



# 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 GYMVM. 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.



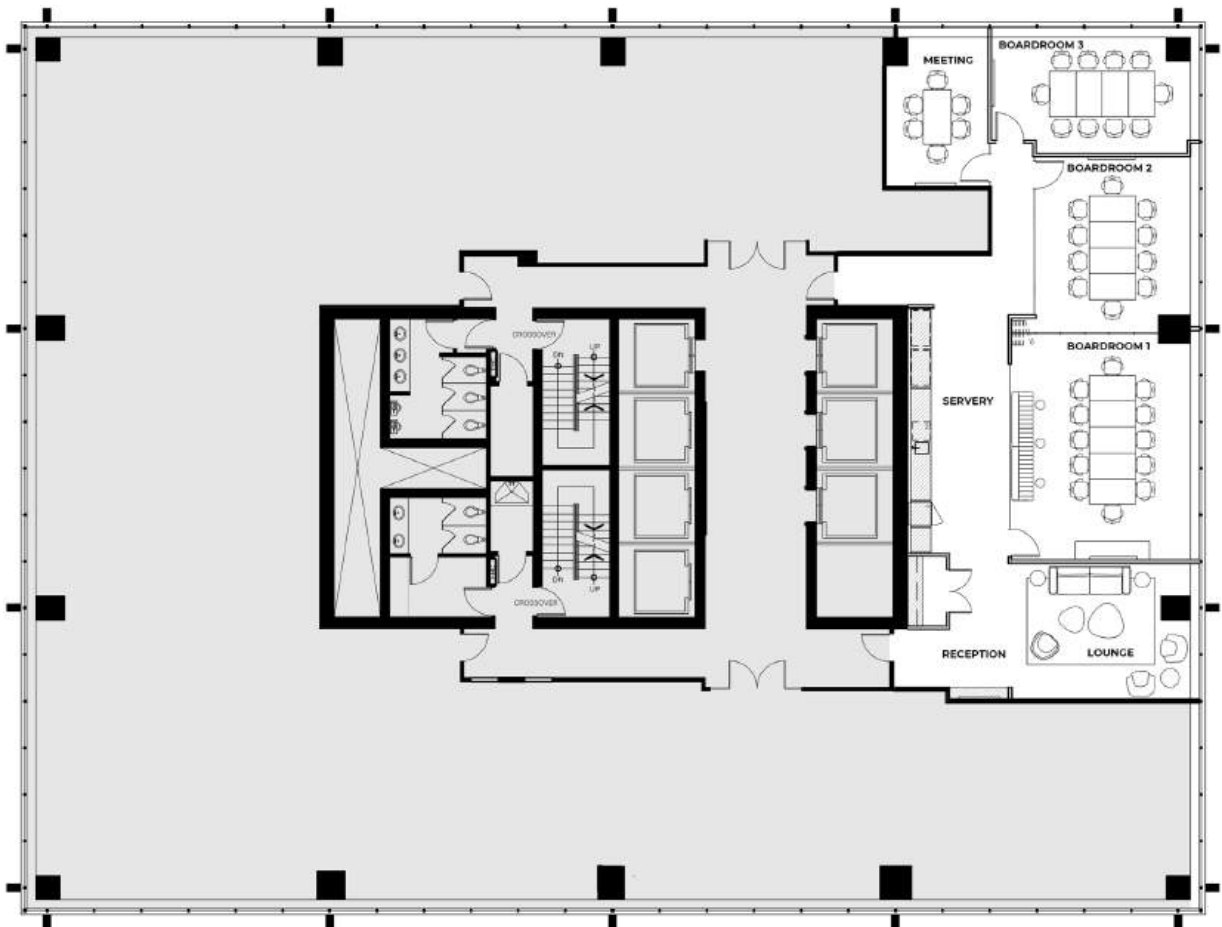




# Updated **conference centre.**

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.**

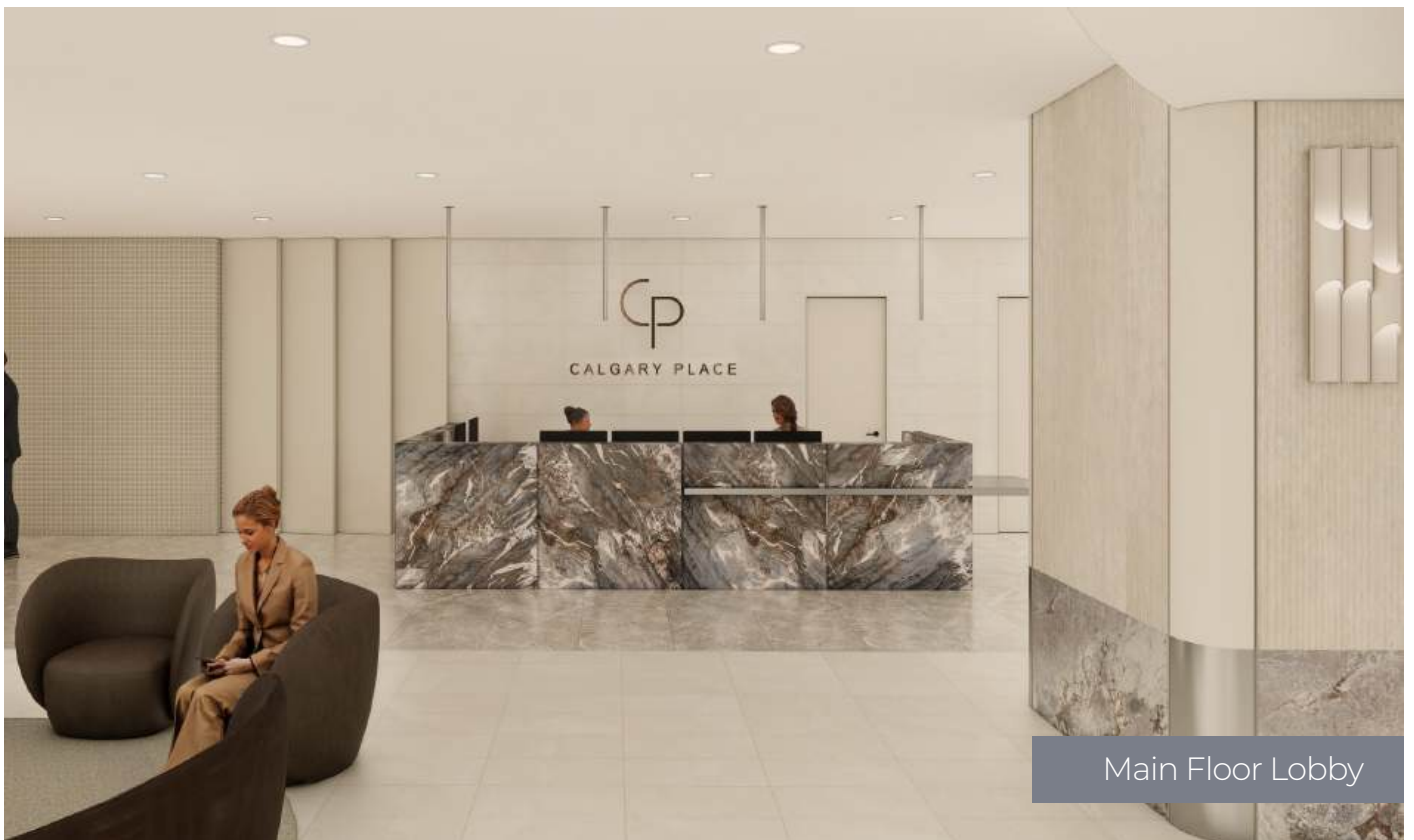
Upgrades to the main floor lobby and +15 walkways at Calgary Place will be completed by summer 2026. The spacious atrium on the main level of the complex set in the core of our energetic building lobby will be updated with a modern, bright aesthetic and will offer multi-purpose social meeting and lounge 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.





