

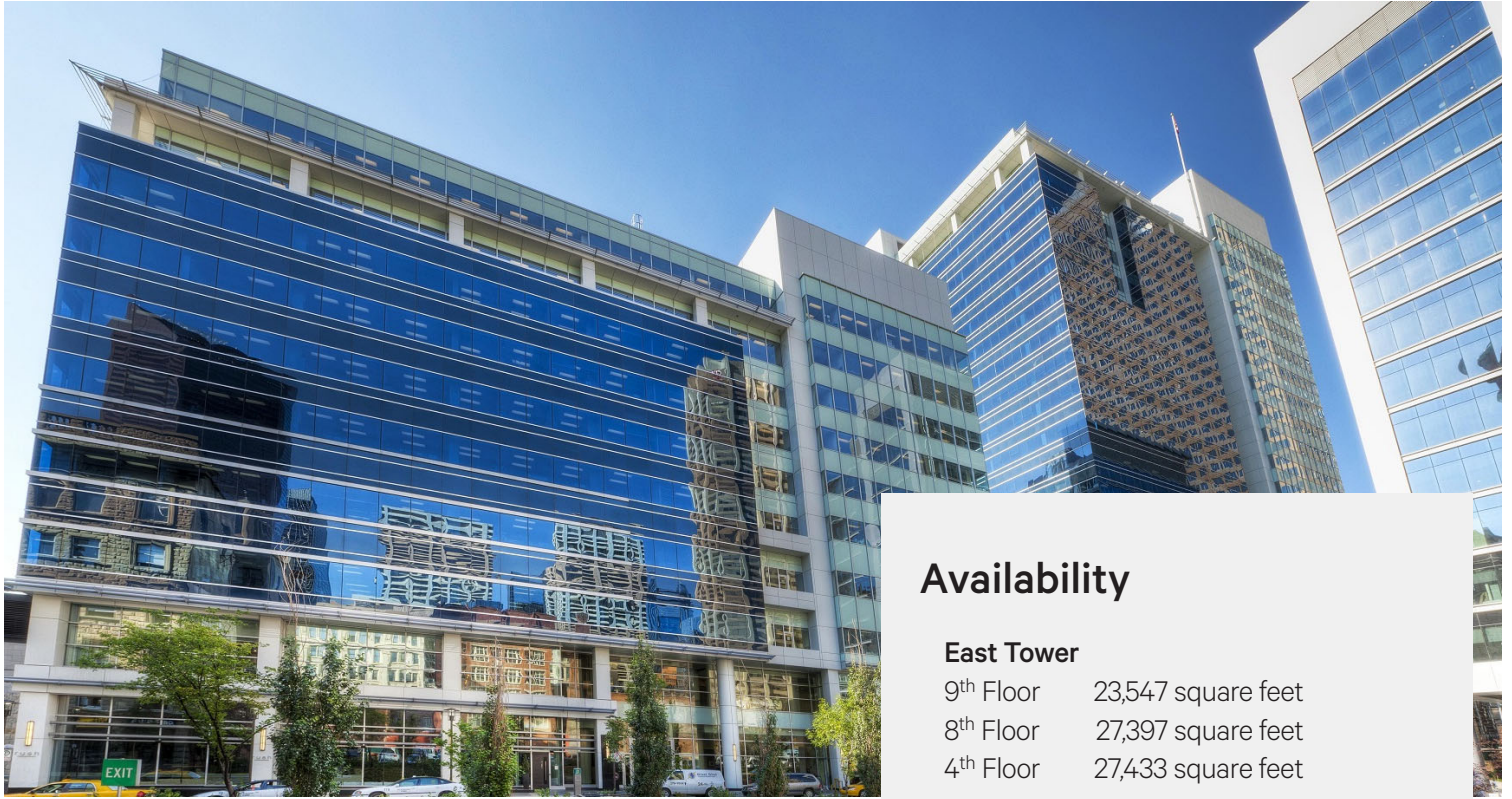
Penn West Plaza East & West Towers

207 9 Avenue SW &
215 9 Avenue SW
Calgary, AB



Penn West Plaza

207 9 Avenue SW & 215 9 Avenue SW | Calgary, AB



Modern and Accessible

Class A office building in the downtown core

Penn West Plaza is a modern, Class “A” office complex in the central core of downtown.

Well-appointed leasehold improvements, in house fitness facilities and on-site daycare are just some of the key features available to tenants of the development. The property was awarded a Gold Wire Certification from WiredScore, a rating system that recognizes outstanding internet connectivity and digital infrastructure. Committed to environmental sustainability, Penn West Plaza is BOMA BEST certified Gold.

