

OFFICE SPACE

215 9TH AVENUE SW  
CALGARY, ALBERTA

# PENN WEST PLAZA

## WEST TOWER

# FOR SUBLEASE

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**CUSHMAN &  
WAKEFIELD**





# AVAILABLE SUBLEASE



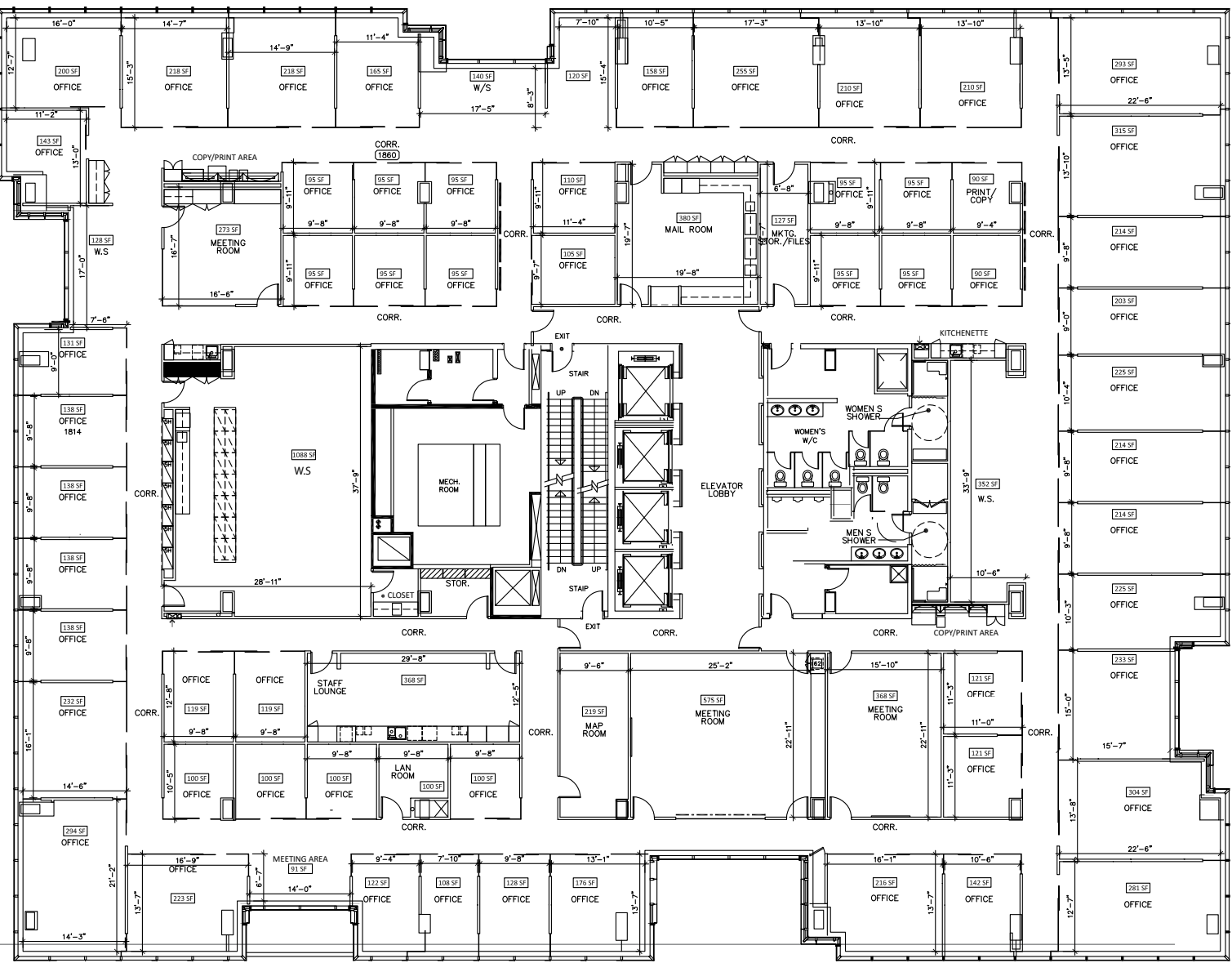
## Property Highlights

SUBPREMISES	Suite 1800 22,353 square feet (demising options available)
OCCUPANCY DATE	Immediate
SUBLEASE TERM	June 29, 2030
RATES	Market Sublease Rates
PARKING	1:2,000 square feet \$550/stall/month - reserved \$490/stall/month - unreserved
CONDITION	As-is, Fully Furnished





# 18th Floor



## Suite 1800 - 22,353 square feet

- 34 exterior offices
- 21 interior offices
- Open areas for 18 workstations
- 3 meeting rooms
- 2 kitchens
- 2 copy/print areas
- File room
- Ensuite showers