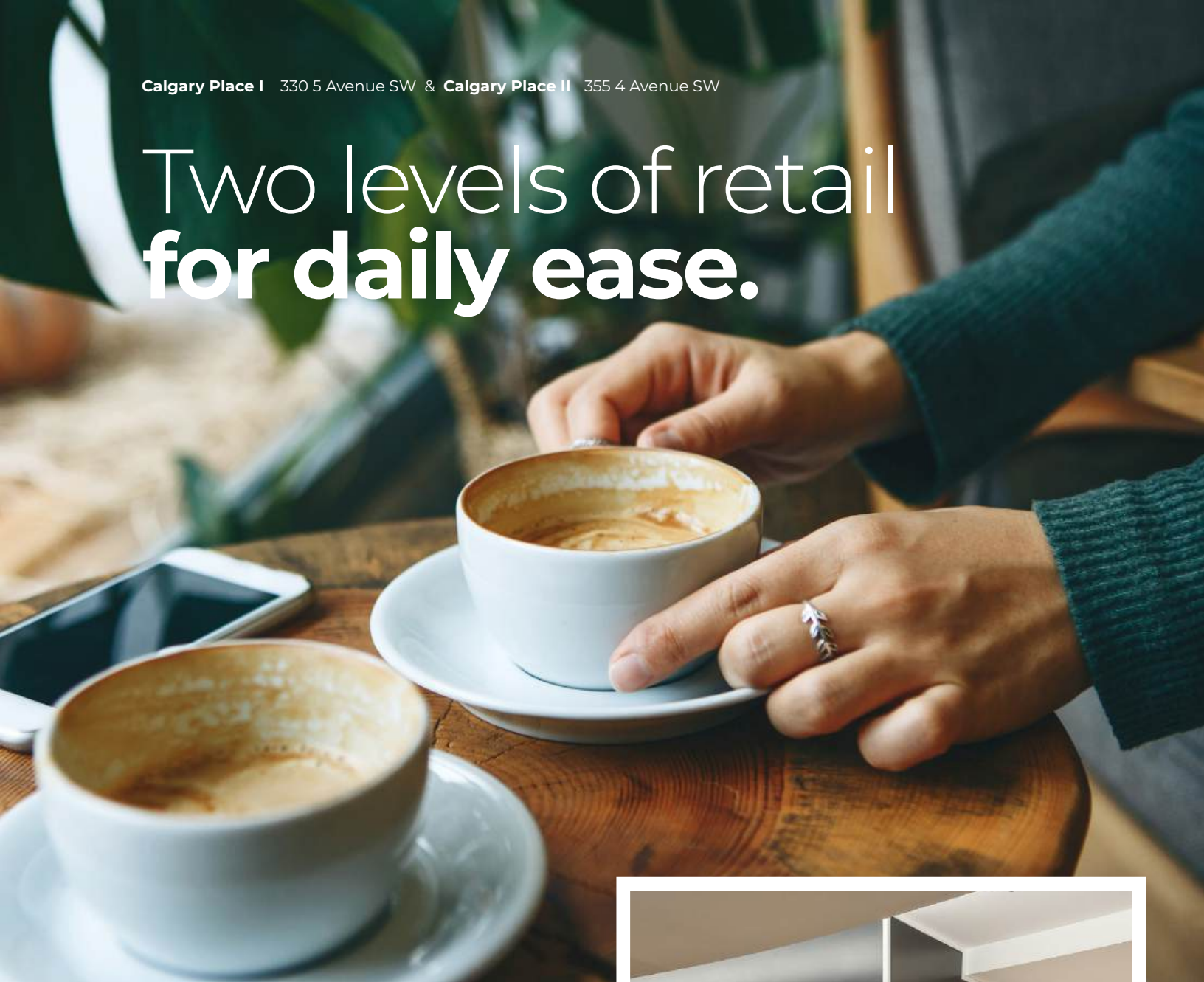


+15 Level Retail



Main Floor Lobby

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





# Amenities to **support you.**



# 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



The logo for GYMVMT is displayed in white, bold, sans-serif capital letters on a dark, rectangular background.

**GYMVMT**

A modern gym reception area with a white, angular front desk. Behind the desk, a staircase with a glass railing leads to an upper level. The walls are a mix of wood and stone textures.

OPERATED BY  
**GYMVMT.**

A row of modern treadmills in a gym, viewed from a low angle. Large windows in the background provide a view of the city.

TOP-OF-THE-LINE  
**EQUIPMENT.**

A woman and a man in athletic wear are performing a kettlebell exercise in a gym. The woman is in the foreground, leaning forward with her hands on a kettlebell. The man is behind her, also in a similar position.

ACCESS TO **FITNESS &**  
**CYCLING CLASSES.**

A modern locker room with wooden lockers and a large mirror. A wooden bench and a small table with toiletries are visible in the foreground.

PREMIUM CHANGE &  
**LOCKER ROOMS.**

A wide-angle view of a spacious gym floor. On the left, there are rows of weight machines. On the right, there are racks of dumbbells. In the center, there are several weight benches.

25,000 SF OF **SPACIOUS**  
**WELLNESS SPACE.**

A view of a towel service area. A wooden shelf holds many white towels. A staircase with a glass railing is visible in the background.

