

Telephone Building

119 6th Avenue Southwest
Calgary, AB



HISTORY & VISION

The Alberta Government Telephone (AGT) Building was erected in the late 1920s. Considered modern for its time, the AGT Building featured the first automatic elevators in the province. The building is an example of the commercial architectural style of the time, which derived elements from the Gothic Revival. The buttress-like piers and the crenelated parapet, combined with geometric modern forms, make this building an Art Deco icon in downtown Calgary.

Conveniently located in the heart of downtown, the Telephone Building is one block away from the LRT line and a four-minute walk to Stephen Avenue — Calgary's iconic main street offering a wide variety of retailers and amenities.



Entrance Lobby

PROPERTY HIGHLIGHTS

- Located in the heart of downtown Calgary
- One block from the LRT station
- Underground parking
- Secured bicycle parking
- Within walking distance to numerous amenities, including Deville, Chachi's, Teatro, Modern Steak and Stephen Avenue
- On-site showers
- Connected to the +15



Lunch Room

LEASING DETAILS

CLASSIFICATION	Allied Heritage
NET RENT	Market
ADDITIONAL RENT	\$17.51 PSF (2025)
YEAR BUILT	1911
PARKING	1:2,335 SF

FEATURED SUITES

21,022 SF*

Level 2

High-quality finishes

3,358 (Show Suite)

2,642 (West Suite)

5,074 (East/South)

