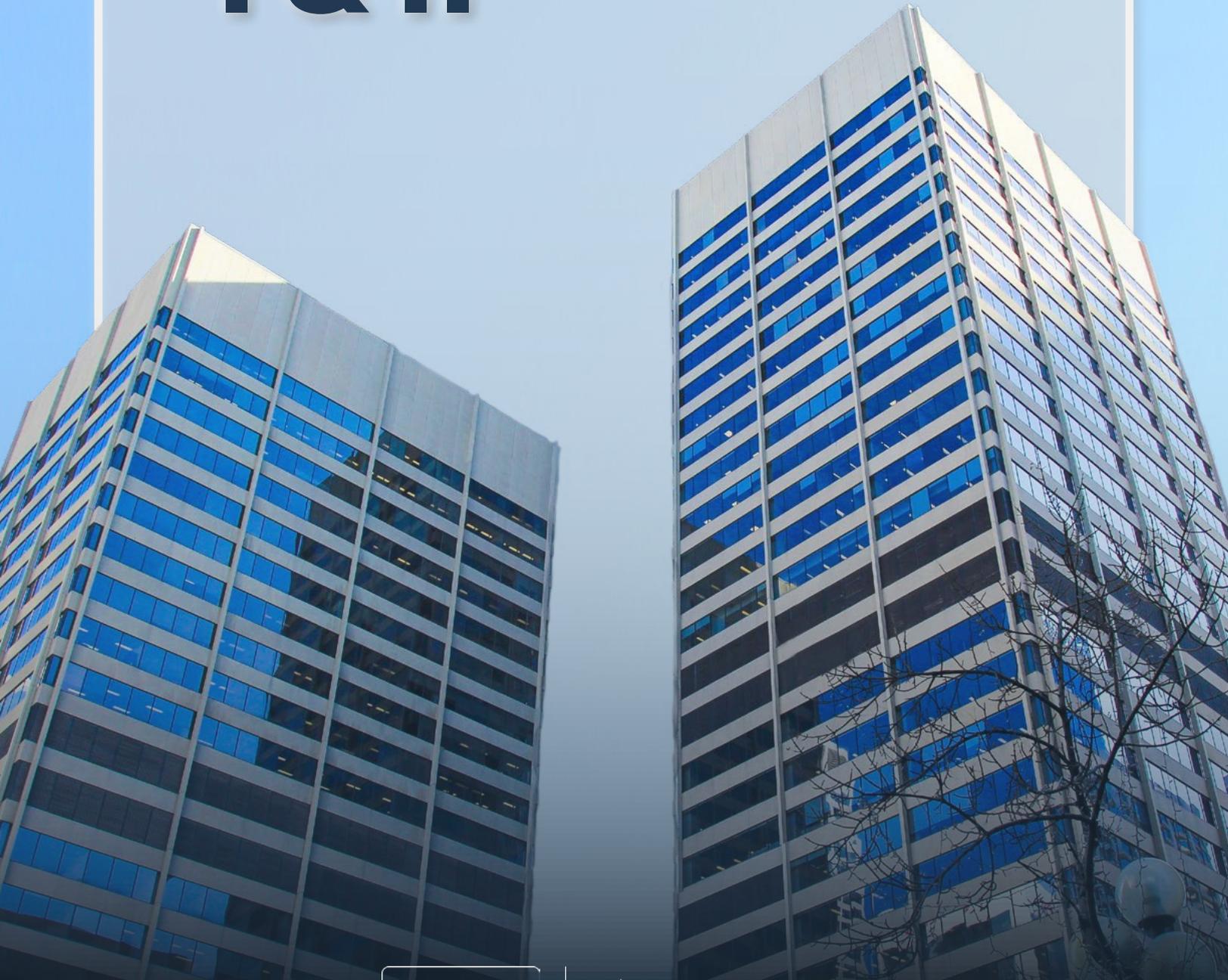


Calgary Place I & II



Colliers



KingSett
CAPITAL



LOCATION

Calgary Place is a 632,000 square foot Class "A" office property comprised of two towers and two levels of underground parking. It is located in the downtown core with immediate access to major transit routes and LRT stations, in addition to being situated at one of the busiest intersections in Calgary's Plus 15 walkway, linking it to all major office buildings, hotels, shopping and restaurants in the City's Central Business District.

AMENITIES

The lobby contains two levels of retail including financial services, professional services, a first class fitness facility, and many food and beverage options, such as Phil & Sebastian, Marcello's Market & Deli, Brix + Barrel and The Rooftop.

The 25,000 square foot executive fitness facility features state-of-the-art equipment, daily group fitness classes, premium changerooms, lockers, towel service, infrared saunas, and steam rooms. Access to this best-in-class facility is offered to tenants of the building at a significantly reduced rate. The subsidized membership provides access not only to the amenities offered at the Calgary Place location, but also to the other twelve GYMVMT locations across Calgary and Edmonton.

The building's newly renovated tenant lounge offers a trendy and modern space to escape the office, featuring comfortable seating, a putting green, a games area, a library and bookable meeting rooms. A contemporary open kitchen provides the opportunity to host catered meetings, lunch and learns, staff events or casual coffee meetings.

LEASING INFORMATION

ANNUAL NET RENT: Market rates

OPERATING COSTS & TAXES: \$21.72 per square foot (2024 estimate)

TERM: Flexible

SECURITY: 24/7 manned security desk

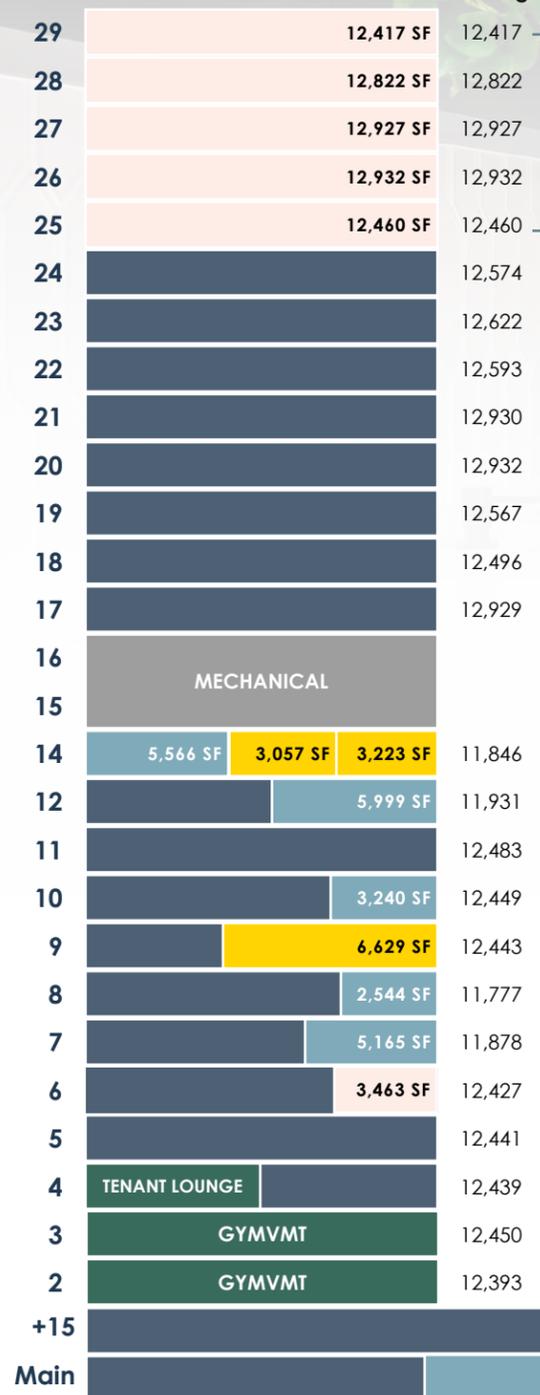
PARKING:

- Two levels of underground parking
- 276 parking stalls (including 70 hourly stalls)
- 1:2,600 SF
- \$550/month for unreserved stall
- \$625/month for reserved stall

HVAC: Monday to Friday
6:00 am - 6:00 pm

CALGARY PLACE I

330 5th Avenue SW

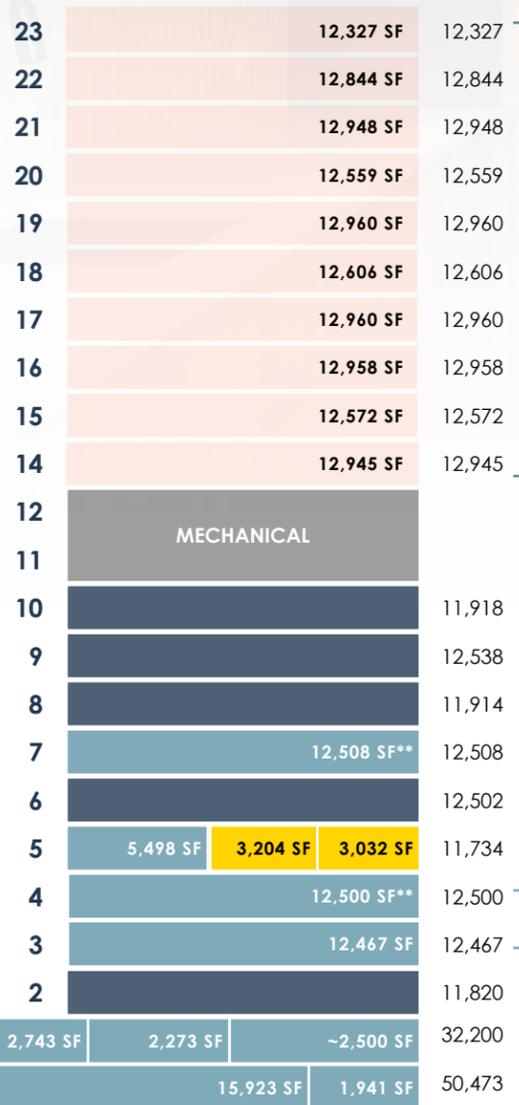


Square Footage

Contiguous for 63,558 SF

CALGARY PLACE II

355 4th Avenue SW



Square Footage

Contiguous for 127,679 SF

Contiguous for 24,967 SF

CALGARY PLACE I

	AVAILABLE PREMISES	SQUARE FOOTAGE	OCCUPANCY DATE
	Suite 640	3,463	January 1, 2025
	Suite 700	5,165	Immediately
	Suite 830	2,544	Immediately
Show Suite	Suite 910	6,629	Immediately
Whiteboxed	Suite 1030	3,240	Immediately
	Suite 1210	5,999	Immediately
Show Suite	Suite 1400	~3,223	Immediately
Show Suite	Suite 1420	~3,057	Immediately
Whiteboxed	Suite 1440	~5,566	Immediately
	Suite 2500	12,460	January 1, 2025
	Suite 2600	12,932	January 1, 2025
Contiguous for 63,558 SF	Suite 2700	12,927	January 1, 2025
	Suite 2800	12,822	January 1, 2025
	Suite 2900	12,417	January 1, 2025

CALGARY PLACE II

Furnished	Suite 300	12,467	Immediately
Partially Furnished	Suite 400	12,500	Immediately
Show Suite	Suite 500	~3,032	Immediately
Show Suite	Suite 520	~3,204	Immediately
Whiteboxed	Suite 540	~5,498	Immediately
Partially Furnished	Suite 700	12,508	Immediately
	Suite 1400	12,945	December 1, 2025
	Suite 1500	12,572	December 1, 2025
	Suite 1600	12,958	December 1, 2025
	Suite 1700	12,960	December 1, 2025
Contiguous for 127,679 SF	Suite 1800	12,606	December 1, 2025
	Suite 1900	12,960	December 1, 2025
	Suite 2000	12,559	December 1, 2025
	Suite 2100	12,948	December 1, 2025
	Suite 2200	12,844	December 1, 2025
	Suite 2300	12,327	December 1, 2025

Contiguous for 24,967 SF

CALGARY PLACE I

ADDRESS	330 5 th Avenue SW
RENTABLE AREA	311,000 SF
AVERAGE FLOORPLATE	~12,500 SF
NUMBER OF FLOORS	29
LANDLORD	KS Calgary Place Inc.

CALGARY PLACE II

ADDRESS	355 4 th Avenue SW
RENTABLE AREA	238,000 SF
AVERAGE FLOORPLATE	~12,500 SF
NUMBER OF FLOORS	23
LANDLORD	KS Calgary Place Inc.

