



# STEPHEN AVENUE PLACE

700 2ND STREET SW | DOWNTOWN SUBLEASE

Willem Thoma  
Associate Vice President  
403 512 8812

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# ELEVATE YOUR WORKDAY

- PRIME LOCATION:** +15 Connected to Brookfield Place, Bow Parkade, and the CORE Shopping Centre.
- CITYSCAPE VIEWS:** Panoramic views of Calgary from upper floors.
- FLEXIBLE SPACES:** Open floor plans with optimal column placement, offering versatile layout options.
- BUSINESS ESSENTIALS:** Complimentary conference facilities, premium fitness centre, tenant lounge, and games room available for tenant's exclusive use.

# YOUR NEXT OFFICE

- YEAR BUILT:** 1977 / 2024 (renov.)
- OP. COSTS:** \$20.16/sf (est. 2026)
- AVAILABLE:** 30-day's notice
- SUBPREMISES:** Suite 2400: 5,958 sf
- AVG FLOORPLATE:** 14,800 sf
- TERM:** Up to September 29, 2029 (flexible / shorter term deals will be considered)
- BUILDING AREA:** 646,169 sf
- LANDLORD:** MNP Ltd. In its capacity as receiver of Stephen Avenue Place and not in its personal or corporate capacity
- RATES:** Market Sublease Rates
- HVAC:** Mon-Fri: 6:00 am-6:00 pm  
Sat: 10:00 am - 3:00 pm
- PARKING:** 1:3,600 sf (includes building parkade and Bow Parkade) availability

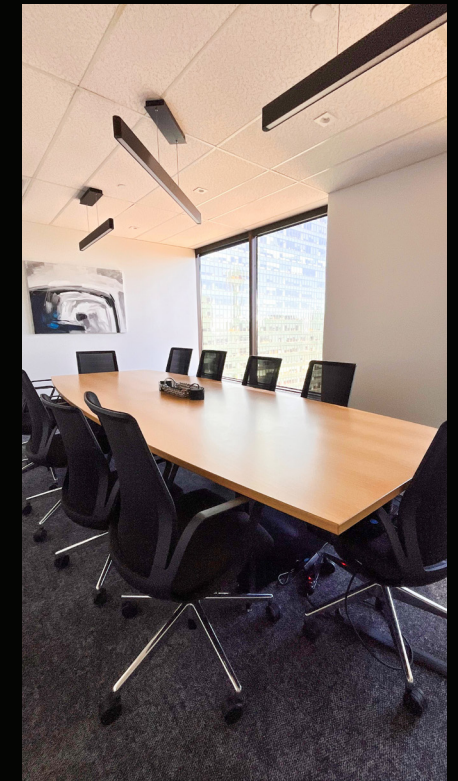


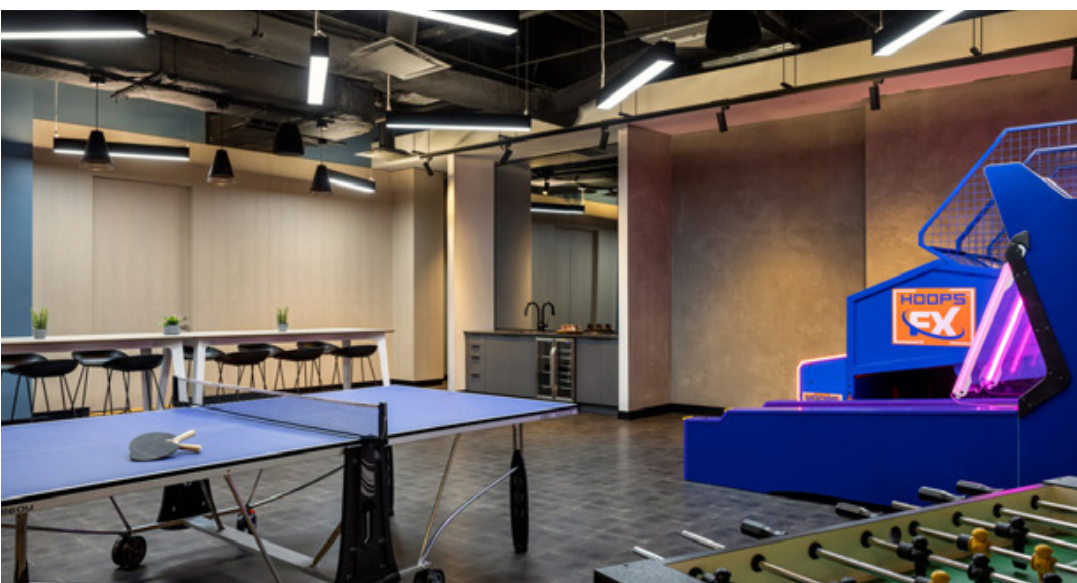
# SUITE 2400 | 5,958 SF



- Sublease area (5,958 sf)
- Contiguous headlease area (2,396 sf)

- |                    |           |                |                     |
|--------------------|-----------|----------------|---------------------|
| 3 Exterior offices | Boardroom | Reception area | Show suite standard |
| 2 Meeting rooms    | Kitchen   | Lounge area    | Elevator access     |
| 20 Workstations    | IT Room   | Furnished      |                     |





# COMMUNITY HIGHLIGHTS

## Building Amenities

- FITNESS & WELLNESS:** Club-quality fitness facility for exclusive use by building tenants at no additional charge.
- PARKING & TRANSIT:** Steps from LRT and close proximity to bus stops. +15 connections to Brookfield Place, Bow Parkade, and CORE shopping centre.
- DINING:** In-building dining options including Pineapple Hall, Pigeonhole, Goro + Gun, Phil & Sebastian, Barbarella and Major Tom.

