



# CALGARY PLACE

PREMIUM OFFICE FOR LEASE



# In the mix. Centre ice.

For over 50 years, Calgary Place has stood as a beacon of excellence in Calgary's vibrant downtown core. This iconic two-tower office complex spans 646,000 square feet and boasts unparalleled connectivity with the +15 skywalk system, linking you to the best of the city in every direction. With two levels of premium retail services and amenities, including Marcello's, Phil & Sebastian, Hoopla Donuts, The Rooftop YYC, Brix + Barrel, Kabuku and TD Bank, there's a wealth of options to support you and your employees.

Elevate your work-life balance with our exclusive 25,000 square foot fitness facility, operated by GYMVMT. Enjoy top-of-the-line equipment, diverse fitness classes, and luxurious change rooms with lockers and towel service — all at a reduced membership rate. Plus, unwind in our newly renovated tenant lounge, featuring a games area, putting green, library and meeting rooms. With seamless access to bus routes and the LRT, Calgary Place offers the ultimate convenience for first-class office space users.

**Be part of a thriving community where business meets lifestyle.**

**Calgary Place is certified with the following:**



Supporting your employees and visitors with the highest levels of digital connectivity.



Helping save money while also protecting the environment through energy efficient practices.



Committed to environmental sustainability by encouraging smart and sustainable solutions for promoting health, efficiency, cost-effectiveness, and low-carbon performance.



Understanding physical accessibility by identifying and improving barriers for your community, clients and employees.