CALGARY PLACE I & II - RETAIL

	AVAILABLE PREMISES	SQUARE FOOTAGE	OCCUPANCY DATE
	Main Floor Suite 160	1,941	Immediately
	Main Floor Suite 190	15,923	Immediately
	+15 Suite 190A	2,743	Immediately
	+15 Suite 203	2,273	Immediately
	+15 Suite 244	~2,500	Immediately

Office spaces may be demised to suit numerous space requirements. ** Partially Furnished

AVAILABLE IMMEDIATELY	SHOW SUITES
NOT AVAILABLE	UPCOMING HEADLEASE

TASTEFUL IMPROVEMENTS & MODERN AMENITIES



TENANT ONLY
LOUNGE



PLUS 15
CONNECTED



ON SITE
SECURITY



EXECUTIVE
FITNESS CENTRE
(\$45/MTH)



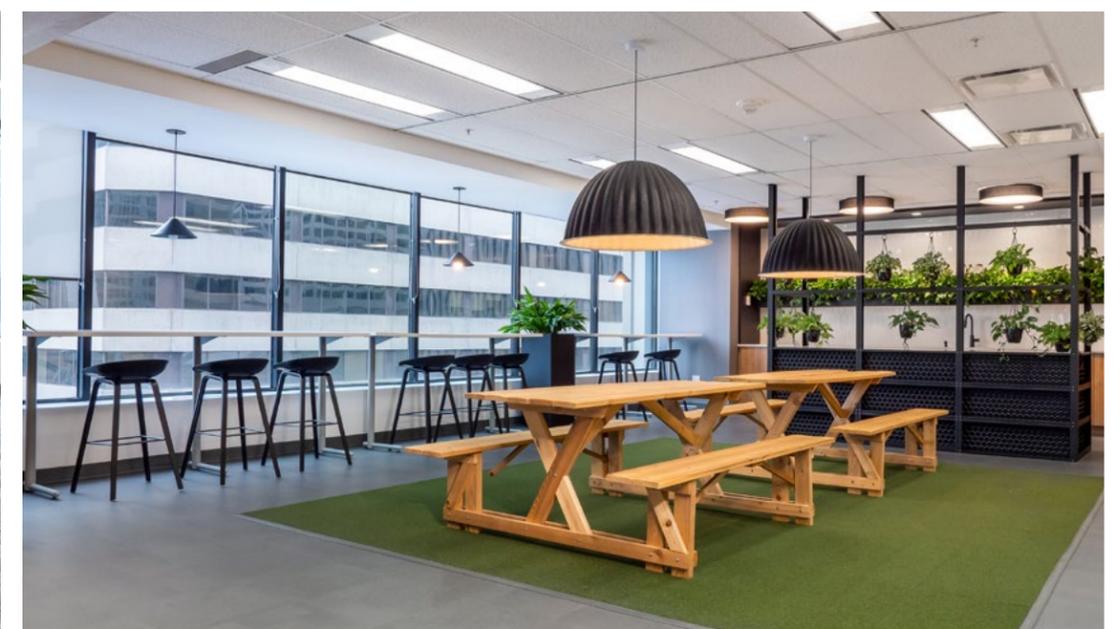
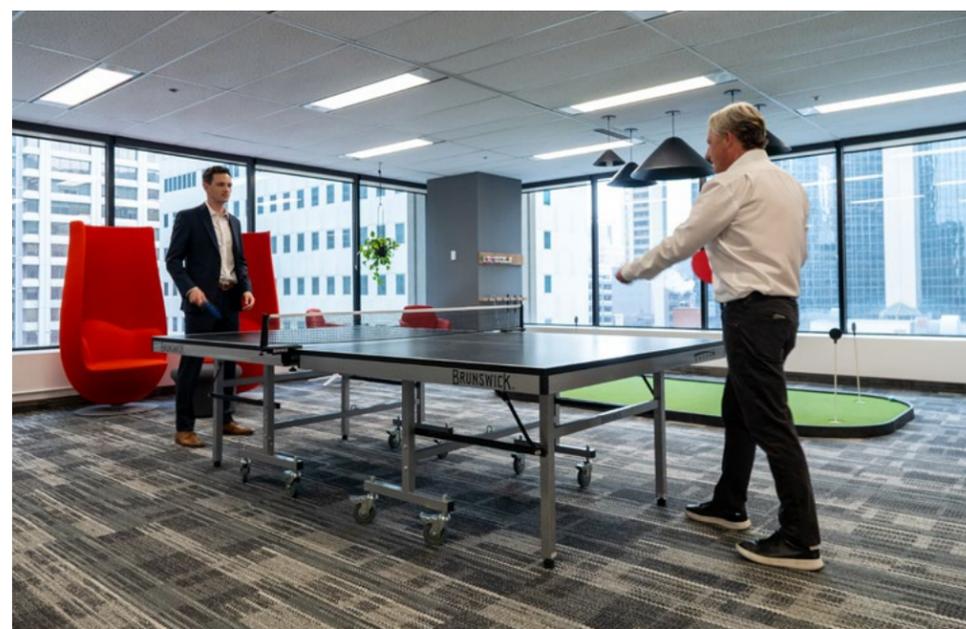
SECURE
BICYCLE
STORAGE



CLOSE TO
LRT STATION



ON SITE MARKET,
COFFEE SHOP &
RESTAURANT

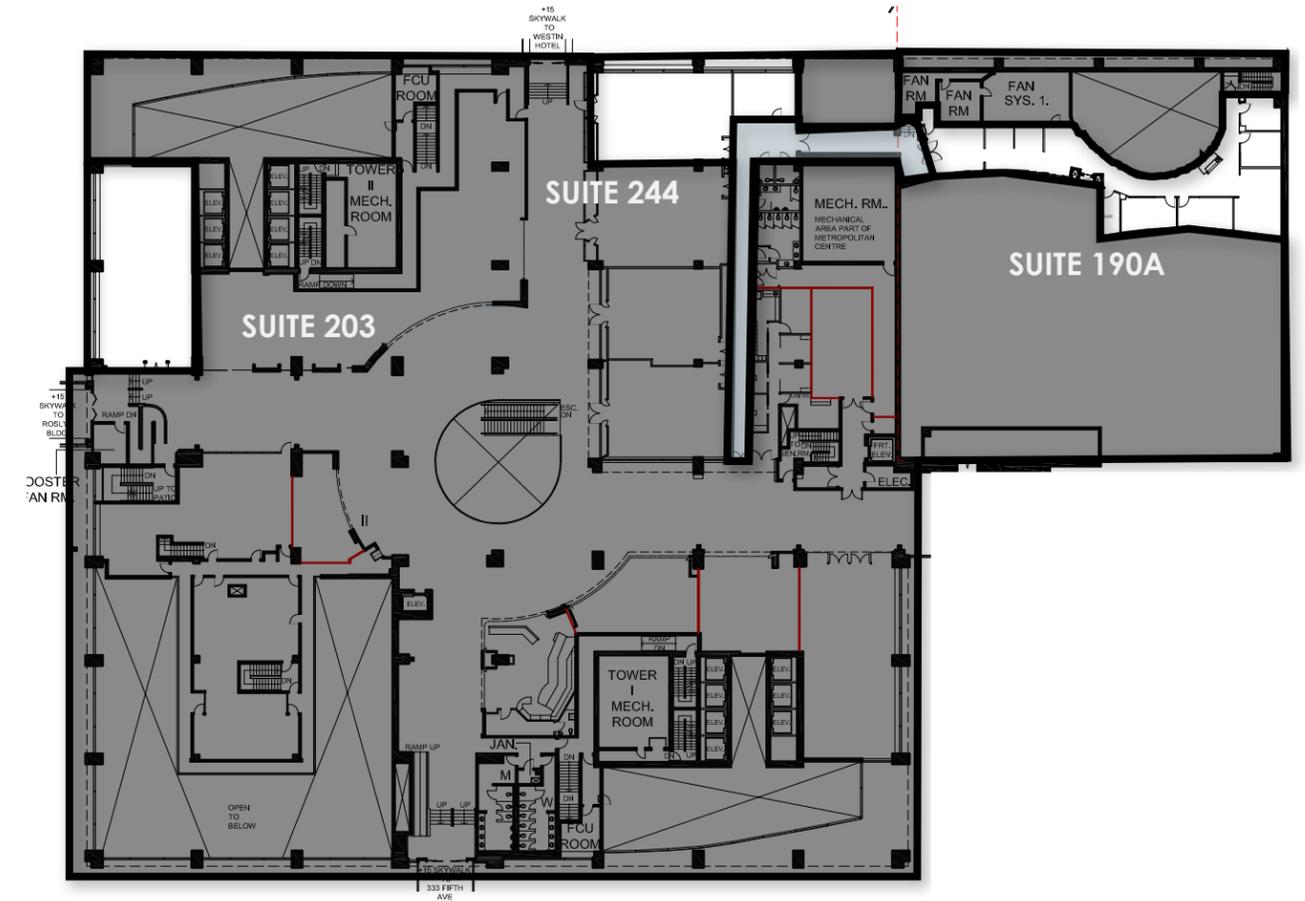
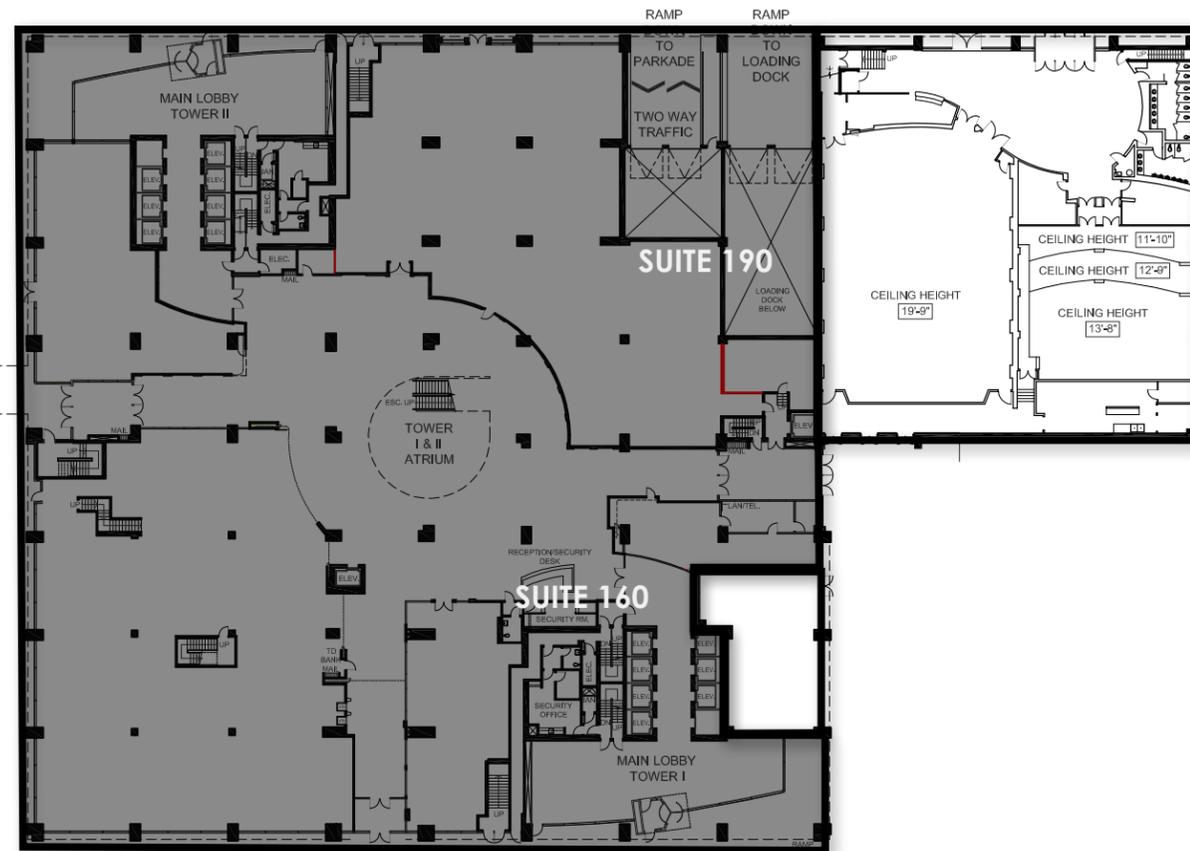