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. |
| <del>500*</del> | <del>4,100 SF</del> | <del>Immediate</del> | <del>Show suite. 4 exterior offices, open area for ~15 workstations, boardroom, kitchen/lounge, copy/print area, reception, and server room.</del>                |
| <del>520*</del> | <del>3,053 SF</del> | <del>Immediate</del> | <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            | 01-Dec-25            | 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            | 01-Dec-25            | 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            | 01-Dec-25            | 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            | 01-Dec-25            | 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            | 01-Dec-25            | 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             | 01-Dec-25            | 8 exterior offices, 4 interior offices, meeting room and a copy/print area.  |
| <del>1900</del> | <del>8,500 SF</del>  | <del>01-Dec-25</del> | <del>12 exterior offices, 3 interior offices, large boardroom, 2 kitchens, server room and interconnecting stairwell to floors 18 and 20.</del>  |
| <del>2000</del> | <del>12,591 SF</del> | <del>01-Dec-25</del> | <del>13 exterior offices, 3 interior offices, open area for workstations, meeting room, 2 kitchens and a copy/print area.</del>  |
| 2100            | 12,948 SF            | 01-Dec-25            | Full floor opportunity. 18 exterior offices, open area for workstations, 3 meeting rooms, kitchen/lounge and 3 copy/print rooms.   |
| 2200            | 12,844 SF            | 01-Dec-25            | Full floor opportunity. 8 exterior offices, 3 interior offices, open area for workstations, boardroom, kitchen and large training room.  |
| 2300            | 12,327 SF            | 01-Dec-25            | 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>                    | <b>Calgary Place I:</b> 317,297 square feet<br><b>Calgary Place II:</b> 241,816 square feet<br>Retail: 86,669 square feet<br>Total: 645,782 square feet  |
| <b>Average Floorplate</b>               | Approximately 12,500 square feet<br>Small floorplate opportunity for mid-sized firms looking to occupy an entire floor   |
| <b>Number of Floors</b>                 | <b>Calgary Place I:</b> 31<br><b>Calgary Place II:</b> 25  |
| <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>                          | 1 stall per 2,600 square feet<br>\$625.00 per month, reserved    \$550.00 per month, unreserved<br>Two levels of underground parking<br>276 stalls, including 70 public/visitor stalls<br>Parkade clearance 5'11"                      Loading dock clearance 13'  |
| <b>Property Owner</b>                   | KingSett Capital   |
| <b>Property Manager</b>                 | BGO Properties   |
| <b>Building Amenities</b>               | + 2 levels of retail including Marcello's, Phil & Sebastian, Hoopla Donuts, Kabuku, The Rooftop YYC, Brix + Barrel and TD Bank<br>+ 25,000 square foot GYMVMt with reduced rate for tenants, membership transferable to all GYMVMt locations in Calgary<br>+ 2,000 square foot tenant lounge featuring seating areas, putting green, games area and library<br>+ Plus 15 connected to Roslyn Building, Stock Exchange Tower, 333 5 Avenue SW and the Westin Hotel<br>+ 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 |





