

FOR LEASE

STEPHEN AVENUE PLACE



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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.

— 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



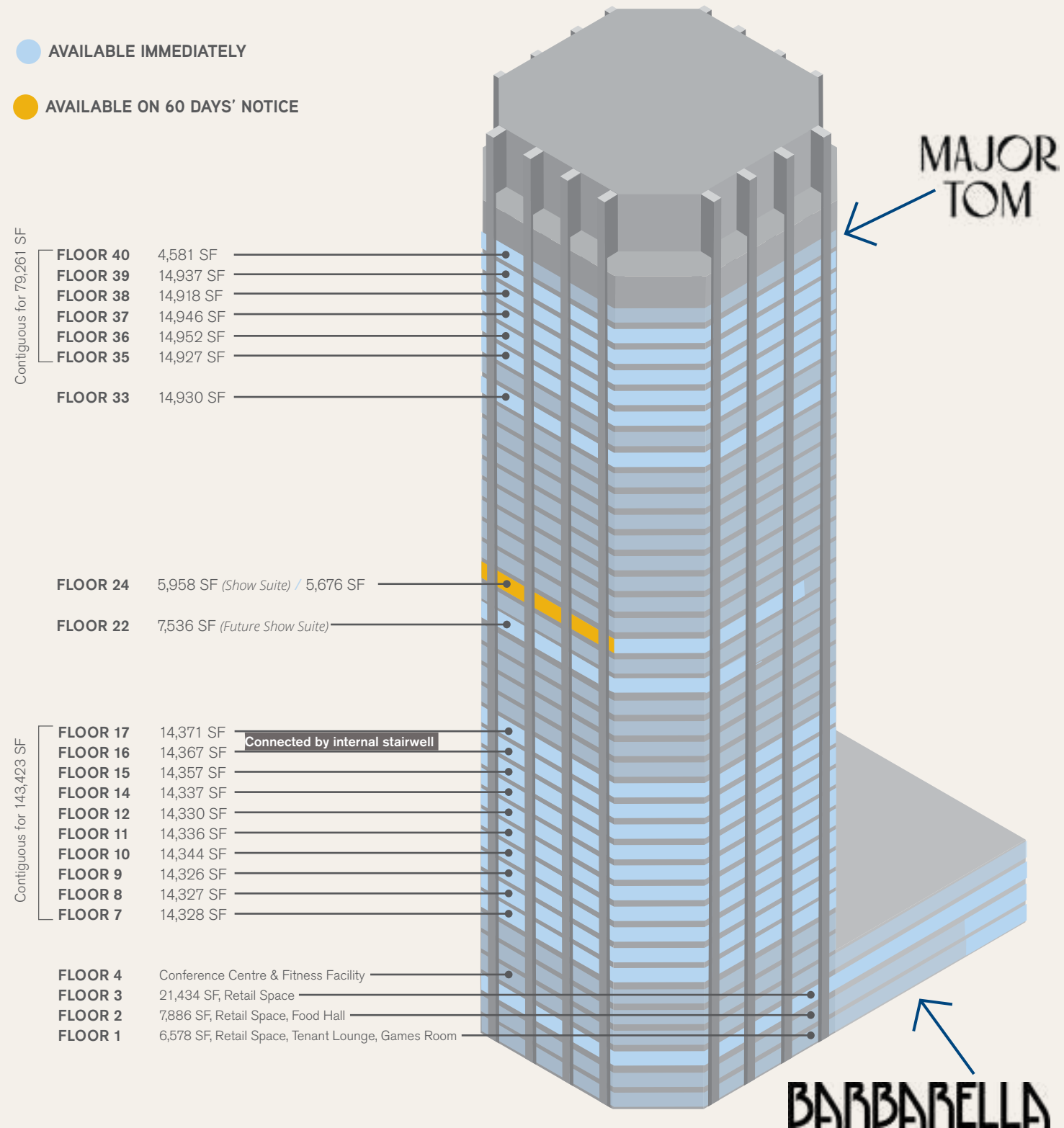
Stephen Avenue Place App

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



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

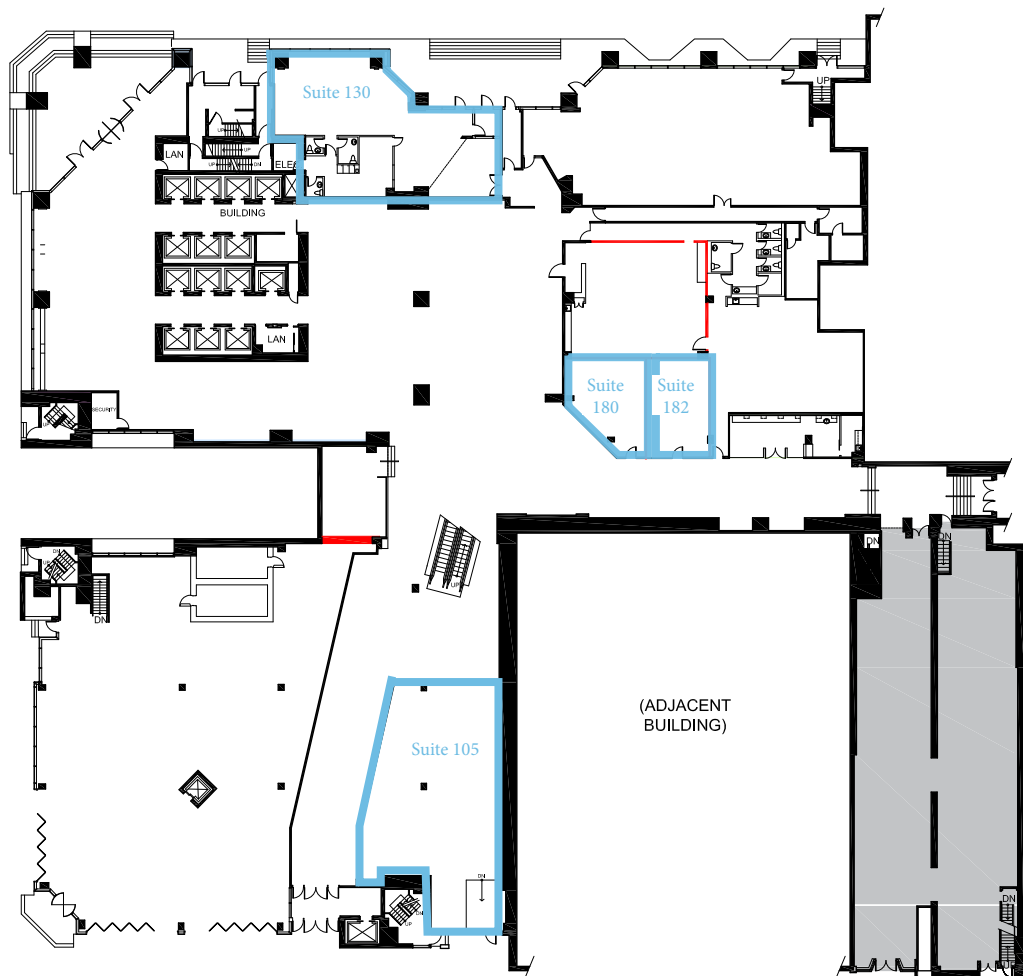


Floor 1

6,578 SF

HIGHLIGHTS

- Suite 105 • 2,791 SF
- Suite 130 • 2,534 SF
- Suite 180 • 646 SF
- Suite 182 • 607 SF

