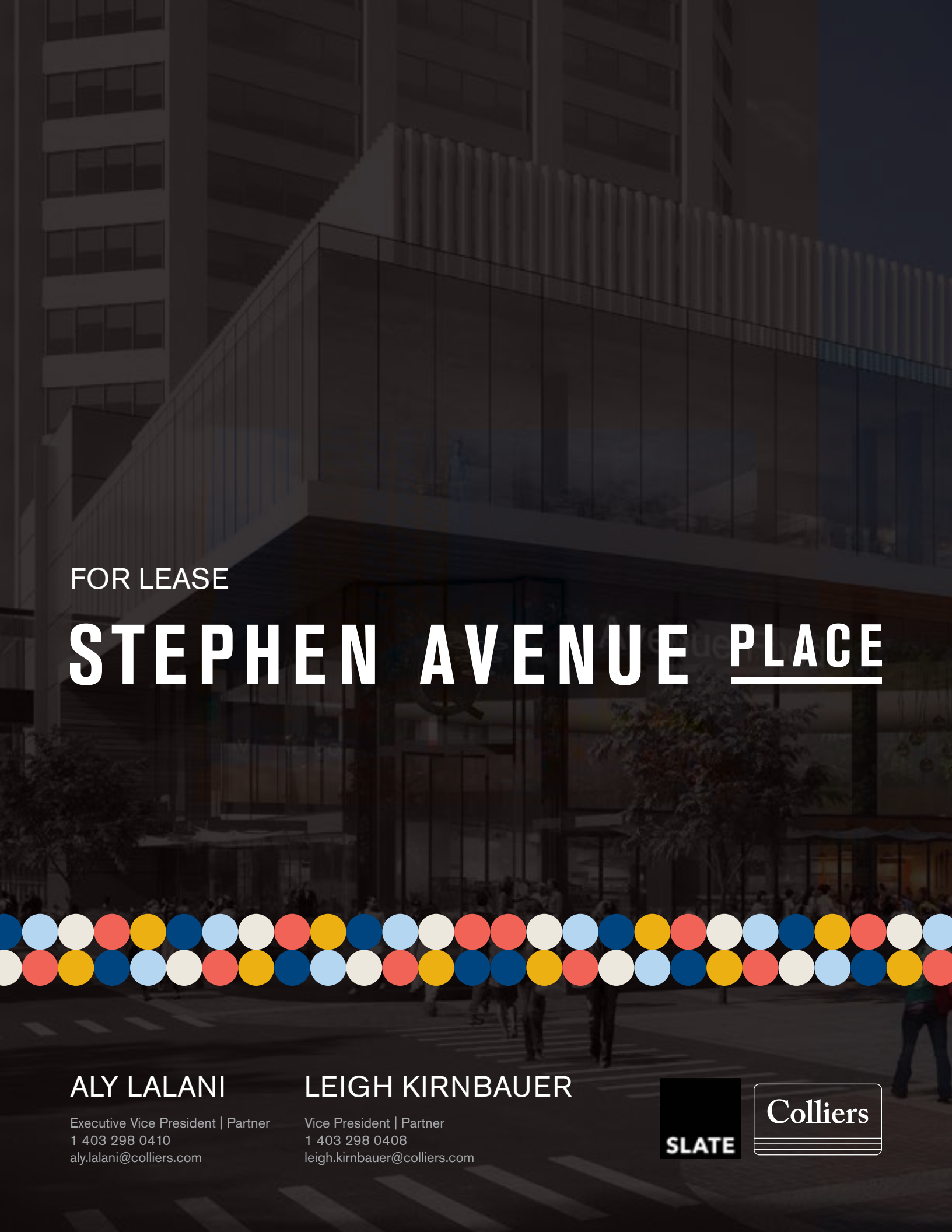


FOR LEASE

STEPHEN AVENUE PLACE

ALY LALANI

Executive Vice President | Partner
1 403 298 0410
aly.lalani@colliers.com

LEIGH KIRNBAUER

Vice President | Partner
1 403 298 0408
leigh.kirnbauer@colliers.com

SLATE

Colliers

This is the place.

Welcome to Stephen Avenue Place, a modern hub for energy, innovation, business, dining and shopping.

Slate, with its partners Oliver & Bonacini and Concorde Group, are creating three singular dining concepts at Stephen Avenue Place: a panoramic 40th floor world-class restaurant, a 2nd floor chef-driven, market-style Food Hall and a stylish and animated ground floor restaurant, patio and bar. O&B and Concorde are also revitalizing Stephen Avenue fixtures Goro + Gun and National Beer Hall.

est. 1987
CONCORDE GROUP
ENTERTAINMENT

OLIVER & BONACINI
HOSPITALITY

Building Highlights

Stephen Avenue Place offers 620,000 square feet of rentable space at the nexus of the historic Stephen Avenue Walk and 2nd Street.

- +15 connections to Brookfield Place, The Bay, Bow Parkade and CORE Shopping Centre
- Numerous retail amenities both in the building and the surrounding area
- New conference centre and club-quality fitness facility located on the 4th floor for exclusive use by building tenants at no additional charge
- New tenant only lounge and games room located on the main floor
- Adjacent to LRT and in close proximity to multiple bus stops
- Virtually column free floorplates providing flexible space planning options
- Expansive high-rise views of Calgary
- Dog friendly
- Fitwel Viral Response Certified
- New Stephen Avenue Place app for easy messaging between tenants and property management

Through partnership with two of Canada's leading restaurant and entertainment companies, Stephen Avenue Place will feature three new innovative and inspired dining experiences.

40TH FLOOR
A world-class restaurant

2ND FLOOR
A chef-driven contemporary food hall

1ST FLOOR
A lively restaurant, bar, and patio

NEW OFFICE & TENANT SERVICES

Expansive & Adaptive Conference Centre

Club-Quality Fitness Facility

Exclusive Tenant Lounge

Tenant-Only Games Room

Stephen Avenue Place App

360° **Main Lobby** Click for Virtual Tour!

360° **Games Room** Click for Virtual Tour!

360° **Tenant Lounge** Click for Virtual Tour!

360° **Fitness Centre** Click for Virtual Tour!