CALGARY PLACE I & II

Retail Podium | Main Floor

CALGARY PLACE I & II

Retail Podium | Plus 15



SUITE 160

1,941 SF

- Retail space

SUITE 190

15,923 SF

- Former Event Space

SUITE 203

2,273 SF

- Former dental space

SUITE 244

~2,500 SF

- Retail space

SUITE 190A

2,743 SF

- Former Event Space

CALGARY PLACE I

330 5th Avenue SW



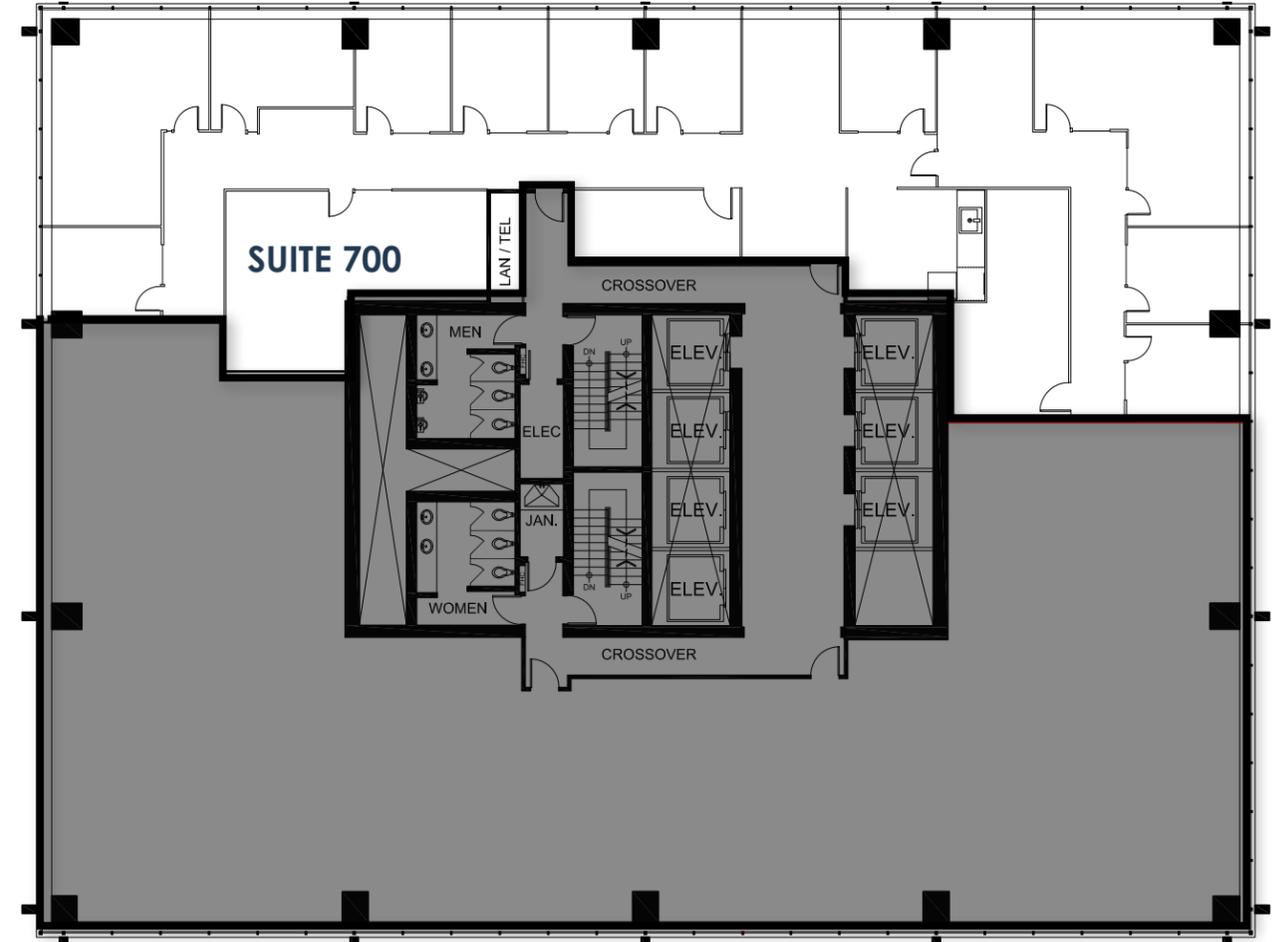
SUITE 640 | 3,463 SF

- 6 Exterior Offices
- 2 Interior Offices
- 2 Meeting Rooms
- Kitchen
- Reception Area
- Copy/Print Area

Available January 1, 2025

CALGARY PLACE I

330 5th Avenue SW



SUITE 700 | 5,165 SF

- 9 Exterior Offices
- 3 Meeting Rooms
- Kitchen
- 2 Large Copy/Print/Storage Room
- Reception Area

CALGARY PLACE I

330 5th Avenue SW

CALGARY PLACE I

330 5th Avenue SW



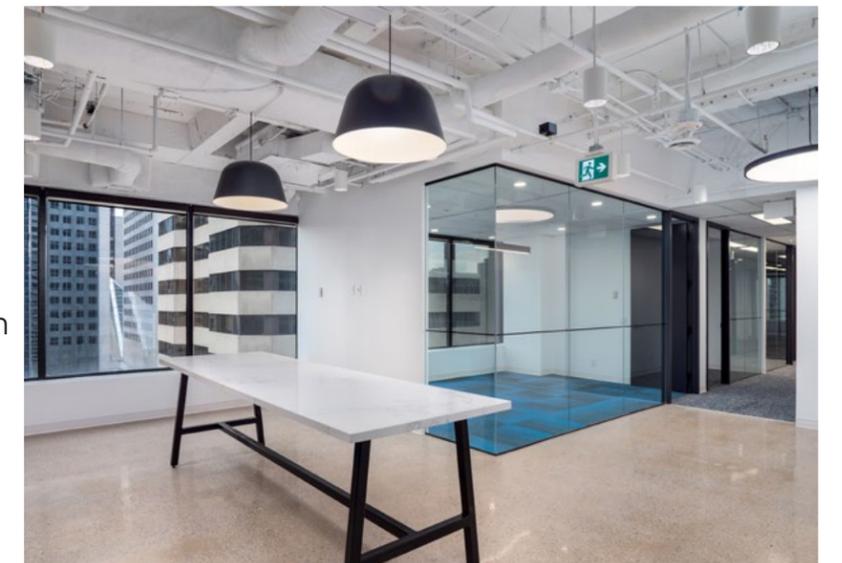
SUITE 830 | 2,544 SF

- 1 Exterior Office
- Boardroom
- Open Area for Workstations
- Kitchen
- Small Reception

SUITE 910 | 6,629 SF

[Show Suite](#)

- 7 Exterior Offices
- Boardroom
- Meeting Room
- Open Area for ~30 Workstations
- Kitchen/Staff Lounge/Reception
- Copy/Print Area
- Server Room



CALGARY PLACE I

330 5th Avenue SW

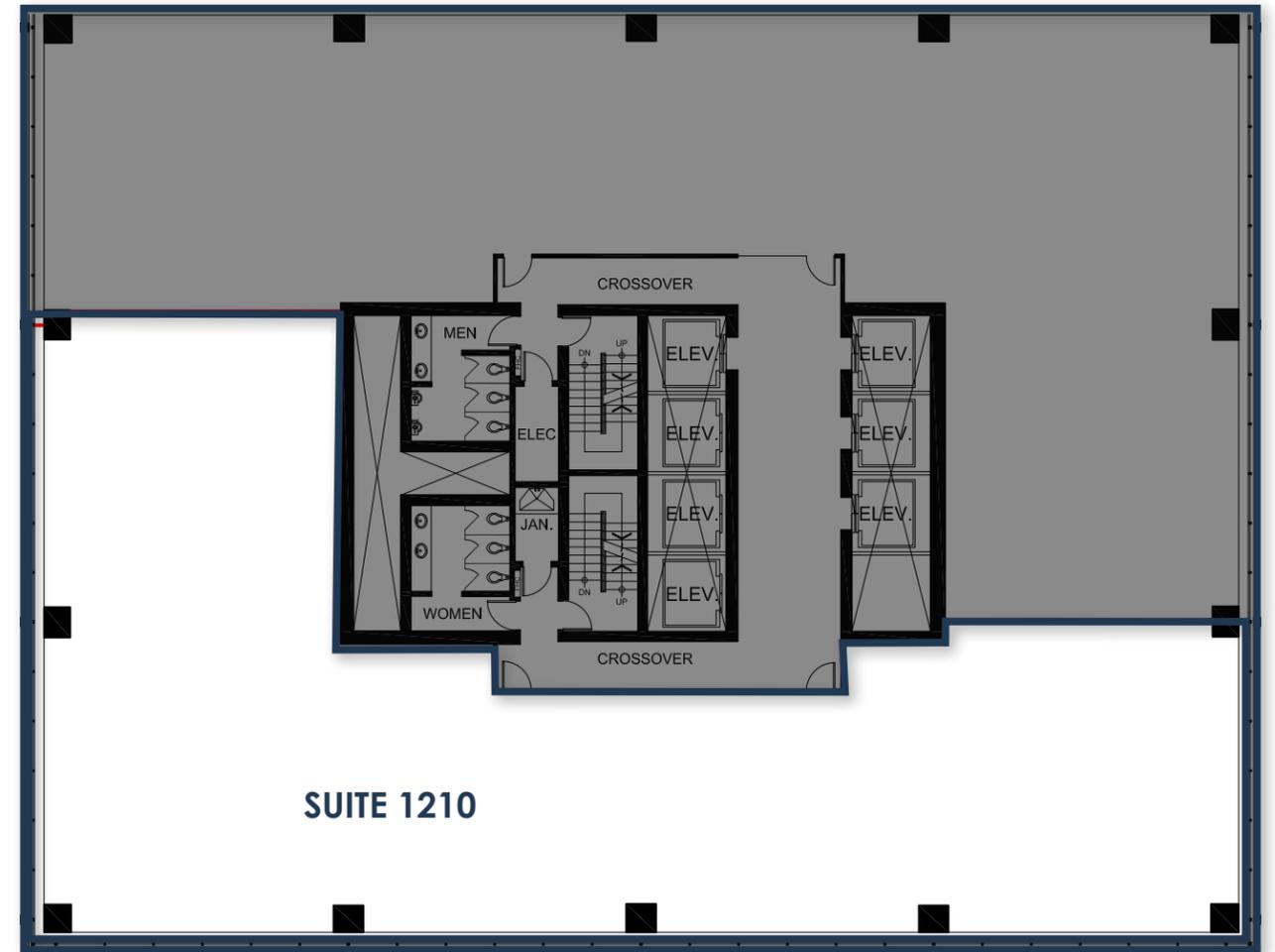


SUITE 1030 | 3,240 SF

- Whiteboxed

CALGARY PLACE I

330 5th Avenue SW



SUITE 1210 | 5,999 SF

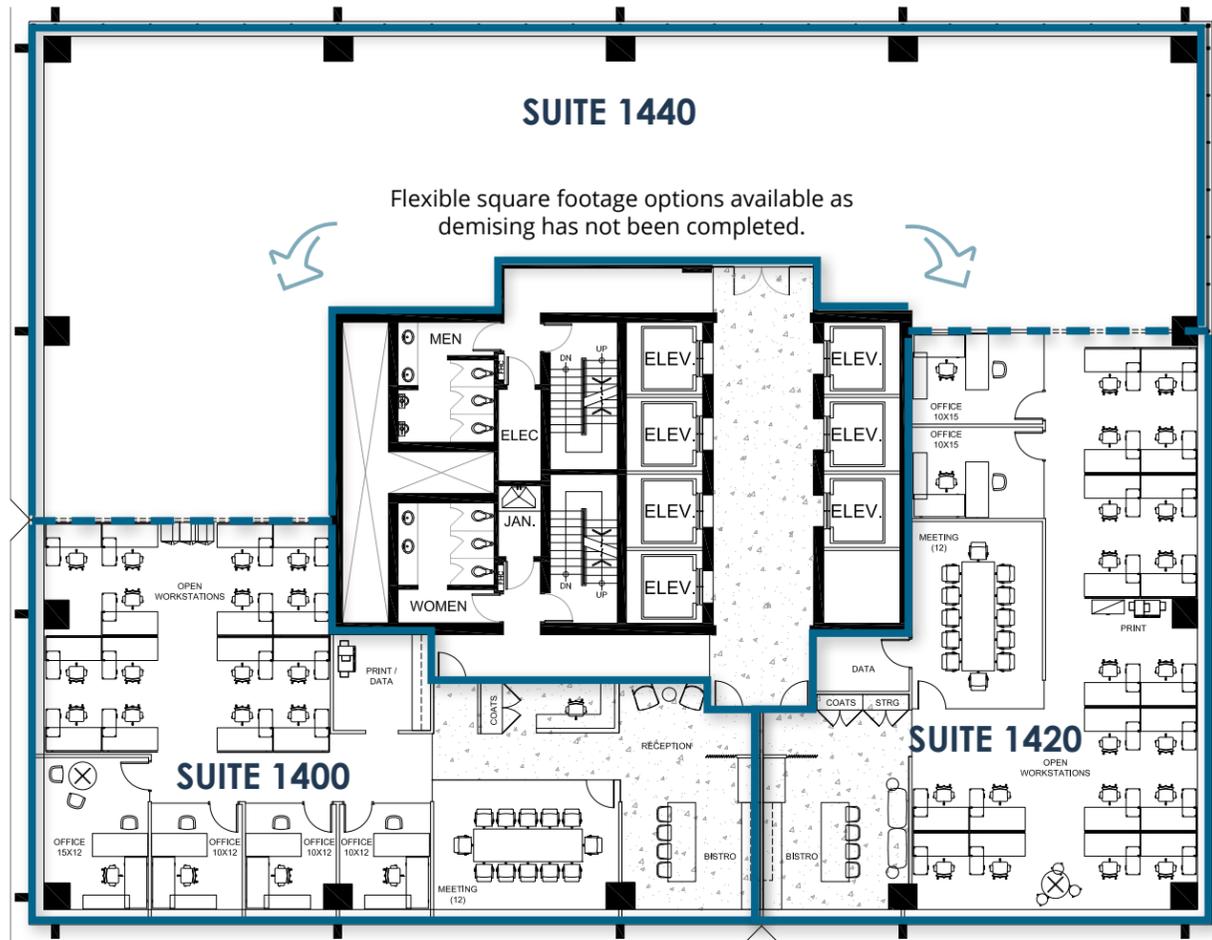
- Base Building Condition

CALGARY PLACE I

330 5th Avenue SW

CALGARY PLACE I

330 5th Avenue SW



SUITE 1400 | ~3,223 SF

Show Suite

- 4 Exterior Offices
- Open Area for ~15 Workstations
- Boardroom
- Kitchen/Lounge
- Reception Area
- Copy/Print Area