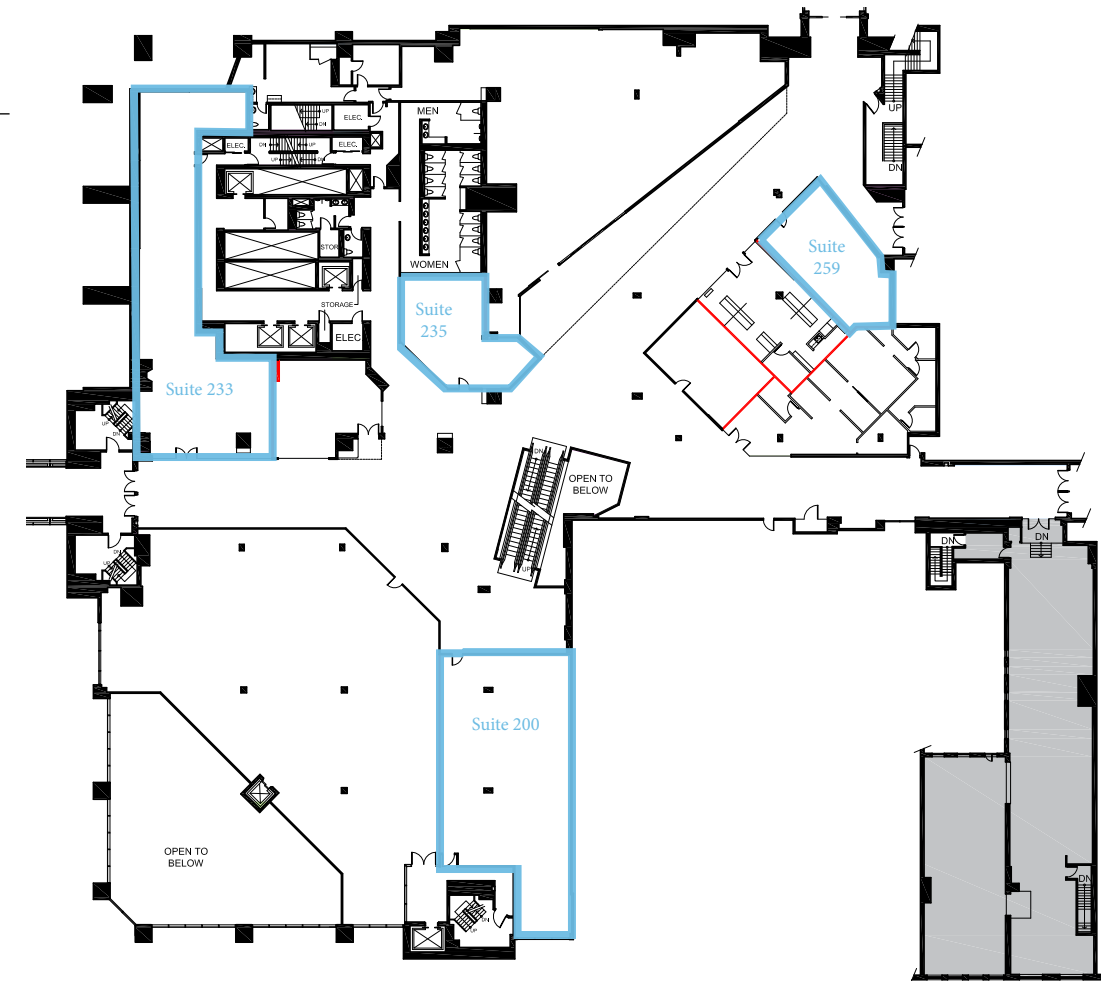


Floor 2

7,886 SF

HIGHLIGHTS

- Suite 200 • 2,958 SF
- Suite 233 • 2,902 SF
- Suite 235 • 1,001 SF
- Suite 259 • 1,025 SF