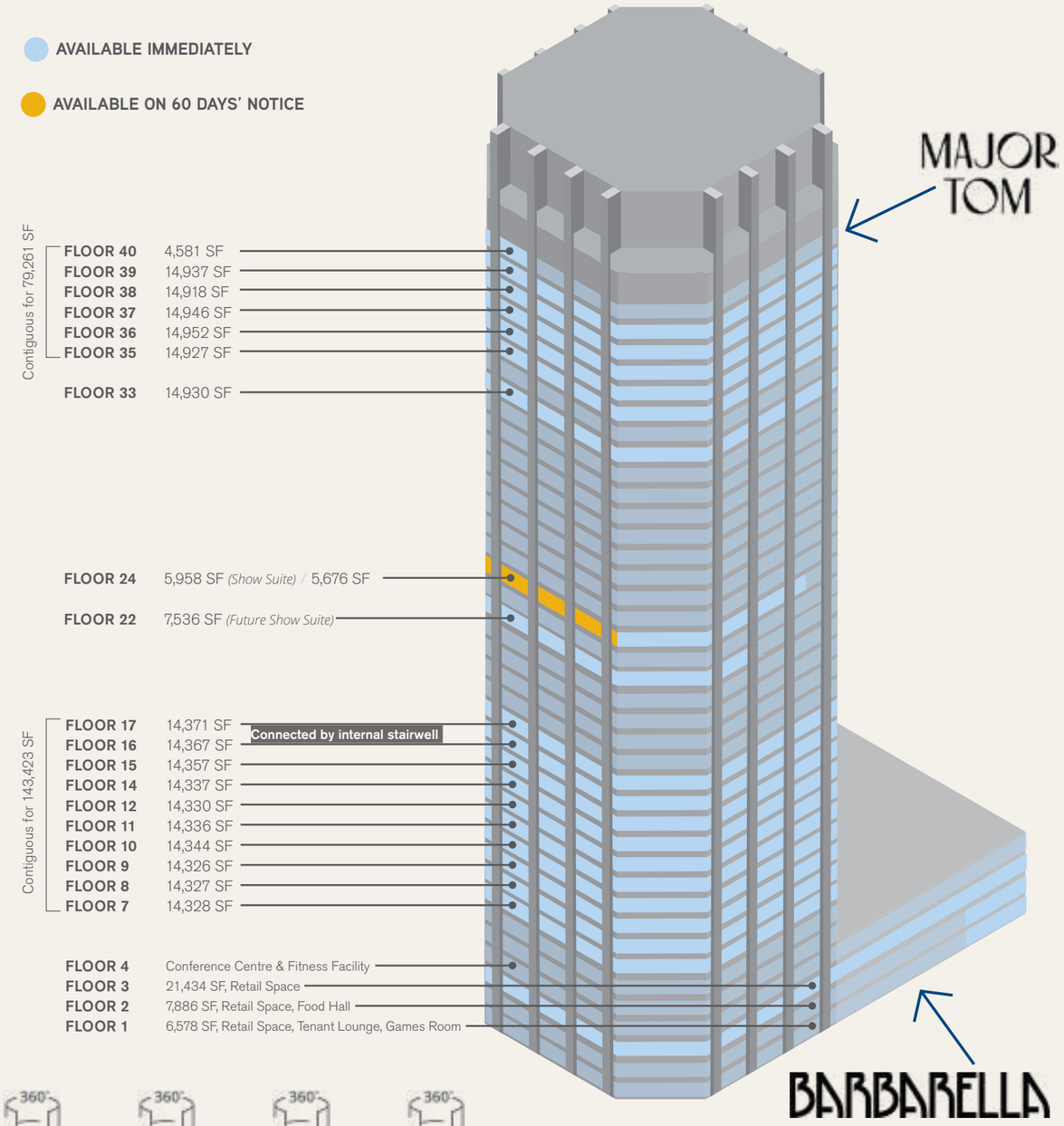
360° **Conference Centre** Click for Virtual Tour!

Stephen Avenue Place is being fully transformed into a modern hub for business, dining, and shopping, while respecting and celebrating its history and future as a Calgary landmark.

Current Lease Availabilities

AVAILABLE IMMEDIATELY

AVAILABLE ON 60 DAYS' NOTICE



360° **Show Suite 2400** Click for Virtual Tour!

360° **Floor 15** Click for Virtual Tour!

360° **Floor 7** Click for Virtual Tour!

360° **Floor 3** Click for Virtual Tour!

Building Details

Rentable Area	530,000 square feet
Average Floorplate	14,800 square feet
Number of Floors	40
HVAC	Monday - Friday 6:00 am - 6:00 pm Saturday 10:00 am - 3:00 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	$20.16 per square foot (2024 estimate)
Parking Ratio	1 : 3,600 SF (includes building parkade and Bow Parkade availability)
Leasehold Improvement Allowance	Negotiable. Landlord is also willing to complete turnkey leasehold improvements on behalf of the tenant