TD TD

EDUCATION

→

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TD

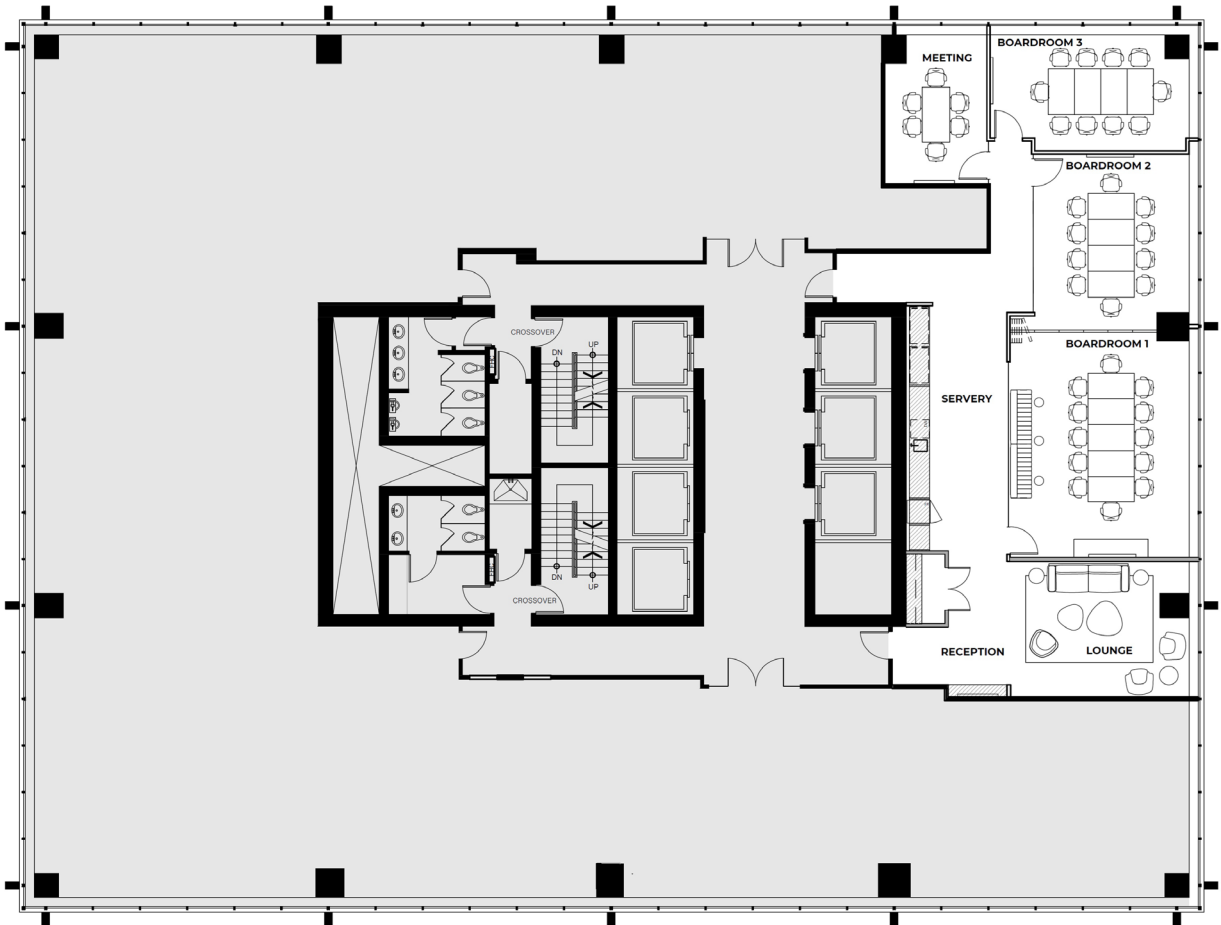
TD

TD

# Updated **conference centre.**

Construction to expand our tenant amenity meeting spaces on the 4th Floor of Tower 1 will be completed by February 2026. The new conference area will contain modern, contemporary finishes with warm-toned wooden cabinetry and flooring throughout. The expansion will include the construction of two additional meeting rooms with the ability to combine two of these spaces when hosting groups of 20.