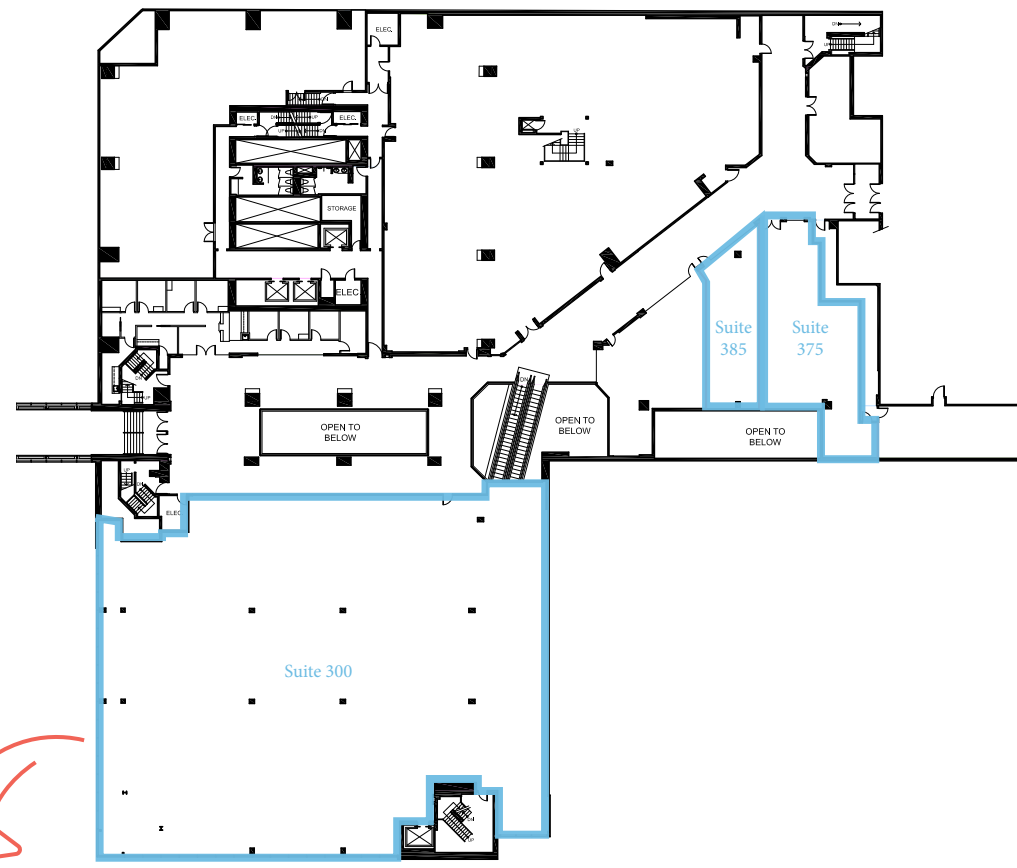


Floor 3

21,434 SF

HIGHLIGHTS

- Suite 300 • 18,388 SF
- Suite 375 • 2,045 SF
- Suite 385 • 1,001 SF

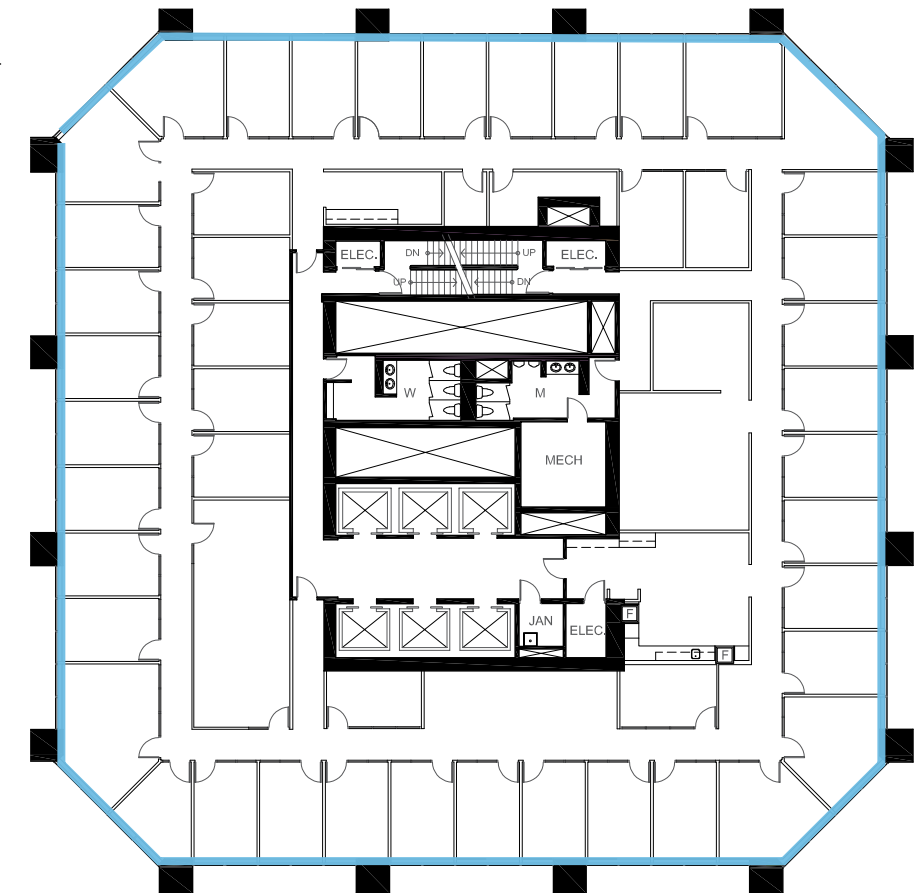


Floor 7

14,328 SF

HIGHLIGHTS

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

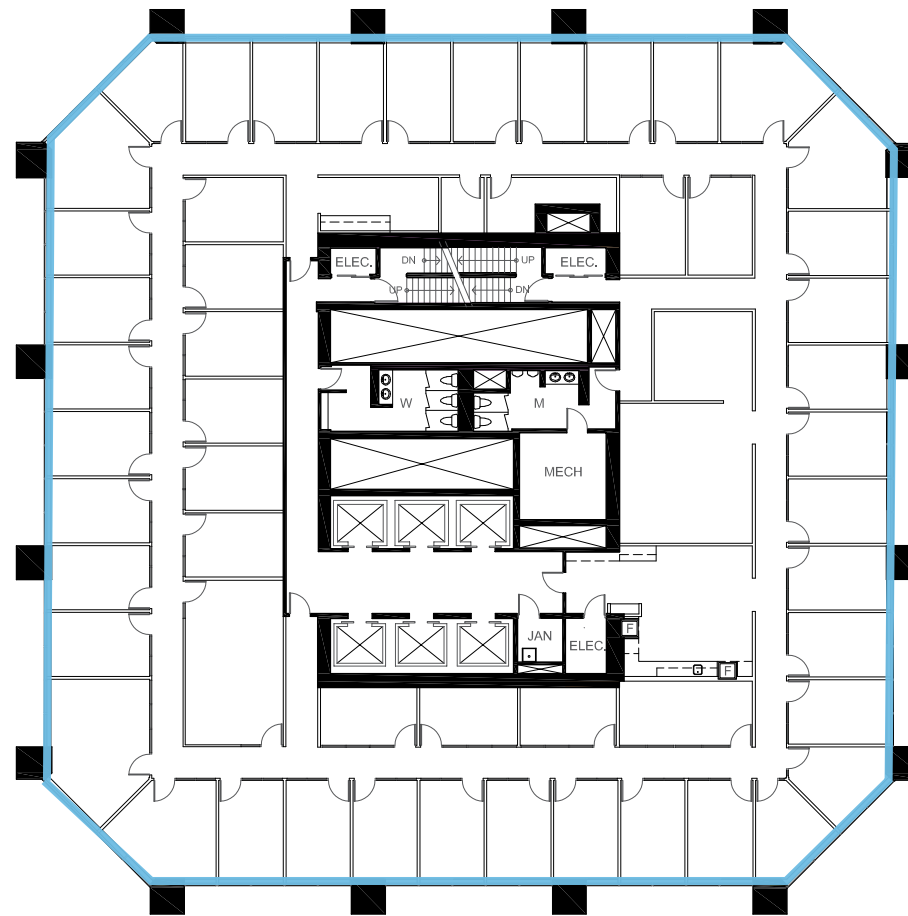


Floor 8

14,327 SF

HIGHLIGHTS

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

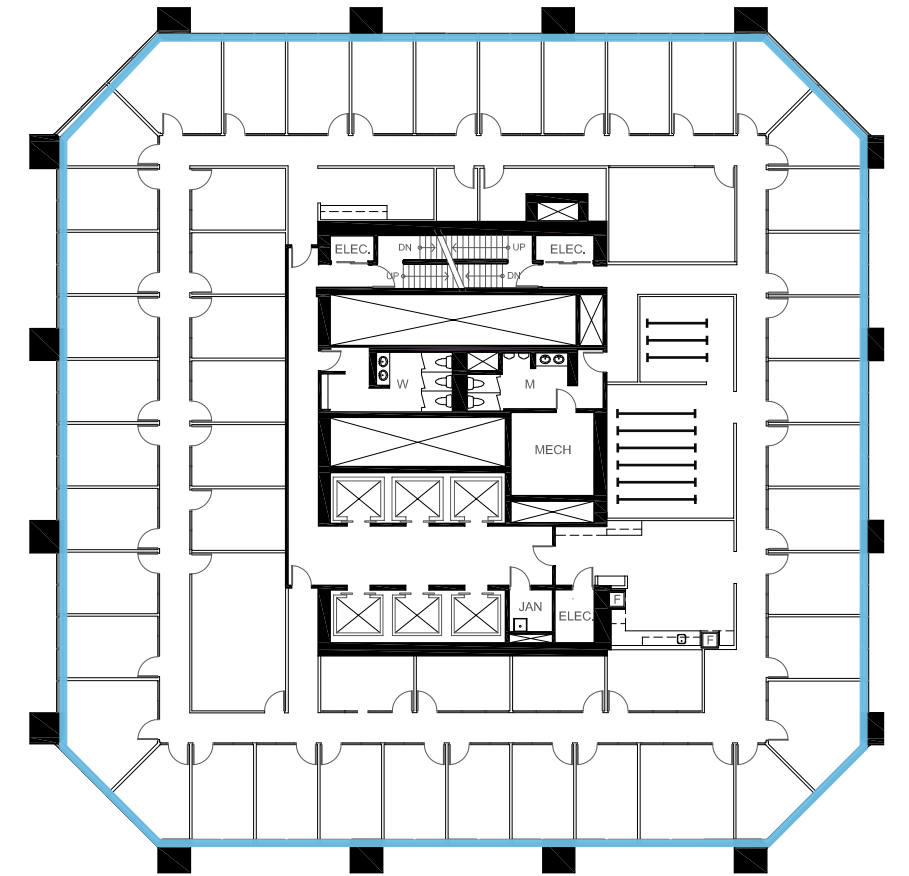


Floor 9

