

**AVISON
YOUNG**

For Lease | Downtown Office Space

Hanover Place, 101 - 6th Avenue SW
Calgary, AB



Get more information

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Particulars

Occupancy:	Immediate
Building Size:	221,347 sq. ft.
Average Floorplate:	10,493 sq. ft.
Number of Floors	26
Landlord:	593308 Alberta Ltd
Property Managed by:	Avison Young



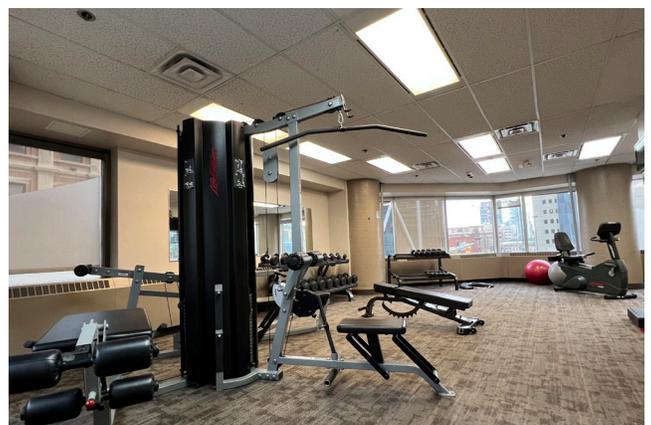
Leasing Information

Op. Costs & Taxes :	\$16.08 (est. 2022)
Annual Net Rent:	Aggressive Rates
Parking Ratio:	1 : 4,500 sq. ft.
Parking Rates:	\$465.00/stall/month



Highlights

- New and improved Smart Elevator Destination Dispatch System
- +15 open to Suncor and Telus Sky
- Fitness, shower facilities and underground bike storage available for tenant use
- Conference Centre available for Tenant use
- BOMA 2010 building measurements
- Walking distance to executive class hotels, City Hall, restaurants, professional services & shopping
- A few blocks from the Bow River walkway and bike path system



Floor	Available Area			
26	[Occupied]			
25	Suite 2500 (10,523 sf)		10,523	
24	Suite 2400 (10,527 sf)		10,527	
23	Suite 2300 (10,520 sf)		10,520	
22	[Occupied]			
21	Suite 2100 (10,514 sf)		10,514	
20	Suite 2000 (10,519 sf)		10,519	
19	Suite 1900 (10,523 sf)		10,523	
18	[Occupied]	Suite 1850 (4,864 sf)	4,864	
17	Suite 1700 (10,511 sf)		10,511	
16	Suite 1600 (10,506 sf)		10,506	
15	Suite 1500 (5,400 sf)	[Occupied]	5,400	
14	Suite 1400 (10,515 sf)		10,515	
12	[Occupied]	Suite 1205 (2,032 sf)	2,032	
11	Suite 1100A (5,193 sf)	[Occupied]	5,193	
10	Suite 1020 (3,180 sf)	[Occupied]	Suite 1030 (1,315 sf)	4,495
9	Suite 900 (10,495 sf)		10,495	
8	Suite 800 (10,483 sf)		10,483	
7	[Occupied]	[Occupied]	Suite 725 (2,406 sf)	2,406
6	Suite 600 (10,481 sf)		10,481	
5	[Occupied]	[Occupied]	0	
4	Suite 400 (10,437 sf)		10,437	
3	Suite 305 (4,250 sf)	Suite 350 (4,533 sf)	Suite 360 (1,559 sf)	10,342
2	[Building Facilities]	[Occupied]	Suite 220 (1,528 sf)	1,528
1	(Retail) Suite 103 (943 sf)	[Building Facilities]	Suite 102 (1,964 sf)	2,907

Building Facilities

Vacant

Occupied

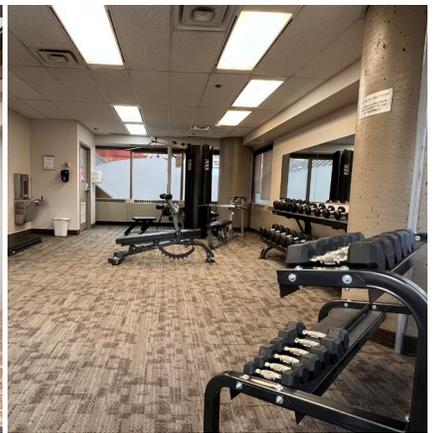
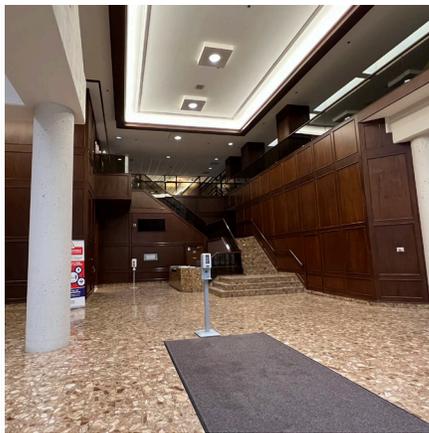
Total: 175,721

Hanover Place offers available downtown office space which includes a diverse mix of office intensive, open plan, and mixed configurations. The building design creates an exceptional core to depth ratio providing superior daylight per square foot. In addition to each availability, demising opportunities are available.