# Building upgrades **main & +15 levels.**

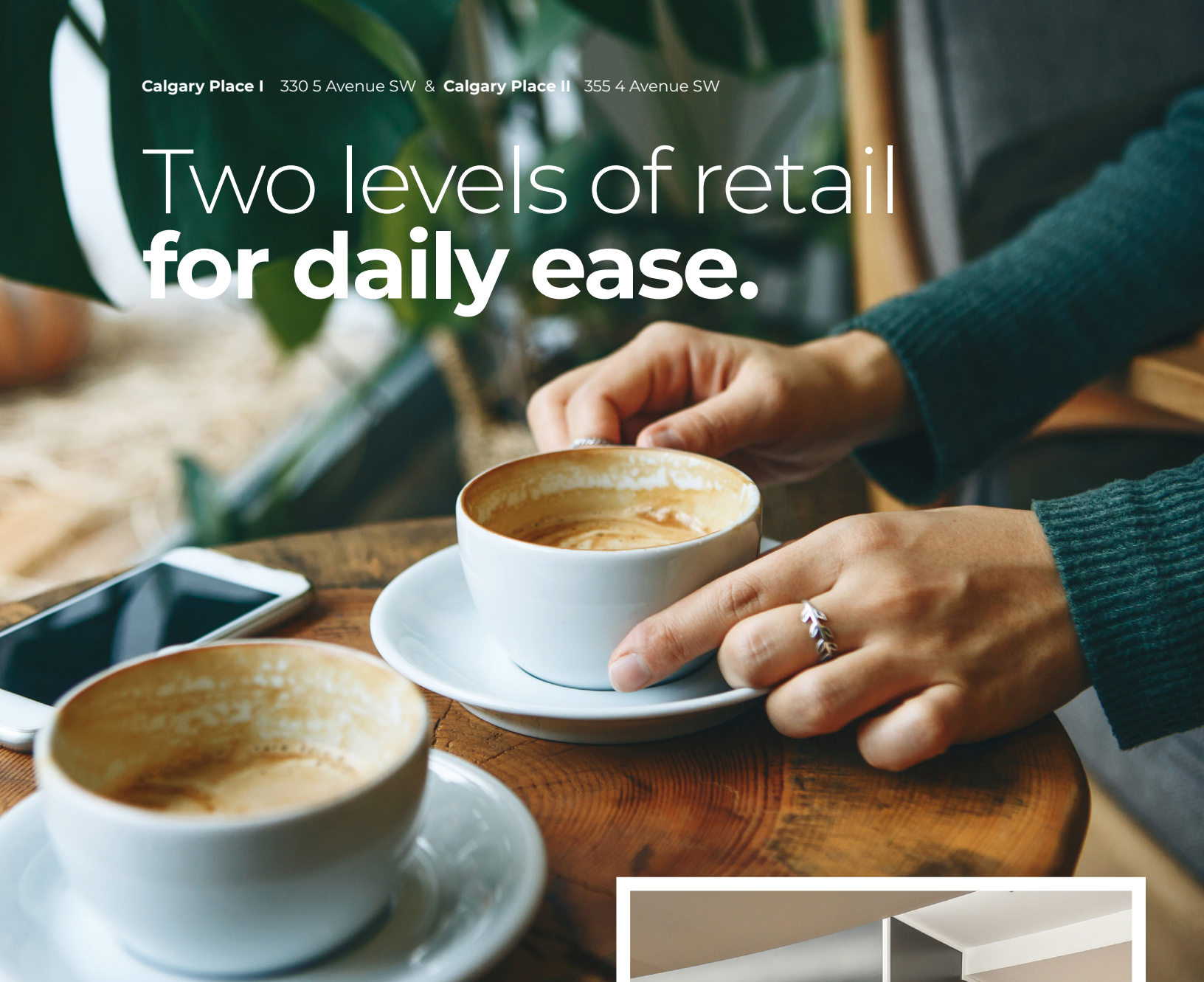
Upgrades to the main floor lobby and +15 walkways at Calgary Place will be completed by summer 2026. The spacious atrium on the main level of the complex set in the core of our energetic building lobby will be updated with a modern, bright aesthetic and will offer multi-purpose social meeting and lounge areas while being surrounded by natural elements. These social spaces will be set under a soothing forest canopy and will bring people together to intentionally connect with pathways to offer natural collisions amongst peers.