14,326 SF

HIGHLIGHTS

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

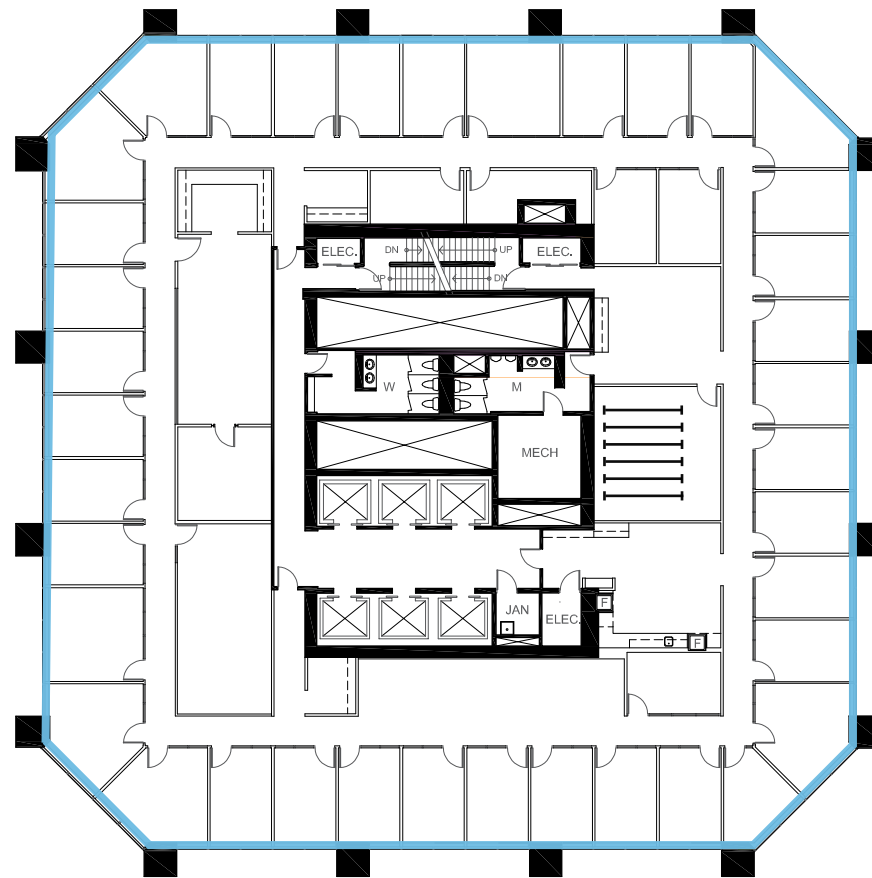


Floor 10

14,344 SF

HIGHLIGHTS

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

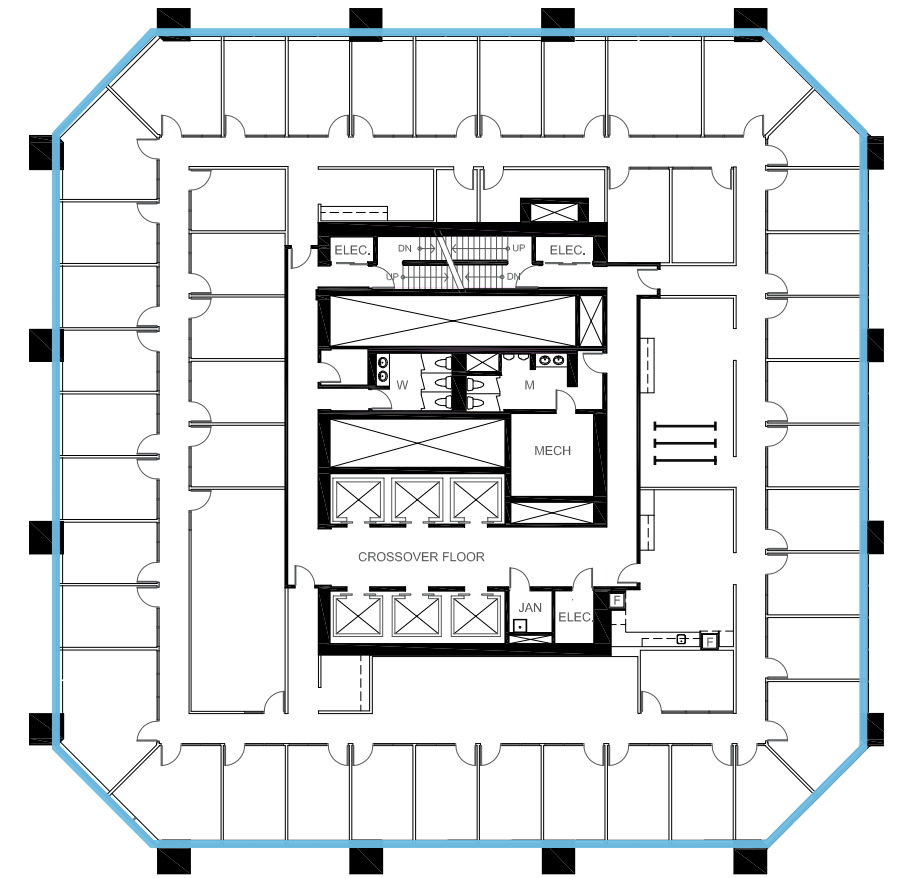


Floor 11

14,336 SF

HIGHLIGHTS

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

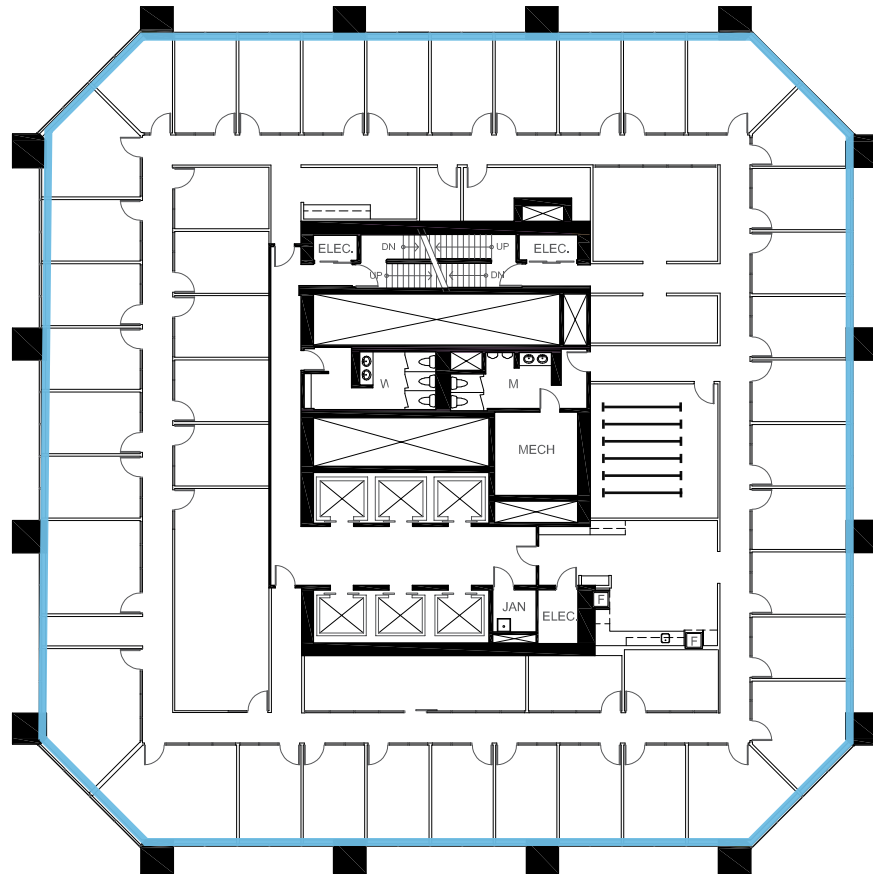


Floor 12

14,330 SF

HIGHLIGHTS

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