Level 3

Ready for fixturing

12,611 SF*

Level 4

Ready for fixturing



Rooftop Patio

**Immediate Availability*



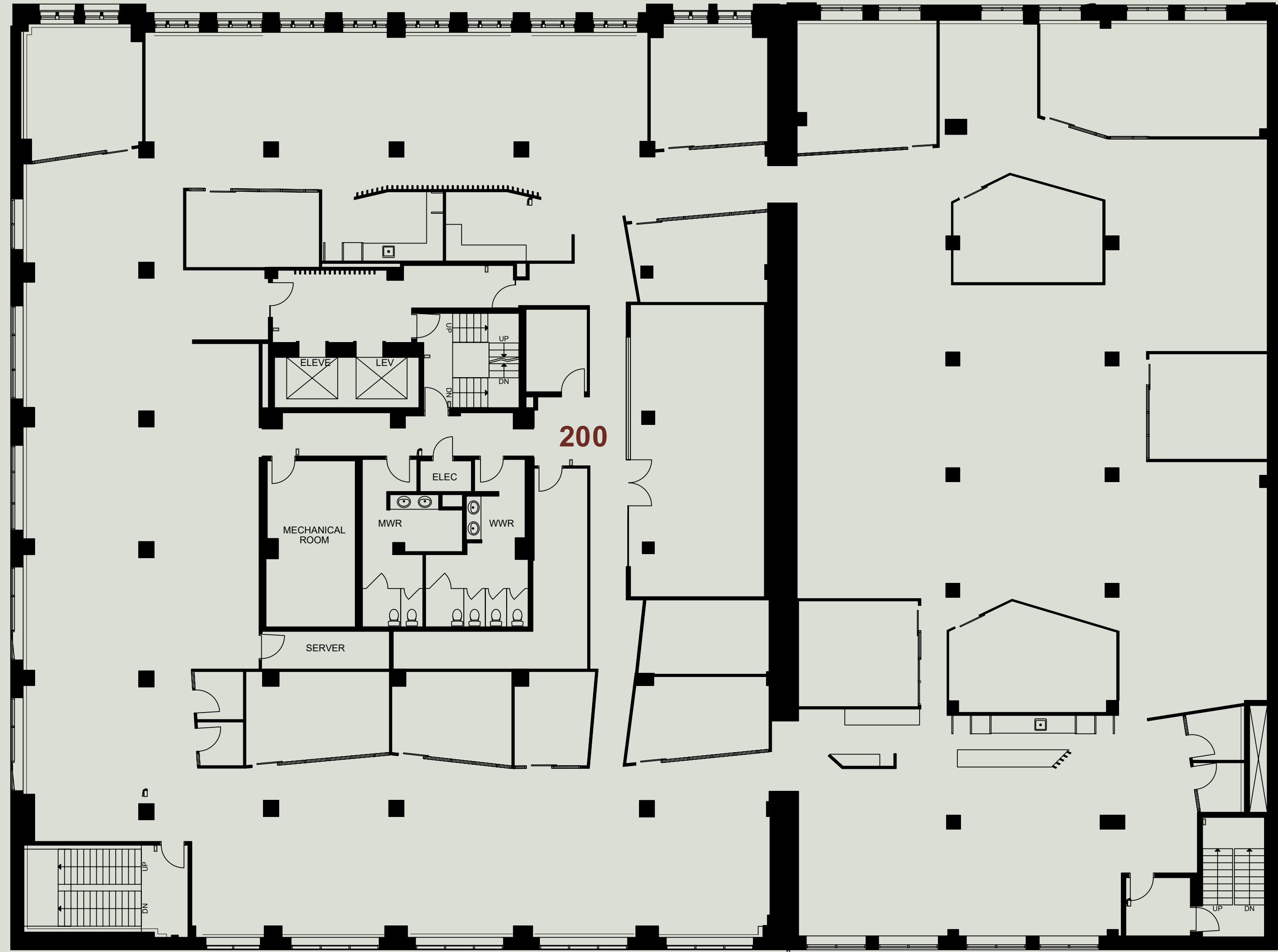
Glass-Enclosed Office



Open Office Space

FLOOR HIGHLIGHTS