Main Floor Atrium



# Two levels of retail for daily ease.



Our retail platform features prime shops, restaurants and convenience retail to support daily errands and ease your day.

Retailers include:

- + GYMVMT
- + TD Bank
- + INS Market
- + Marcello's
- + Kabuku
- + Brix + Barrel
- + The Rooftop YYC
- + Hoopla Donuts
- + Phil & Sebastian
- + Evolve Chiropractic
- + Downtown Vision
- + Leela Eco Spa





CALGARY PLACE

# Amenities to **support you.**



Lounge



Meeting Room



Library

# Maximize ROI and RPM.

REDUCED MEMBERSHIP FEE FOR TENANTS

**\$22.50 bi-weekly\***

Includes group fitness & cycling classes and one EVOLT Body Scan per month!

Discounted membership transferable to all GYMVMT locations in Calgary

\*plus GST



GYMVMT



OPERATED BY  
GYMVMT.



TOP-OF-THE-LINE  
EQUIPMENT.



ACCESS TO FITNESS &  
CYCLING CLASSES.



PREMIUM CHANGE &  
LOCKER ROOMS.



25,000 SF OF SPACIOUS  
WELLNESS SPACE.



LUXURIOUS  
TOWEL SERVICE.

# The availabilities.

## Calgary Place I

Suite	Size	Availability	Comments
640	3,463 SF	Immediate	Furnished premises. Well improved with 6 exterior offices, 2 interior offices, 2 meeting rooms, kitchen, copy/print area, reception and server room.
710*	5,238 SF	Immediate	Show suite. 8 exterior offices, open area for 20 workstations, boardroom, café, 2 copy/print areas, reception and server room.
830	2,544 SF	Immediate	Exterior office, open area for workstations, boardroom, kitchen, small reception and server room.
900	2,326 SF	Immediate	Open area for 22 workstations.
1030*	3,240 SF	Immediate	Show suite. 6 exterior offices, open area for 10 workstations, meeting room, break out room, café, copy/print area and reception.
<del>1440*</del>	<del>3,073 SF</del>	<del>Immediate</del>	<del>Show suite. 2 interior offices, open area for 20 workstations, boardroom, kitchen/lounge and server room.</del>
1450*	5,354 SF	Q1 2026	Proposed show suite. 7 exterior offices, open area for 19 workstations, boardroom, break out room, kitchen/lounge, copy/print area, reception and server room.
2700	12,927 SF	Immediate	Full floor opportunity. Exterior office, open area for ~66 workstations, 4 meeting rooms, kitchen, copy/print room, phone room and server room.
2800	12,822 SF	Immediate	Full floor opportunity. Exterior office, 3 interior offices, open area for ~56 workstations, 5 meeting rooms, kitchen, copy/print areas and internal showers.
2900	4,269 SF	Immediate	Interior office and open area for workstations.
<del>2900</del>	<del>8,148 SF</del>	<del>Immediate</del>	<del>Interior office, open area for workstations, 2 meeting rooms, kitchen, copy/print areas and server room.</del>

\*Show suite

**30,018 SF**  
**CONTIGUOUS**  
**LEASED**



# The **availabilities.**

## Calgary Place II

Suite	Size	Availability	Comments
300	12,467 SF	Immediate	Full floor opportunity. Open area for 61 workstations, boardroom, 4 meeting rooms, kitchen, 2 copy/print areas and 7 phone rooms.
400	12,500 SF	Immediate	Full floor opportunity. 17 exterior offices, 1 interior office, open area for 58 workstations, boardroom, meeting room, kitchen, 3 copy/file areas and reception.
<b>LEASED</b> 500*	4,100 SF	Immediate	<del>Show suite. 4 exterior offices, open area for ~15 workstations, boardroom, kitchen/lounge, copy/print area, reception, and server room.</del>
<b>LEASED</b> 520*	3,053 SF	Immediate	<del>Show suite. 2 interior offices, open area for 20 workstations, boardroom, kitchen/lounge and server/storage room.</del>
530*	1,851 SF	Q1 2026	Proposed show suite. 3 exterior offices, open area for 6 workstations, meeting room, kitchen and server/storage room.
540*	2,808 SF	Q1 2026	Proposed show suite. 4 exterior offices, open area for 6 workstations, boardroom, break out room, café, copy/print area, reception and server/storage room.
710*	3,623 SF	Immediate	Show suite. 6 exterior offices, open area for 9 workstations, boardroom, break out room, phone room, café, copy/print area, reception and server room.
730*	4,595 SF	Immediate	Show suite. 5 exterior offices, 2 interior offices, open area for 13 workstations, boardroom, café, copy/print area and server/storage room.
750*	3,430 SF	Immediate	Show suite. 3 exterior offices, open area for 10 workstations, boardroom, break out room, phone room, café, copy/print area, reception and server/storage room.