In addition to being plus 15 connected to Gulf Canada Square, Penn West Plaza offers the complete package for users of first-class office space in downtown Calgary.



Availability

East Tower

9 th Floor	23,547 square feet
8 th Floor	27,397 square feet
4 th Floor	27,433 square feet

West Tower

19 th Floor	2,757 square feet
19 th Floor	9,094 square feet
15 th Floor	21,904 square feet
8 th Floor	22,448 square feet
6 th Floor	5,052 square feet
3 rd Floor	18,163 square feet

Availability

Immediate

Term

Flexible

Net Rent

Market Rates

Allowance

Negotiable

2025 Op Costs & Taxes

\$17.23 per square foot

Highlights

- Exceptional leasehold improvements
- Floors 8 & 9 East are fully furnished and 3 & 19 West are partially furnished
- Private patio on Floor 3 West

Building Details



Year Built

2008 (East) 2010 (West)

Building Class

AA

Number of Floors

10 (East) 20 (West)

Average Floor Plate

26,000 square feet (East)

21,000 square feet (West)

Building Size

242,376 square feet (East)

384,324 square feet (West)

Building Amenities

- Fitness centre
- End of trip facilities
- Conference centre
- Underground parking
- Bike storage
- Car wash
- PlayPenn Childcare
- Downtown Dental
- Il Caffe
- Sukiyaki House
- Plus 15 connected to Gulf Canada Square