Floor 1

6,578 SF

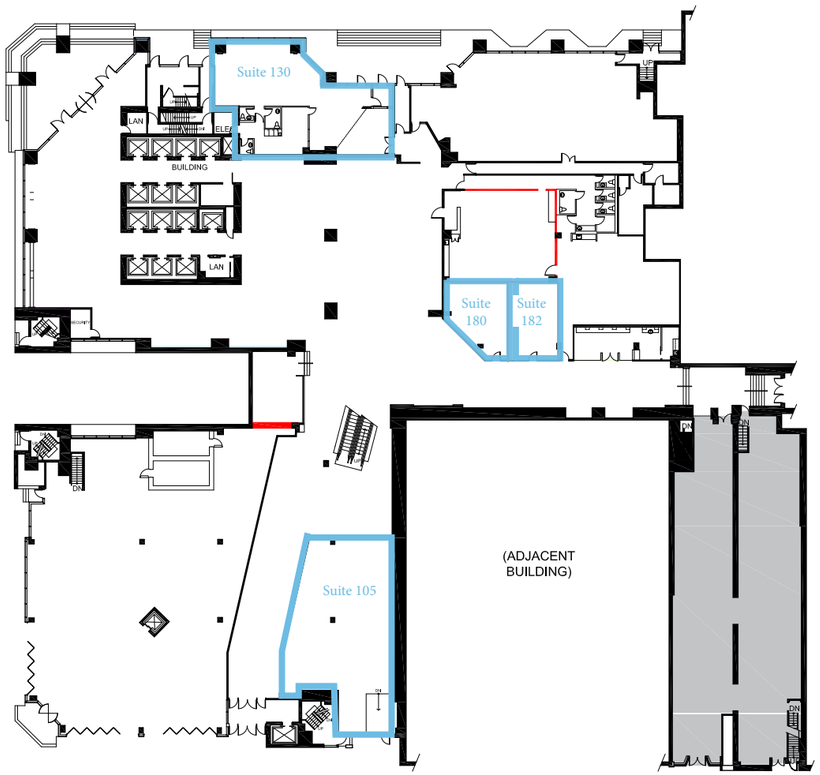
HIGHLIGHTS

Suite 105 ▪ 2,791 SF

Suite 130 ▪ 2,534 SF

Suite 180 ▪ 646 SF

Suite 182 ▪ 607 SF



Floor 2

7,886 SF

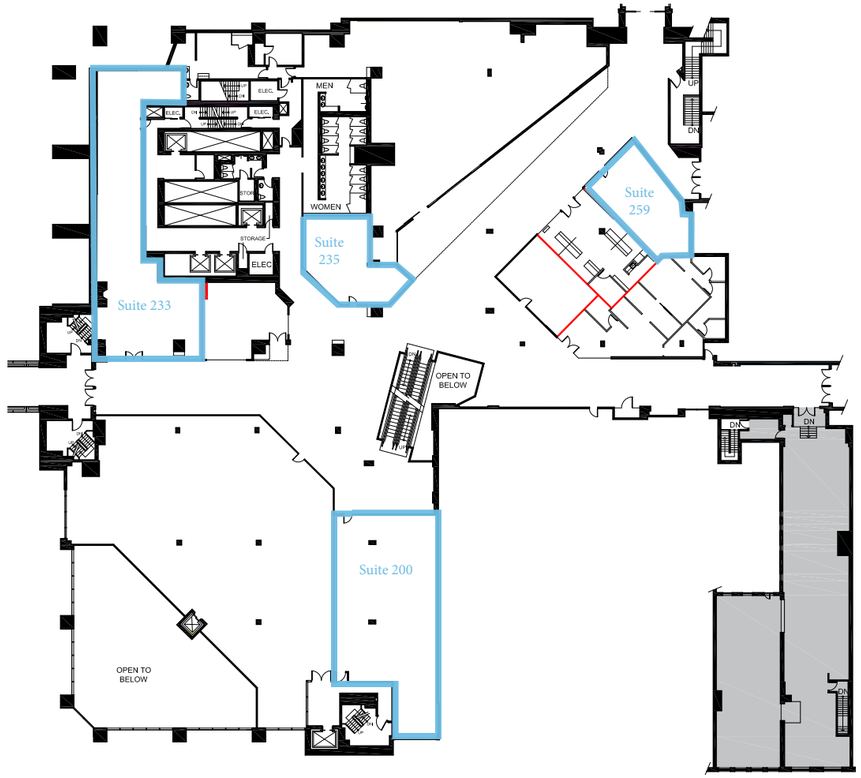
HIGHLIGHTS

Suite 200 ▪ 2,958 SF

Suite 233 ▪ 2,902 SF

Suite 235 ▪ 1,001 SF

Suite 259 ▪ 1,025 SF



Floor 3

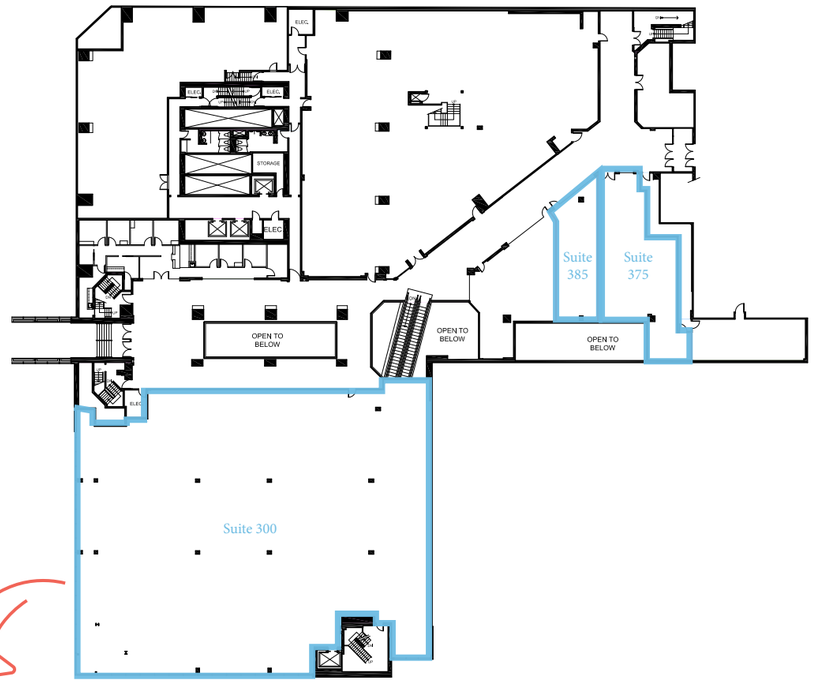
21,434 SF

HIGHLIGHTS

Suite 300 ▪ 18,388 SF

Suite 375 ▪ 2,045 SF

Suite 385 ▪ 1,001 SF

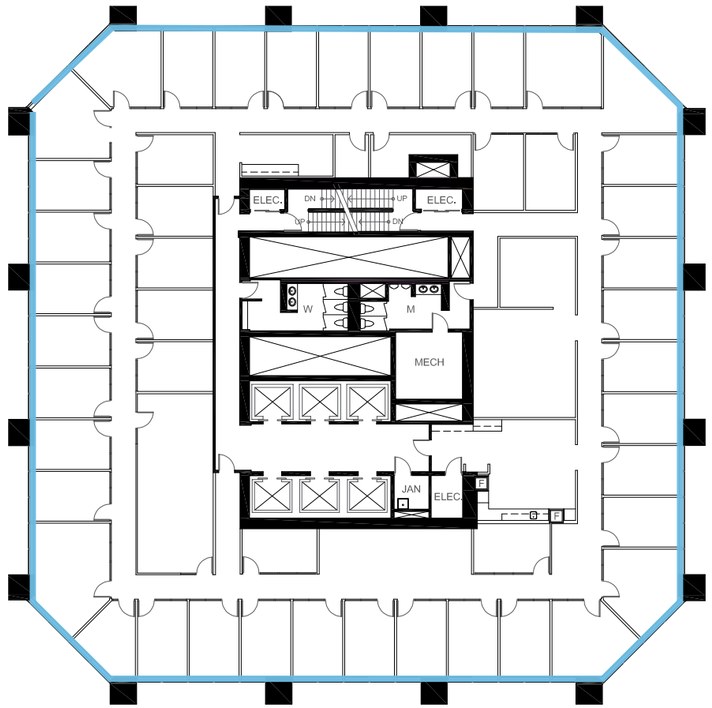


Floor 7

14,328 SF

HIGHLIGHTS

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

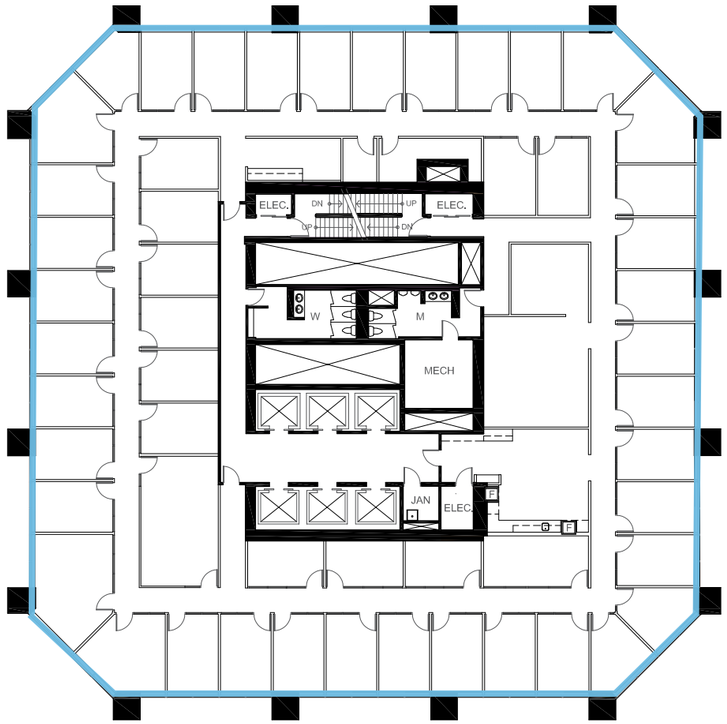


Floor 8

14,327 SF

HIGHLIGHTS

