

OFFICE SPACE

215 9TH AVENUE SW
CALGARY, ALBERTA

PENN WEST PLAZA

WEST TOWER

FOR SUBLEASE

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**CUSHMAN &
WAKEFIELD**

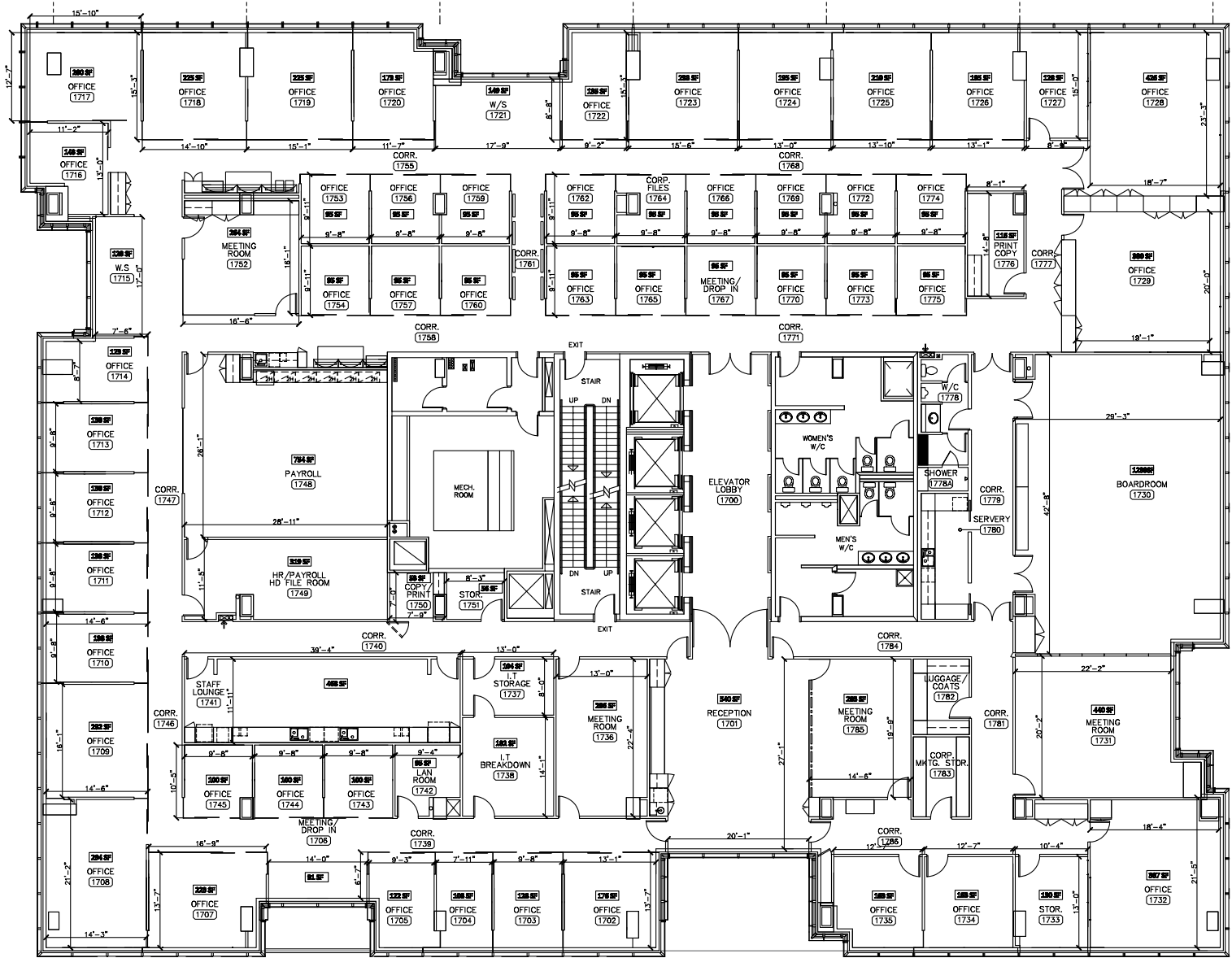


Property Highlights

SUBPREMISES:	Suite 1700: 22,752 square feet
	Suite 1800: 22,353 square feet
	Total: 45,105 square feet
	<i>*demising options available for 7,000 square feet or larger</i>
OCCUPANCY DATE:	Immediate
SUBLEASE TERM:	June 29, 2030
BASIC RENT:	Market Sublease Rates
2025	\$17.23
OPERATING COSTS (PSF):	
PARKING:	22 stalls underground \$550/stall/month - reserved \$490/stall/month - unreserved
CONDITION:	As-is, Fully Furnished