Parking

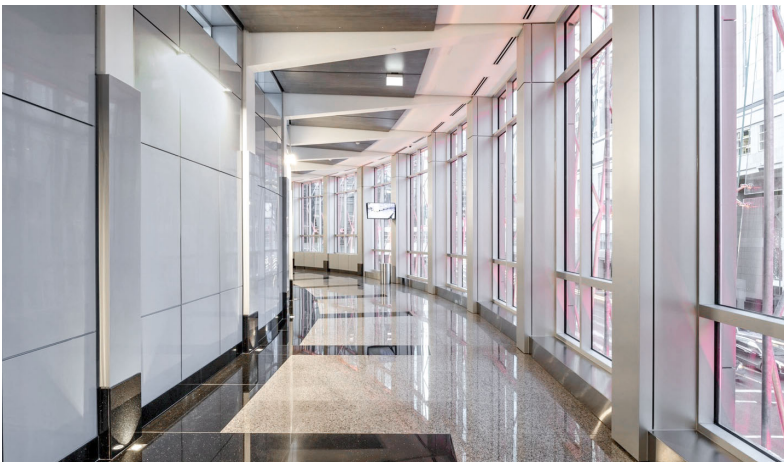
1 stall per 2,000 square feet

HVAC

6:00 am to 6:00 pm, Monday to Friday

Security

- 24-hour manned security
- Card access



Floor Plans

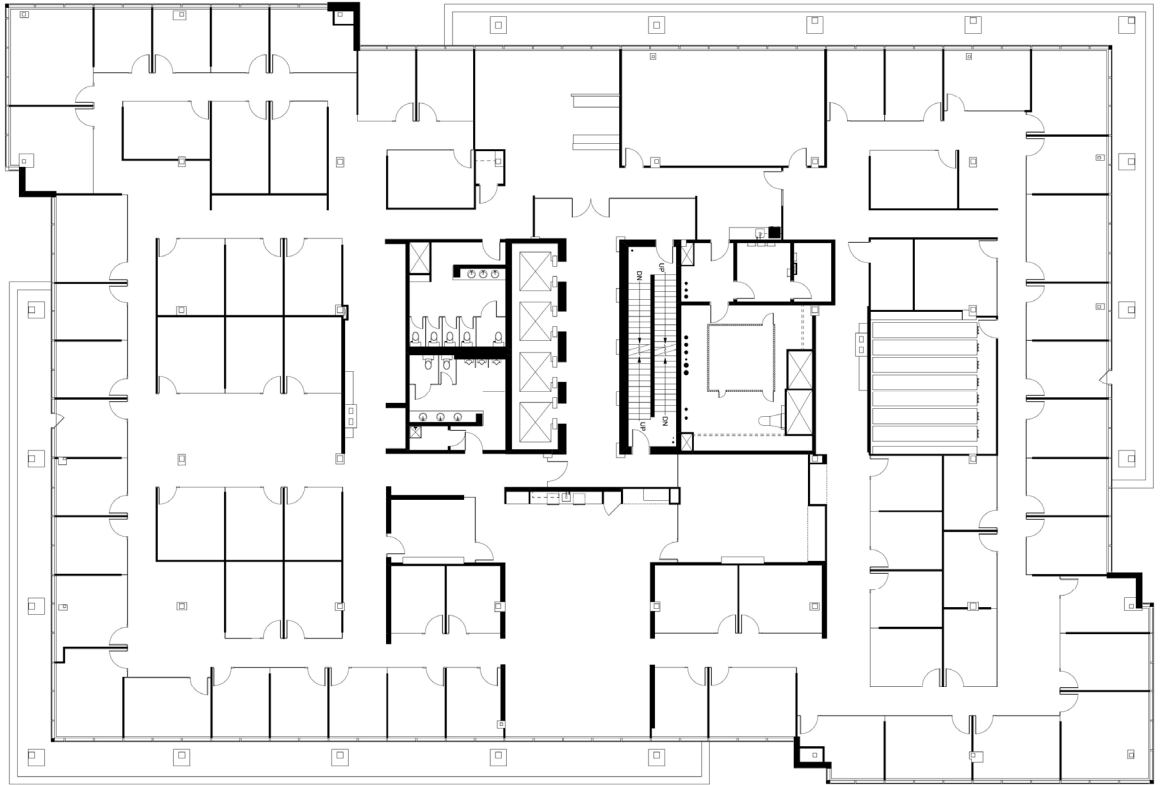
East Tower

9th Floor

23,547 SF

Fully furnished

- + 41 exterior offices
- + 29 interior offices
- + Boardroom
- + Café
- + Reception
- + Server room
- + Rolling file storage room
- + 2 tech centres

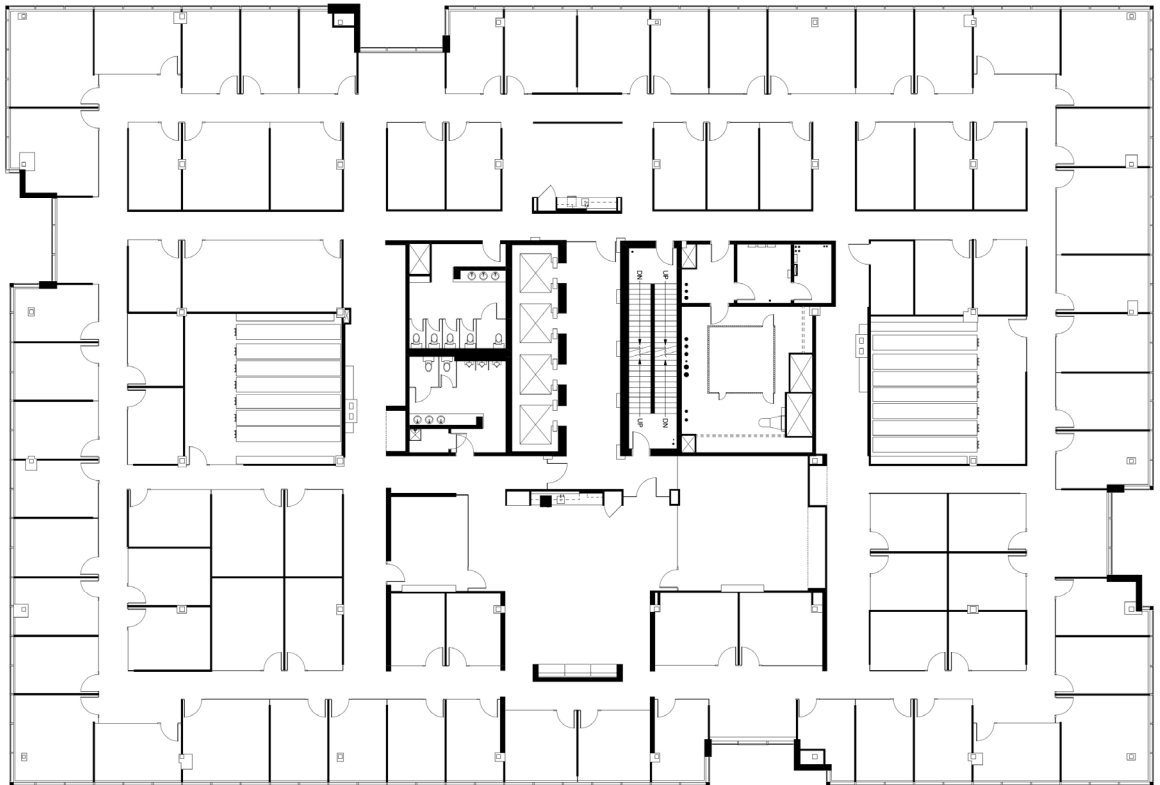


8th Floor

27,297 SF

Fully furnished

- + 46 exterior offices
- + 33 interior offices
- + Boardroom
- + Meeting room
- + Café
- + Kitchen
- + Server room
- + 2 rolling file storage rooms
- + 2 tech centres