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

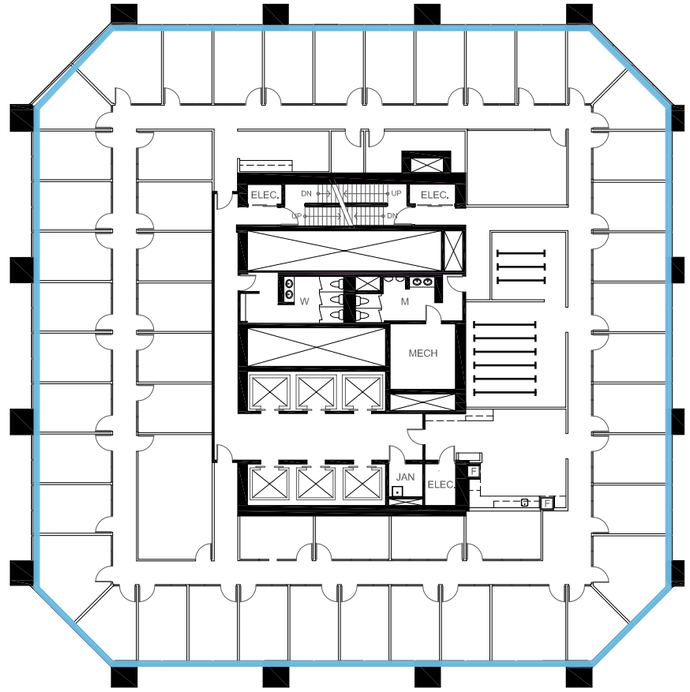


Floor 9

14,326 SF

HIGHLIGHTS

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

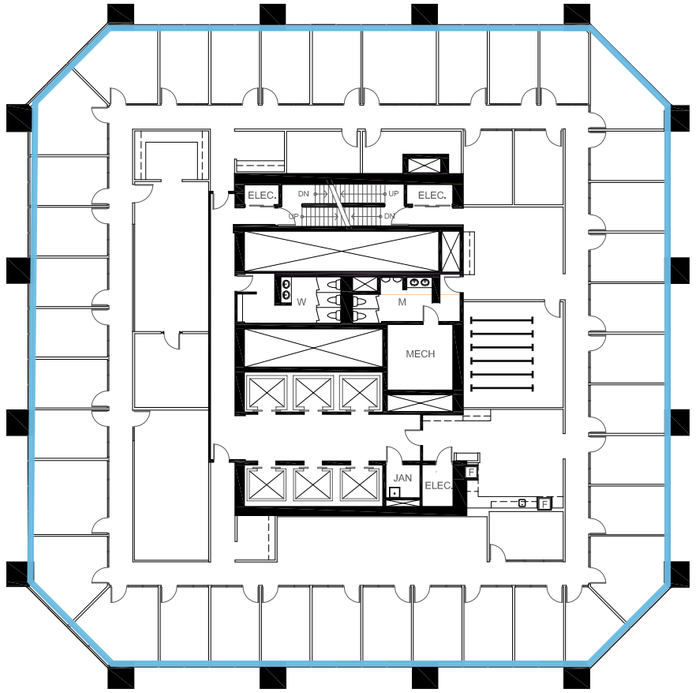


Floor 10

14,344 SF

HIGHLIGHTS

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

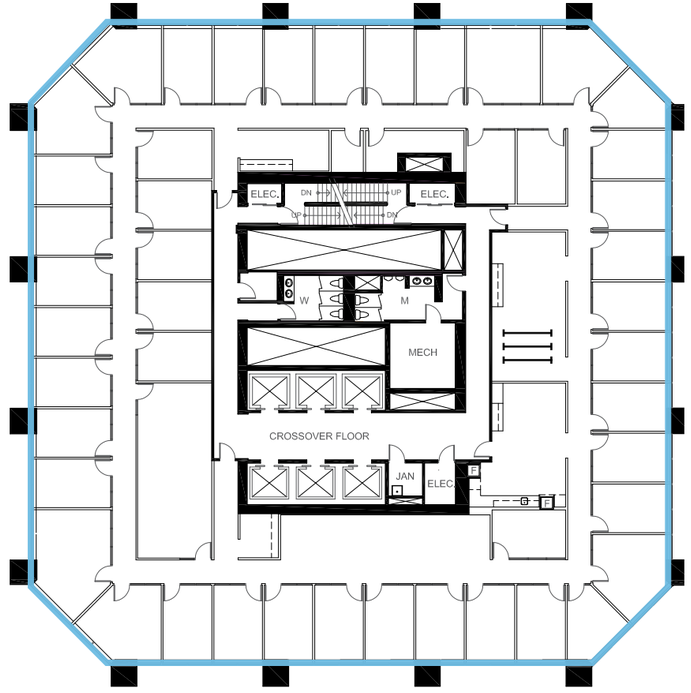


Floor 11

14,336 SF

HIGHLIGHTS

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

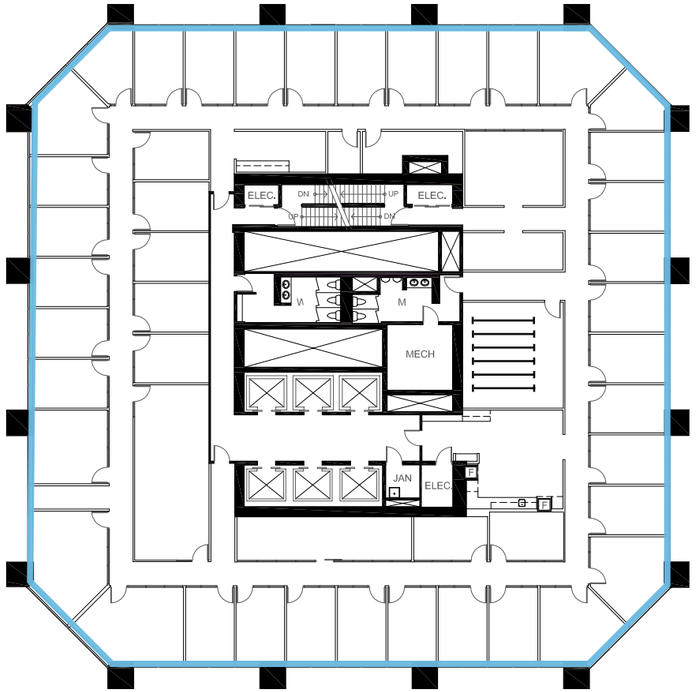


Floor 12

14,330 SF

HIGHLIGHTS

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

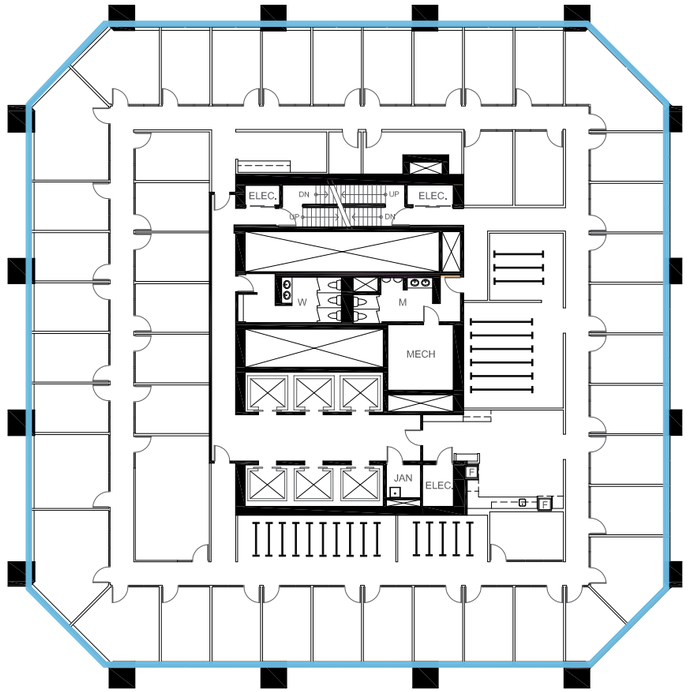


Floor 14

14,337 SF

HIGHLIGHTS