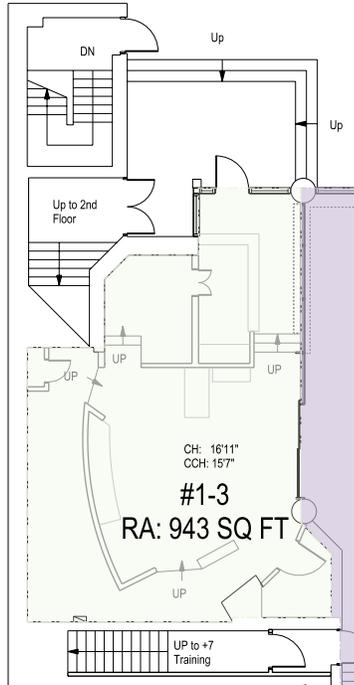
Show Suite Finishes



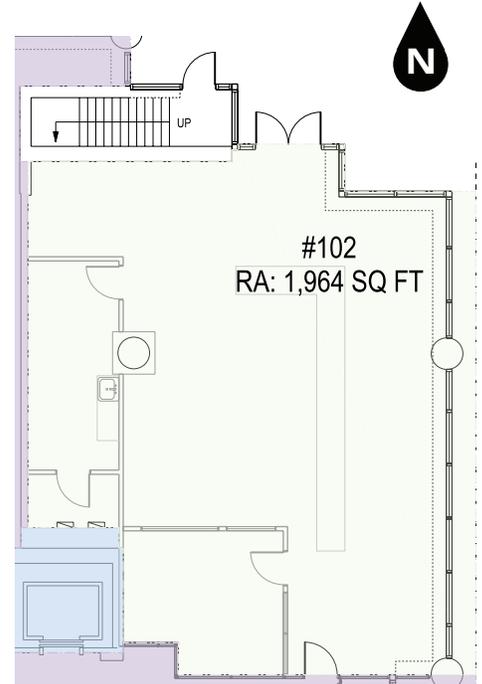
Building Photos



Suite 103
943 sf



Suite 102
1,964 sf



Suite 220
1,528 sf



Suite 305

4,250 sf

Suite 350

4,553 sf