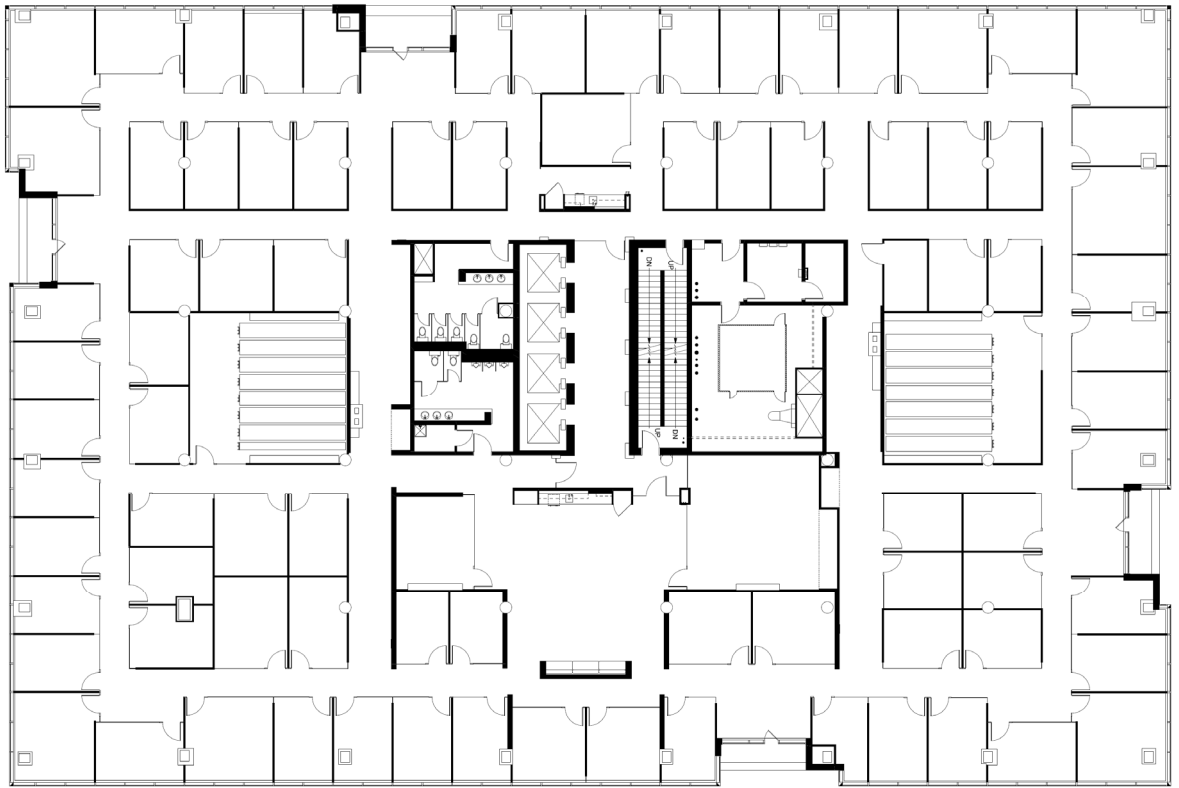
Floor Plans

East Tower

4th Floor

27,433 SF

- + 46 exterior offices
- + 36 interior offices
- + 4 workstations
- + Boardroom
- + Meeting room
- + Café
- + Kitchen
- + Server room
- + 2 rolling file storage rooms
- + 2 tech centres



