhouse
- 6 OEB
- 7 Fusion Sushi
- 8 Palomino Smokehouse
- 9 The Wednesday Room
- 10 Modern Steak / Ocean
- 11 Thomsons
- 12 Centini
- 13 Murrieta's Bar & Grill
- 14 Bank & Baron
- 15 Klien/ Harris
- 16 Blink
- 17 Bar Annabelle

- 18 El Furniture Warehouse
- 19 Milestones
- 20 ONE18 Empire
- 21 SALTNIK
- 22 Original Joes
- 23 Charcut
- 24 Jusu Bar
- 25 Hula Poke
- 26 Chachi's
- 27 Dirt Belly

CAFES

- 28 Gong Cha Bubbletea
- 29 Starbucks
- 30 Tim Hortons
- 31 Phil & Sebastian
- 32 Rosso
- 33 Deville

- 34 MobSquad Café
- 35 Deville
- 36 Starbucks
- 37 Waves Coffee House

HOTELS

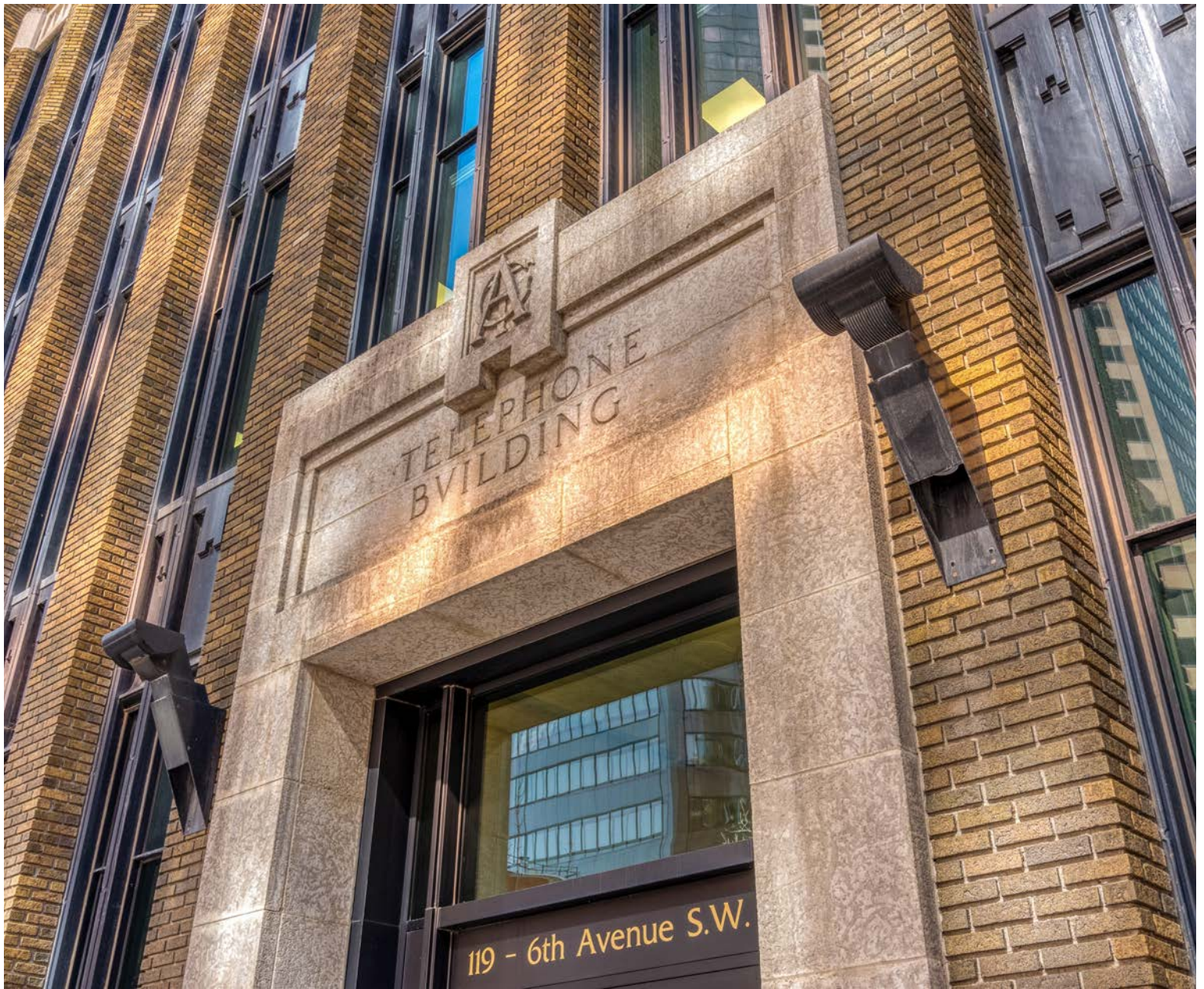
- 38 The Westin
- 39 Delta Hotels
- 40 Hyatt Regency
- 41 Marriott Downtown Hotel
- 42 Le Germain Hotel
- 43 Fairmont Palliser
- 44 Real Canadian Superstore

OTHER

- 45 Cityscape Crossfit
- 46 The Core Shopping Centre
- 47 GoodLife Fitness

- 48 TELUS Convention Centre

★ Telephone Building



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