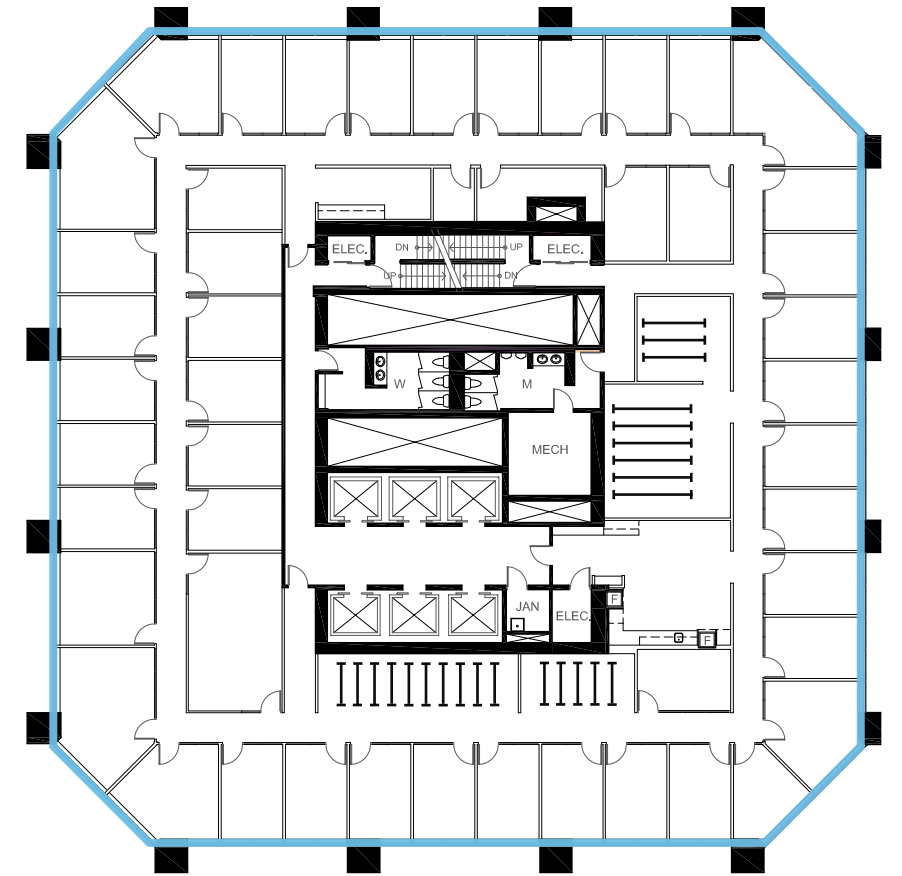


Floor 14

14,337 SF

HIGHLIGHTS

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

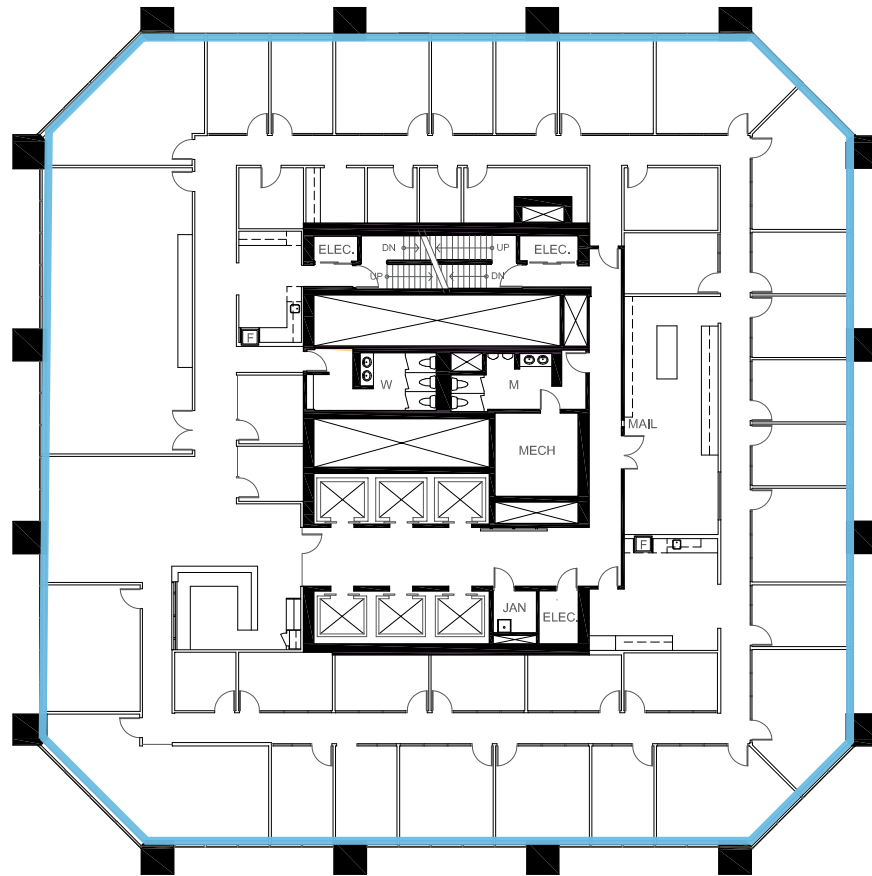


Floor 15

14,357 SF

HIGHLIGHTS

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

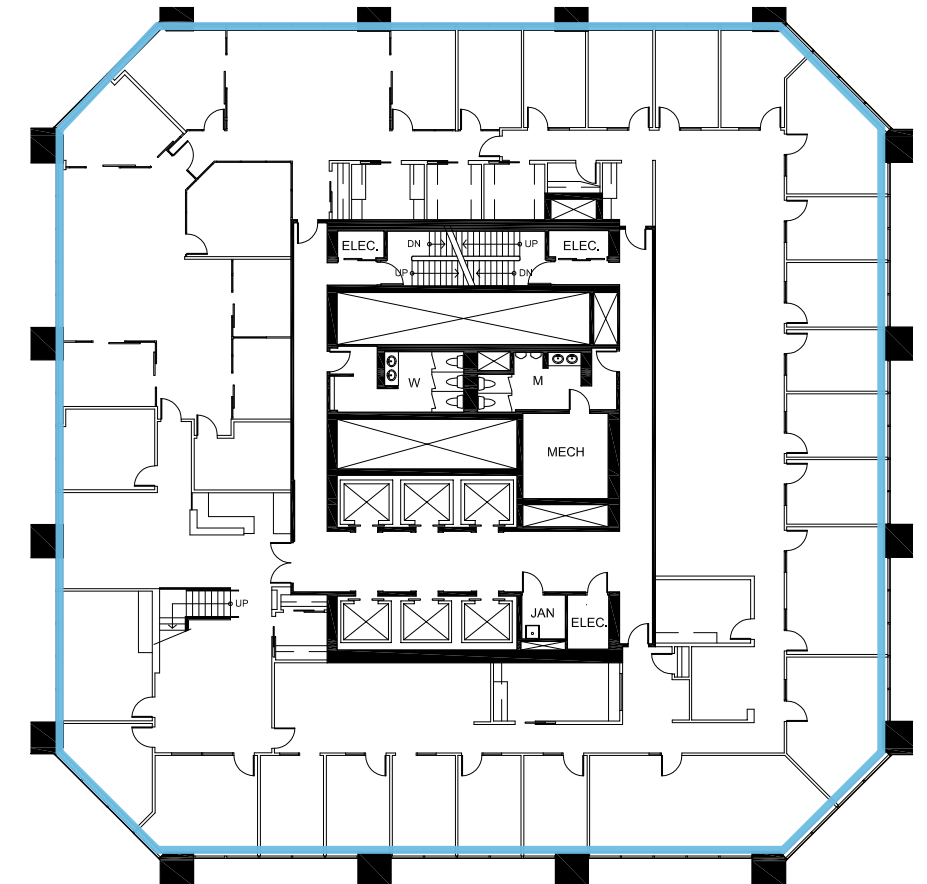


Floor 16

14,367 SF

HIGHLIGHTS

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

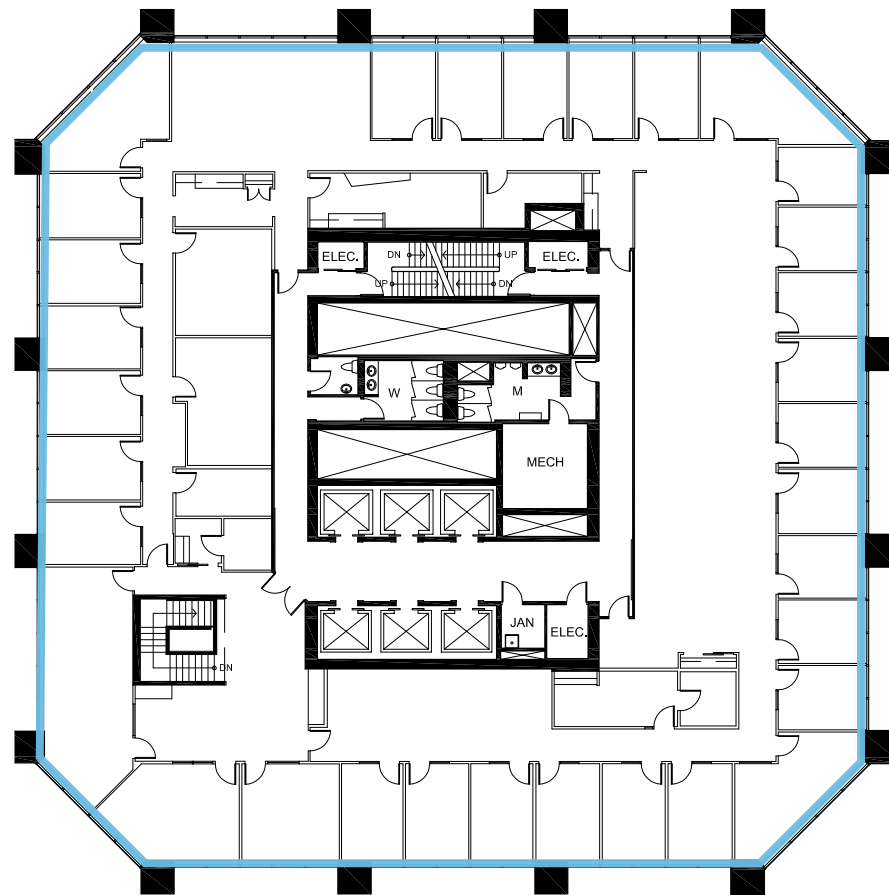