\*Show suite

68,501 SF  
CONTIGUOUS

Suite	Size	Availability	Comments
1400	12,945 SF	Immediate	Full floor opportunity. 19 exterior offices, 8 interior offices, open area for workstations, large boardroom, meeting room, kitchen/lounge area, 2 copy/print areas and interconnecting stairwell to floor 15.
1500	12,572 SF	Immediate	Full floor opportunity. 17 exterior offices, open area for workstations, 3 meeting rooms, kitchen/lounge area, 2 copy/print rooms, large reception and interconnecting stairwell to floors 14 & 16.
1600	12,958 SF	Immediate	Full floor opportunity. 13 exterior offices, open area for workstations, 4 meeting rooms, 2 kitchen/lounge area, 2 copy/print areas, server room and interconnecting stairwell to floors 15 and 17.
1700	12,960 SF	Immediate	Full floor opportunity. 21 exterior offices, open area for workstations, 3 meeting rooms, 2 kitchens, copy/print room, large reception, large training room, server room and interconnecting stairwell to floors 16 and 18.
1800	12,606 SF	Immediate	Full floor opportunity. 21 exterior offices, open area for workstations, boardroom, 4 meeting rooms, kitchen/lounge area, 3 copy/print areas, internal showers, server room and interconnecting stairwell to floors 17 and 19.
1900	4,460 SF	Immediate	8 exterior offices, 4 interior offices, meeting room and a copy/print area.
1900	8,500 SF	01-Dec-25	12 exterior offices, 3 interior offices, large boardroom, 2 kitchens, server room and interconnecting stairwell to floors 18 and 20.
2000	12,591 SF	01-Dec-25	13 exterior offices, 3 interior offices, open area for workstations, meeting room, 2 kitchens and a copy/print area.
2100	12,948 SF	Immediate	Full floor opportunity. 18 exterior offices, open area for workstations, 3 meeting rooms, kitchen/lounge and 3 copy/print rooms.
2200	12,844 SF	Immediate	Full floor opportunity. 8 exterior offices, 3 interior offices, open area for workstations, boardroom, kitchen and large training room.
2300	12,327 SF	Immediate	Full floor opportunity. 33 exterior offices, 5 interior offices, 4 meeting rooms, kitchen/lounge, 5 copy/print/storage rooms, small reception, and server room.

38,119 SF  
CONTIGUOUS

# The details.

<b>Building Class</b>	A
<b>Year Built</b>	1968/1969
<b>Rentable Area</b>	<p><b>Calgary Place I:</b> 317,297 square feet</p> <p><b>Calgary Place II:</b> 241,816 square feet</p> <p>Retail: 86,669 square feet</p> <p>Total: 645,782 square feet</p>
<b>Average Floorplate</b>	<p>Approximately 12,500 square feet</p> <p>Small floorplate opportunity for mid-sized firms looking to occupy an entire floor</p>
<b>Number of Floors</b>	<p><b>Calgary Place I:</b> 31</p> <p><b>Calgary Place II:</b> 25</p>
<b>Op Costs &amp; Taxes (2025 Est.)</b>	\$20.72 per square foot
<b>Building Hours</b>	6:00 am - 6:00 pm, Monday to Friday
<b>Security</b>	24-hour manned security, after hours card access
<b>Parking</b>	<p>1 stall per 2,600 square feet</p> <p>\$625.00 per month, reserved    \$550.00 per month, unreserved</p> <p>Two levels of underground parking</p> <p>276 stalls, including 70 public/visitor stalls</p> <p>Parkade clearance 5'11"                  Loading dock clearance 13'</p>
<b>Property Owner</b>	KingSett Capital
<b>Property Manager</b>	BGO Properties
<b>Building Amenities</b>	<ul style="list-style-type: none"> <li>+ 2 levels of retail including Marcello's, Phil &amp; Sebastian, Hoopla Donuts, Kabuku, The Rooftop YYC, Brix + Barrel and TD Bank</li> <li>+ 25,000 square foot GYMVMT with reduced rate for tenants, membership transferable to all GYMVMT locations in Calgary</li> <li>+ 2,000 square foot tenant lounge featuring seating areas, putting green, games area and library</li> <li>+ Plus 15 connected to Roslyn Building, Stock Exchange Tower, 333 5 Avenue SW and the Westin Hotel</li> <li>+ Building undergoing substantial modernization project to the lobby and +15 levels, with expected completion by summer 2026, in addition to a new 2,900 square foot conference centre to be completed by February 2026</li> </ul>



# Unparalleled connectivity.

## NEARBY RETAIL AMENITIES

### RESTAURANTS

- The Rooftop YYC
- Kabuku
- Brix + Barrel
- Caesar's Steak
- TandoriGrill
- OEB Breakfast
- The Keg
- Owen's Landing
- Garage Sports Bar
- SAIT Tastemarket
- Local Public Eatery
- Barcelona Tavern
- Hy's Steakhouse
- Cactus Club
- The Guild
- Barbarella
- Major Tom

