

FOR SUBLEASE

WESTERN CANADIAN PLACE

SOUTH TOWER

700-9TH AVENUE SW

Calgary, AB



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BUILDING DETAILS

Rentable Area: 394,560 Sq.Ft.
Average Floorplate: 15,120 Sq.Ft.
Number of Floors: 30

SUBLEASE INFORMATION

Available Premises:
Floors 13&15 -15,120 Sq.Ft. per floor

Rental Rate:
Market Sublease Rates

Est Op. Costs 2020:
\$14.49 Per Sq.Ft. May-July 31, 2020
\$18.49 Per Sq.Ft. Aug 1- Dec 31, 2020

Parking Ratio:
1:2,200 Sq.Ft.



BUILDING HIGHLIGHTS

- Western Canadian Place is a 1.06 million square foot, two tower office complex, comprising 394,600 square feet of office space in the 30 storey South Tower and 666,500 square feet in the 40 storey North Tower. It is located at the east end of the block between 8th and 9th Avenues at 6th Street SW, one block west of Eighth Avenue Place, and conveniently connected by Plus 15 to various amenities including The Core Shopping Centre and Bankers Hall.

Subject Premises:

- Floor 15 comprising of 15,200 sq. ft.
- Sublease term expires September 29, 2023.
- Sublease rate: Market sublease rate.
- Parking ratio: 1:2,200 sq. ft. provided in the underground parkade and the adjoining Centennial Parkade. Additional parking is available on the surface lot immediately to the south of the building.
- Access to and from the building by car is excellent, particularly to the south and west. The LRT is a short one block walk north from the complex.

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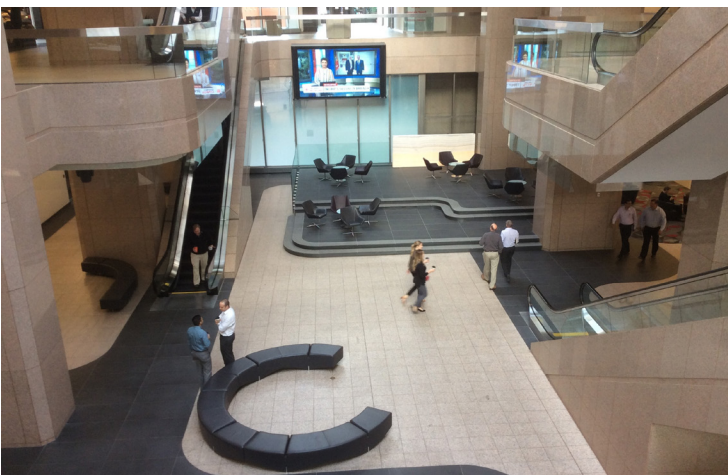


BUILDING INTERIOR

- The complex has undergone a \$10 million refurbishment of common areas including main floor, Plus 15 and Plus 30 levels and the elevators.
- A Conference Centre on the Plus 30 level can accommodate up to 100 people and can be subdivided into four large meeting spaces to accommodate tenant needs such as AGMs, staff training or receptions.

Fitness Facility:

- The complex has an 18,000 sq. ft. fitness facility containing squash courts, weight training, jogging track, group fitness areas, professional staff and men's and women's shower and steam rooms with day lockers and towel service. It's the largest such facility in downtown Calgary.



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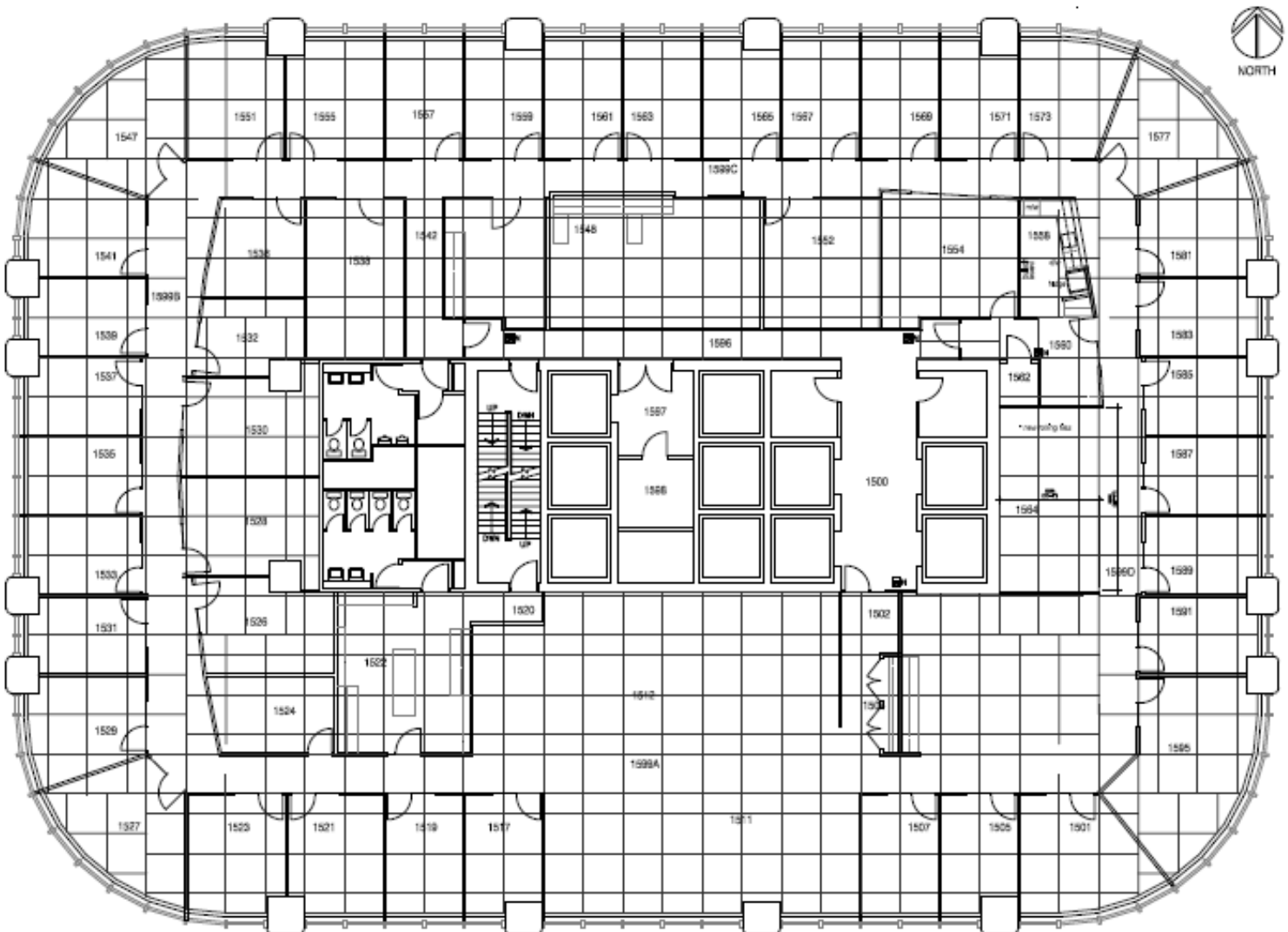
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FLOOR PLANS