SUITE 1420 | ~3,057 SF

Show Suite

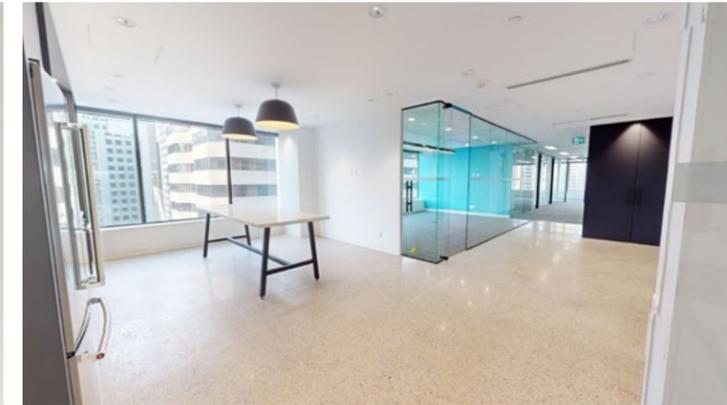
- 2 Interior Offices
- Open Area for ~20 Workstations
- Boardroom
- Kitchen/Lounge
- Server Room

SUITE 1440 | ~5,566 SF

- White boxed



New elevator lobby



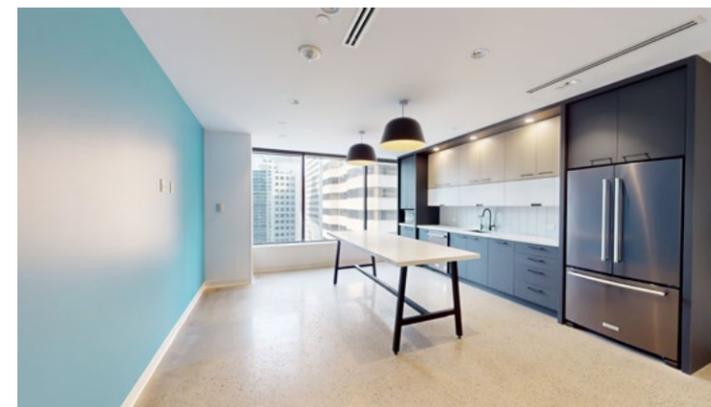
Suite 1400



Suite 1400



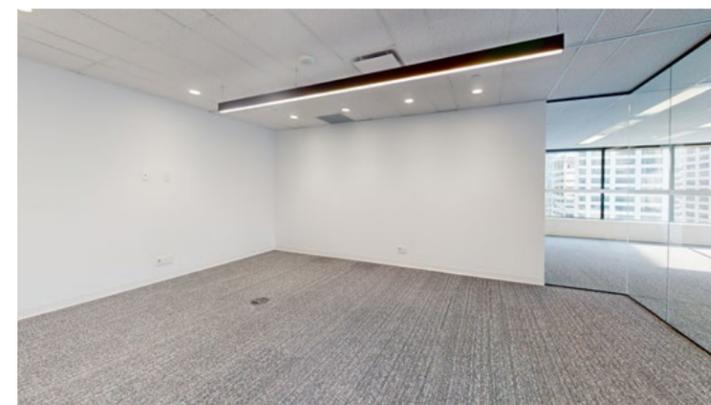
Suite 1400



Suite 1420



Suite 1420



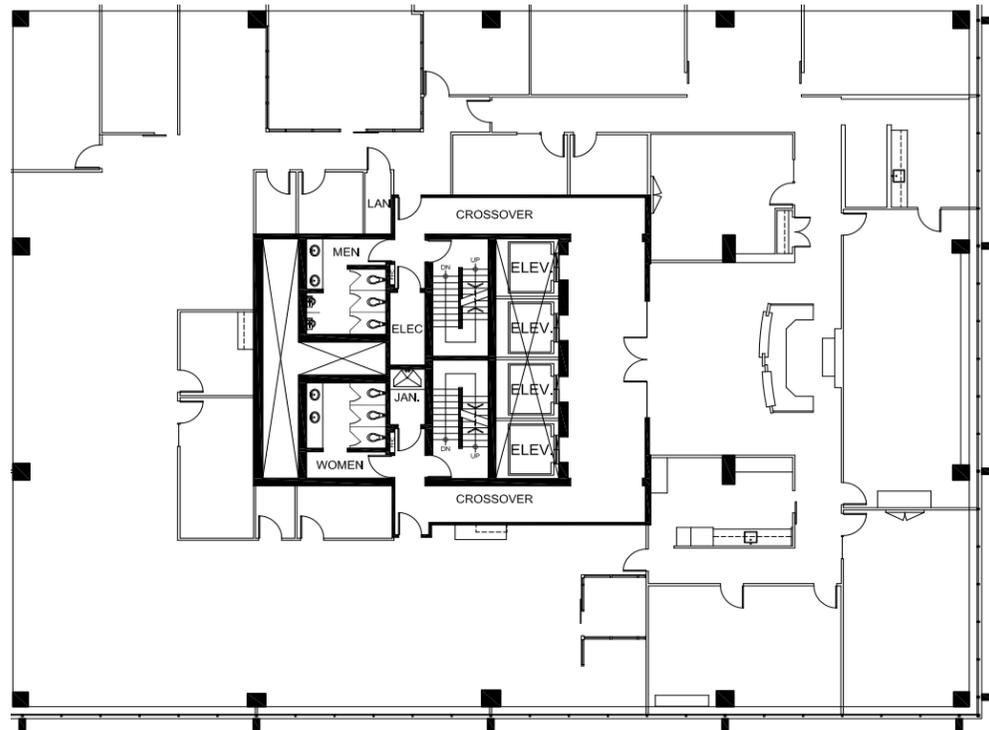
Suite 1420



Suite 1420

CALGARY PLACE I

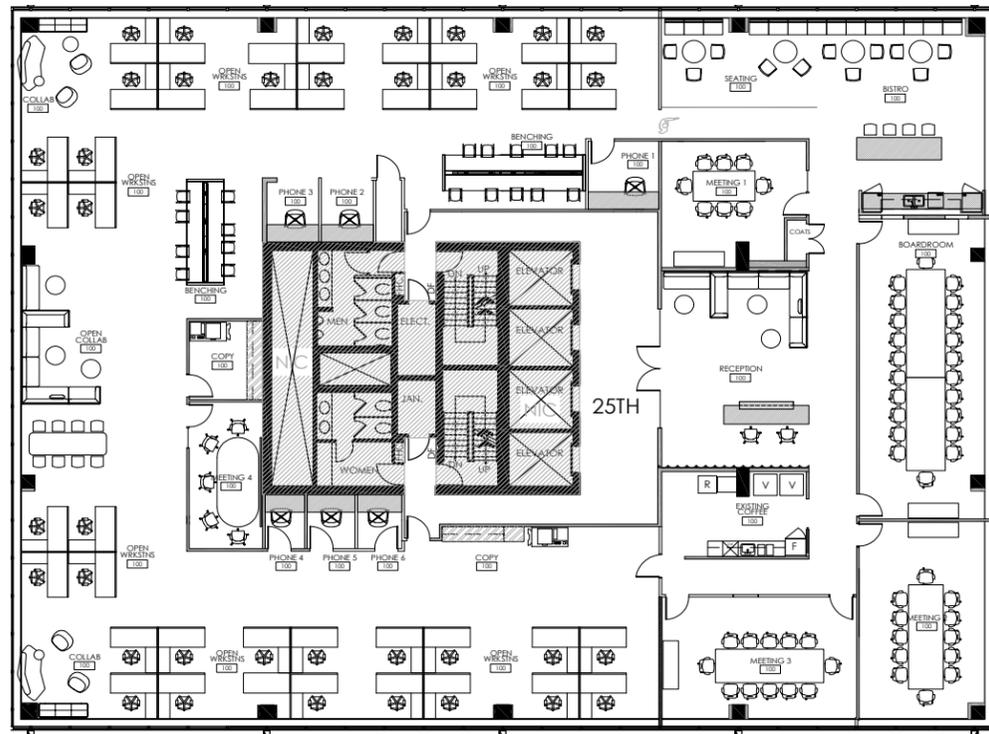
330 5th Avenue SW



Current Layout

SUITE 2500 | 12,460 SF

- 1 Exterior Office
- Open Area for ~30 Workstations
- 3 Boardrooms
- 8 Meeting Rooms
- Large Reception
- 2 Kitchens
- Copy/Print/Storage Areas



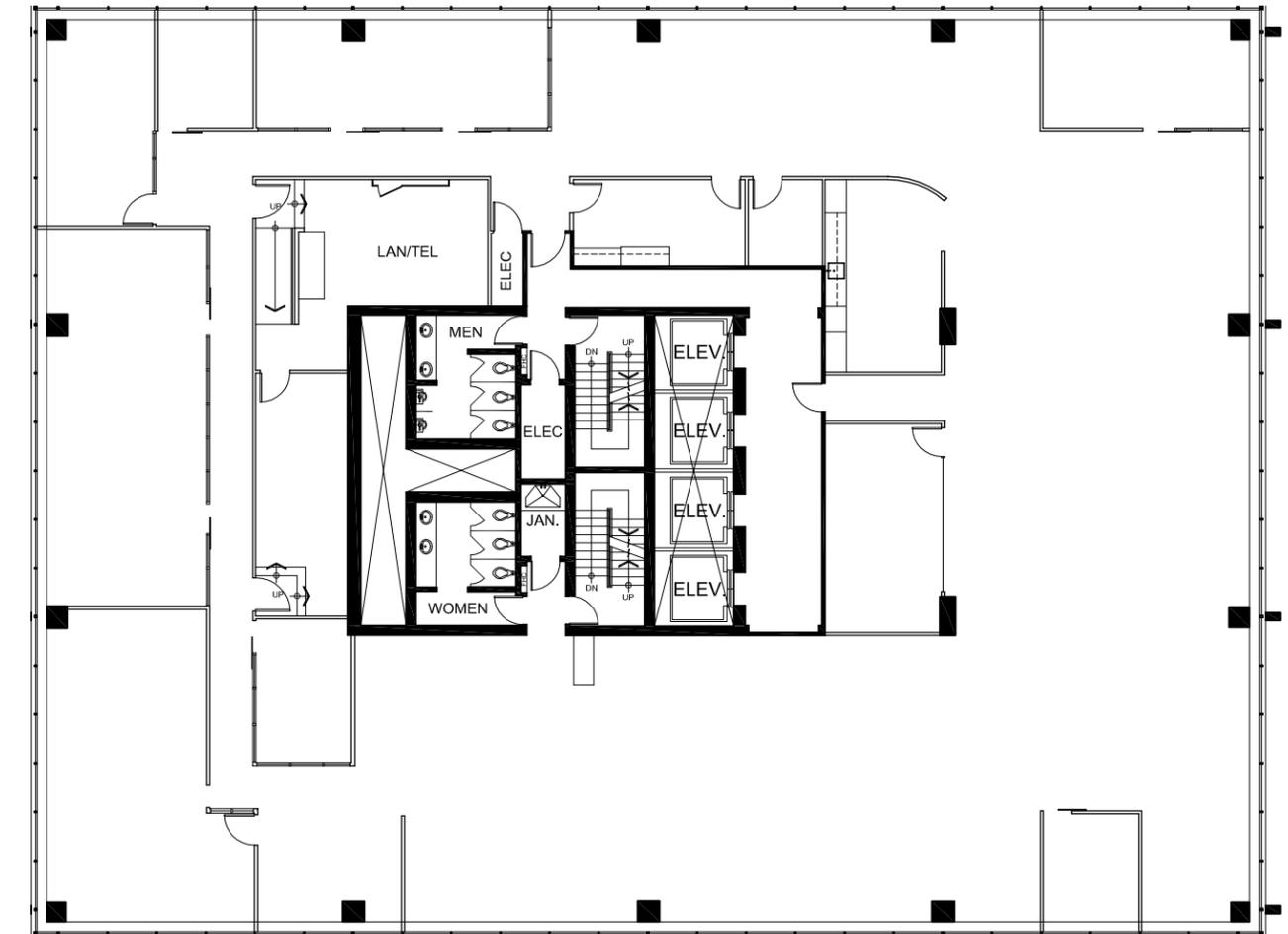
Proposed Show Suite Layout

SUITE 2500 | 12,460 SF

- Open Area for ~38 Workstations and ~26 Benching Stations
- Boardroom
- 4 Meeting Rooms
- 6 Phone Rooms
- 3 Open Collaboration Areas
- Staff Bistro
- Coffee Station
- Large Reception
- Copy/Print/Storage Areas