Floor 17

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

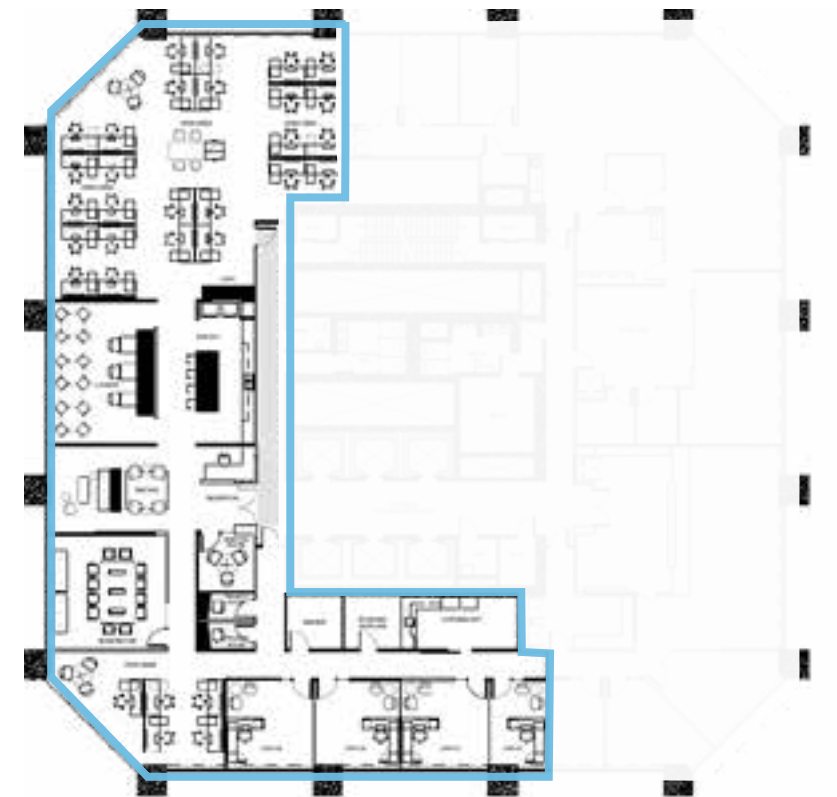
7,536 SF

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

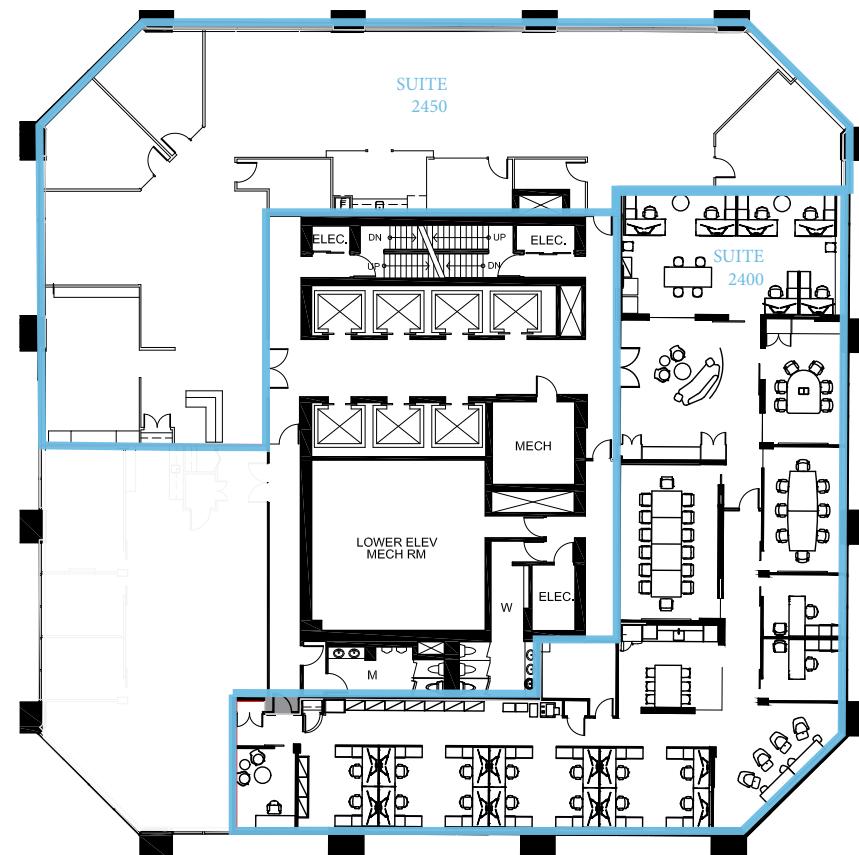
HIGHLIGHTS

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

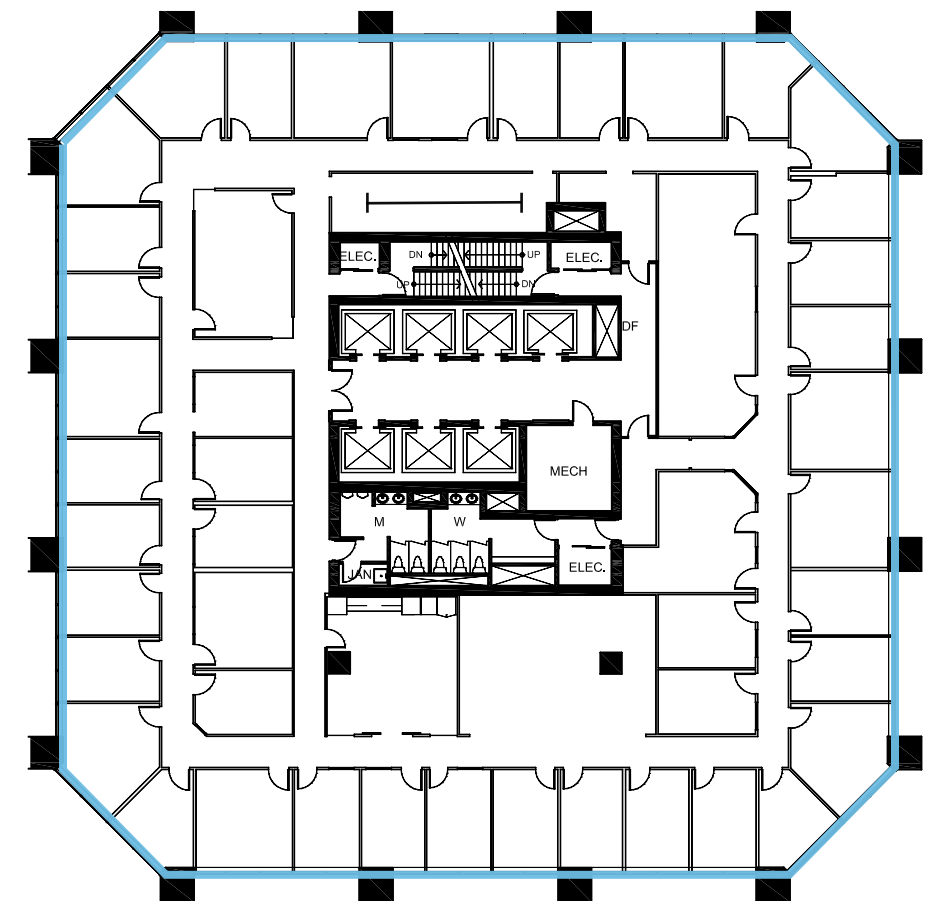


Floor 33

14,930 SF

HIGHLIGHTS

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

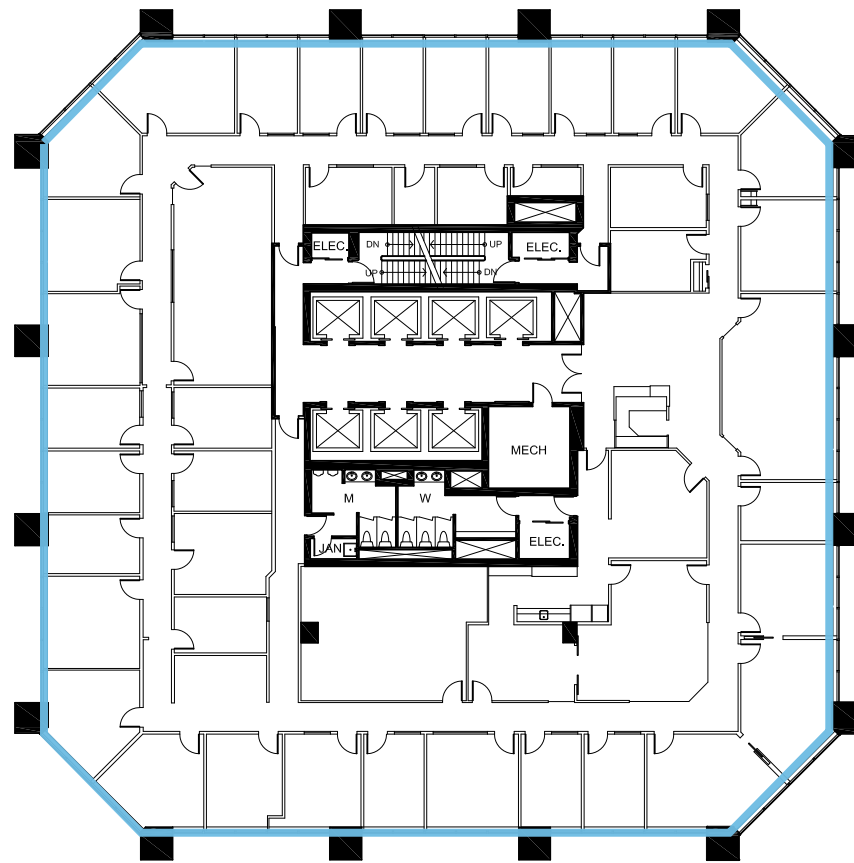


Floor 35