# Conceptual Multi-Tenant Floor Plan



## Option "A" - 10,909 square feet

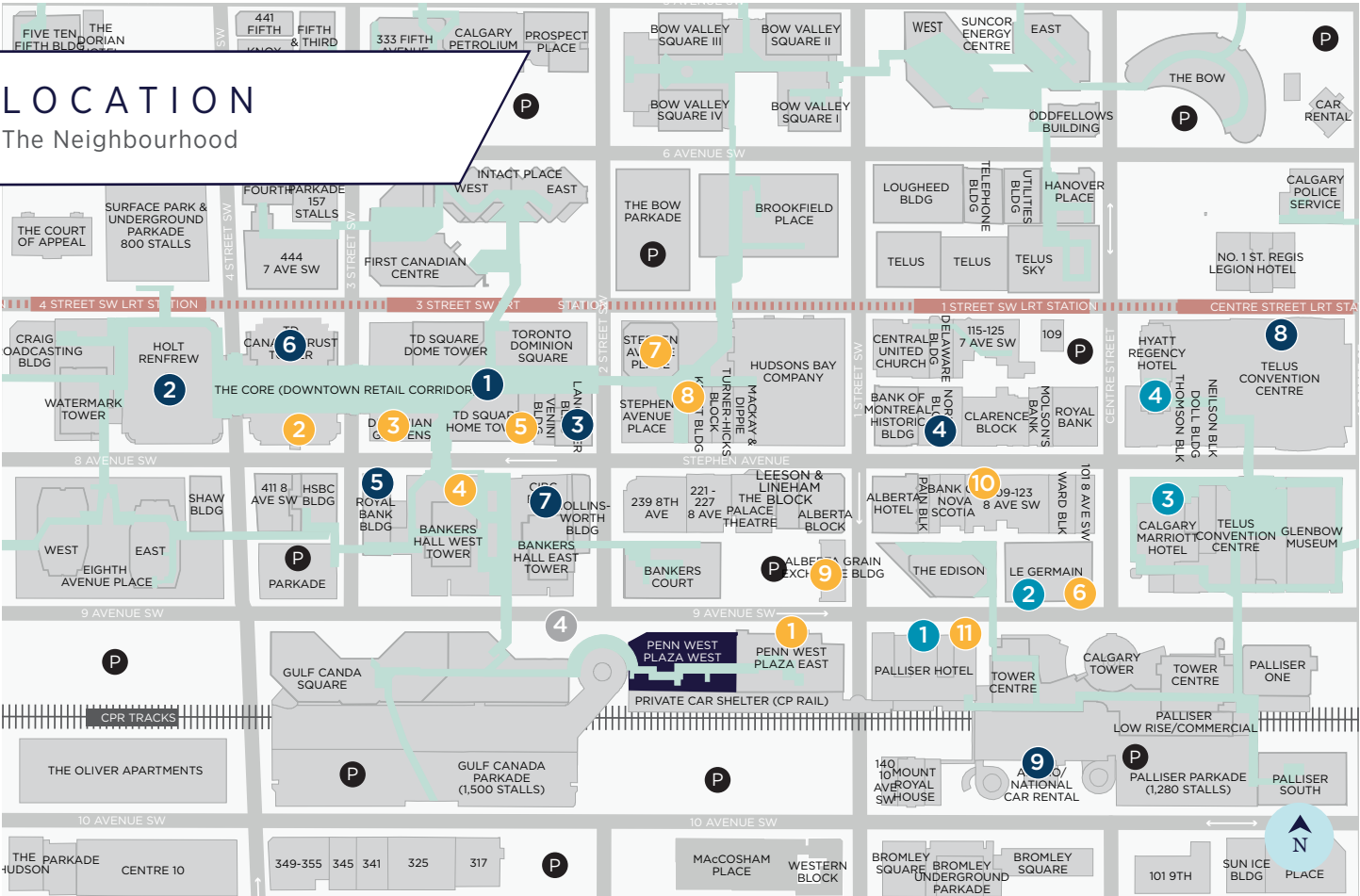
- 11 exterior offices
- 10 interior offices
- Open areas for 21 workstations
- Boardroom
- 3 meeting rooms
- 3 breakout rooms
- 2 kitchens
- Reception

## Option "B" - 11,444 square feet

- 12 exterior offices
- 6 interior offices
- Open areas for 12 workstations
- Boardroom
- 4 meeting rooms
- Kitchen/lounge area
- Reception



*\*demising options are conceptual and can be tailored to suit specific requirements 7,000 square feet or larger*



LOCATION  
The Neighbourhood

Area Amenities

RESTAURANTS

- 1. Sukiyaki House
- 2. Hy's Steakhouse
- 3. Cactus Club
- 4. Earls Restaurant
- 5. Local Eatery
- 6. Charcut
- 7. Major Tom Bar
- 8. Pineapple Hall
- 9. Meat and Bread
- 10. The Unicorn
- 11. Hawthorn Dining Room

SERVICES

- 1. The CORE Shopping Mall
- 2. Holt Renfrew
- 3. Simons
- 4. Winners
- 5. RBC
- 6. TD Bank
- 7. CIBC
- 8. Telus Convention Centre
- 9. Avis Car Rental

HOTELS

- 1. Palliser Hotel
- 2. Le Germain
- 3. Calgary Marriott
- 4. Hyatt Regency

THE HEART OF DOWNTOWN CALGARY



+15 WALKWAY  
to Gulf Canada Square

LOBBY  
9th Avenue Entrance

Building Details

Located in the heart of downtown Calgary, Penn West Plaza offers a great range of amenities for businesses and their employees. Every office window boasts a beautiful view, enhancing the workspace environment. Easily accessible for getting in and out of downtown, it is only two blocks away from the LRT station and offers quick access to Macleod Trail South.

CONSTRUCTED	2010	HVAC	Monday - Friday 6:00 a.m. - 6:00 p.m.
RENTABLE AREA	411,366 square feet	OPERATING COSTS & TAXES	\$17.23 per square foot (2025 estimate)
AVERAGE FLOORPLATE	22,400 square feet	LANDLORD	Morguard 9th Avenue General Partners Limited as a general partner for and on behalf of Morguard 9th Avenue Limited Partnership.
NUMBER OF FLOORS	20	BUILDING MANAGER	Morguard Investments Limited
BUILDING CLASS	A		



## FLOOR 18



## CONTACT INFORMATION

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