### HOTELS

- Sheraton Suites
- The Westley Hotel
- Coast Hotel
- The Westin Hotel
- The Dorian
- Ramada Plaza
- Le Germain
- Hyatt Regency

### FITNESS

- GYMVMT
- Bow Valley Fitness
- Fresh! Fitness
- GoodLife Fitness

-  +15
-  LRT

### BANKS

- TD Bank
- RBC
- BMO
- CIBC

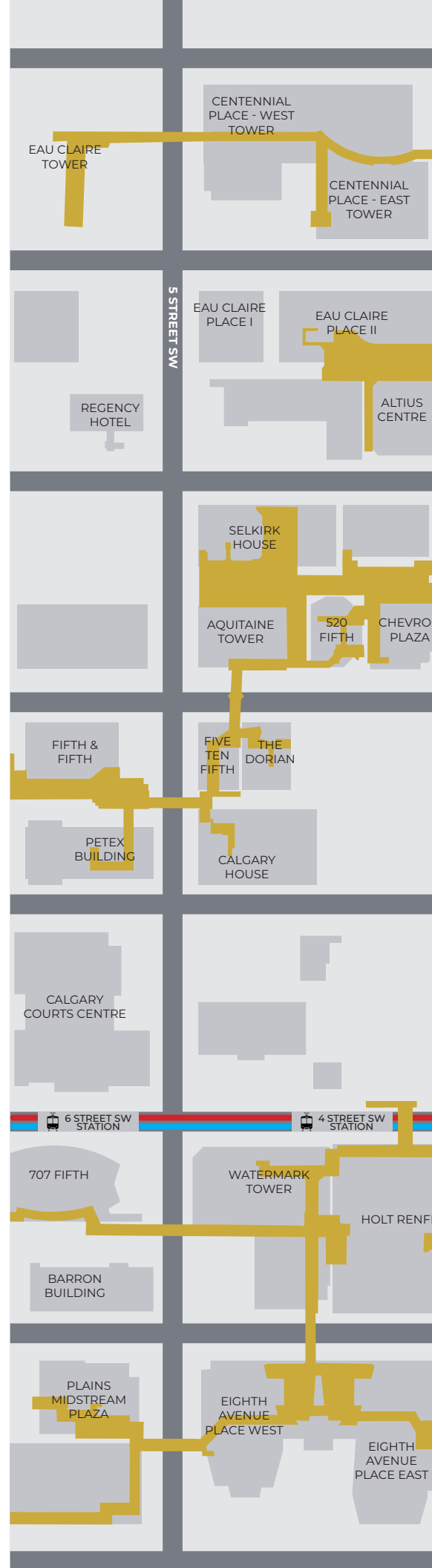
### WALK SCORE

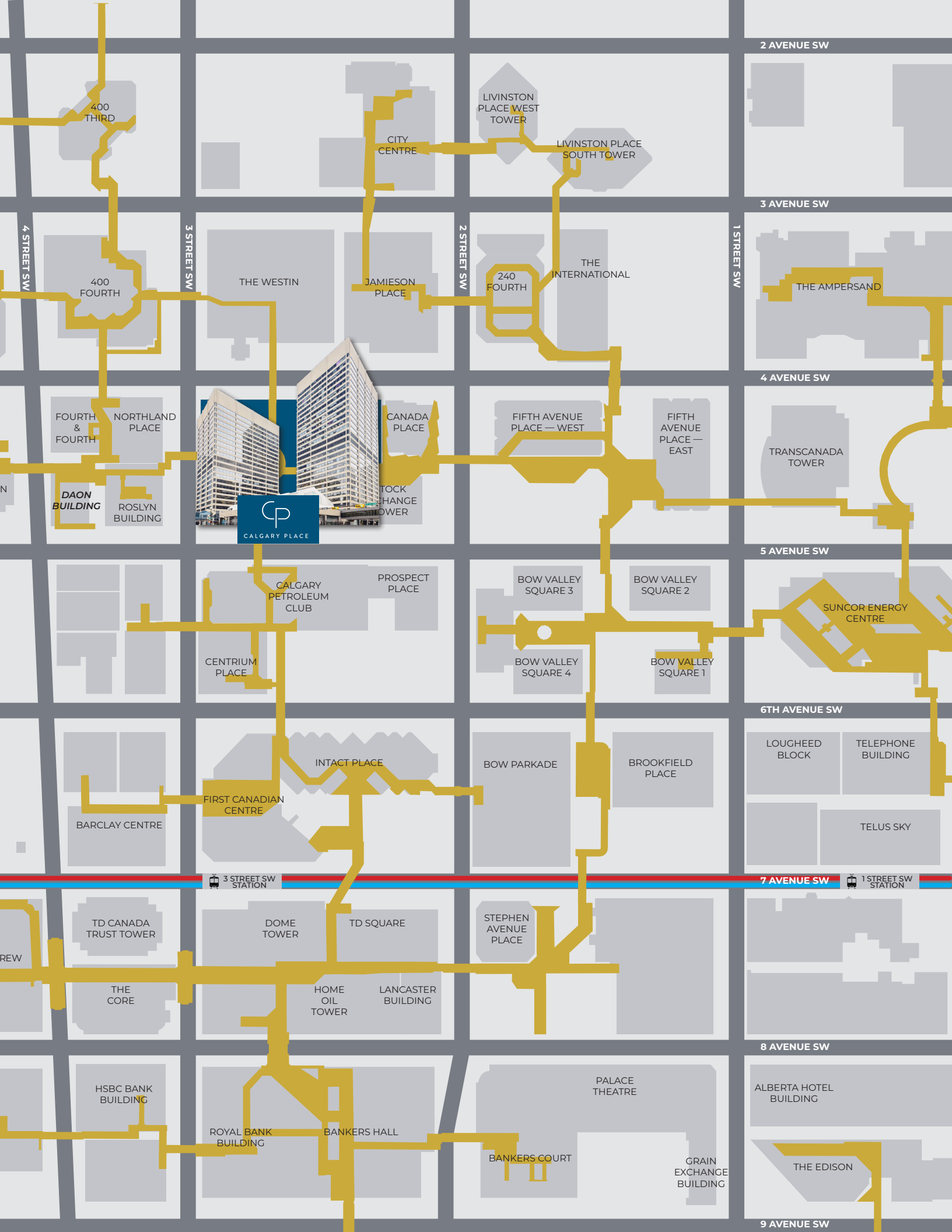


### TRANSIT SCORE



### BIKE SCORE





2 AVENUE SW

3 AVENUE SW

4 AVENUE SW

5 AVENUE SW

6TH AVENUE SW

7 AVENUE SW

8 AVENUE SW

9 AVENUE SW

4 STREET SW

3 STREET SW

2 STREET SW

1 STREET SW



3 STREET SW STATION

1 STREET SW STATION

# The team **behind it all.**



KingSett Capital is a Canadian private equity real estate investment business which creates and co-invests in real estate investment solutions to deliver sustainable premium risk weighted returns. Founded in 2002, KingSett has raised \$13.4 billion of equity for its Growth, Income, Urban, Mortgage and Affordable Housing strategies. KingSett has \$17 billion of assets under management in a portfolio of \$19 billion.





CALGARY PLACE



Inspired by a rich history of over 100 years of real estate leadership, BGO Properties now spans 12 countries and 24 cities in the premier real estate markets and centers of commerce in the world today. The global breadth of our embedded, local presence underscores our commitment to prioritizing the needs of our investors and stakeholders with an array of real estate investment strategies and integrated services that deliver value. Our 1,300 employees across the globe are dedicated to a common purpose and approach to serving our clients.



# Come lease with us.





CALGARY PLACE





## CALGARY PLACE

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