## Neighbourhood Highlights

- OUTDOOR ACCESS:** Proximity to pathways, Prince's Island Park & Peace Bridge.
- STEPHEN AVE WALK:** A pedestrian friendly corridor lined with heritage architecture, boutique shops, patios, and public art installations.
- HOTELS & SHOPPING:** Eau Claire Sheraton, Westin, The Dorian & CORE Shopping.

# THE HEART OF STEPHEN AVENUE



## Legend

### PARKS & LANDMARKS

- 1 Calgary Tower
- 2 Devonian Gardens

### CHILDCARE

- 1 Bow Valley Child Care Centre

### HOTELS

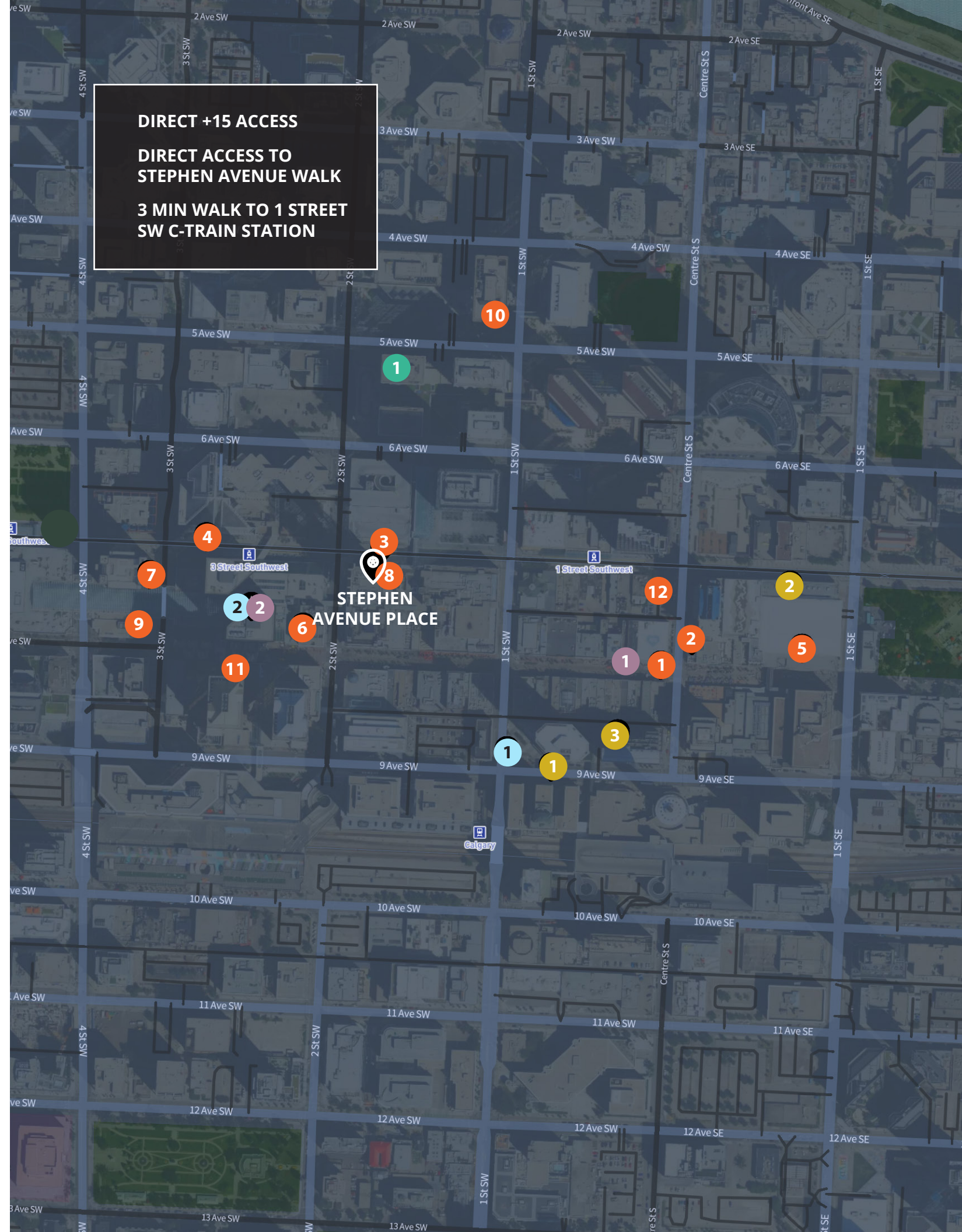
- 1 Fairmont Palliser Hotel
- 2 Hyatt Regency Hotel
- 3 Le Germain Calgary

### RECREATION

- 1 HotShop Wellness
- 2 The CORE Shopping Centre

### DINING & COFFEE

- 1 Saltlik
- 2 Modern Steak
- 3 Goro + Gun
- 4 Cactus Club Cafe
- 5 Rosso Coffee Roasters
- 6 Local Public Eatery
- 7 Deville Coffee
- 8 Barbarella
- 9 Hy's Steakhouse
- 10 OEB Breakfast Co.
- 11 Earls Kitchen + Bar
- 12 Palomino Smokehouse



# LET'S CONNECT

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