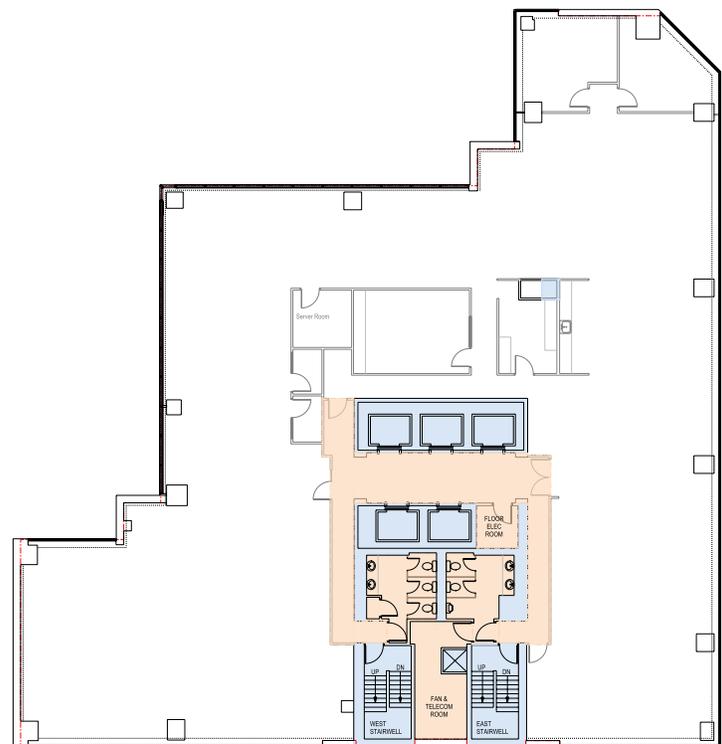
Suite 360

1,559 sf

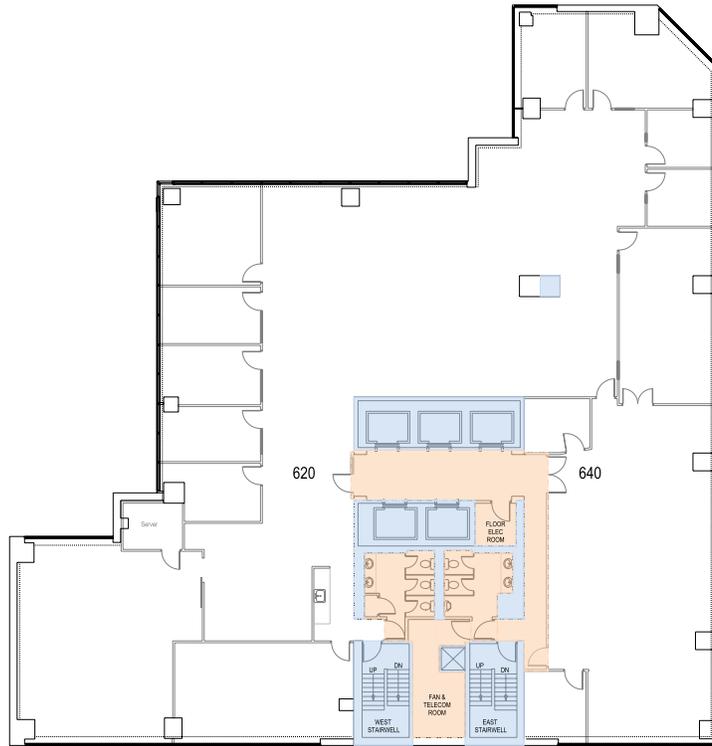


Floor 4

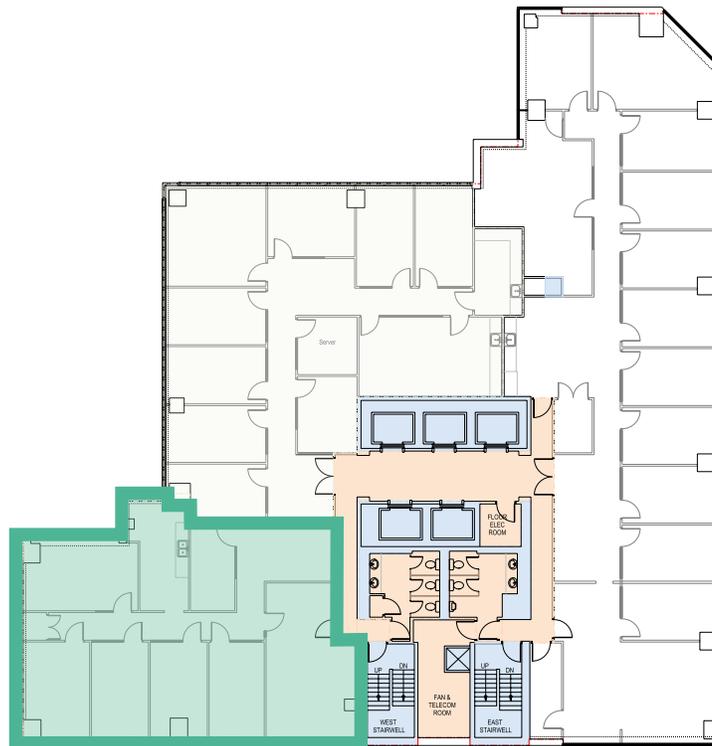
10,437 sf



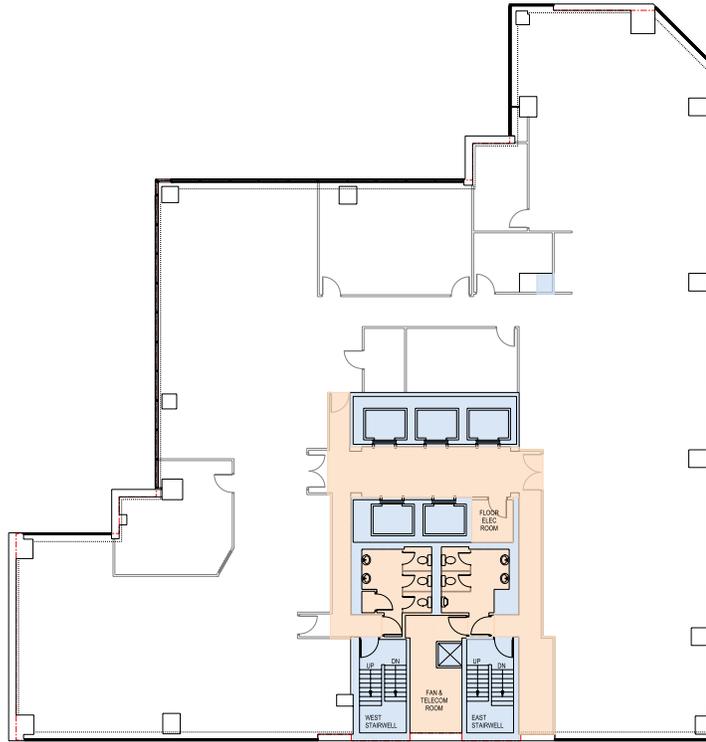
Floor 6
10,481 sf