CALGARY PLACE I

330 5th Avenue SW

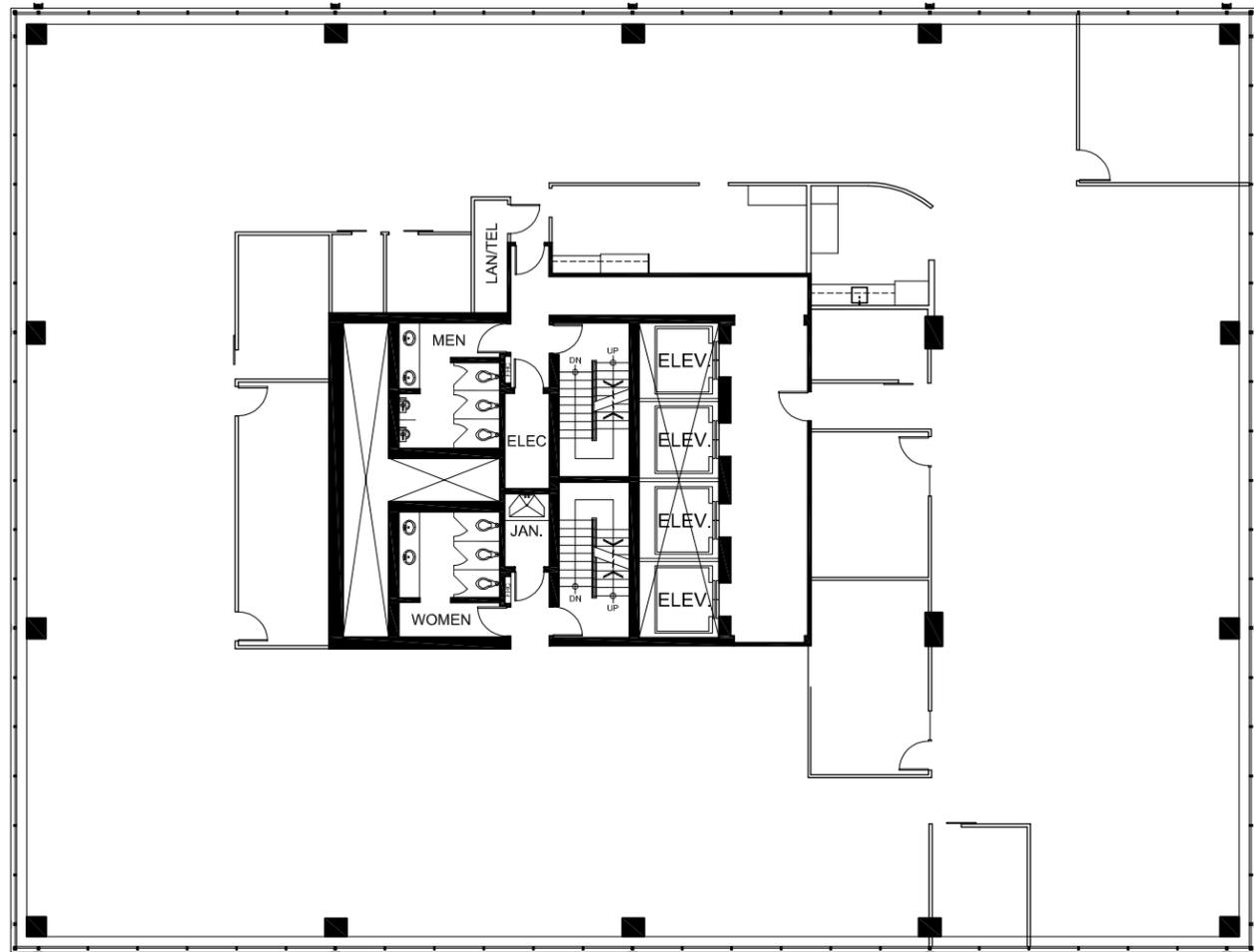


SUITE 2600 | 12,932 SF

- 4 Exterior Offices
- Open Area for ~44 Workstations
- 5 Meeting Rooms
- Phone Room
- Large Server Room
- Copy/Print Room
- Kitchen

CALGARY PLACE I

330 5th Avenue SW

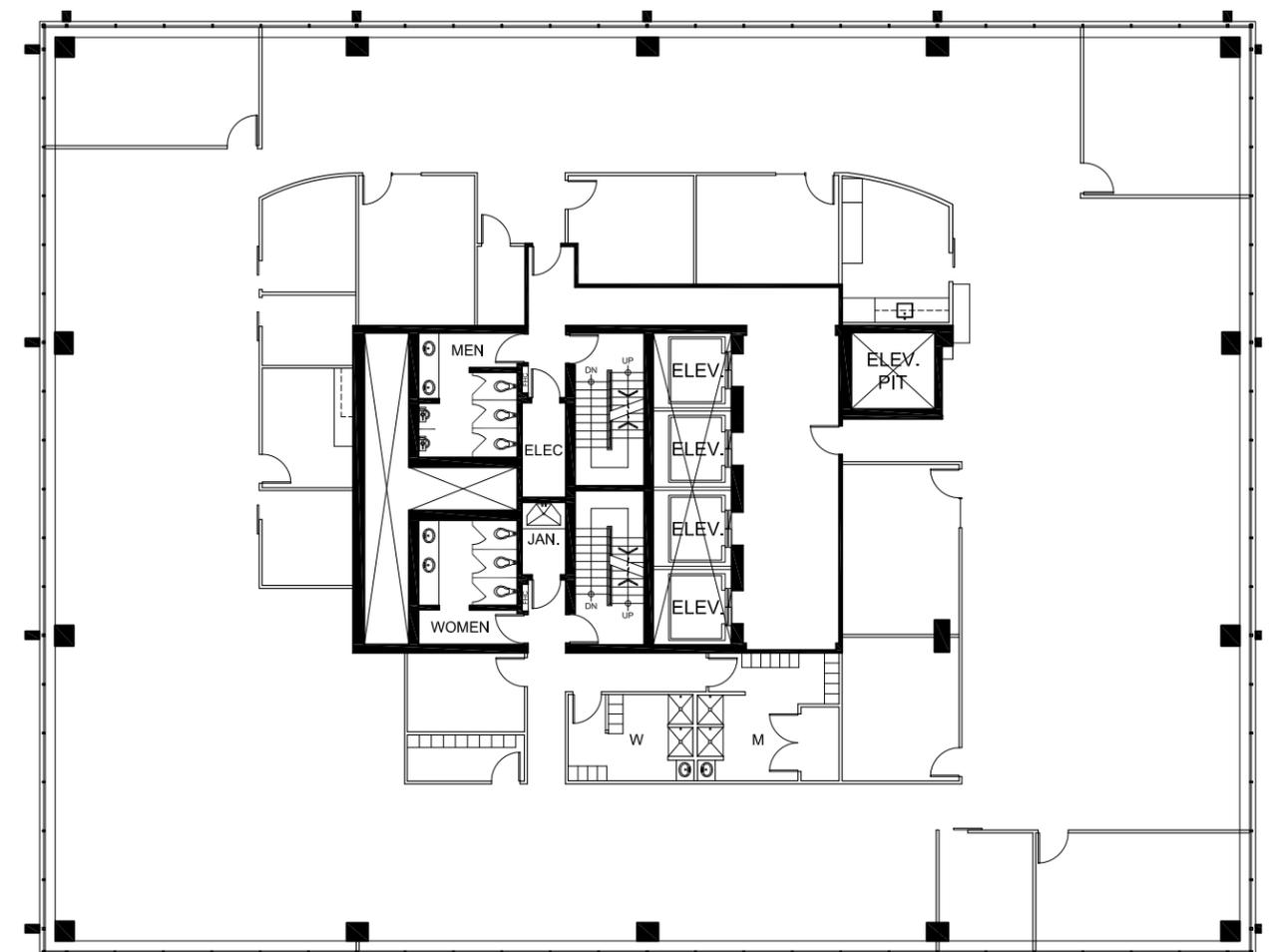


SUITE 2700 | 12,927 SF

- 2 Exterior Offices
- Open Area for ~66 Workstations
- 6 Meeting Rooms
- Phone Room
- Kitchen
- Copy/Print Room

CALGARY PLACE I

330 5th Avenue SW



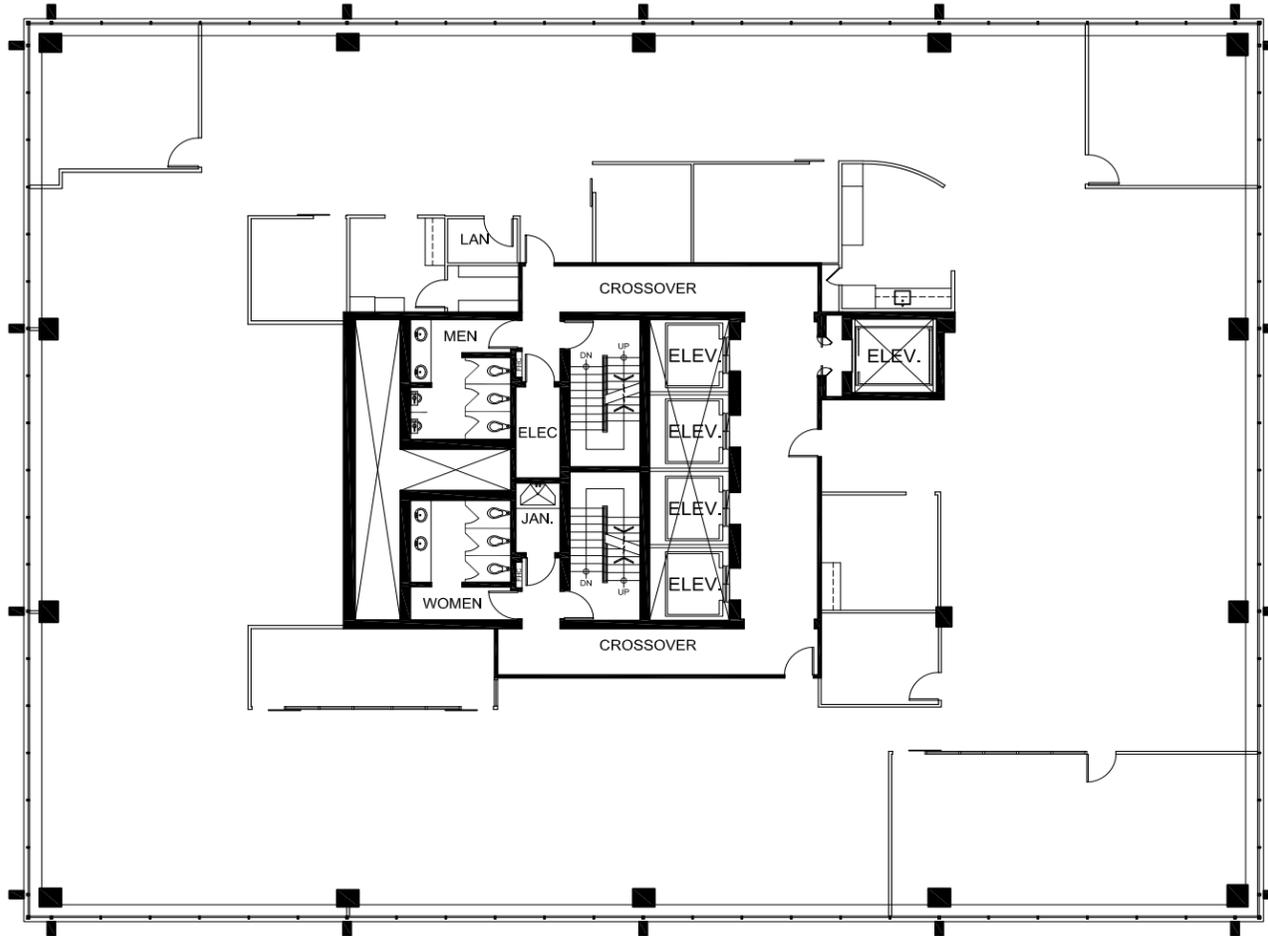
SUITE 2800 | 12,822 SF

- Open Area for ~56 Workstations
- 9 Meeting Rooms
- Showers
- Kitchen
- Copy/Print Areas