West Tower

Suite 1920

2,757 SF

Partially furnished

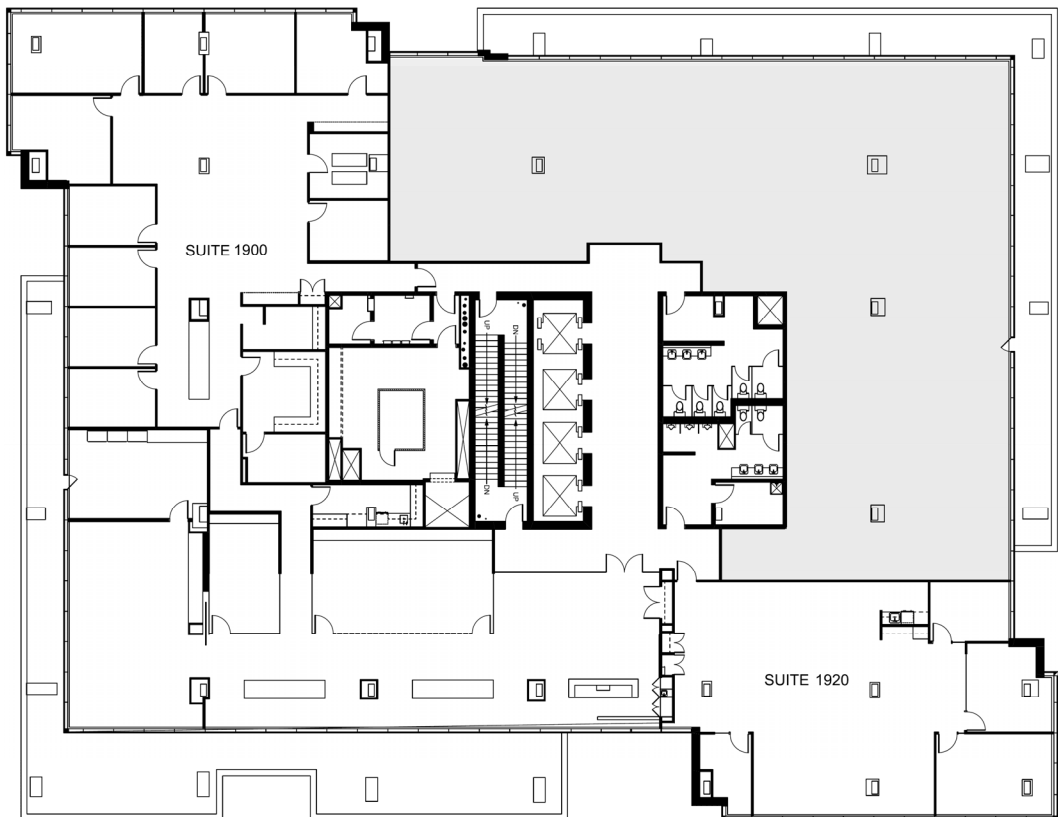
- + 3 exterior offices
- + Open area
- + 1 meeting room
- + Kitchen

Suite 1900

9,094 SF

Partially furnished

- + 9 exterior offices
- + 1 interior office
- + 2 boardrooms
- + Kitchen
- + Reception
- + 2 tech centres
- + Server room
- + Rolling file storage room



