



TRANSALTA PLACE

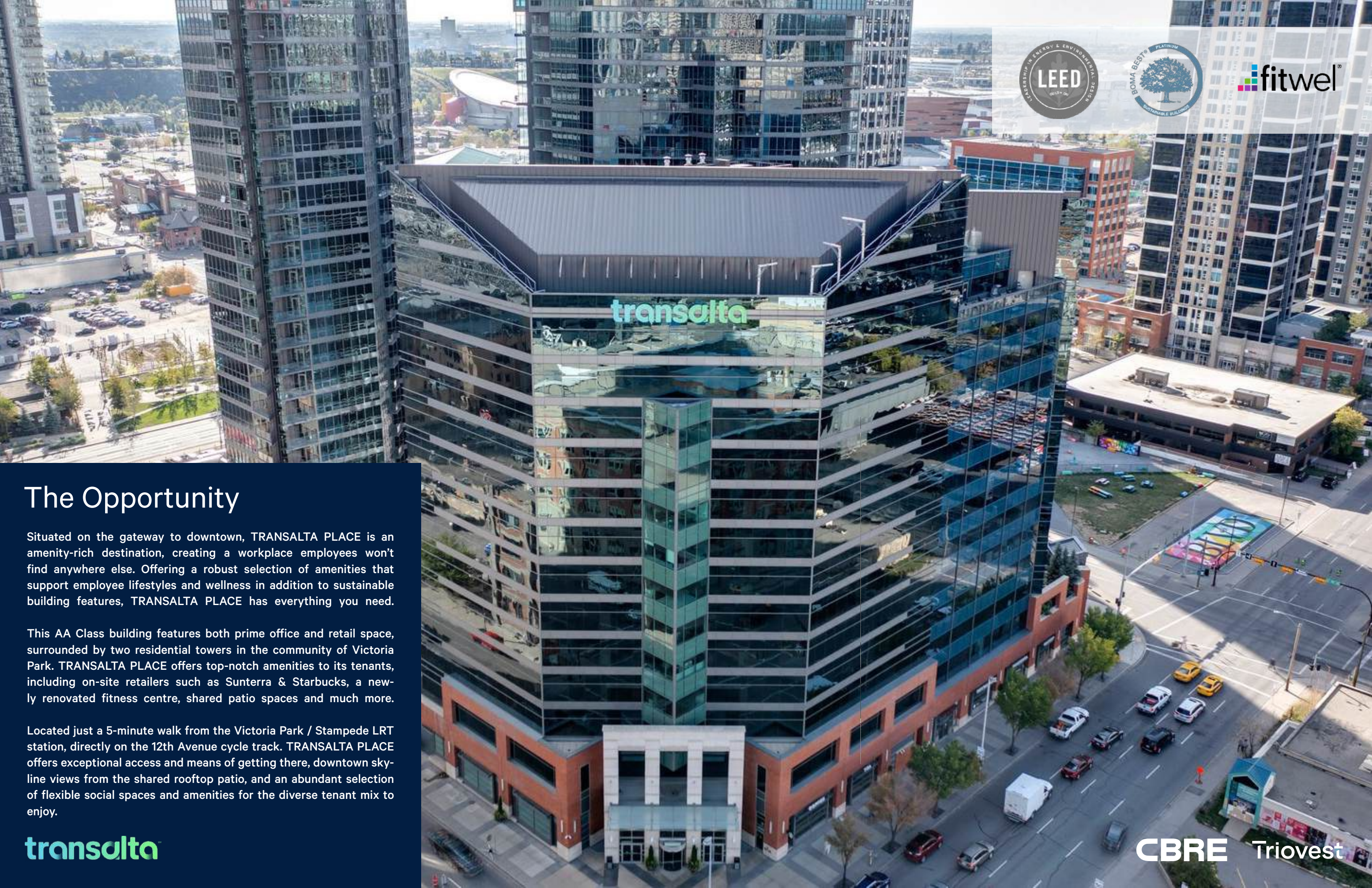
AMENITIES, WELLNESS, ACCESS, SUSTAINABILITY, EXPERIENCE.