FLOOR 2
SF 21,022
AVAILABILITY Immediate
FEATURES High-quality finishes



PARKADE ENTRANCE

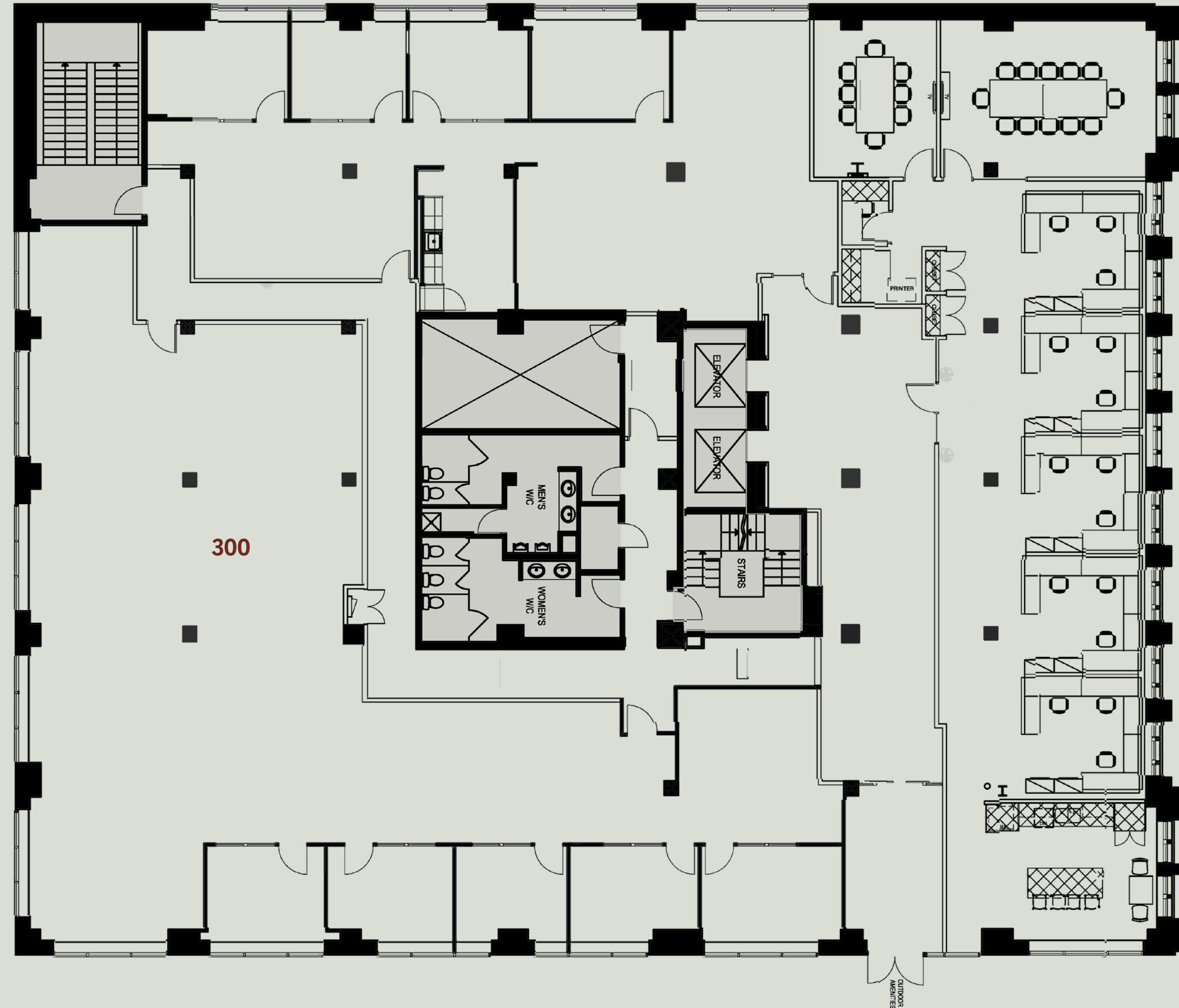
FLOOR HIGHLIGHTS

FLOOR 3

SF 3,358 (Show suite)
2,642 (West suite)
5,074 (East/South)