CALGARY PLACE I

330 5th Avenue SW

CALGARY PLACE I / II

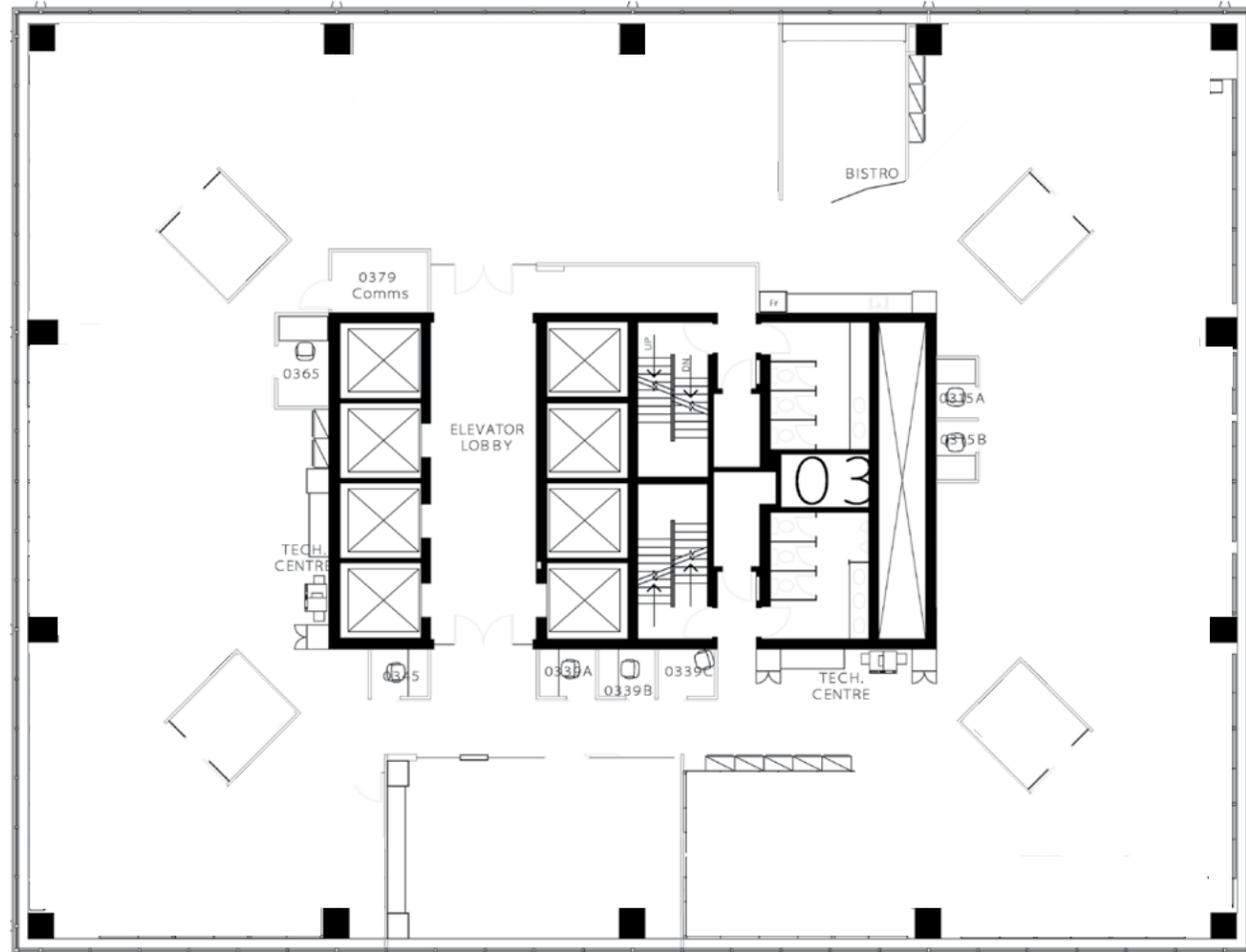


SUITE 2900 | 12,417 SF

- Open Area for ~55 Workstations
- 6 Meeting Rooms
- Boardroom
- Kitchen
- Library
- Copy/Print Areas



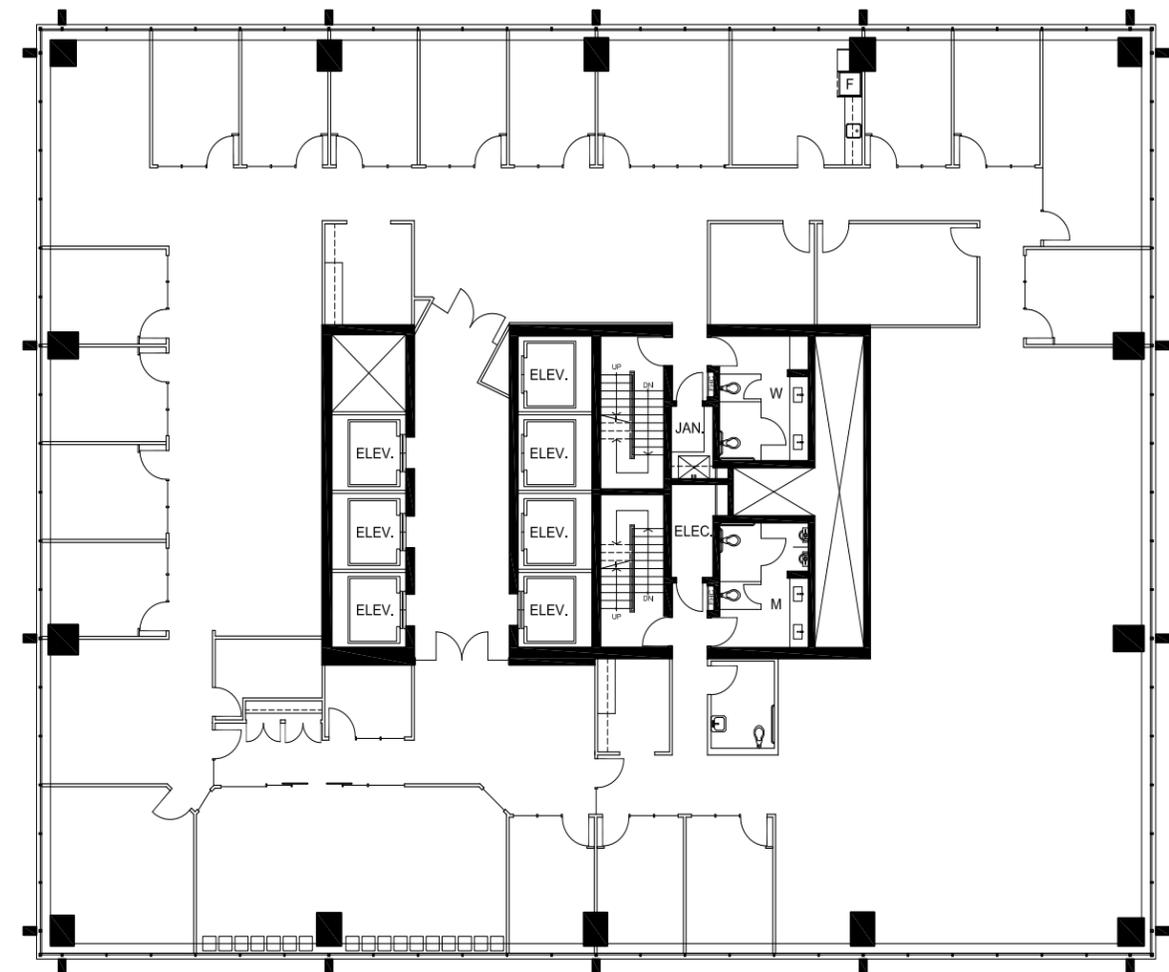
CALGARY PLACE II
355 4th Avenue SW



SUITE 300 | 12,467 SF

- Open Area for ~61 Workstations
- 4 Meeting Rooms
- Boardroom
- 7 Phone Rooms
- Kitchen
- 2 Copy/Print Areas

CALGARY PLACE II
355 4th Avenue SW



SUITE 400 | 12,500 SF
Partially Furnished

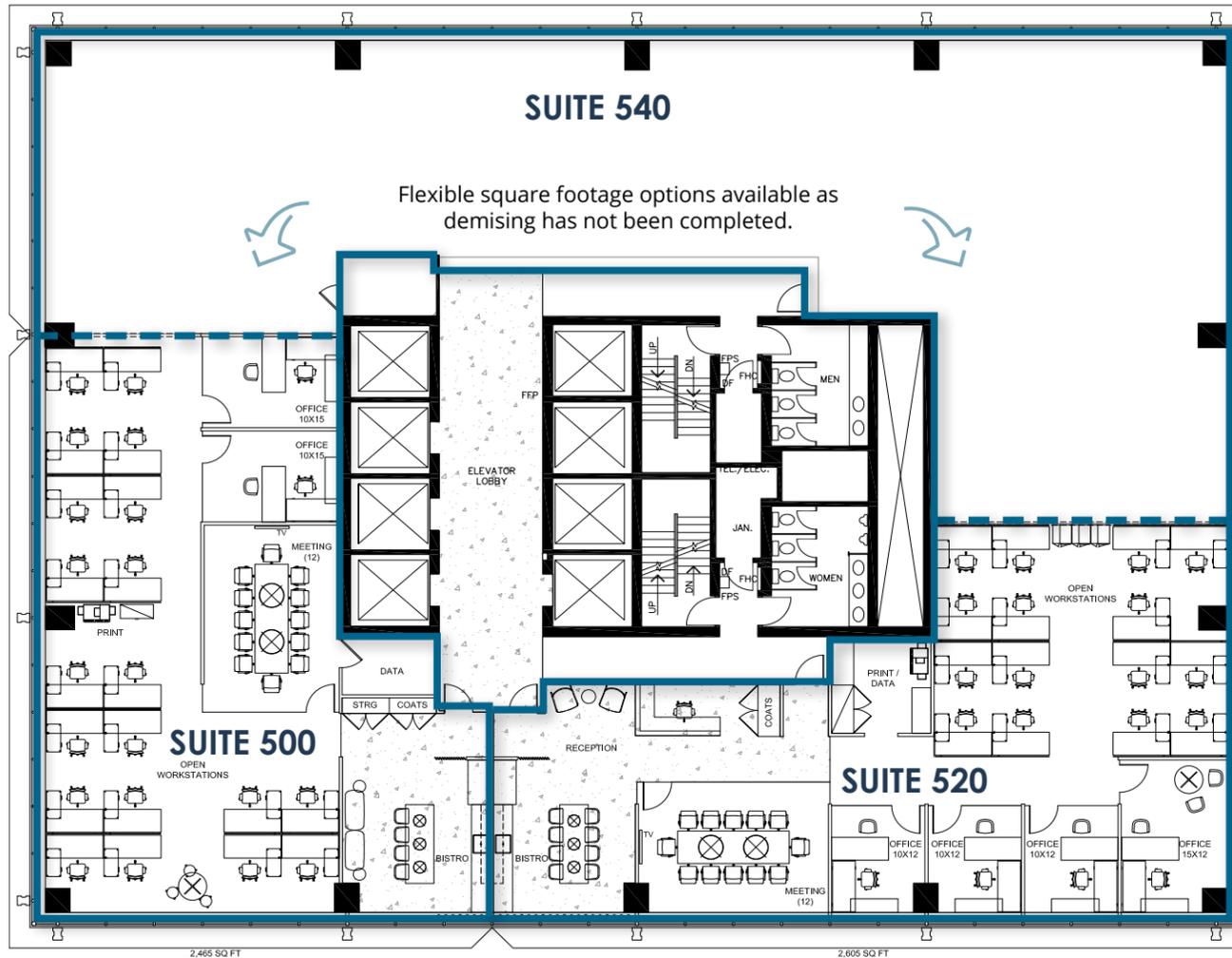
- 17 Exterior Offices
- 1 Interior Offices
- Open Area for ~58 Workstations
- Boardroom
- Meeting Room
- Kitchen
- Reception
- Server Room
- 3 File/Copy Areas

