

OFFICE SPACE

215 9TH AVENUE SW  
CALGARY, ALBERTA

PENN WEST PLAZA  
WEST TOWER  
FOR SUBLEASE



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Public Parking

 CUSHMAN &  
WAKEFIELD



## Property Highlights

**SUBPREMISES:**

Suite 1700: 22,752 square feet

Suite 1800: 22,353 square feet

Total: 45,105 square feet

**OCCUPANCY**

60 - 90 days

**DATE:**

June 29, 2030

**SUBLEASE**

Market Sublease Rates

**TERM:****2026****OPERATING**

Market Sublease Rates

**COSTS (PSF):**

\$16.87

22 stalls underground

**PARKING:**

\$550/stall/month - reserved

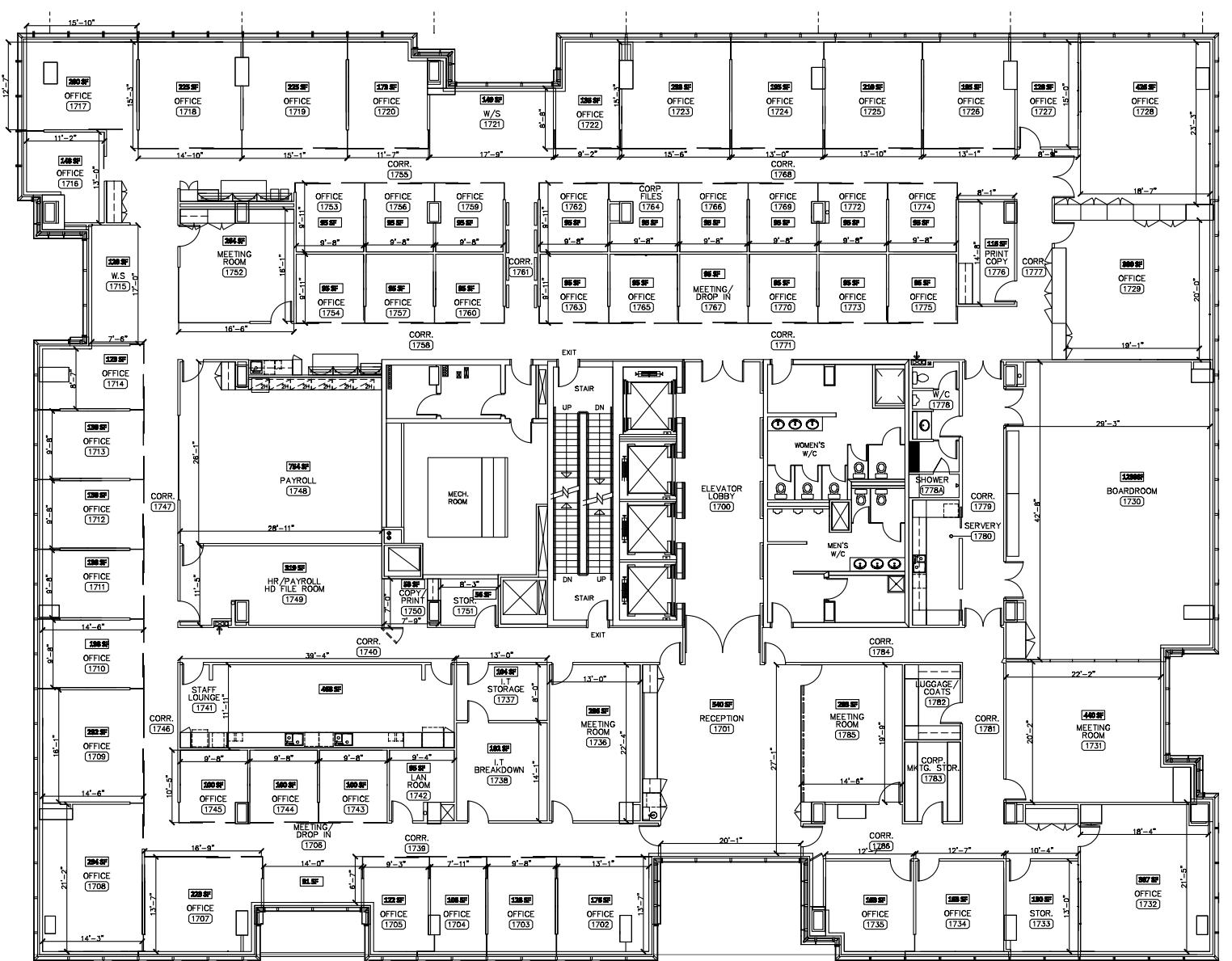
\$490/stall/month - unreserved

**CONDITION:**

As-is, Fully Furnished



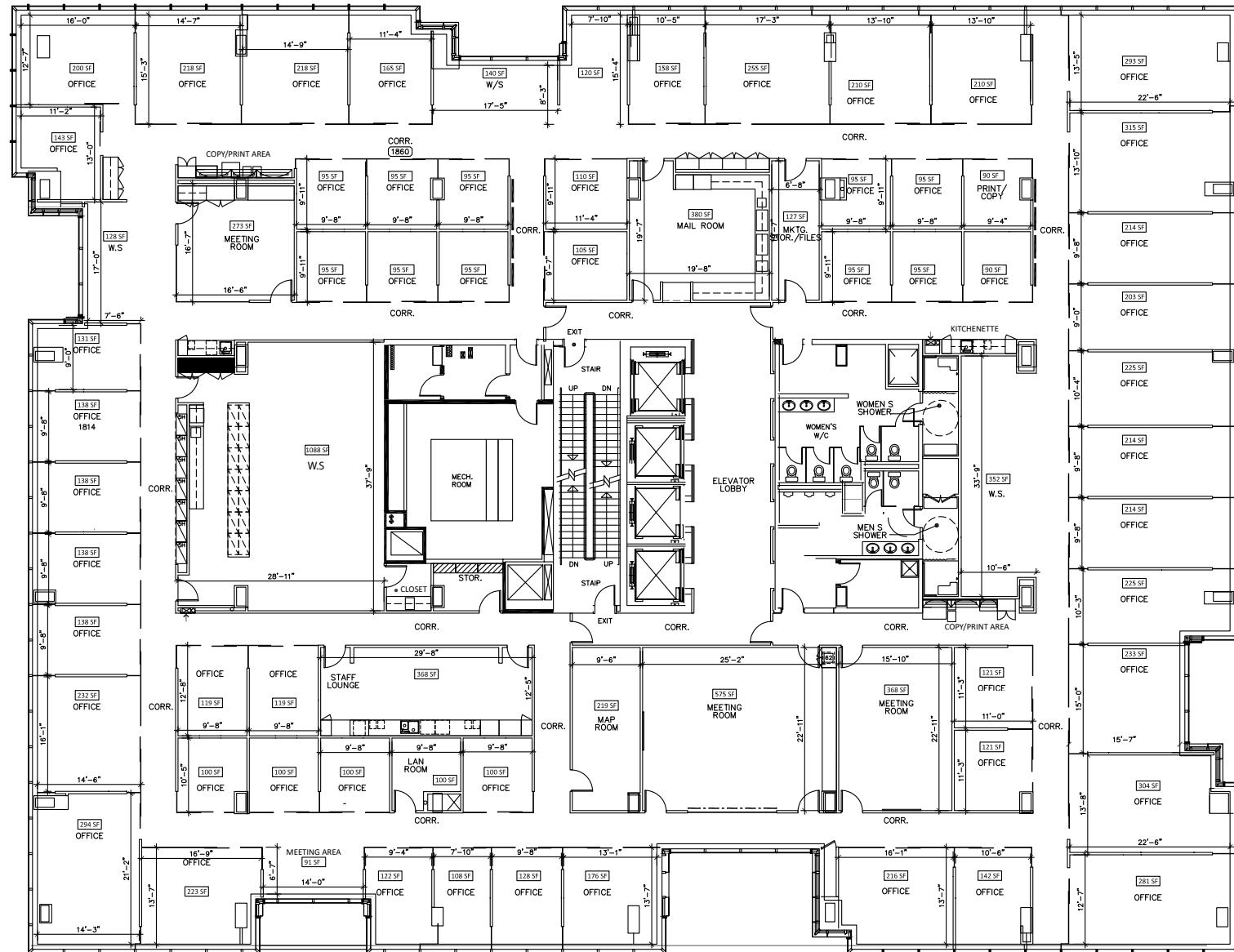
## 17th Floor



## **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



# Area Amenities

## RESTAURANTS

1. Sukiya 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	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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