Floor Plans

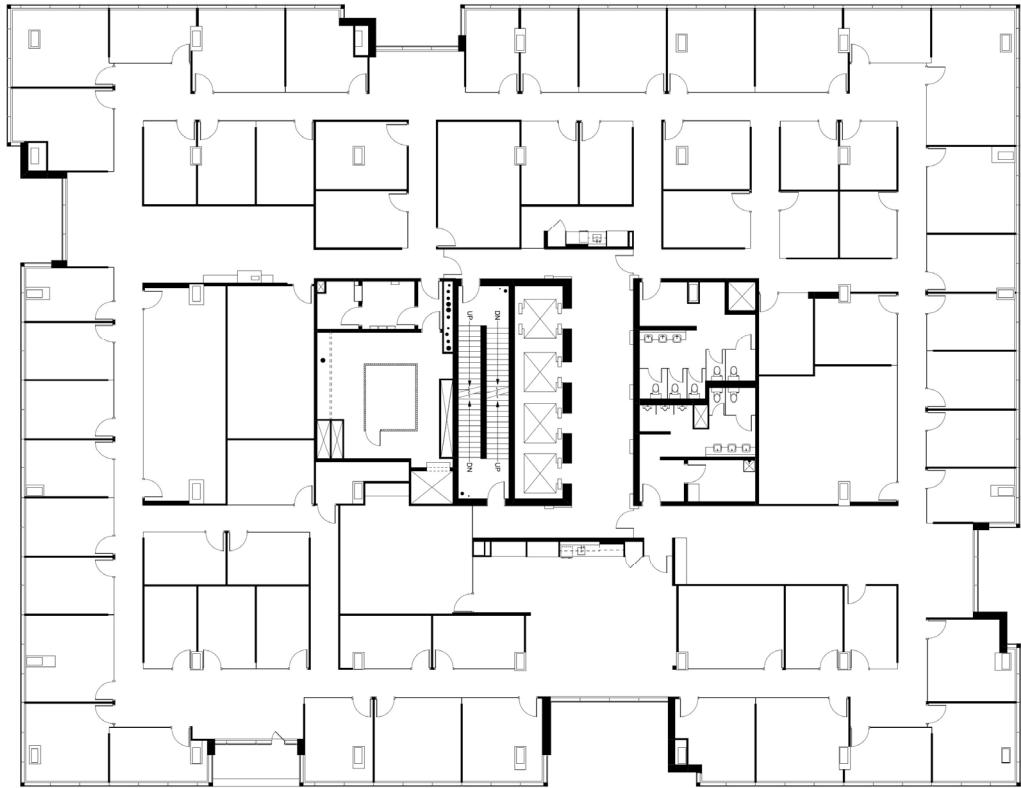
West Tower

15th Floor

21,904 SF

Partially furnished

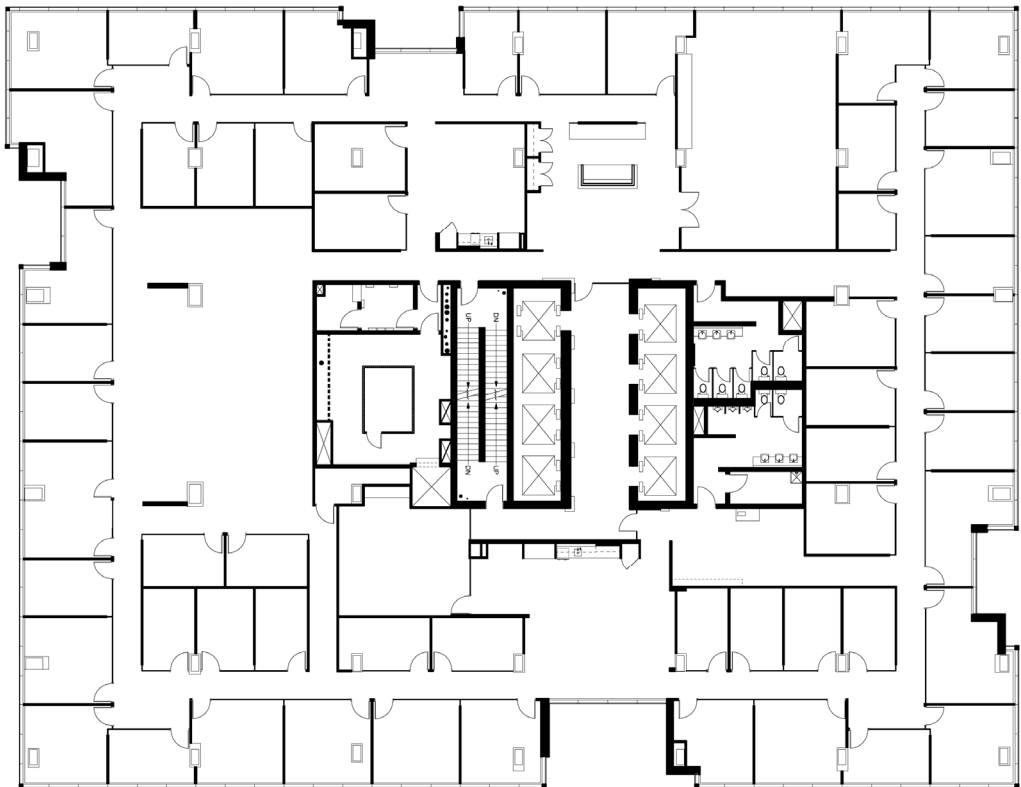
- + 35 exterior offices
- + 25 interior offices
- + 5 meeting rooms
- + Café
- + Reception
- + Server room
- + Tech centre



8th Floor

22,448 SF

- + 34 exterior offices
- + 19 interior offices
- + 2 boardrooms
- + Café
- + Kitchen
- + Server room