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

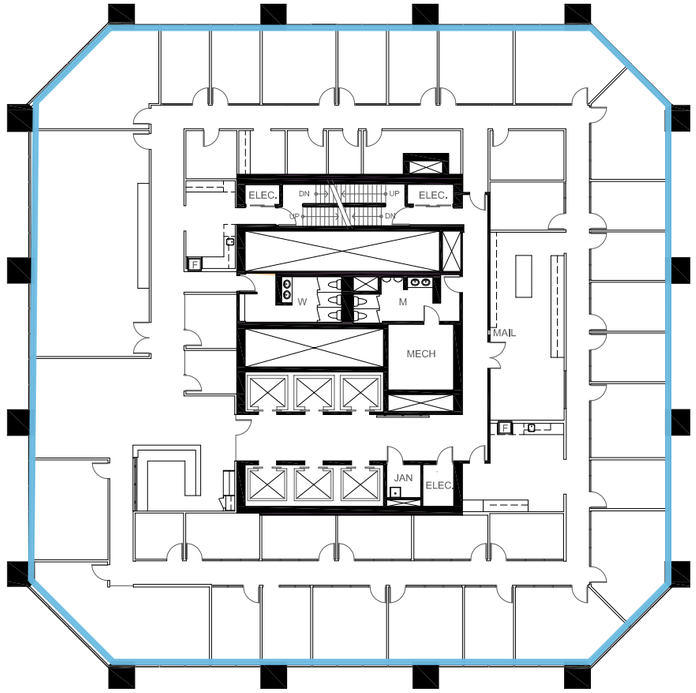


Floor 15

14,357 SF

HIGHLIGHTS

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

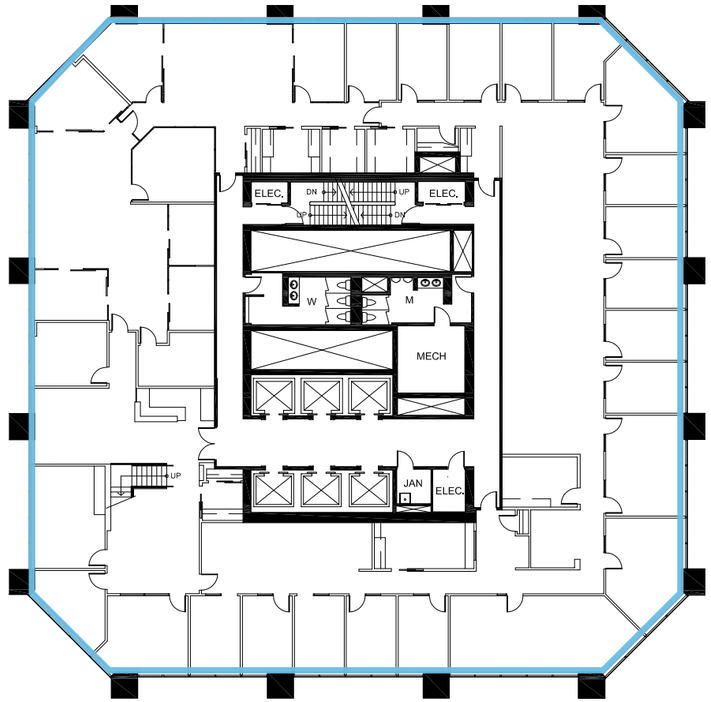


Floor 16

14,367 SF

HIGHLIGHTS

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

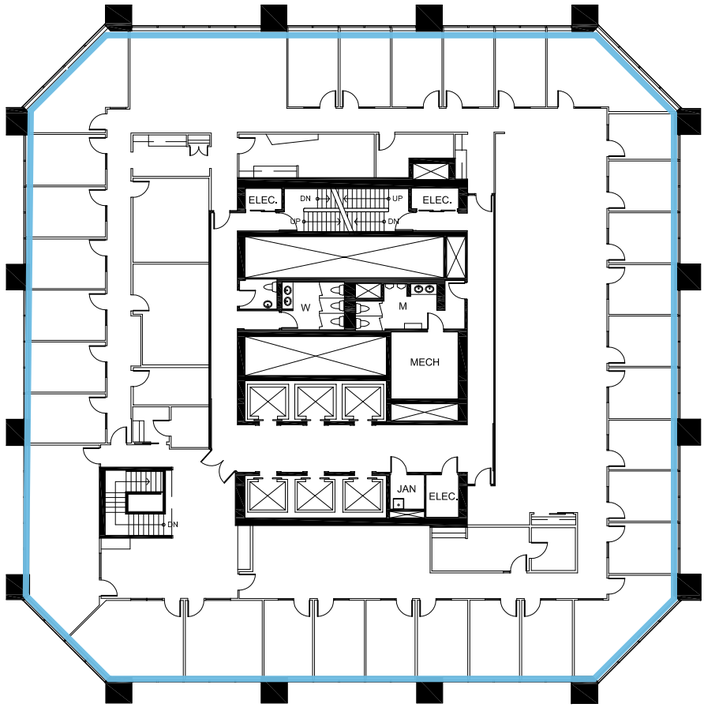


Floor 17

14,371 SF

HIGHLIGHTS

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



Floor 22

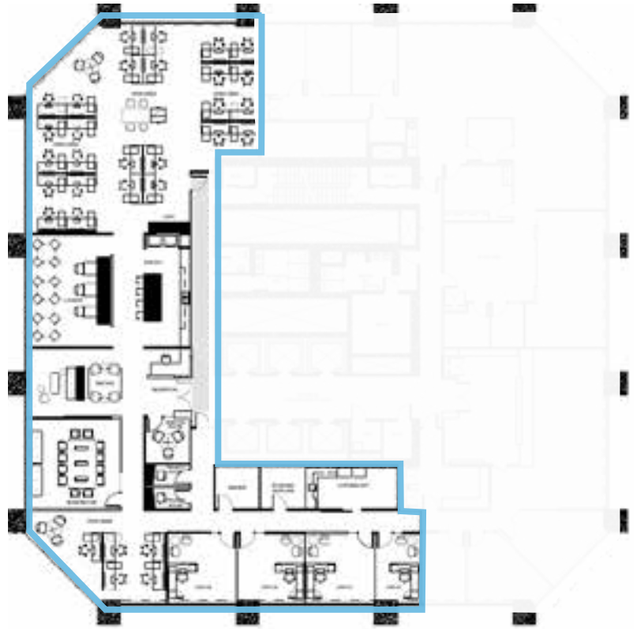
7,536 SF

HIGHLIGHTS

Suite 2200 ▪ 7,536 SF

Future Show Suite

- 4 Exterior Offices
- Open Area for ~31 Workstations
- Boardroom
- Meeting Room
- Staff Bistro/Lounge