14,927 SF

HIGHLIGHTS

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

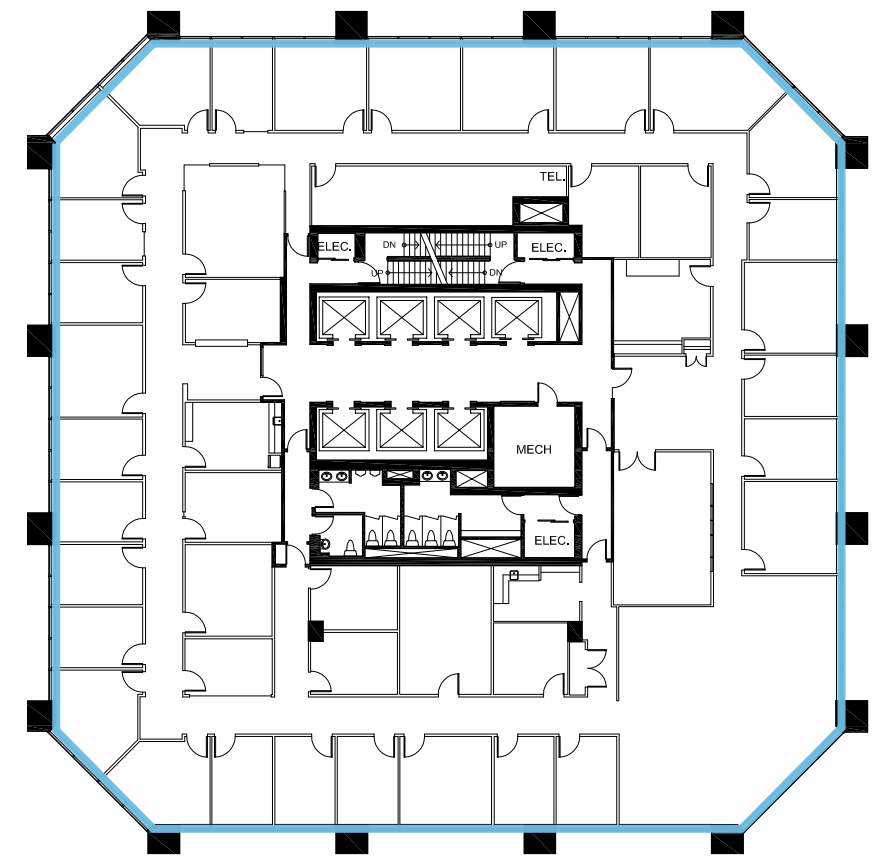


Floor 36

14,952 SF

HIGHLIGHTS

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

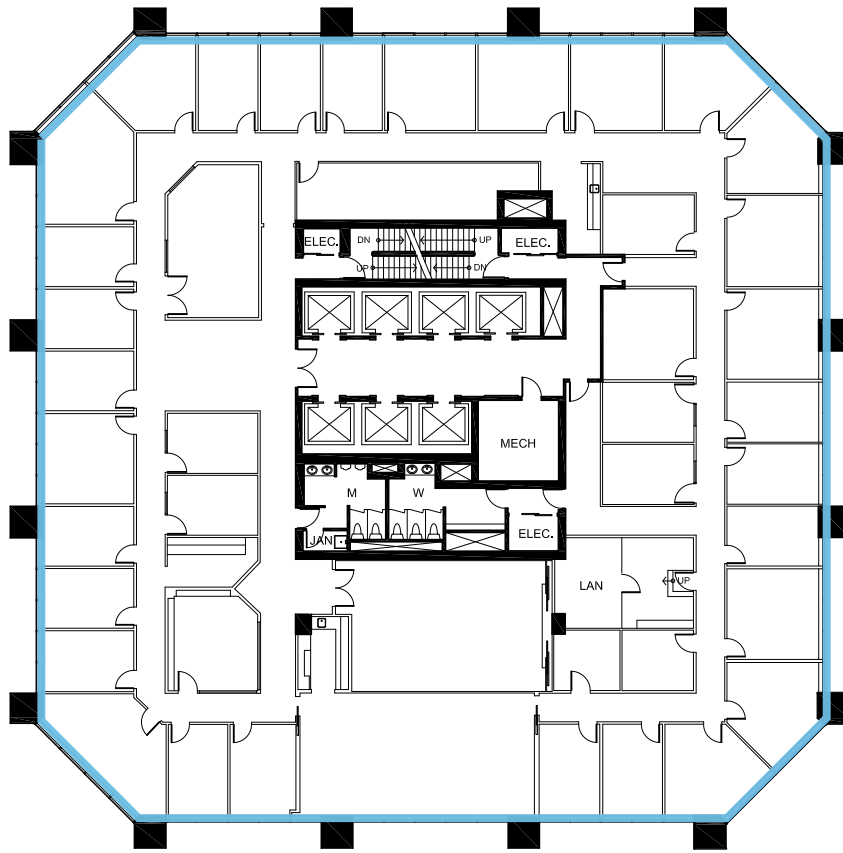


Floor 37

14,946 SF

HIGHLIGHTS

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

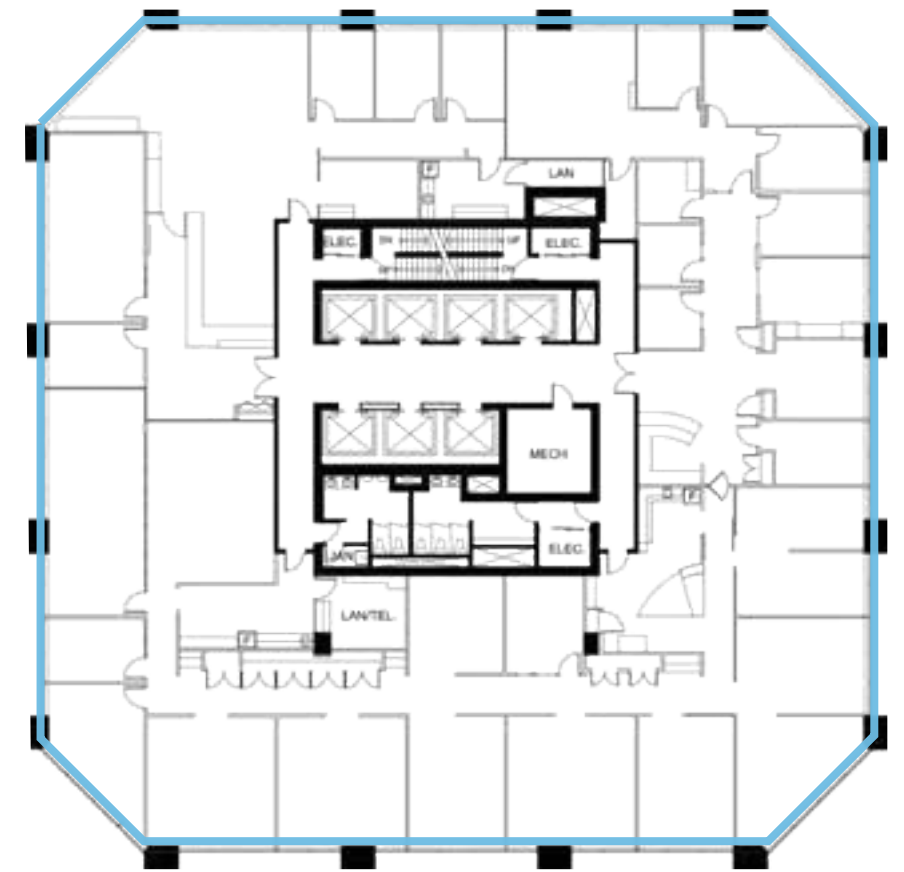


Floor 38

14,918 SF

HIGHLIGHTS

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