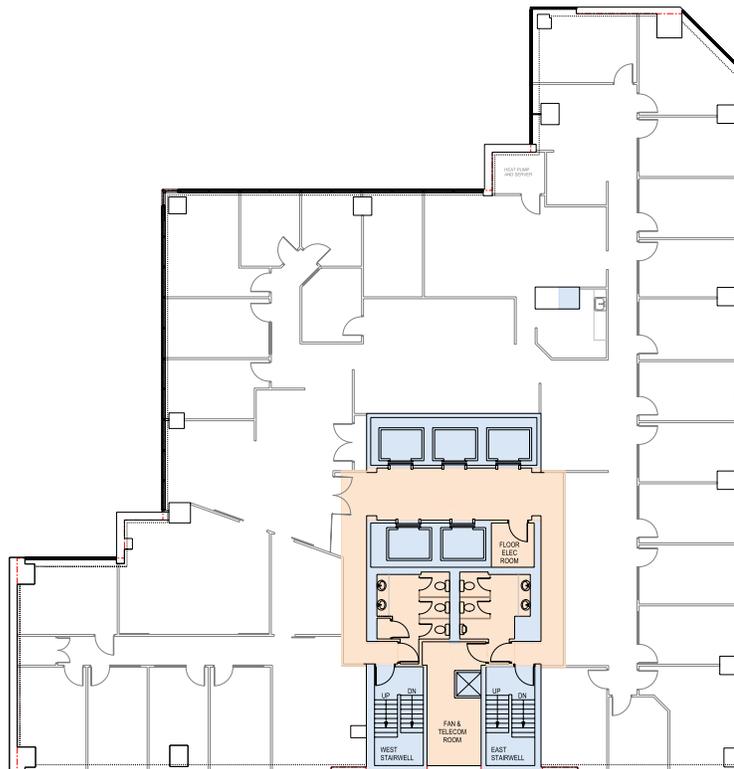
Suite 725
2,406 sf



Floor 8
10,483 sf



Floor 9
10,495 sf

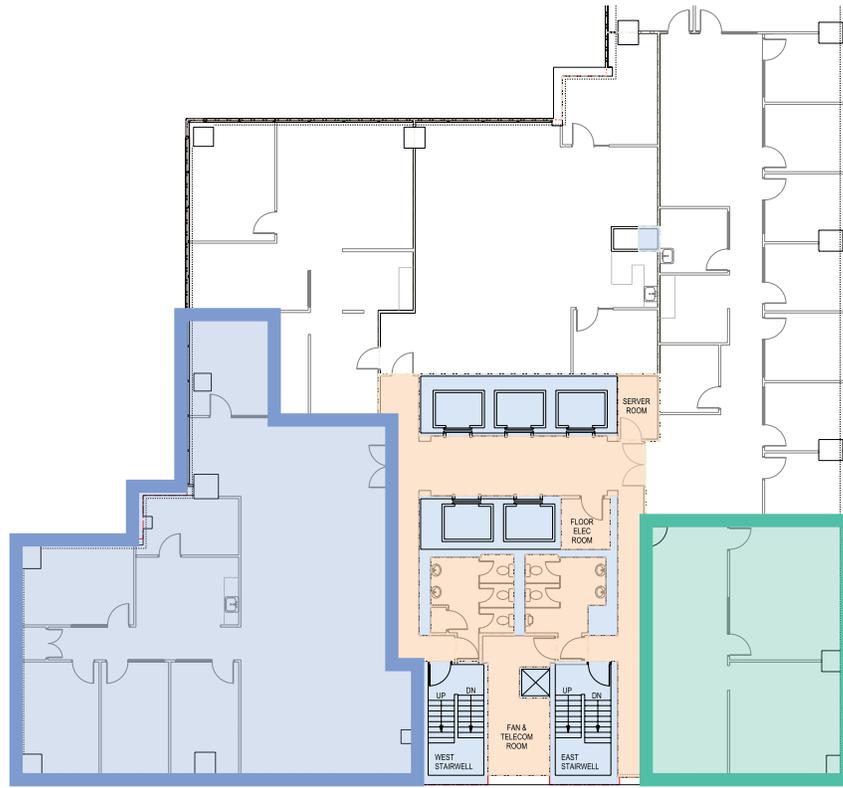


Suite 1020

3,180 sf

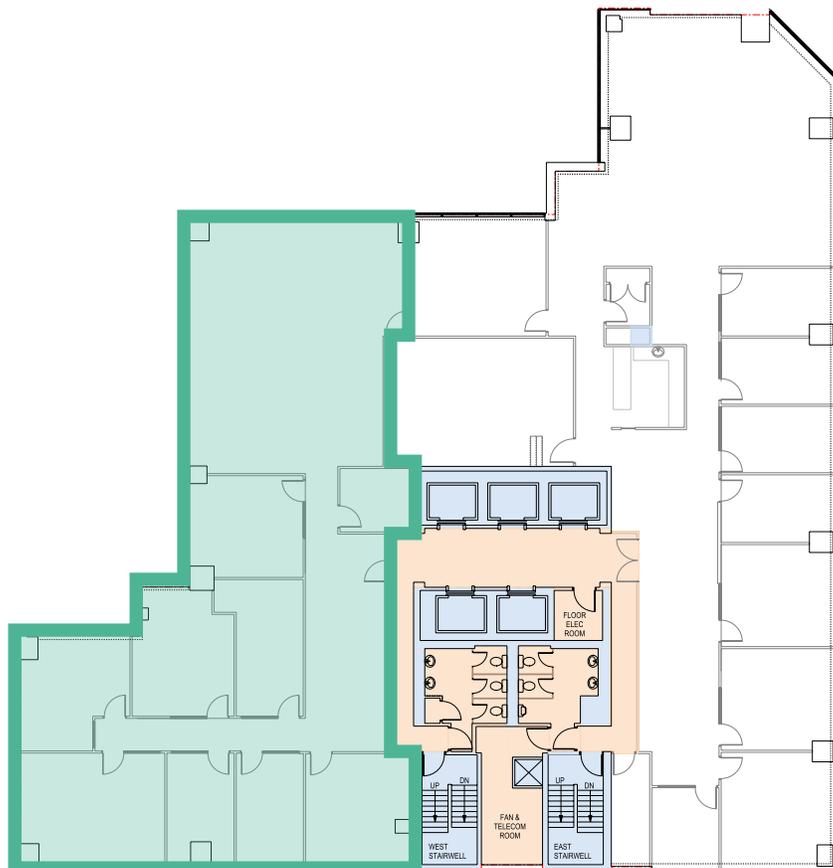
Suite 1030

1,315 sf



Suite 1100A