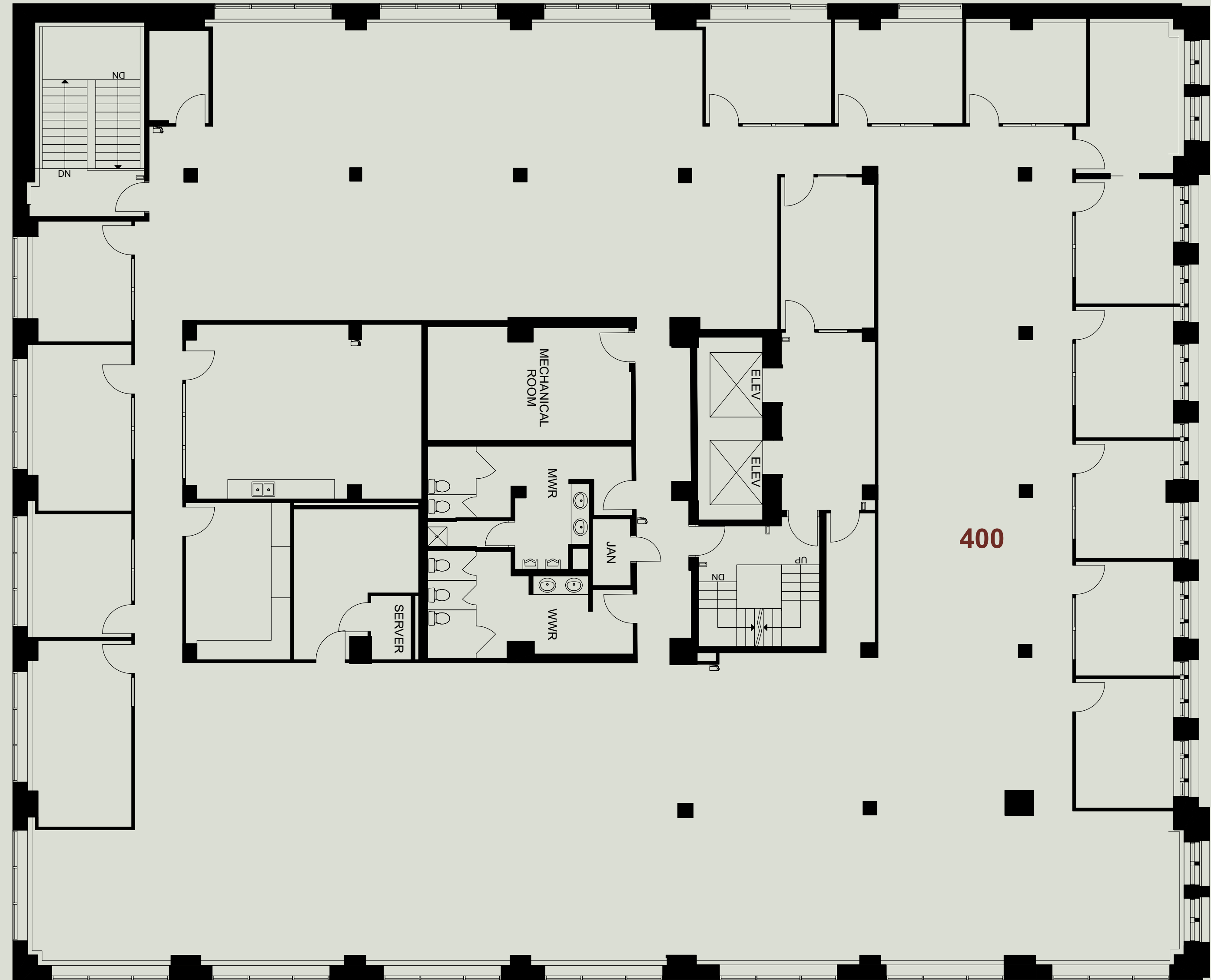
AVAILABILITY Immediate

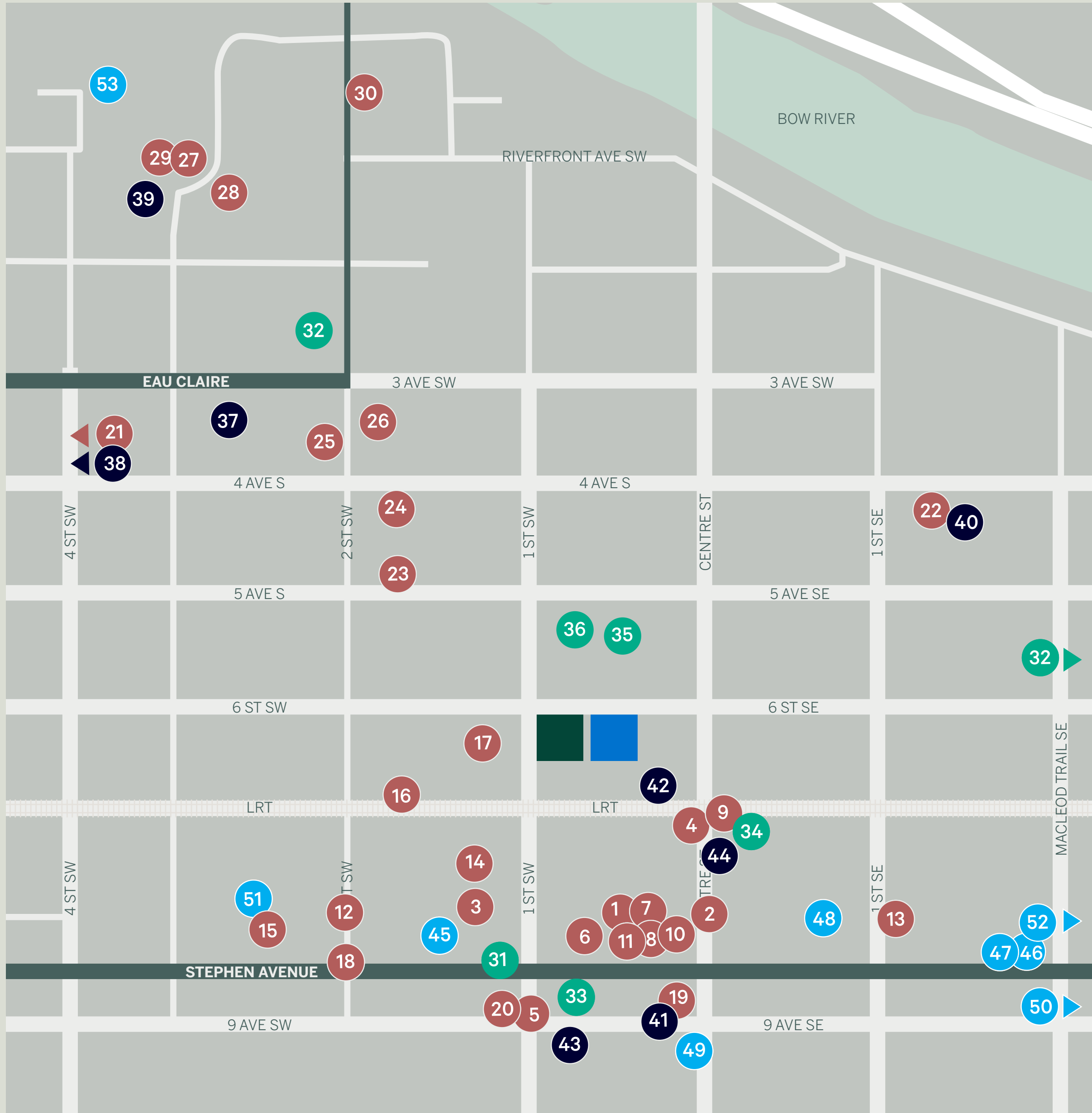
FEATURES Ready for fixturing



FLOOR HIGHLIGHTS

- FLOOR** 4
- SF** 12,611
- AVAILABILITY** Immediate
- FEATURES** Ready for fixturing





AMENITY MAP EVERY DAY CONVENIENCE

● RESTAURANTS

1. The Wednesday Room
2. Modern Steak
3. The Guild
4. Centini
5. Murrieta's Bar & Grill
6. The Bank and Baron P.U.B.
7. Klein / Harris
8. Bar Annabelle
9. ONE18 EMPIRE
10. SALTNIK
11. FinePrint
12. Barbarella Bar
13. Teatro Ristorante
14. Juice Bar
15. Hula Poke
16. CHACHI'S
17. Dirt Belly
18. Major Tom
19. CHARCUT
20. Meat & Bread
21. Fonda Fora

22. Shoe & Canoe Public House
23. OEB Breakfast Co.
24. The Wilde
25. Owen's Landing
26. Seed N Salt
27. Local Public Eatery Barclay
28. Joey Eau Claire
29. Flower & Wolf
30. Minas Brazilian

● CAFÉS

31. Deville
32. Phil & Sebastian
33. MobSquad Café
34. Rosso Coffee Roasters
35. Jelly Modern Donuts
36. Barrow Coffee Roasters

● HOTELS

37. The Westin
38. The Westley
39. Sheraton Suites Eau Claire

40. Delta Marriott
41. Le Germain
42. Telus Sky
43. Fairmont Palliser
44. Hyatt

● ENTERTAINMENT


45. The Palace Theatre
46. Art Commons
47. Calgary Philharmonic
48. Calgary Telus Convention Centre
49. Calgary Tower
50. National Music Centre (Studio Bell)
51. CORE Shopping Centre
52. Central Library
53. Eau Claire Athletic Club