EVERYTHING YOU NEED.
RIGHT HERE.

1100 1 STREET SE, CALGARY AB

transalta[™]

CBRE **Trio**vest



The Opportunity

Situated on the gateway to downtown, TRANSALTA PLACE is an amenity-rich destination, creating a workplace employees won't find anywhere else. Offering a robust selection of amenities that support employee lifestyles and wellness in addition to sustainable building features, TRANSALTA PLACE has everything you need.

This AA Class building features both prime office and retail space, surrounded by two residential towers in the community of Victoria Park. TRANSALTA PLACE offers top-notch amenities to its tenants, including on-site retailers such as Sunterra & Starbucks, a newly renovated fitness centre, shared patio spaces and much more.

Located just a 5-minute walk from the Victoria Park / Stampede LRT station, directly on the 12th Avenue cycle track. TRANSALTA PLACE offers exceptional access and means of getting there, downtown skyline views from the shared rooftop patio, and an abundant selection of flexible social spaces and amenities for the diverse tenant mix to enjoy.



Building Information

BUILDING CLASS	AA
BUILDING SIZE	283,597 SF
YEAR BUILT	2010
ASKING RENT	Contact agent to discuss
OP COSTS & TAXES	\$18.92 PSF (2025 estimate)
TI ALLOWANCE	Negotiable
TIMING	Immediately
SPACE AVAILABLE	Suite 220: 897 SF Suite 710: 4,984 SF
PARKING	Ratio: 1 stall per 766 SF Additional Stalls Potentially Available \$550 Premium Reserved \$475 Tenant Reserved \$380 Tenant Random \$275 P4 Deck Random \$100 Motorcycle
COMMENTS	*Contiguous up to ±16,481 SF **Demising options available



Building Highlights



ON-SITE FOOD & DRINK AMENITIES INCLUDING
SUNTERRA MARKET AND MARKET BAR



CONNECTED TO KEYNOTE RESIDENTIAL TOWERS
AND ADDITIONAL OPTIONS IN IMMEDIATE AREA



END-OF-TRIP FACILITIES INCLUDING SHOWERS,
LOCKERS AND CHANGE ROOMS



OUTDOOR AMENITIES INCLUDING ROOFTOP PATIO
AND SECOND FLOOR TERRACE



NEWLY RENOVATED FITNESS CENTRE FOR
TENANT USE



SURFACE AND UNDERGROUND VISITOR
PARKING



EV CAR CHARGING STATIONS



24/7 ON-SITE SECURITY AND CCTV



SECURE BICYCLE PARKING AND LOCATED ALONG
THE 12TH AVE CYCLE TRACK



1.



Building Amenities

1. Starbucks Coffee
2. Sunterra Market
3. Sunterra MARKETbar
4. Renovated Fitness Centre
5. Renovated Showers, Lockers & Change Rooms
6. Rooftop Patio
7. Second Floor Terrace