- Coffee/Copy Area
- Reception
- 2 Phone Rooms
- Storage/File Room
- Server Room



Floor 24

11,634 SF

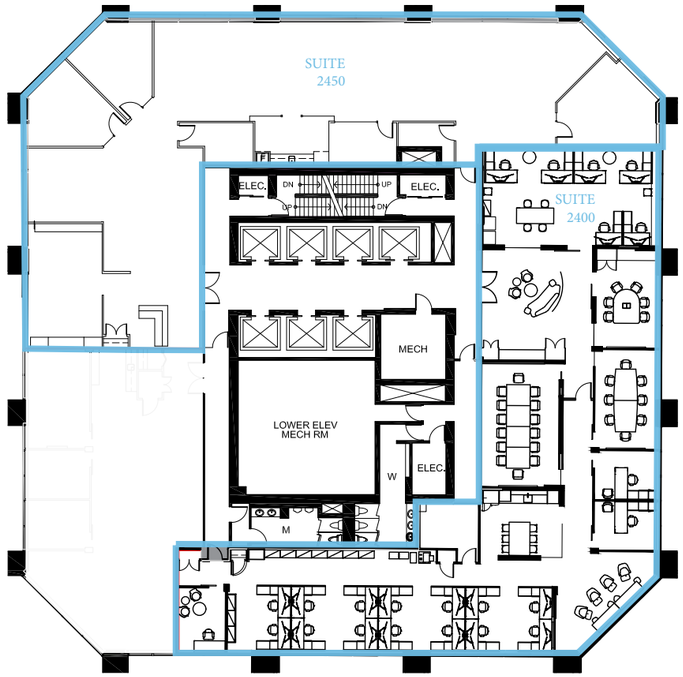
HIGHLIGHTS

Suite 2400 • 5,958 SF | Show Suite

- 3 Exterior Offices
- 2 Meeting Rooms
- 20 Workstations
- Boardroom
- Kitchen
- IT Room
- Reception Area
- Lounge Area
- Furnished

Suite 2450 • 5,676 SF

- 3 Exterior Offices
- Boardroom
- Kitchen
- Reception
- Storage Room
- Copy Area
- Open Area

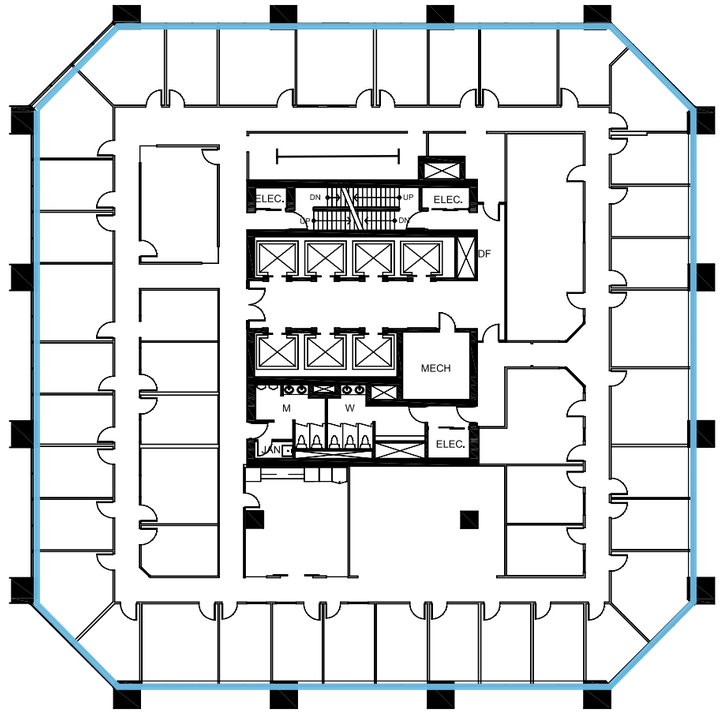


Floor 33

14,930 SF

HIGHLIGHTS

- 37 Exterior Offices
- 7 Interior Offices
- 2 Boardrooms
- Meeting Room
- Kitchen / Lounge Area
- Filing/Storage
- Rolling Files
- Small Open Area