5,193 sf

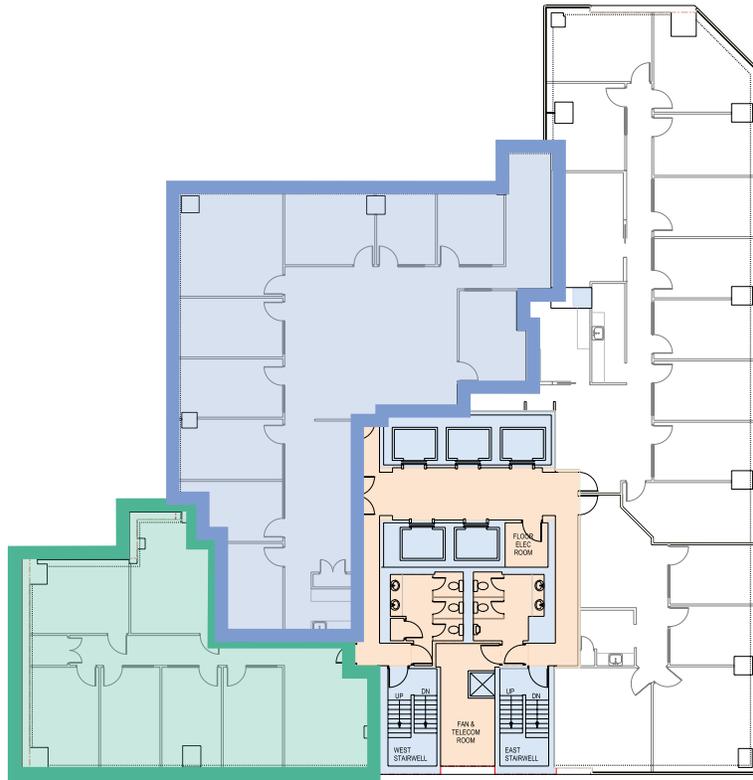


Suite 1205

2,032 sf

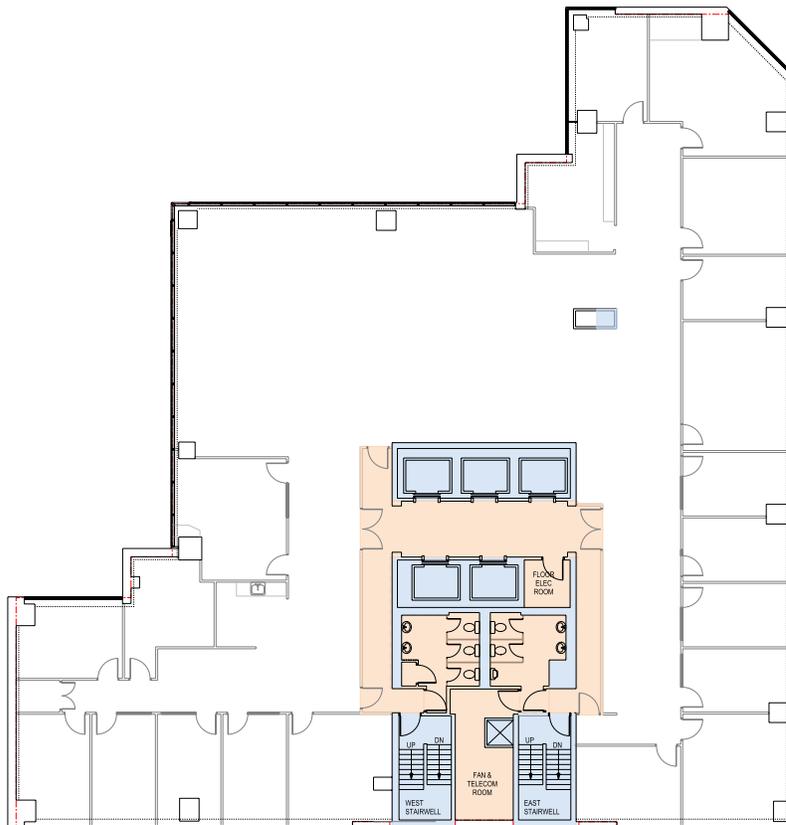
Suite 1220

3,588 sf



Floor 14

10,515 sf



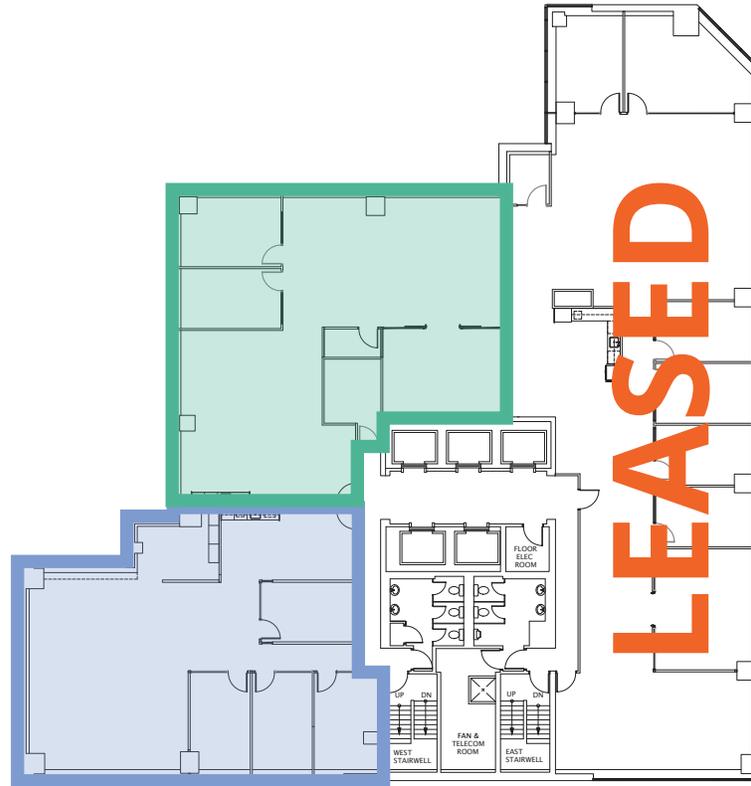
Floor 15
5,400 sf

Demising Options:

A LEASED

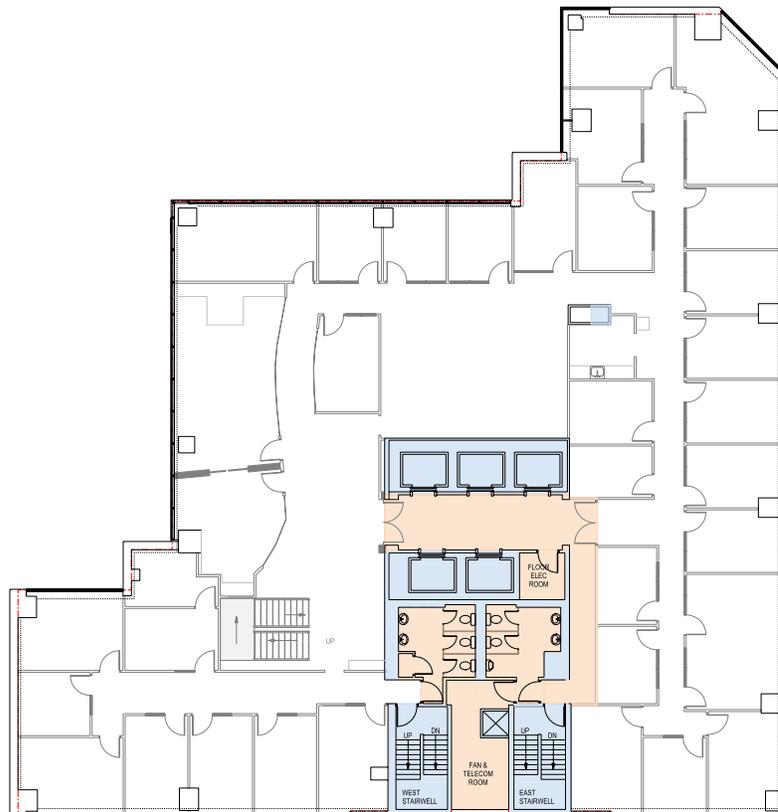
B ± 2,700 sf

C ± 2,700 sf



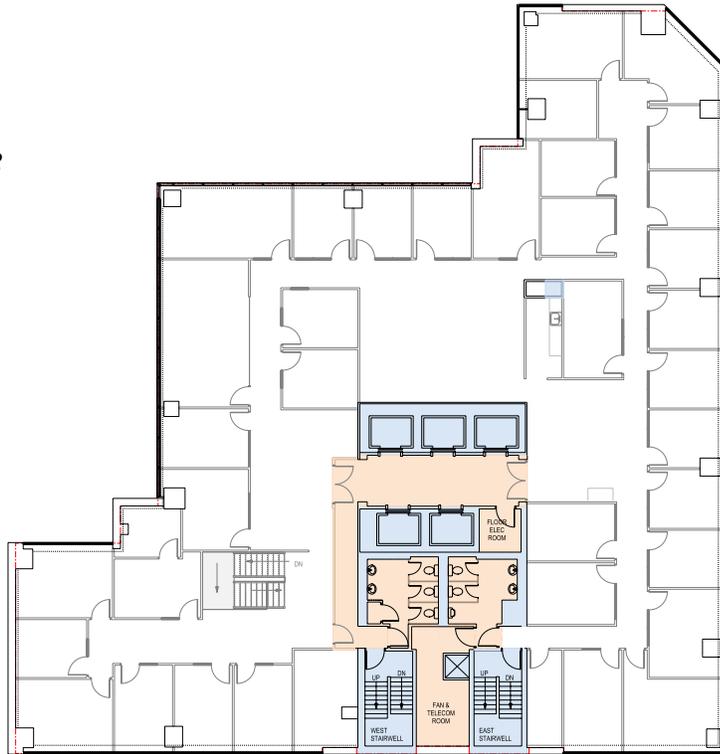
Floor 16*
10,506 sf

*Contiguous with
floor 17 via staircase

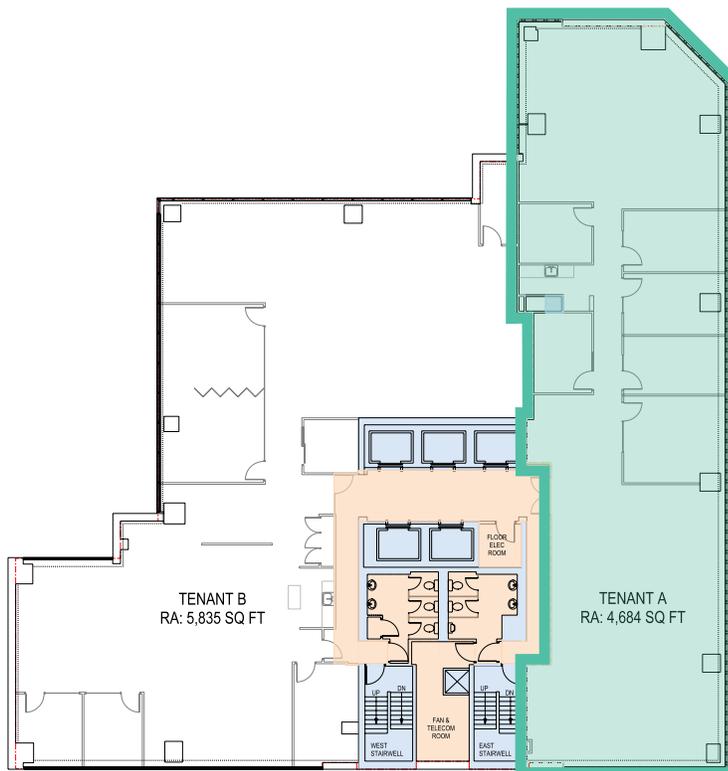


Floor 17*
10,511 sf

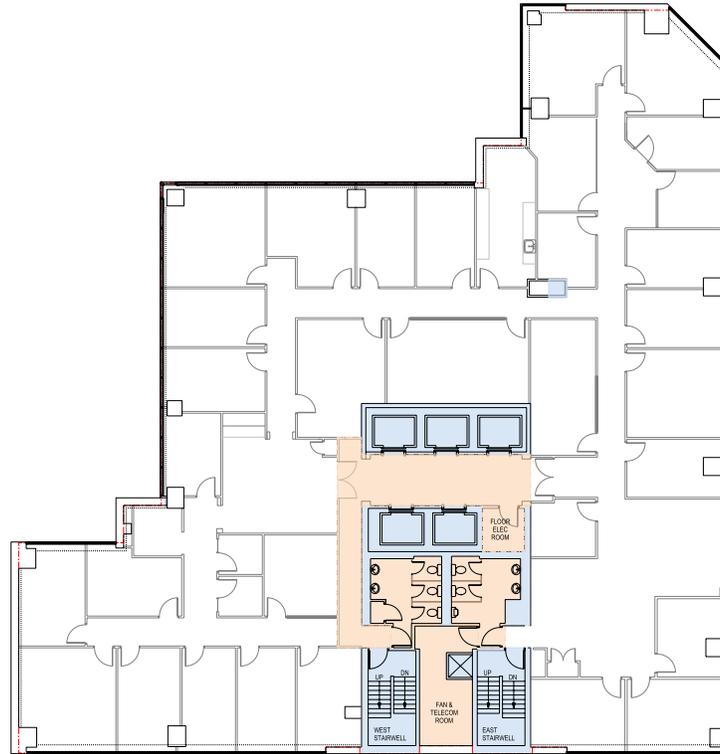
*Contiguous with
floor 16 via staircase



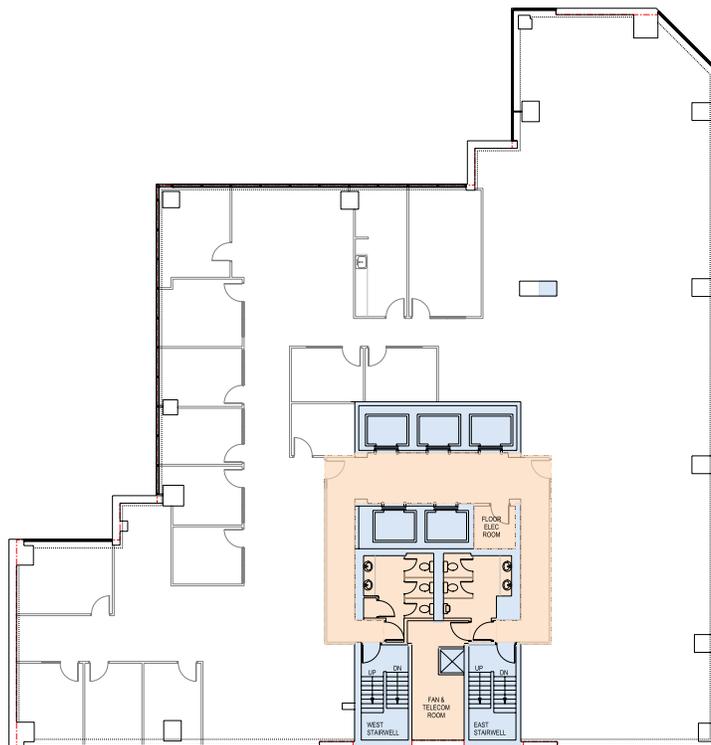
Floor 18