# 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



### BANKS

TD Bank  
RBC  
BMO  
CIBC

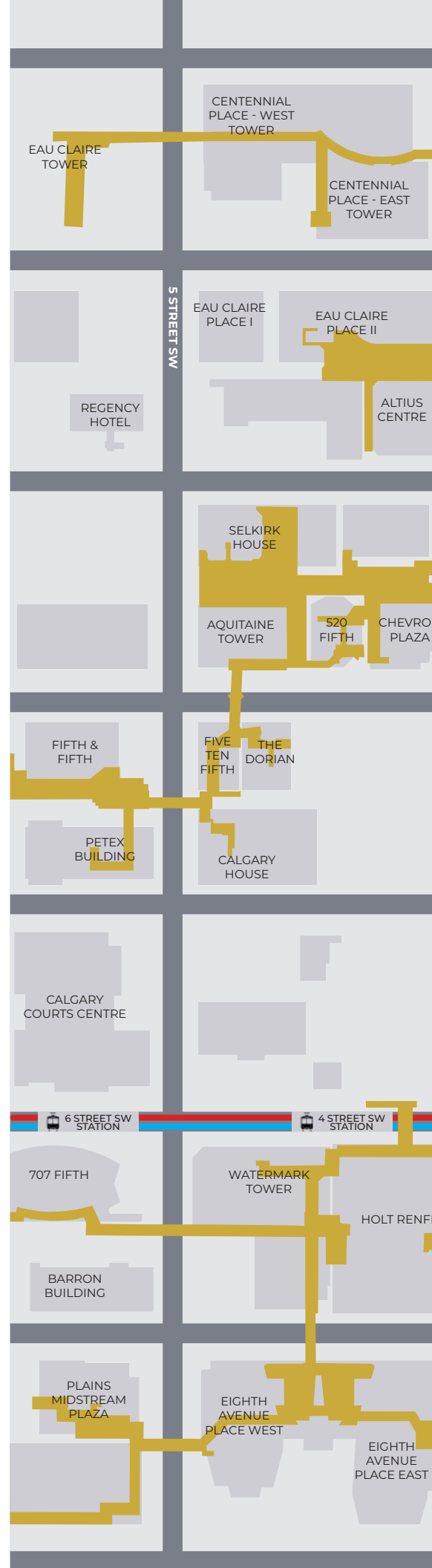
### WALK SCORE



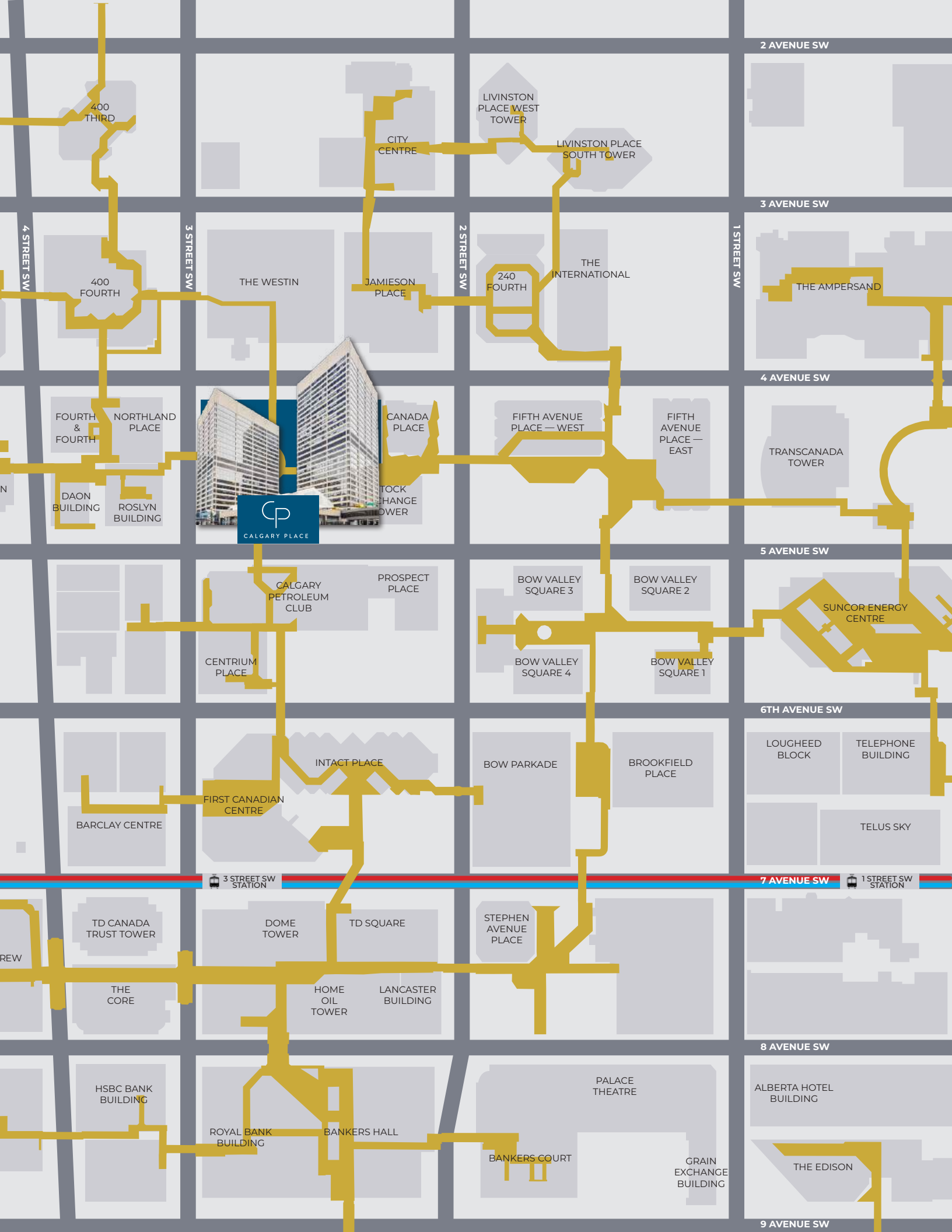
### TRANSIT SCORE



### BIKE SCORE







# 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.







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

**TREVOR DAVIES**

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

**DARRELL BOLDON**

Associate Vice President  
+1 403 750 0531  
darrell.boldon@cbre.com

**CASEY ROLAND**

Transaction Manager  
+1 403 750 0544  
casey.roland@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 [canada-mapping@cbre.com](mailto:canada-mapping@cbre.com); DMTISpatial, Environics Analytics, Microsoft Bing, Google Earth