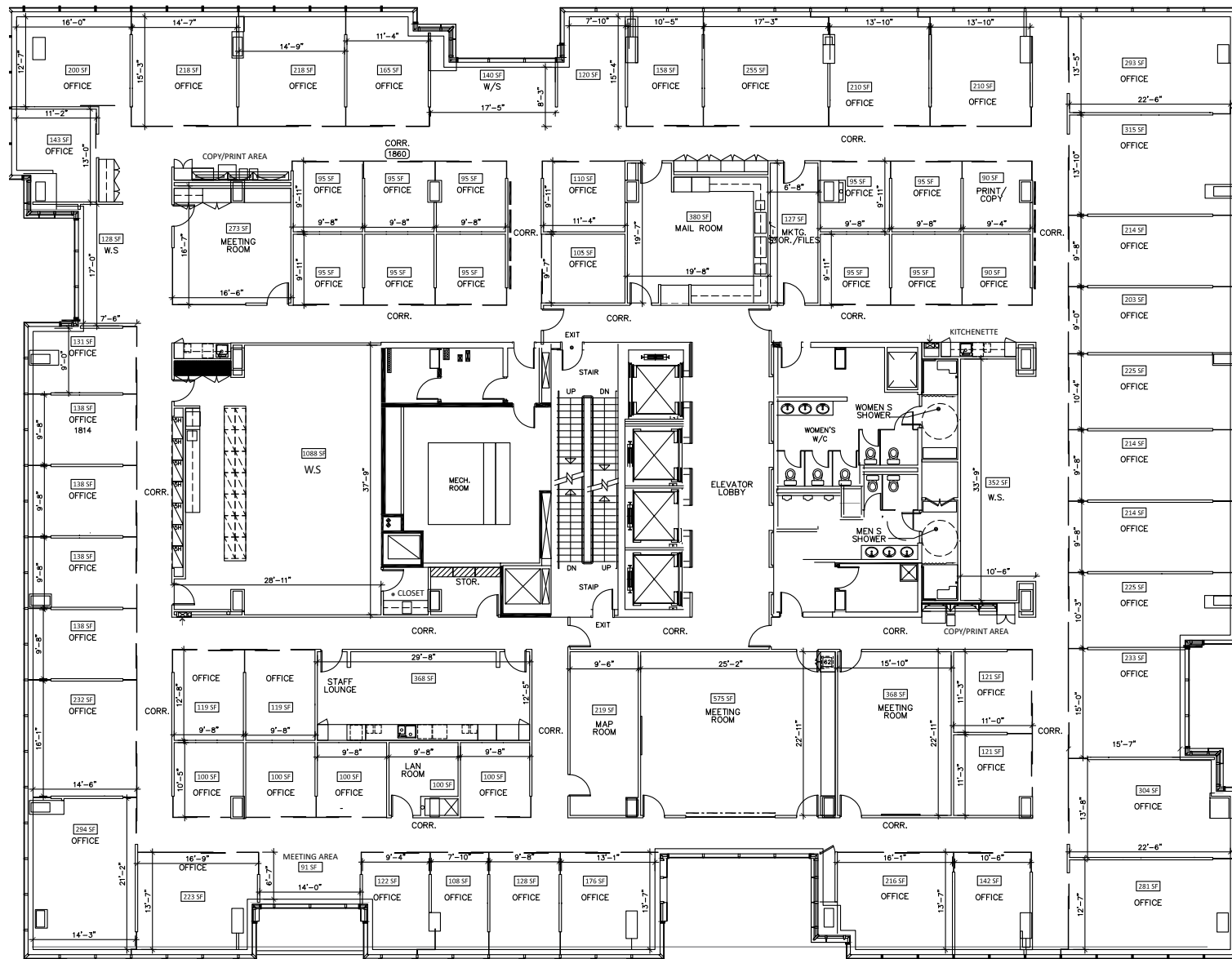
17th Floor



Suite 1700 - 22,752 square feet

- 29 exterior offices
- 21 interior offices
- Open areas for workstations
- Boardroom
- 4 meeting rooms
- Reception
- 2 kitchens
- 2 copy/print areas
- File room
- Ensuite showers