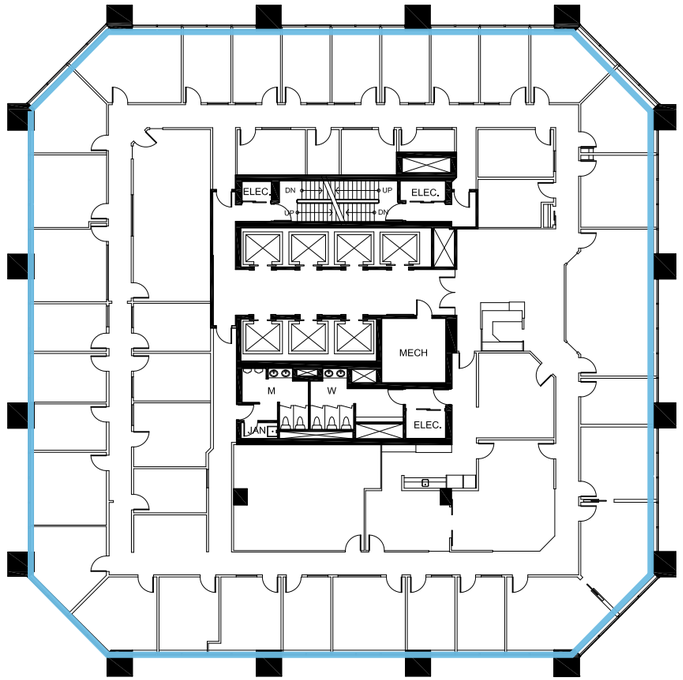


Floor 35

14,927 SF

HIGHLIGHTS

- 27 Exterior Offices
- 9 Interior Offices
- 2 Boardrooms
- Meeting Room
- Kitchen / Lounge Area
- Reception
- Filing/Storage

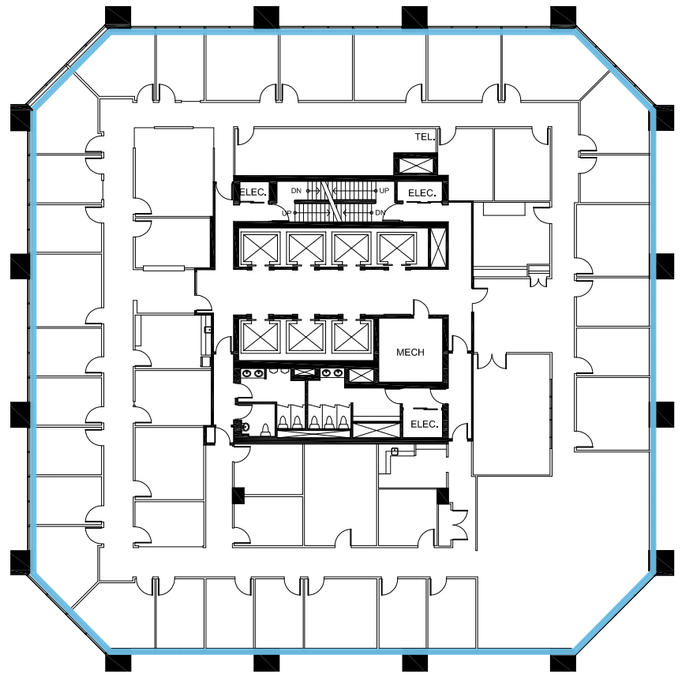


Floor 36

14,952 SF

HIGHLIGHTS

- 29 Exterior Offices
- 8 Interior Offices
- 2 Boardrooms
- 2 Meeting Rooms
- 3 Kitchens
- Storage Room
- Small Open Area

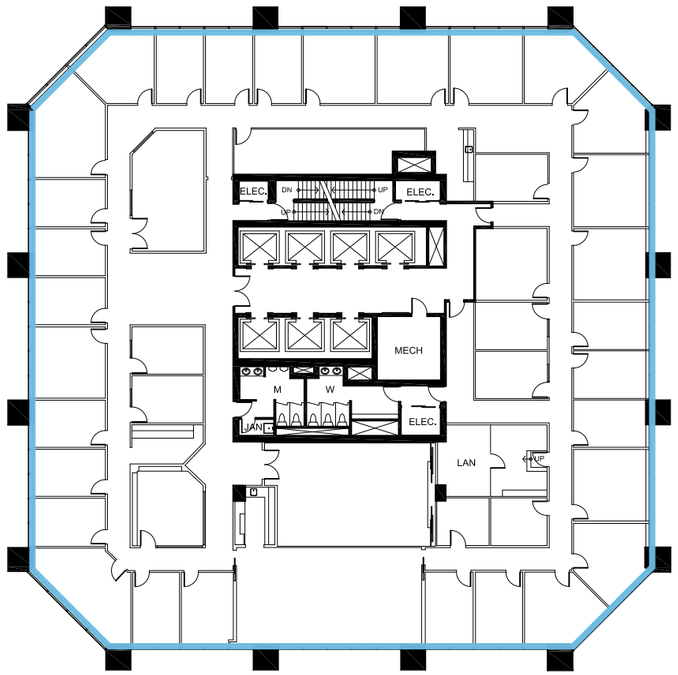


Floor 37

14,946 SF

HIGHLIGHTS

- 30 Exterior Offices
- 8 Interior Offices
- Boardroom
- Kitchen
- Small Open Area

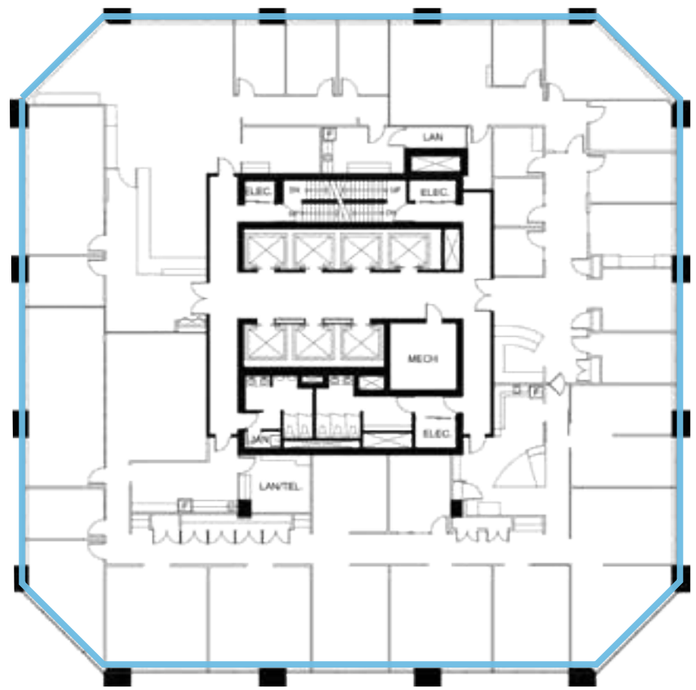


Floor 38

14,918 SF

HIGHLIGHTS

- 18 Exterior Offices
- 2 Boardrooms
- 4 Exterior Meeting Rooms
- 3 Kitchens
- 2 Copy Areas
- Open Space
- Reception