FLOOR 15 **35 Exterior offices**
 9 Interior offices



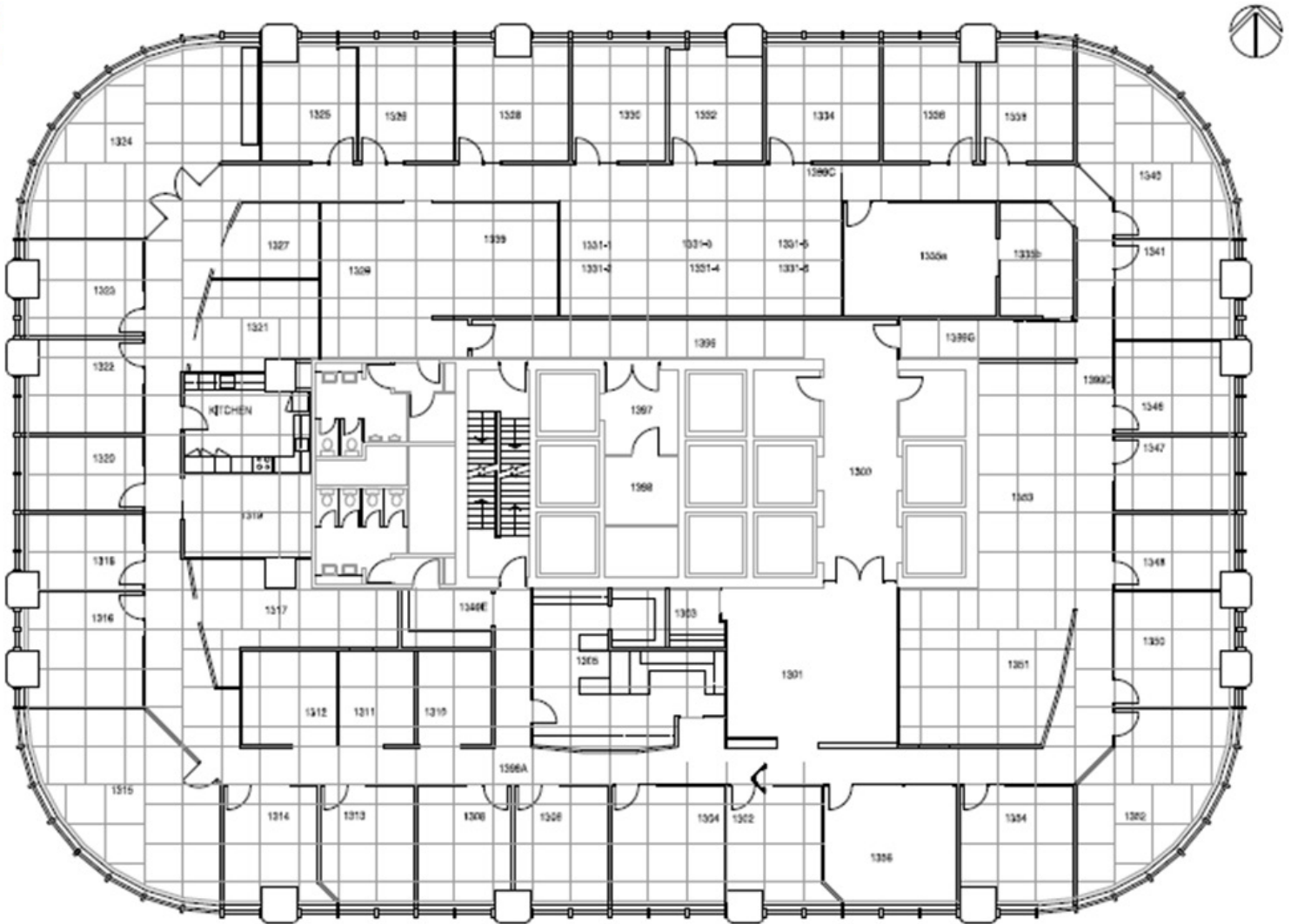
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FLOOR PLANS

FLOOR 13



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