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



18th Floor - Conceptual Multi-Tenant



Option “A” - 10,909 square feet

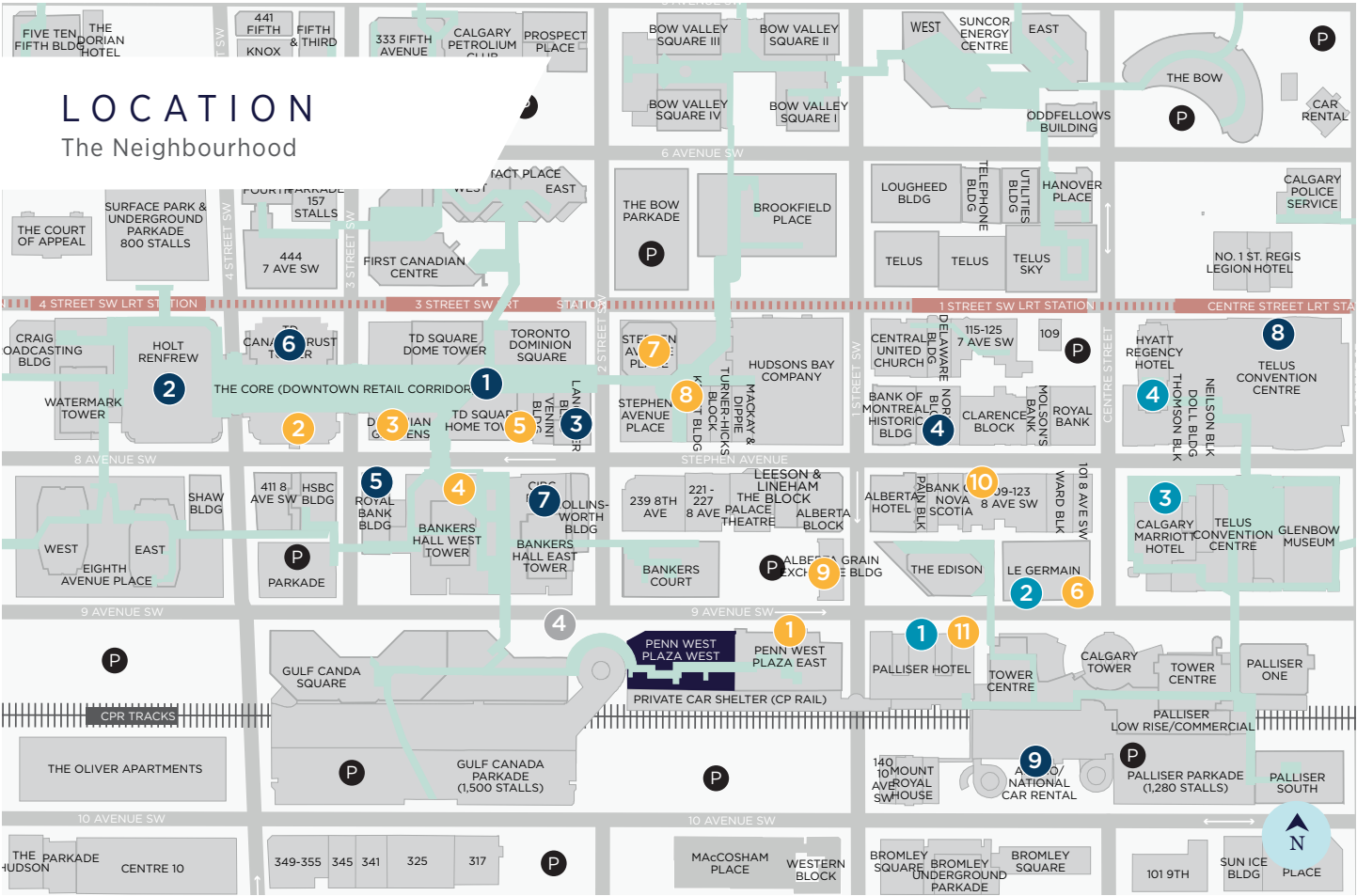
- 11 exterior offices
- 10 interior offices
- Open areas for 21 workstations
- Boardroom
- 3 meeting rooms
- 3 breakout rooms
- 2 kitchens
- Reception



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



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	AVERAGE FLOORPLATE	22,400 square feet
BUILDING MANAGER	Morguard Investments Limited	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 CLASS	A



CONTACT INFORMATION

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