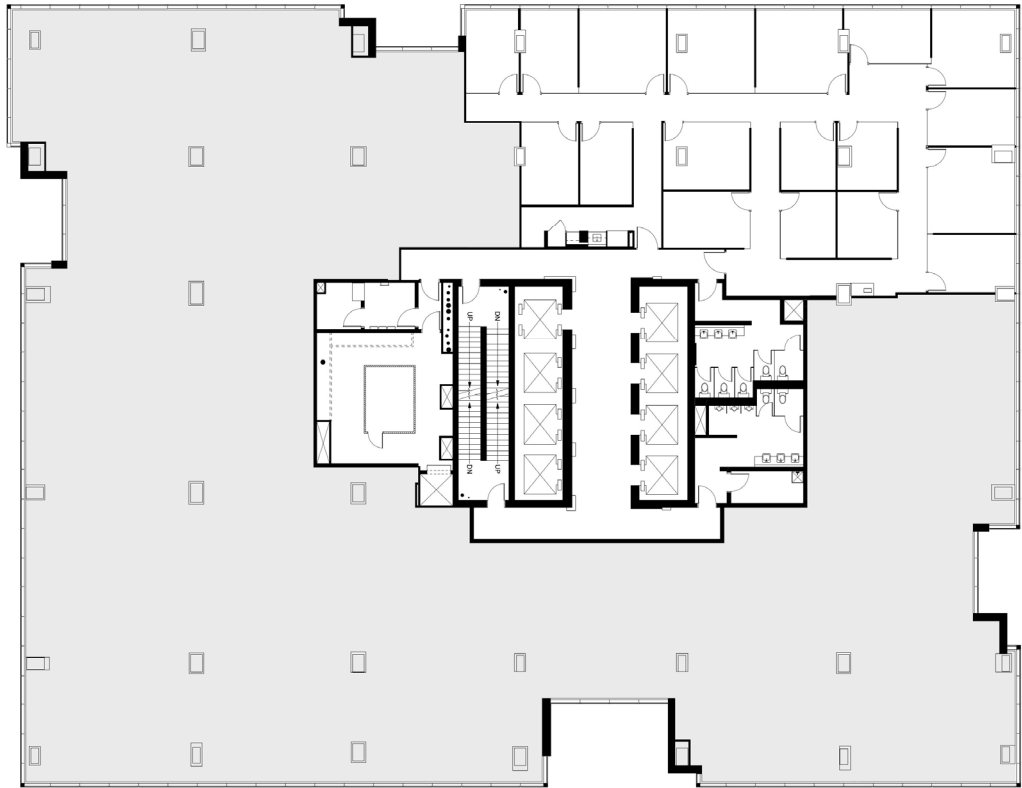
Floor Plans

West Tower

6th Floor

5,052 SF

- + 10 exterior offices
- + 8 interior offices
- + Kitchen

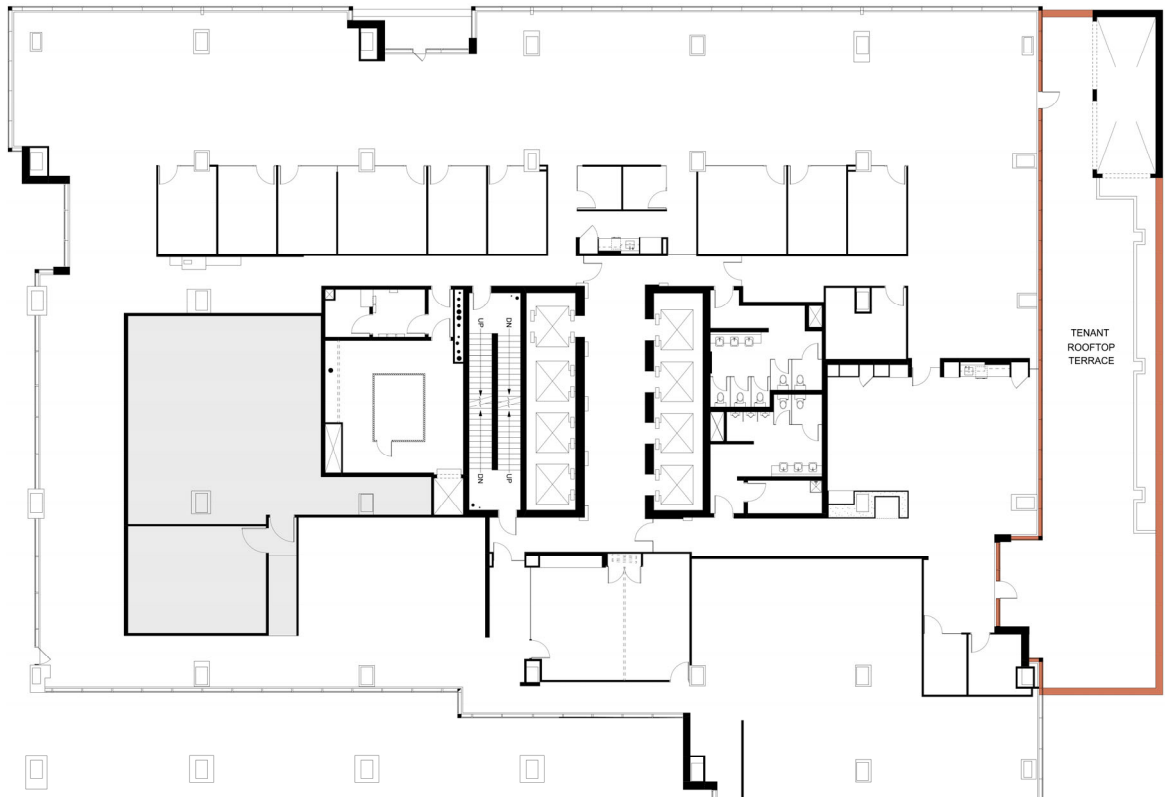


3rd Floor

18,163 SF

Partially furnished

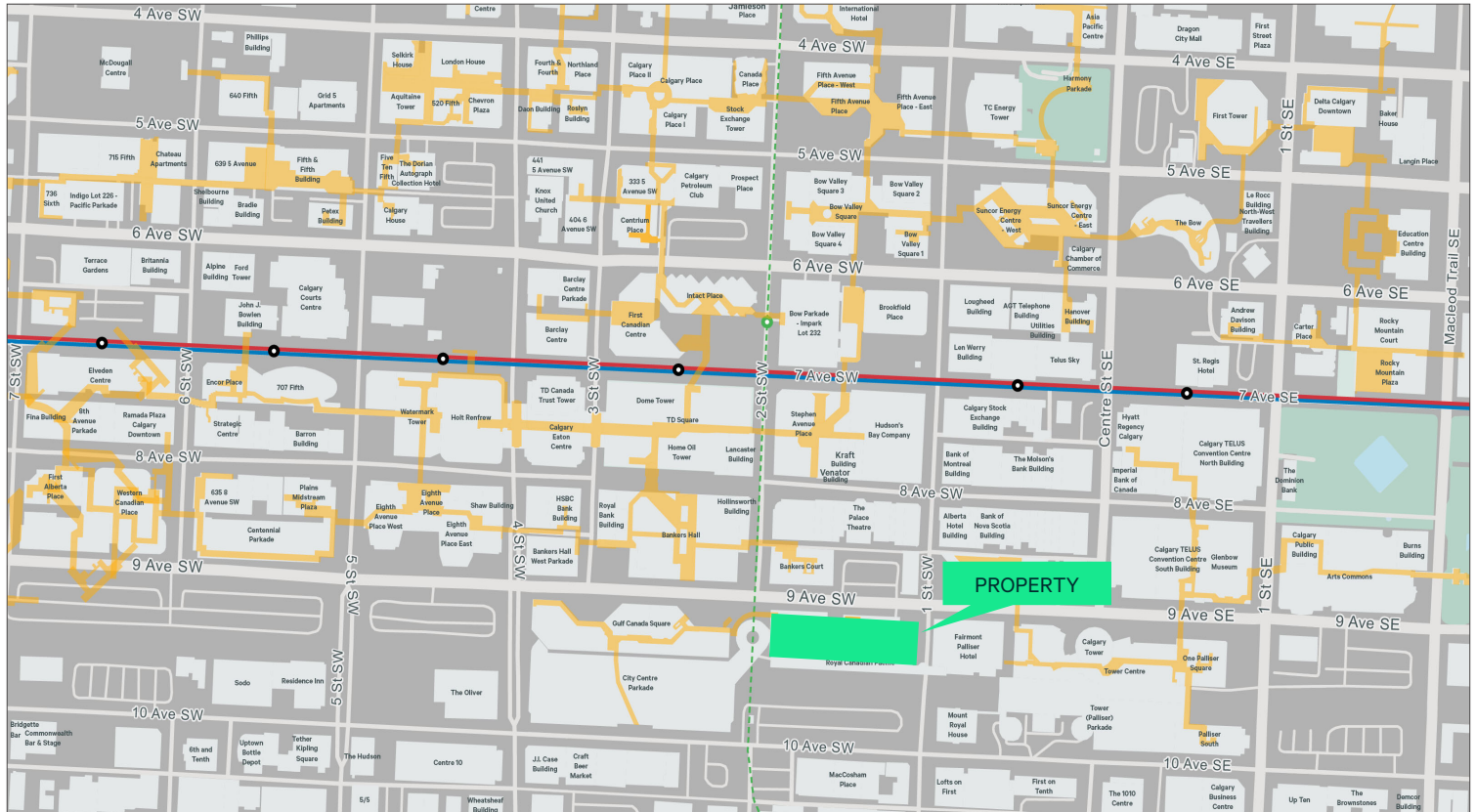
- + 10 interior offices
- + 20 workstations
- + 2 meeting rooms
- + Café
- + Kitchen
- + Private patio



Penn West Plaza

207 9 Avenue SW & 215 9 Avenue SW | Calgary, AB

For Lease



BUILDING & AREA AMENITIES

- + Plus 15 connected to Gulf Canada Square
- + Fitness facility with locker rooms and showers available for exclusive tenant use
- + Underground, heated parkade with bike storage and car wash
- + Il Caffe, Sukiyaki House and Downtown Dental located in the building
- + Convenient LRT and transit access
- + Abundant amenities in the immediate area including restaurants, hotels, shopping and services

Contact Us

Angus Fraser

Executive Vice President
+1 403 750 0508
angus.fraser@cbre.com

Darrell Boldon

Senior Sales Associate
+1 403 750 0531
darrell.boldon@cbre.com

CBRE Limited

3200 525 8 Avenue SW
Calgary, AB T2P 1G1
www.cbre.ca

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, Envrionics Analytics, Microsoft Bing, Google Earth.