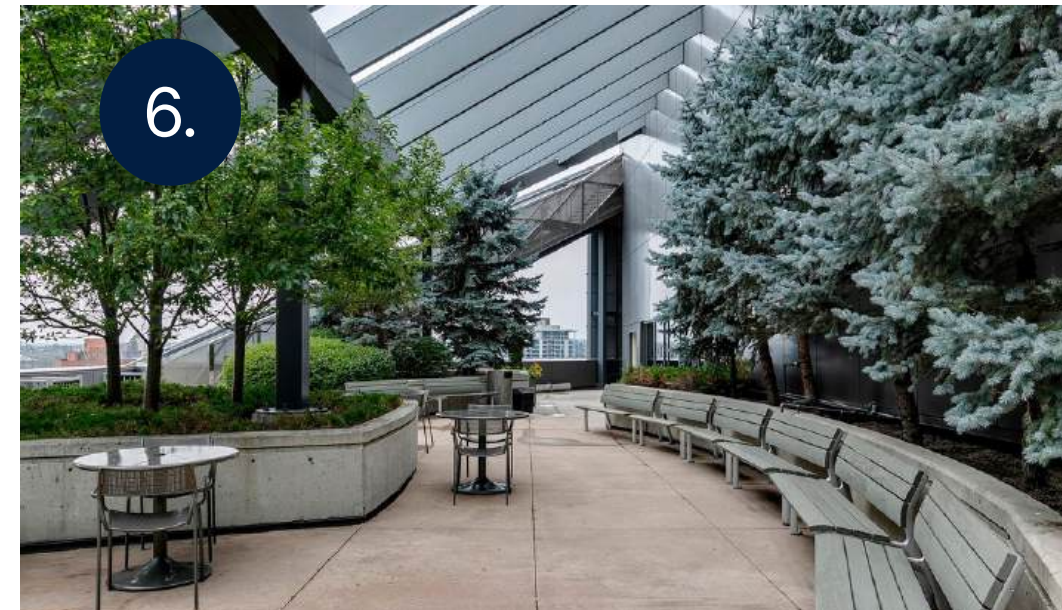
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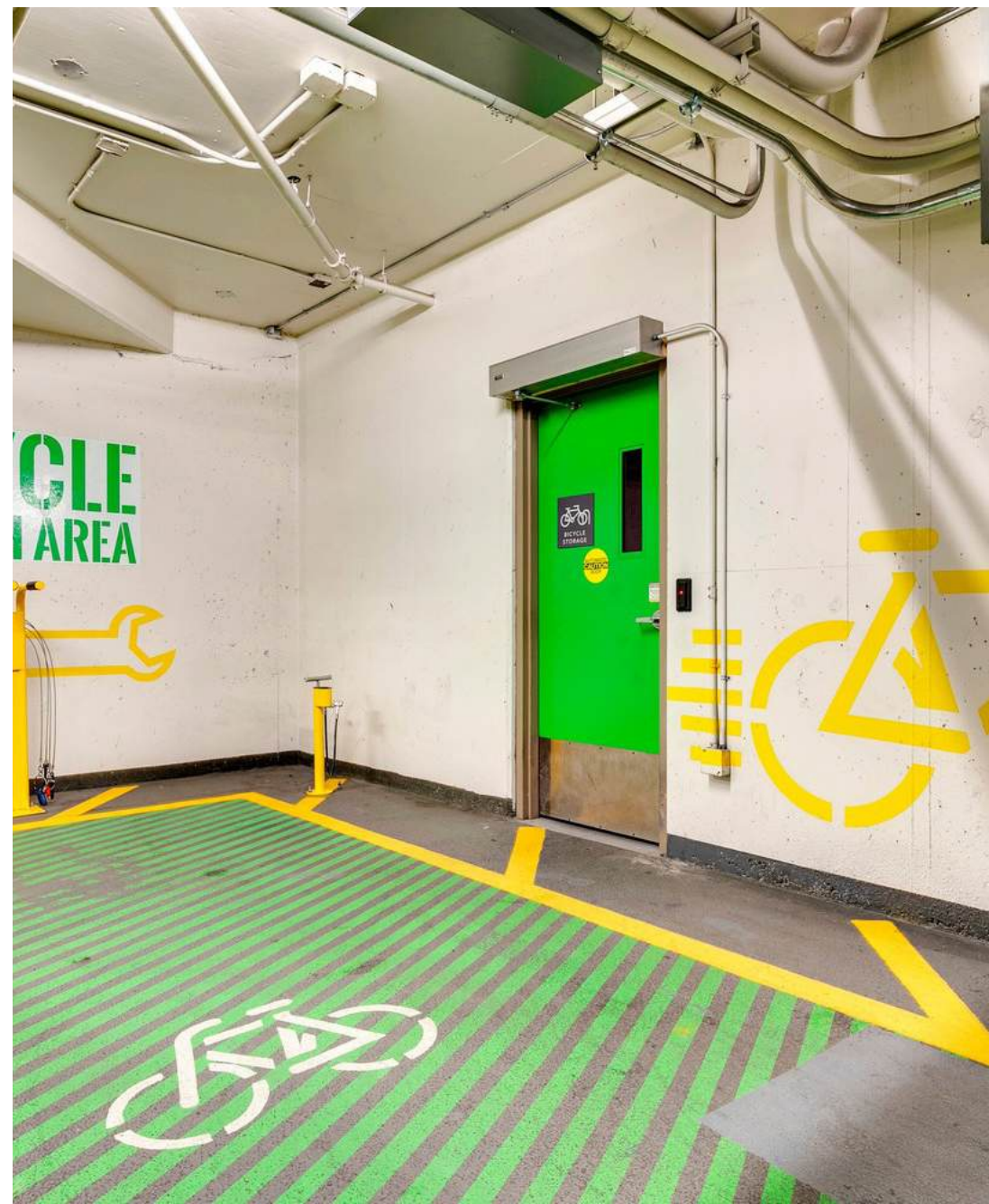