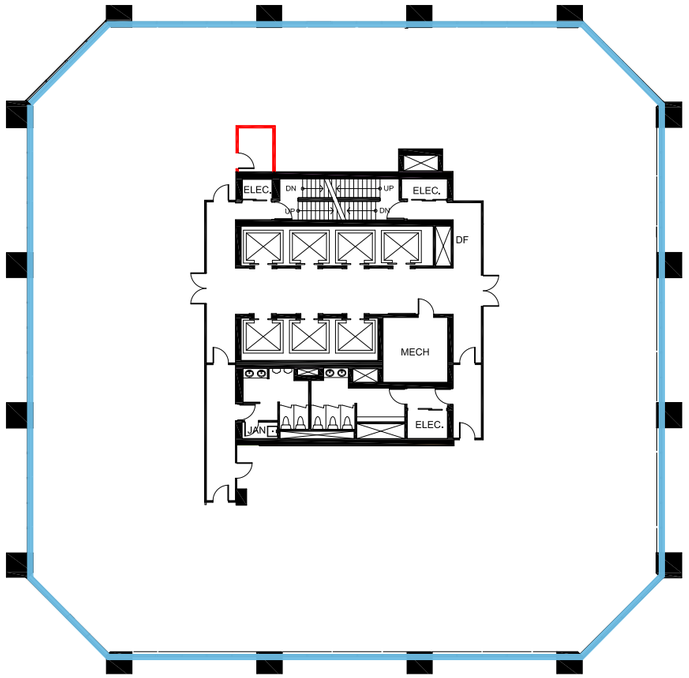


Floor 39

14,937 SF

HIGHLIGHTS

- Base Building

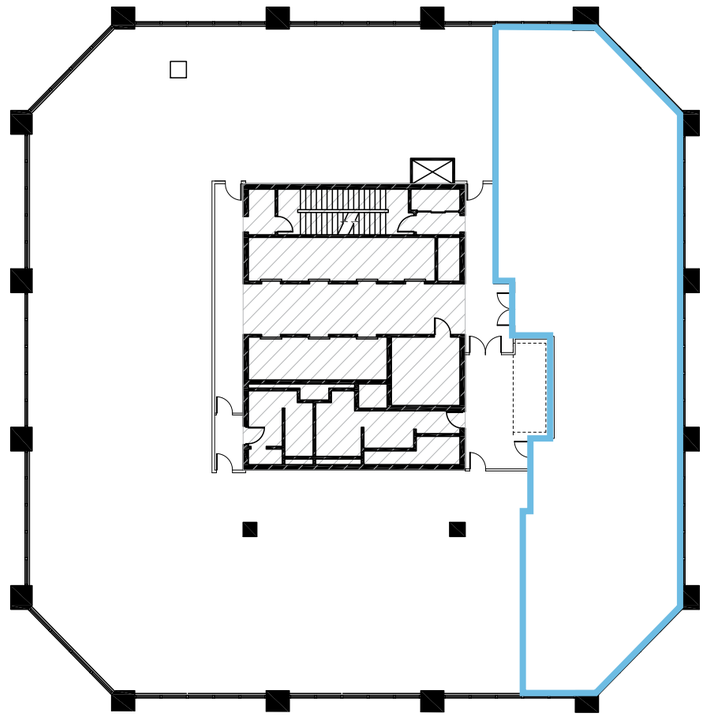


Floor 40

4,581 SF

HIGHLIGHTS

- Base Building



Dynamic Plan

HIGHLIGHTS

- 71 workstations
- 7 offices
- 8 hoteling
- Large meeting room
- 4 medium meeting rooms
- 6 small meeting rooms
- 10 breakout areas
- Copy/print room
- Refreshment/coffee bar
- 6 phone rooms
- Staff lounge

Open Plan

HIGHLIGHTS

- 125 workstations
- 3 large meeting rooms
- 4 medium meeting rooms
- 2 small meeting rooms
- 5 breakout areas
- 2 copy/print rooms
- Refreshment/coffee bar
- Phone rooms
- Staff lounge

Mixed Plan

HIGHLIGHTS

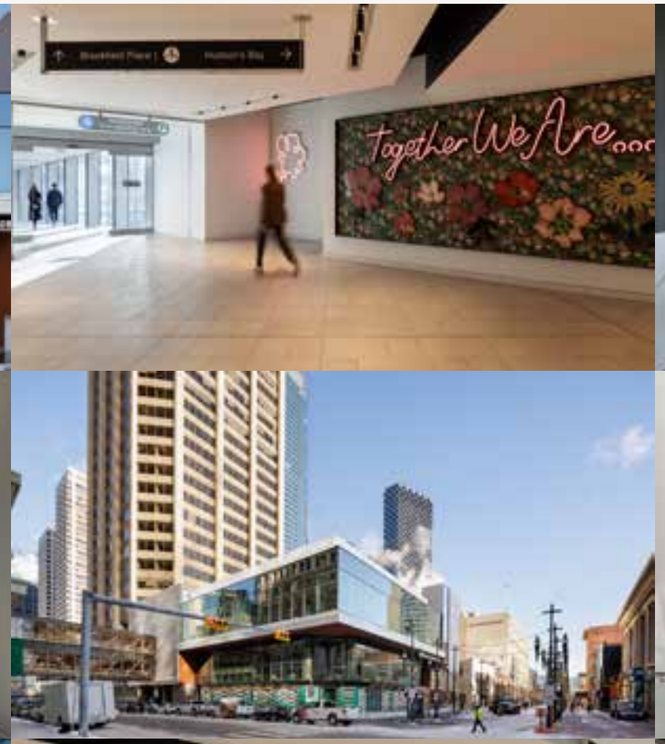
- 39 workstations
- 32 offices
- 2 large meeting rooms
- 2 medium meeting rooms
- Small meeting room
- Breakout area
- 2 copy/print rooms
- Refreshment/coffee bar
- Phone rooms
- Staff lounge

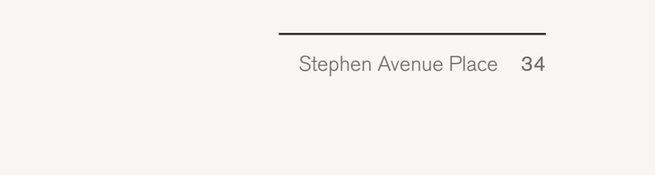
Office Intensive Plan

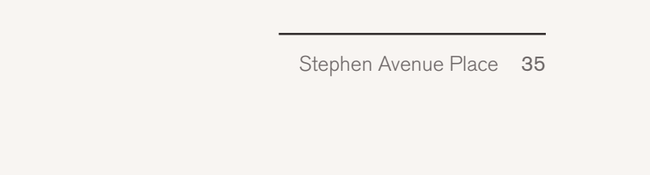
HIGHLIGHTS

- 50 offices
- 8 hoteling
- Large meeting room
- 2 medium meeting rooms
- Small meeting room
- Copy/print room
- Refreshment/coffee bar
- Staff lounge

Property Photos







ALY LALANI

Executive Vice President | Partner
1 403 298 0410
aly.lalani@colliers.com

LEIGH KIRNBAUER

Vice President | Partner
1 403 298 0408
leigh.kirnbauer@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

SLATE

Colliers

Colliers
900, 335 8th Avenue SW
Calgary, AB T2P 1C9
colliers.com/calgary
+1 403 266 5544