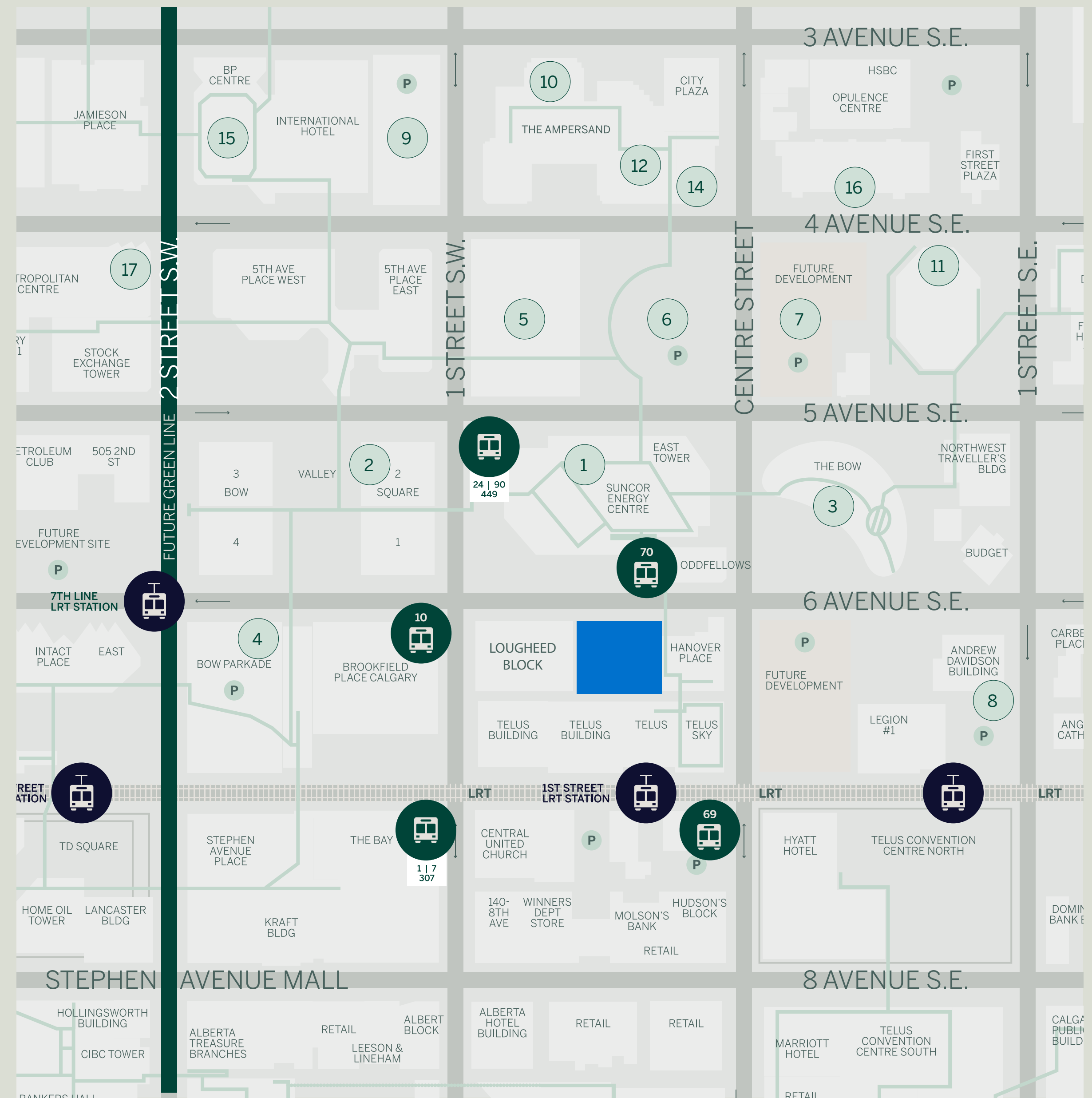
■ Lougheed Block

■ Telephone Building

TRANSIT & PARKING

LOCATION	PRICE	WALK
1. Suncor Energy Tower East	\$395/month	2 mins
2. Bow Valley Square	\$495/month	2 mins
3. The Bow	\$400/month	3 mins
4. Bow Parkade	\$365/month	3 mins
5. TransCanada Tower	\$500/month	4 mins
6. Harmony Parkade	\$445/month	4 mins
7. Lot 236	\$400/month	4 mins
8. Convention Centre Parkade	\$360/month	5 mins
9. Lot 31	\$425/month	5 mins
10. The Ampersand – West	\$400/month	5 mins
11. First Tower	\$375/month	5 mins
12. The Ampersand – East	\$585/month	5 mins
13. Sun Life Plaza East	\$585/month	5 mins
14. Asia Pacific Centre	\$400/month	5 mins
15. 240 Fourth	\$550/month	6 mins
16. Dragon City Mall	\$425/month	6 mins
17. Canada Place	\$480/month	6 mins

 Telephone Building



HERITAGE ON 6TH

Distinctive spaces that can only be experienced —
contact our team to schedule a tour.

STUART WATSON*

Senior Vice President
+1 (403) 750-0540
stuart.watson@cbre.com

KATIE SAPIEHA*

Senior Vice President
+1 (403) 750-0529
katie.sapieha@cbre.com

TREVOR DAVIES*

Senior Vice President
+1 (403) 750-0542
trevor.davies@cbre.com

SYDNEY VON VEGESACK

Director, Leasing
+1 (587) 779-6154
svonvegesack@alliedreit.com

CBRE Limited, Real Estate Brokerage

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors (CBRE). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the Information) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

*Sales Representative