CALGARY PLACE II

355 4th Avenue SW

CALGARY PLACE II

355 4th Avenue SW



SUITE 500 | ~3,032 SF

Show Suite

- 2 Interior Offices
- Open Area for ~20 Workstations
- Boardroom
- Kitchen/Lounge
- Server Room

SUITE 520 | ~3,204 SF

Show Suite

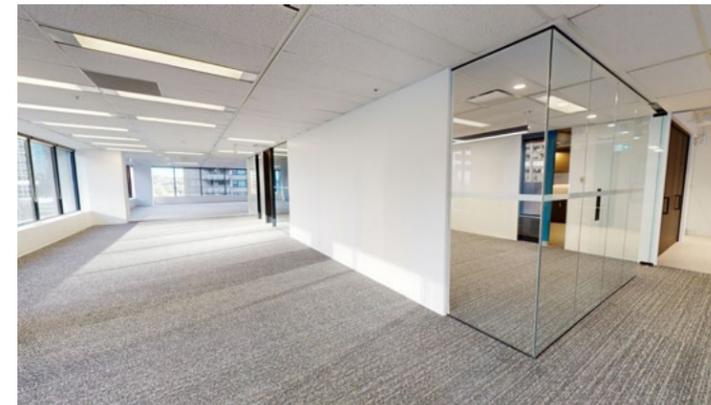
- 4 Exterior Offices
- Open Area for ~15 Workstations
- Boardroom
- Kitchen/Lounge
- Reception Area
- Copy/Print Area

SUITE 540 | ~5,498 SF

- White boxed



New elevator lobby Suite 500



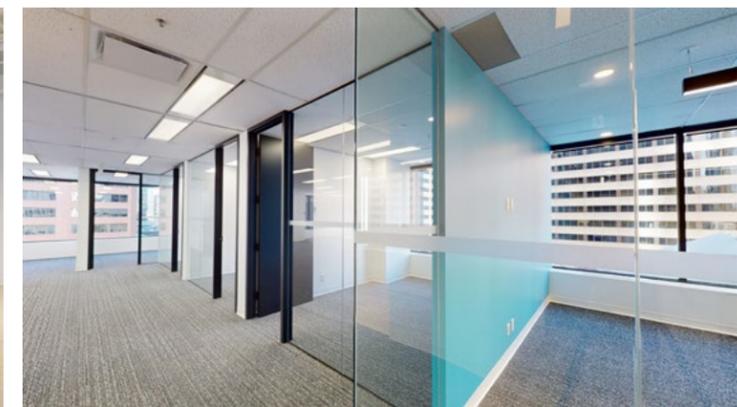
Suite 500



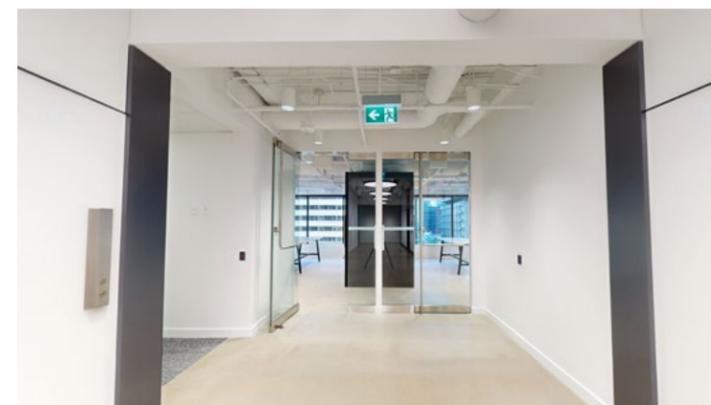
Suite 500



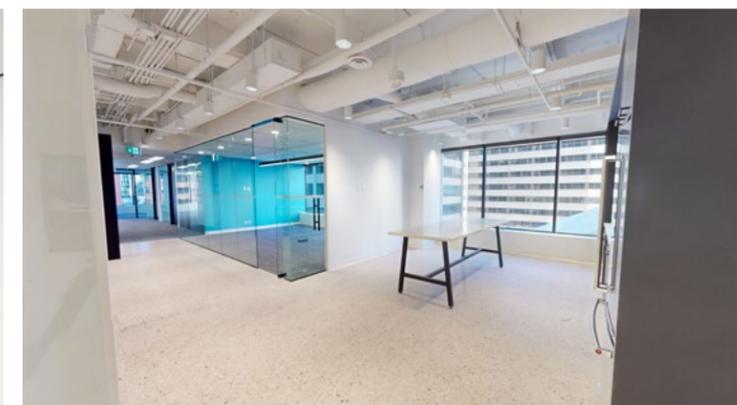
Suite 520



Suite 520



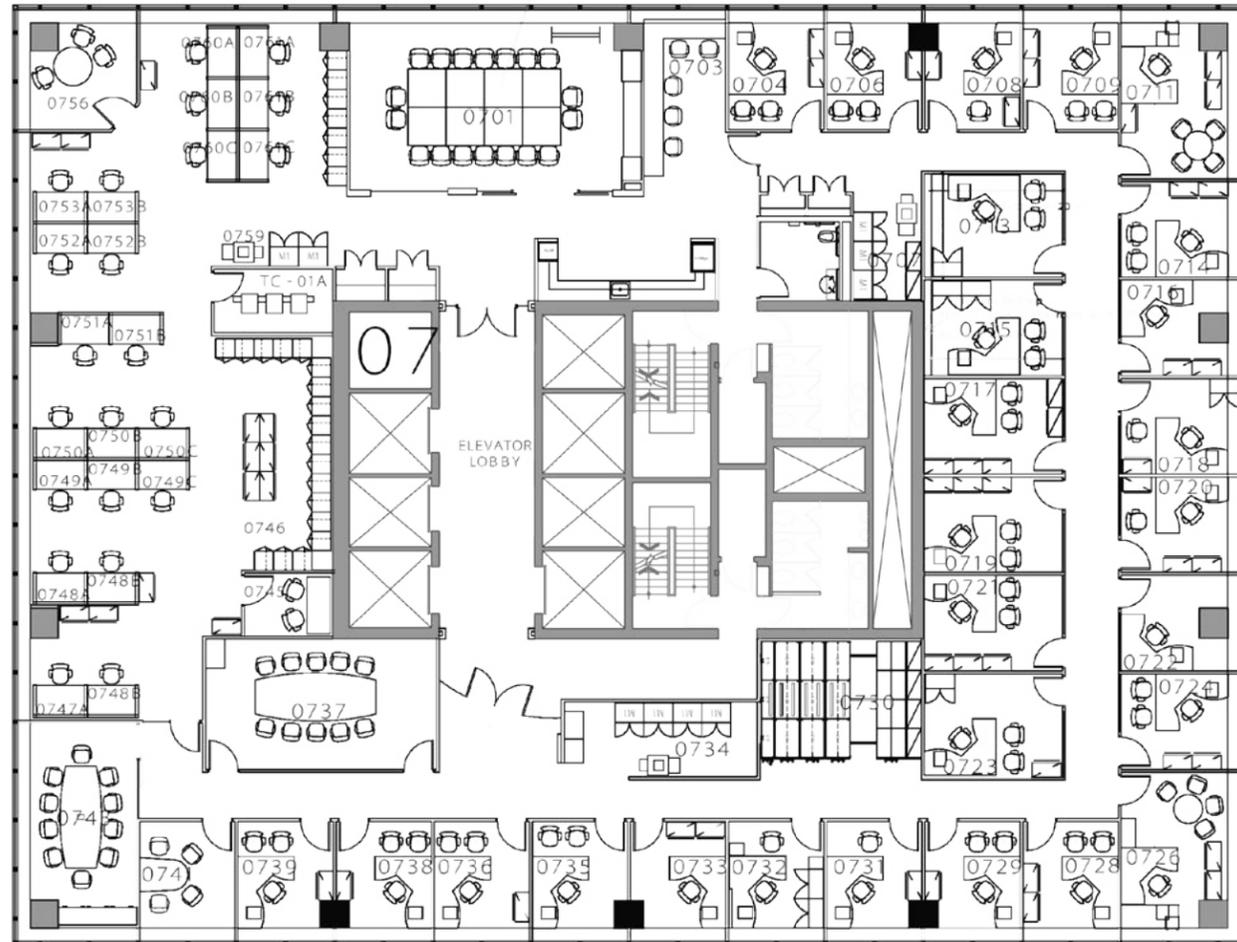
Suite 520



Suite 520

CALGARY PLACE II

355 4th Avenue SW



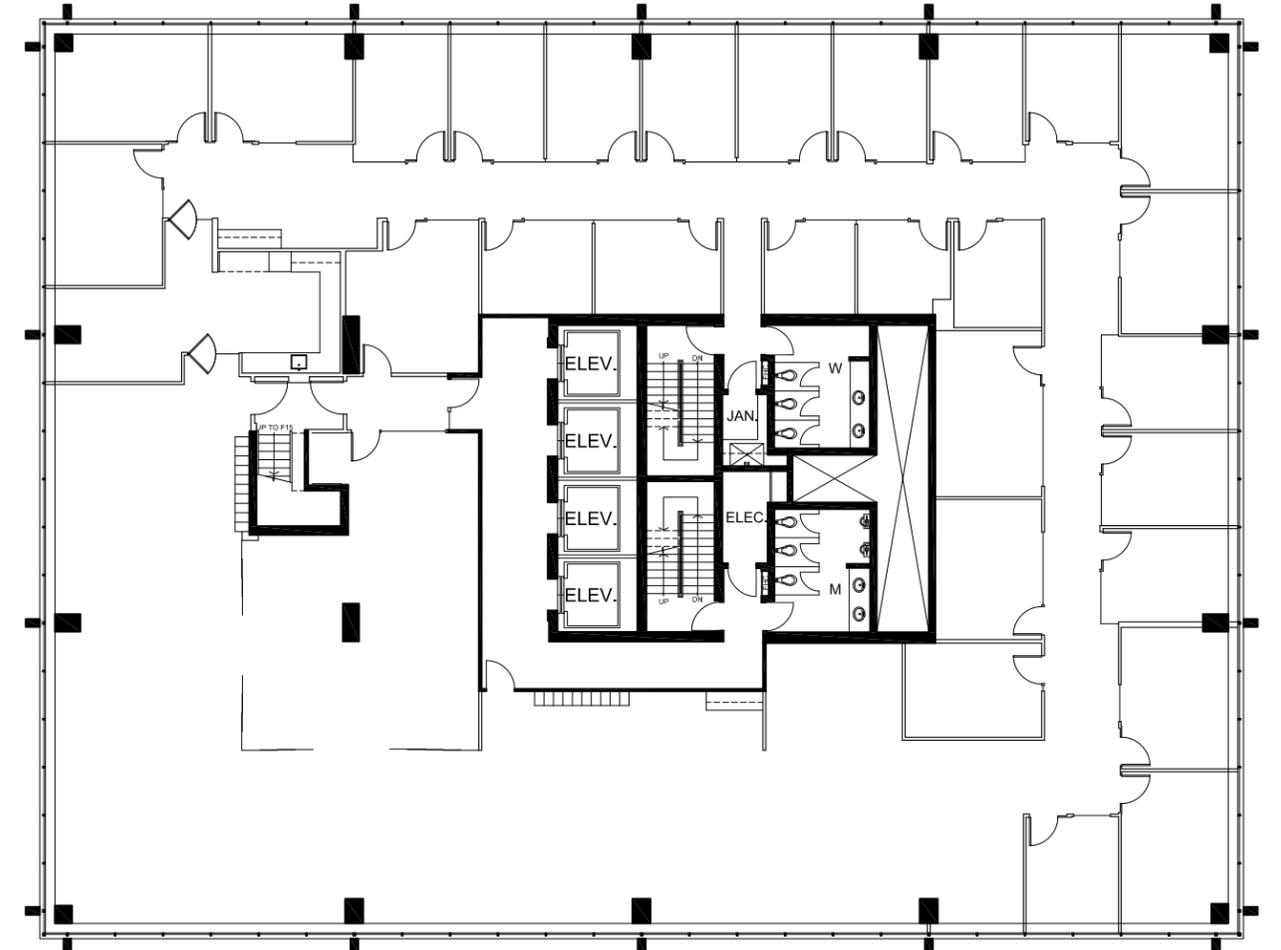
SUITE 700 | 12,508 SF

Partially Furnished

- 21 Exterior Offices
- 6 Interior Offices
- 3 Boardrooms
- 2 Meeting Rooms
- Open Area for 22 Workstations
- 4 Copy/File Areas
- Reception
- Rolling File Room
- Kitchen/Lounge