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7.





Parking & Access



UNDERGROUND HEATED PARKING



SURFACE AND UNDERGROUND VISITOR PARKING



SECURE BICYCLE PARKING & BICYCLE TOOL STATION



ELECTRIC VEHICLE CHARGING STATION



MOBILE AUTO GLASS REPAIR



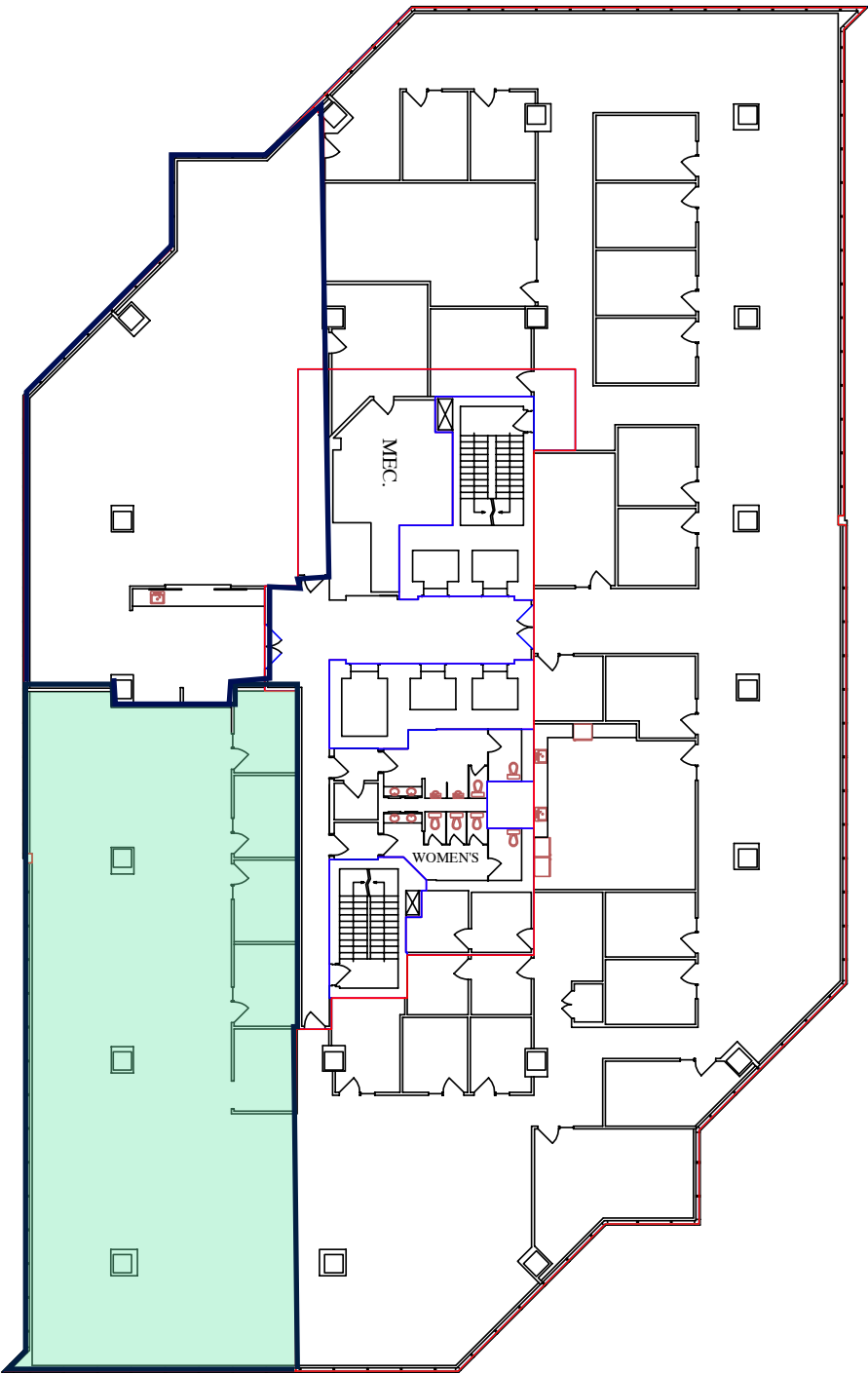
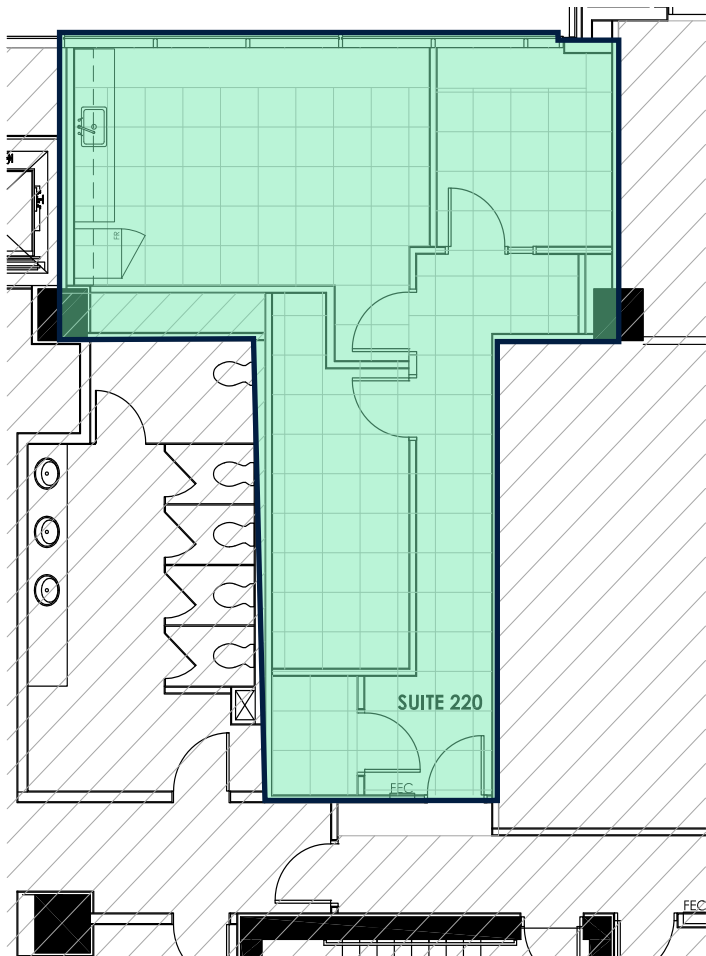
CAR DETAILING SERVICE