4,864 sf



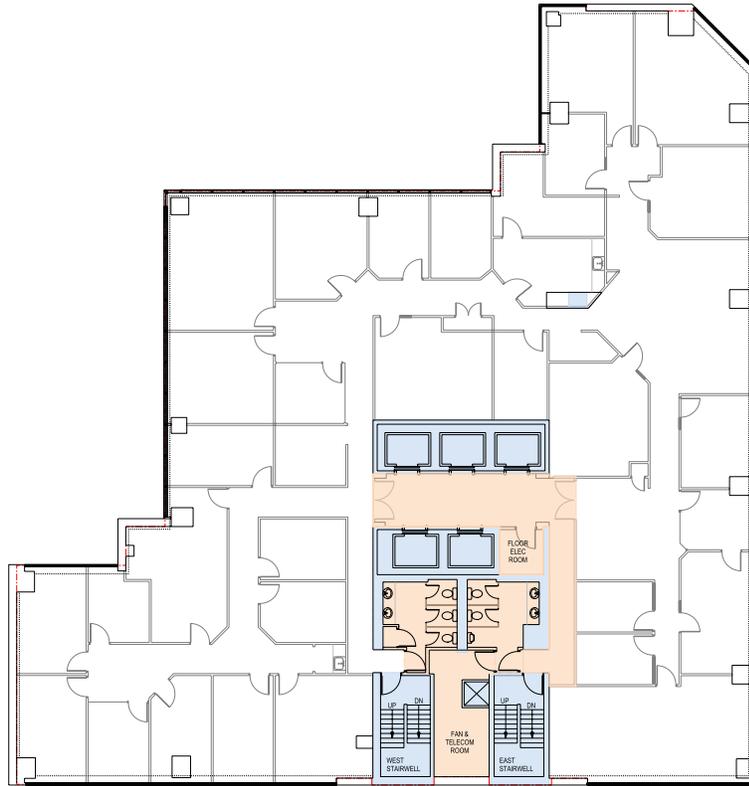
Floor 19
10,523 sf



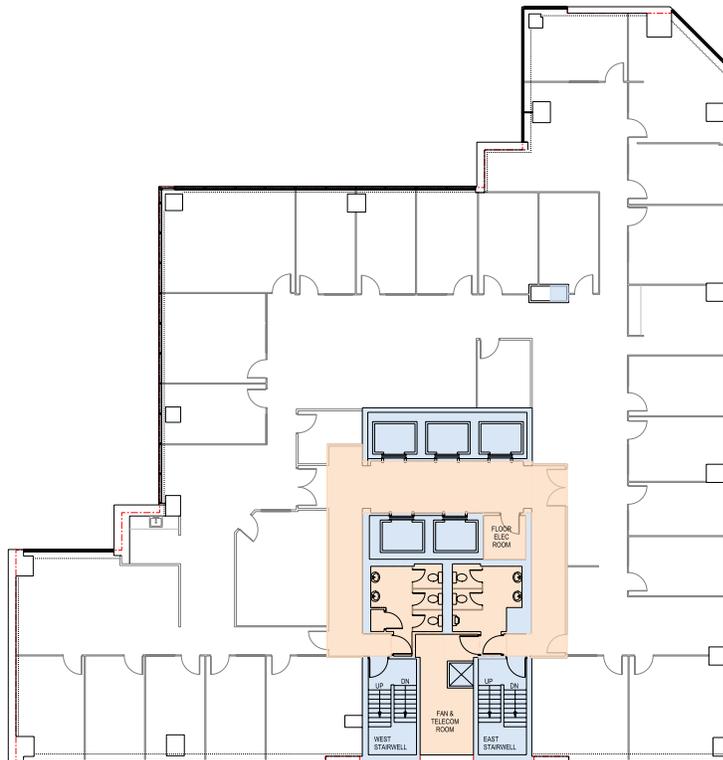
Floor 20
10,519 sf



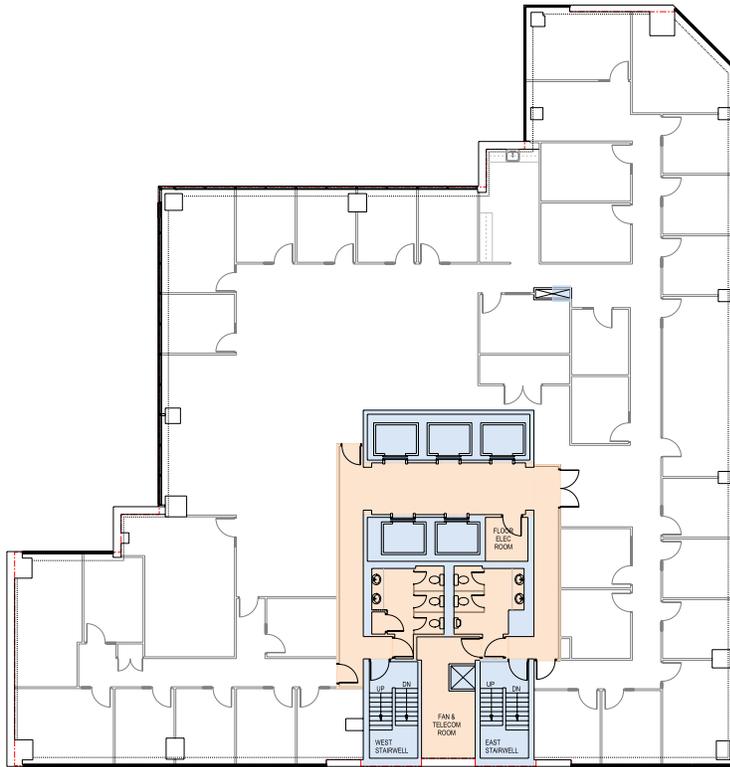
Floor 21
10,514 sf



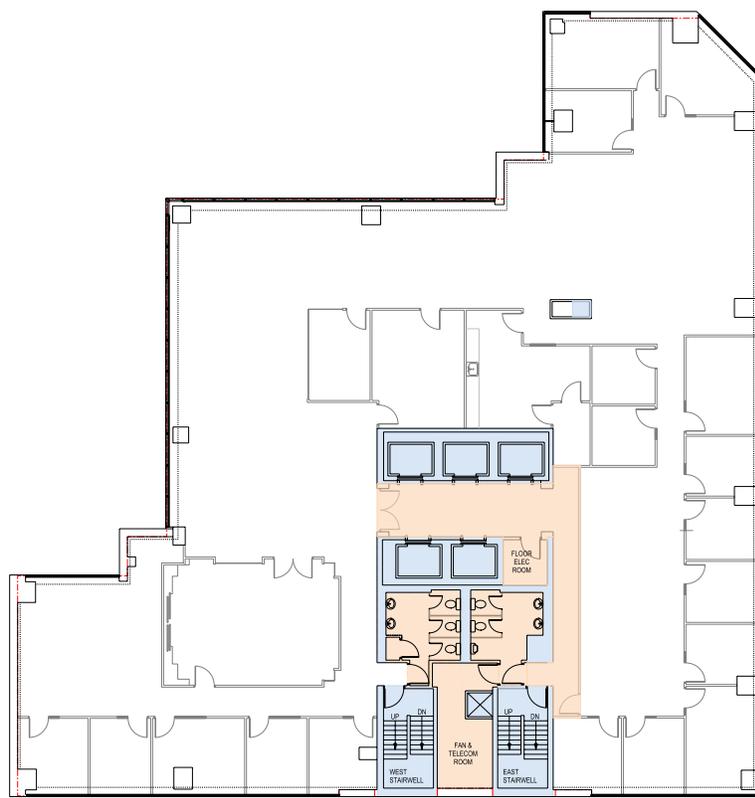
Floor 23
10,520 sf

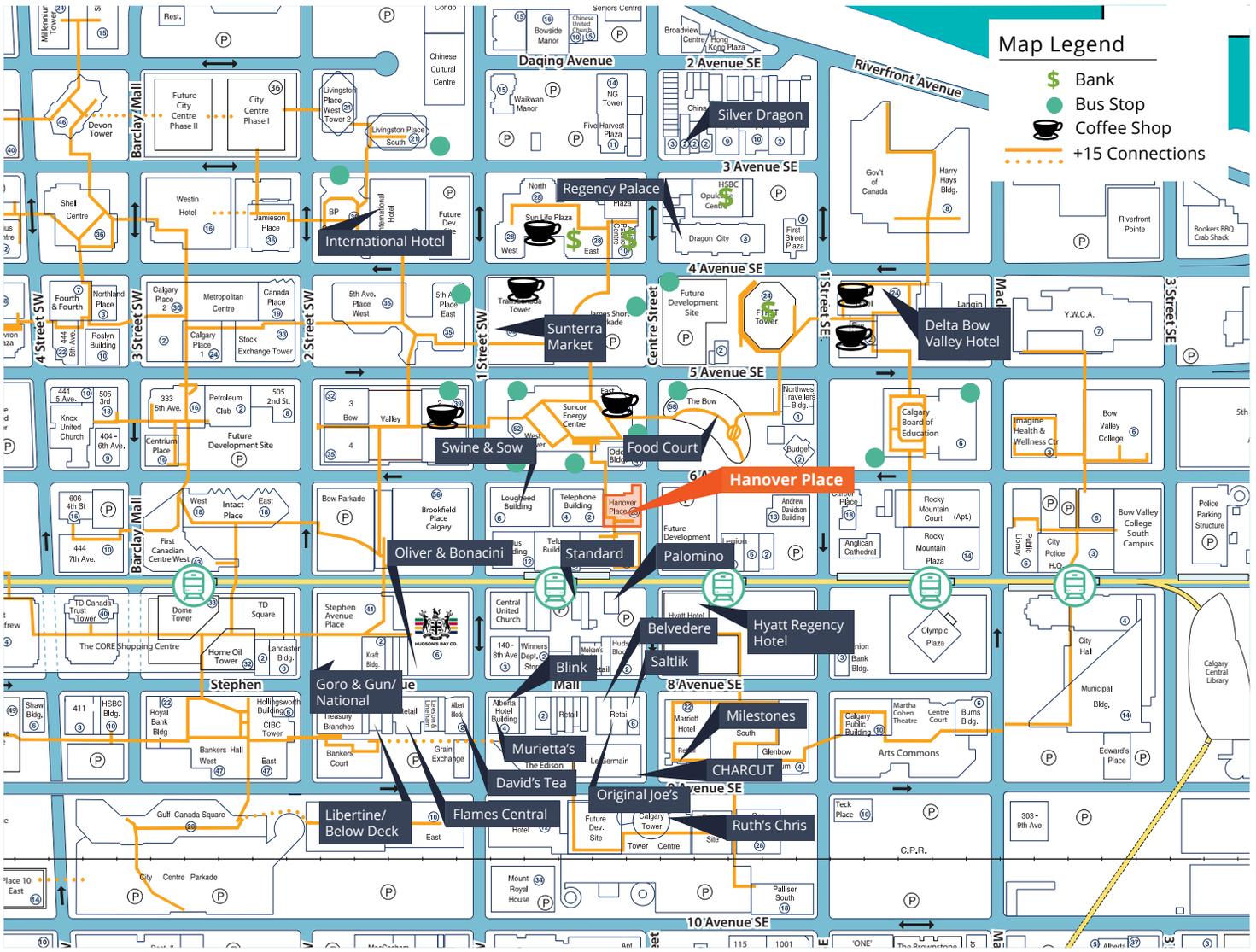


Floor 24
10,527 sf



Floor 25
10,523 sf





Amenities



On-site Professional Management & 24/7 Security



Connected to Chamber of Commerce & Telus Building



Shopping and professional services



Fitness centre in the building



Public transit accessibility



Excellent access and egress into and out of Downtown



Underground parking



Restaurants, coffee shops, eateries



Quick access to walking/ bike trails

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