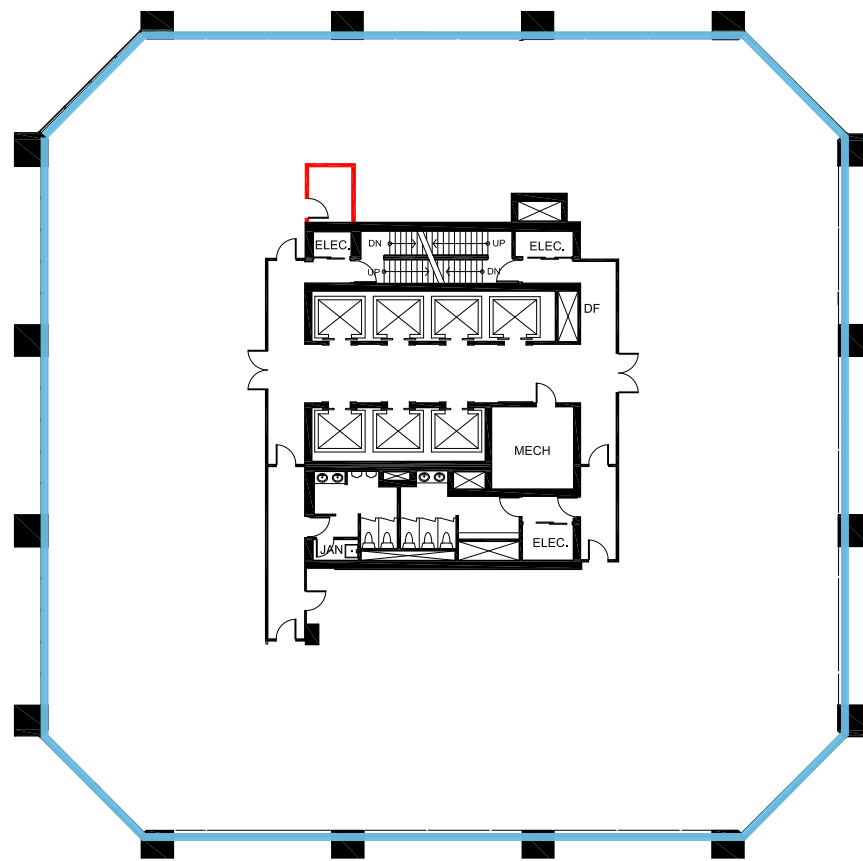


Floor 39

14,937 SF

HIGHLIGHTS

- Base Building

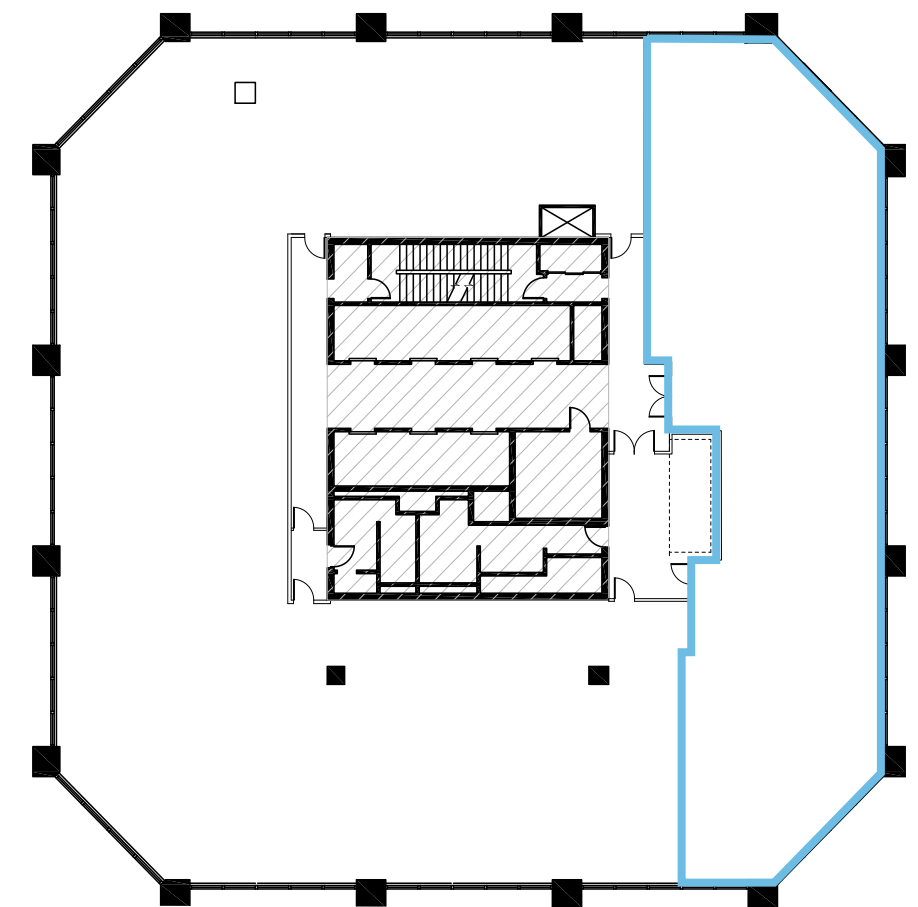


Floor 40

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



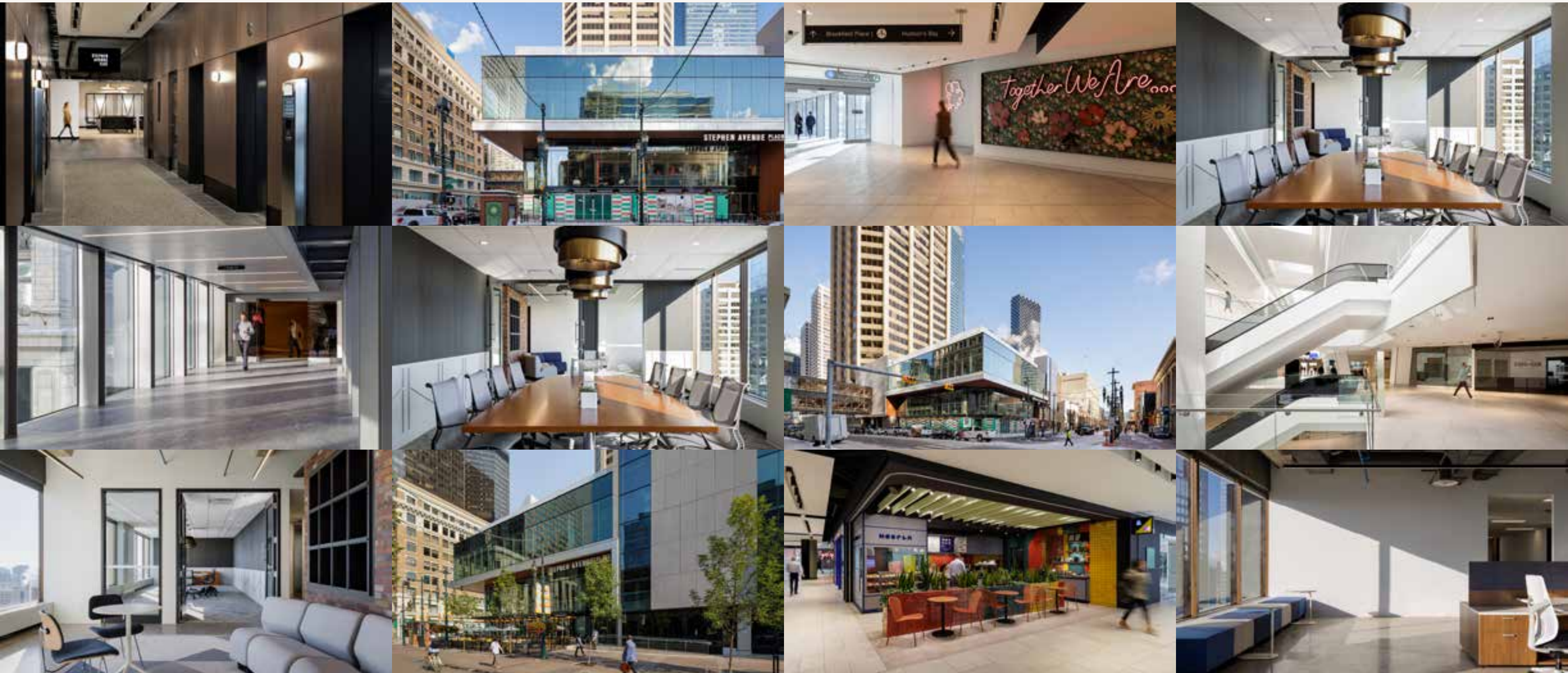
Office Intensive Plan

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





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SLATE



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