WINDSHIELD WASHING STATION & VEHICLE VACUUM STATION

SUITE 220: 897 SF

7TH FLOOR



710: 4,984 SF

Location & Amenities

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

ONSITE AMENITIES & RETAILERS

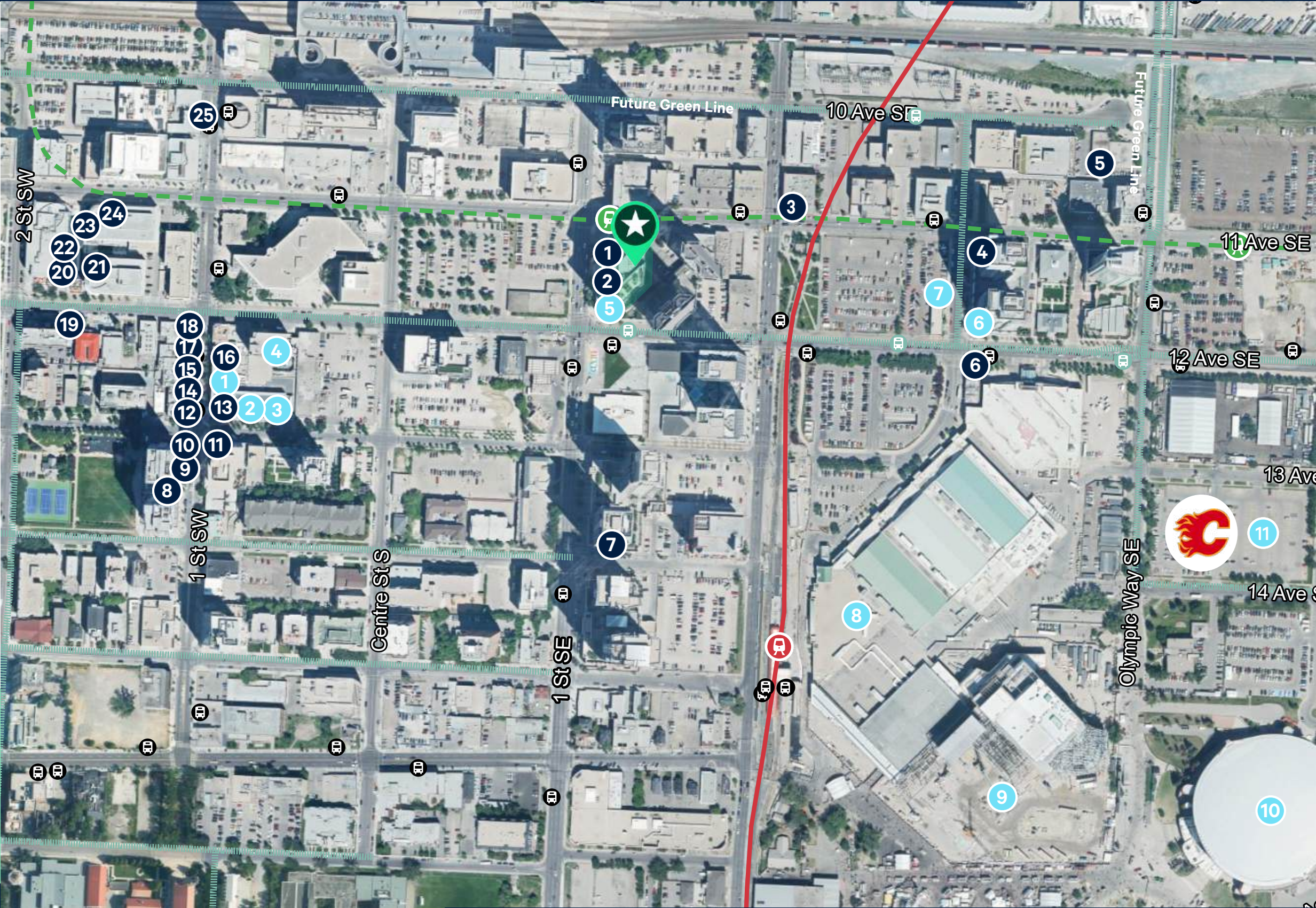


RESTAURANTS, BARS & CAFES

- 1 Starbucks (On-site Amenity)
- 2 Sunterra MARKETbar (On-site Amenity)
- 3 Lotus Vietnamese Noodle House
- 4 ZCREW Cafe
- 5 Village Ice Cream
- 6 Cardinale
- 7 Thé Moon Tea House - Downtown
- 8 First Street Market: Food Hall & Bar
- 9 Subway
- 10 Freshslice Pizza
- 11 Proof
- 12 St. James Corner Restaurant & Irish Pub
- 13 Starbucks
- 14 Pat and Betty
- 15 Ten Foot Henry
- 16 Shelter Cocktail Bar
- 17 Four Dogs Brewing
- 18 Leopold's Tavern Calgary - Beltline
- 19 Native Tongues Taqueria - Victoria Park
- 20 Deville Coffee
- 21 Central Taps + Food
- 22 The District at Beltline Food Hall
- 23 33 Acres Brewing Company Calgary
- 24 Kama
- 25 D.O.P.

OTHER

- 1 Anytime Fitness
- 2 Hedkandi Salon
- 3 HotShop
- 4 Hotel Arts
- 5 Sunterra Market (On-site Amenity)
- 6 THE METHOD
- 7 Franks by Frida Beauty Bar
- 8 BMO Centre
- 9 BMO Centre Expansion
- 10 Scotiabank Saddledome
- 11 Calgary's Future Event Centre





We Hope to See You at
TRANSALTA PLACE

CBRE Trioinvest

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STUART WATSON

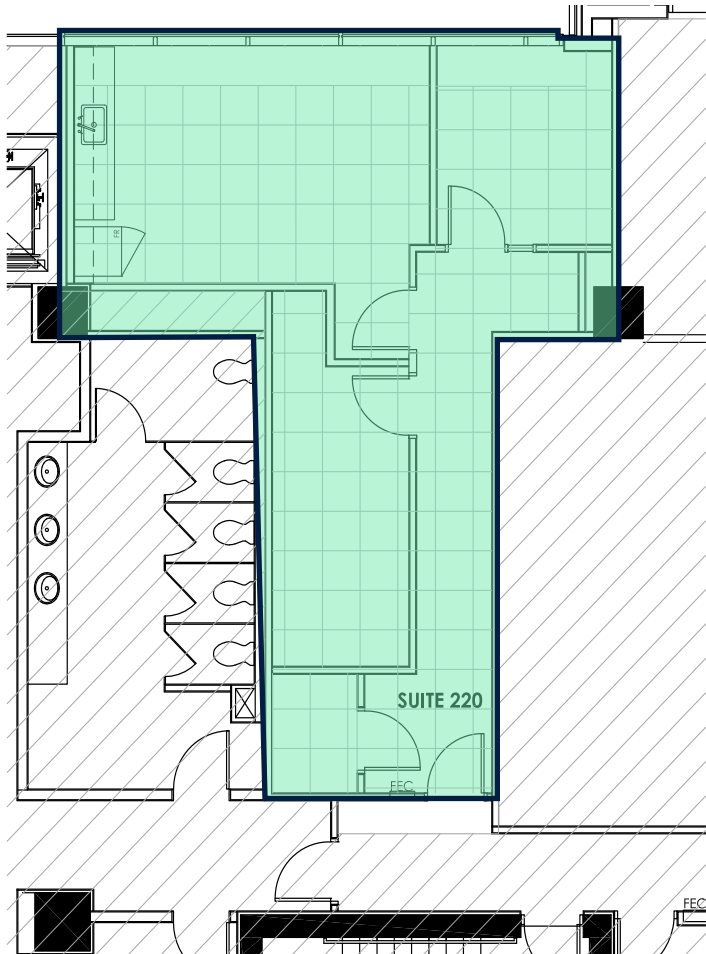
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SUITE 220: 897 SF



200B: 897 SF

200A: 6,274 SF

200C: 8,328 SF