CALGARY PLACE II

355 4th Avenue SW



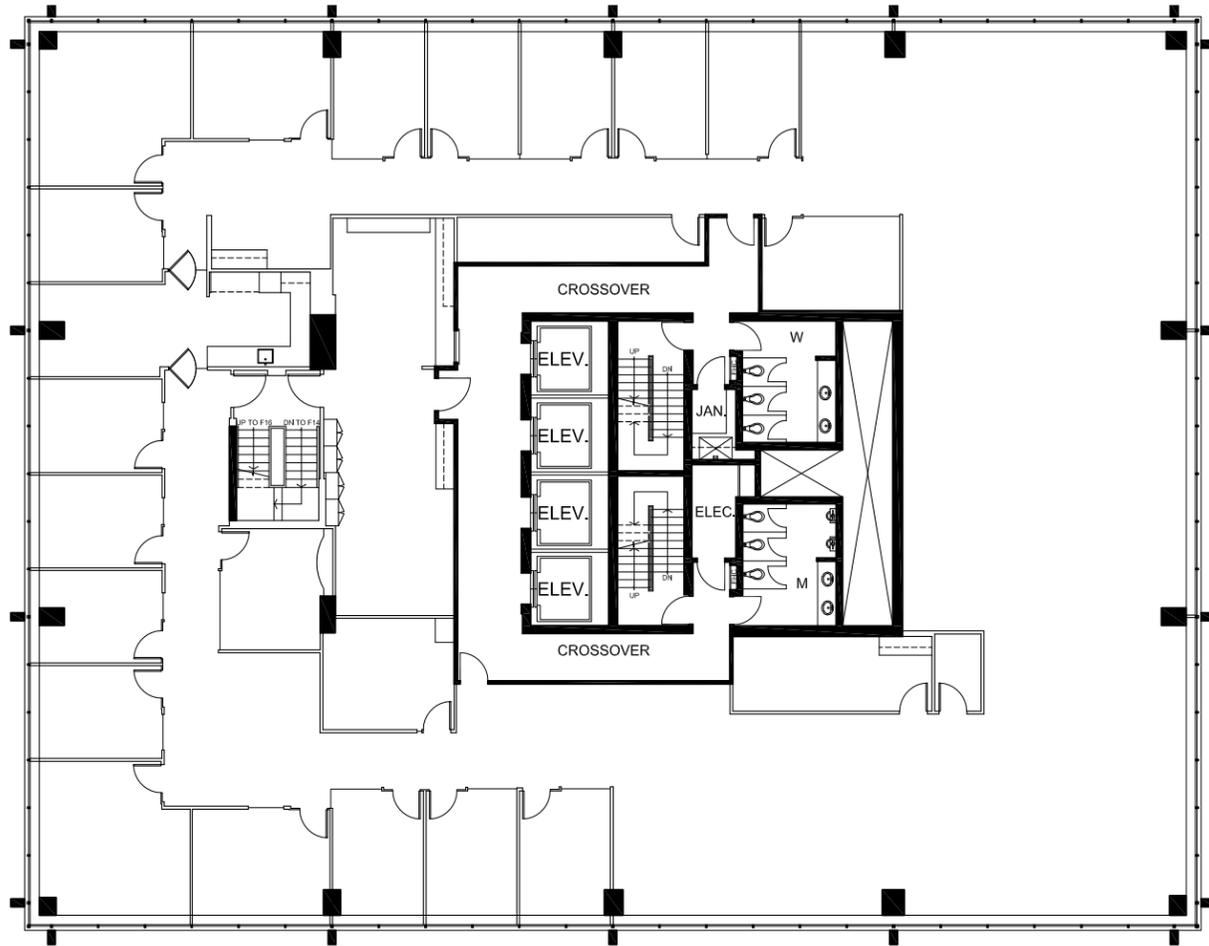
Available December 1, 2025

SUITE 1400 | 12,945 SF

- 19 Exterior Offices
- 8 Interior Offices
- Large Open Area for Workstations
- Kitchen/Lounge
- Large Boardroom
- Meeting Room
- 2 Copy/Print Areas

CALGARY PLACE II

355 4th Avenue SW



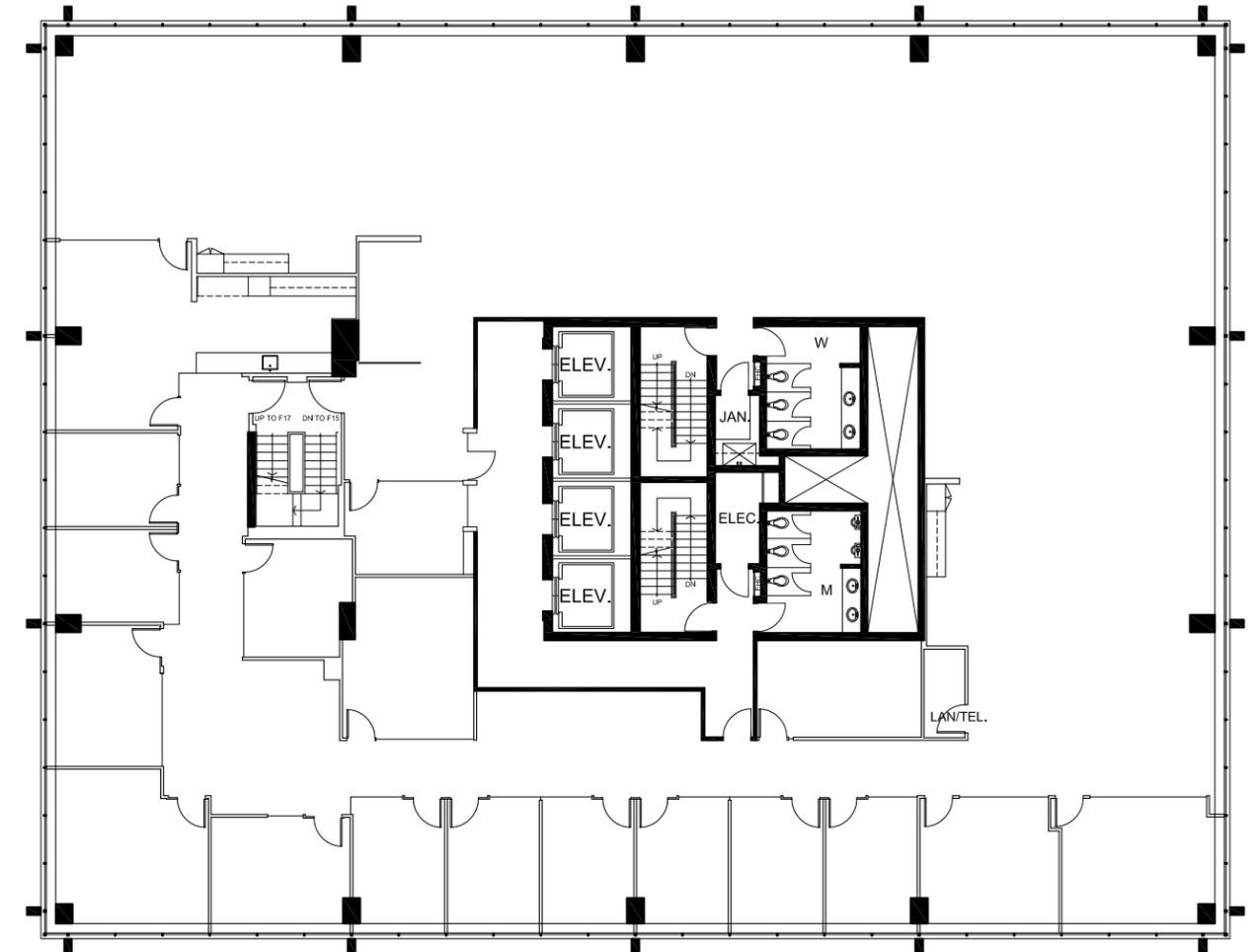
SUITE 1500 | 12,572 SF

Available December 1, 2025

- 17 Exterior Offices
- 3 Meeting Rooms
- Large Reception Area
- Large Open Area for Workstations
- Kitchen/Lounge Area
- 2 Copy/Print Rooms

CALGARY PLACE II

355 4th Avenue SW



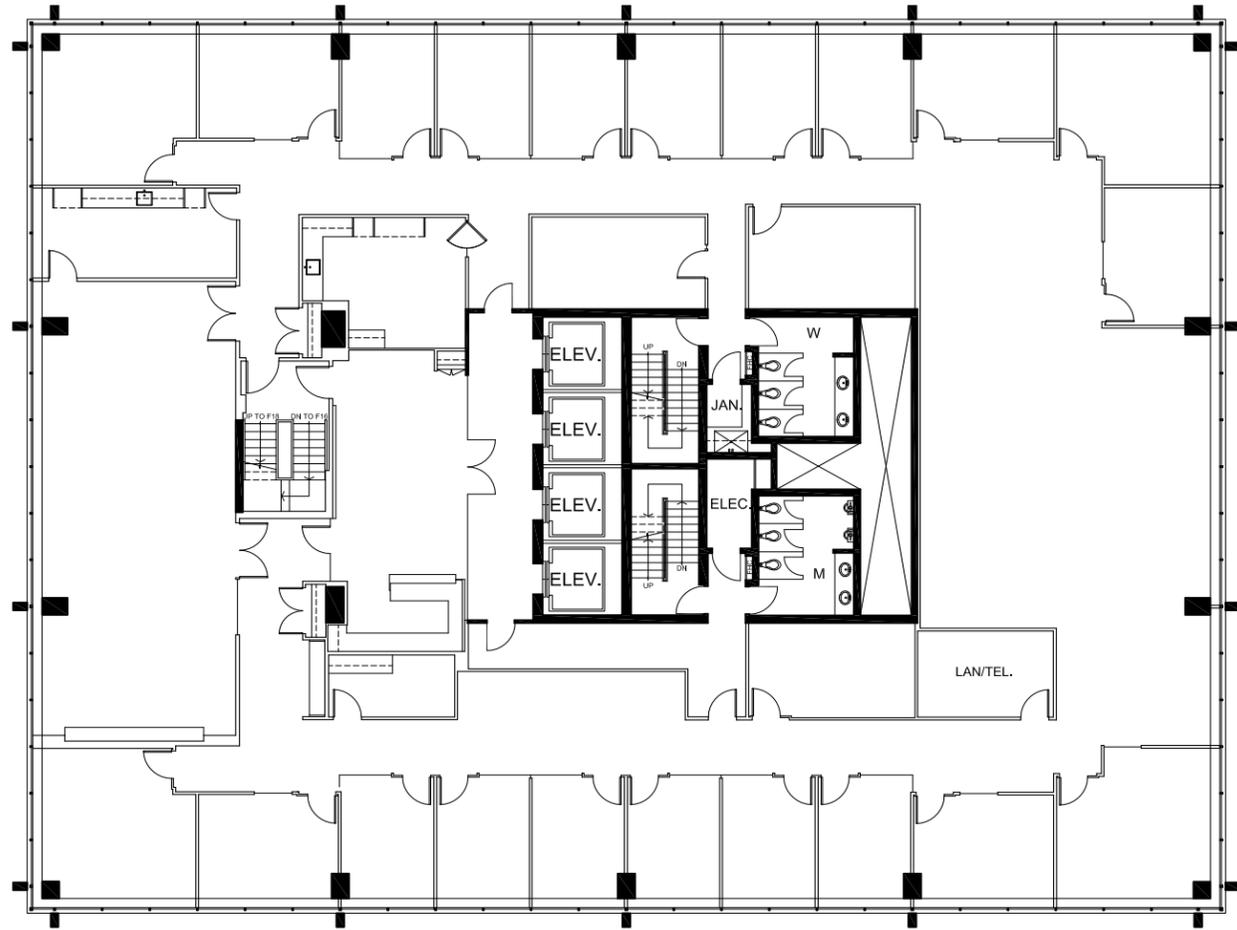
Available December 1, 2025

SUITE 1600 | 12,958 SF

- 13 Exterior Offices
- 4 Meeting Rooms
- Large Open Area for Workstations
- Kitchen/Lounge Area
- 2 Copy/Print Areas
- Server Room

CALGARY PLACE II

355 4th Avenue SW



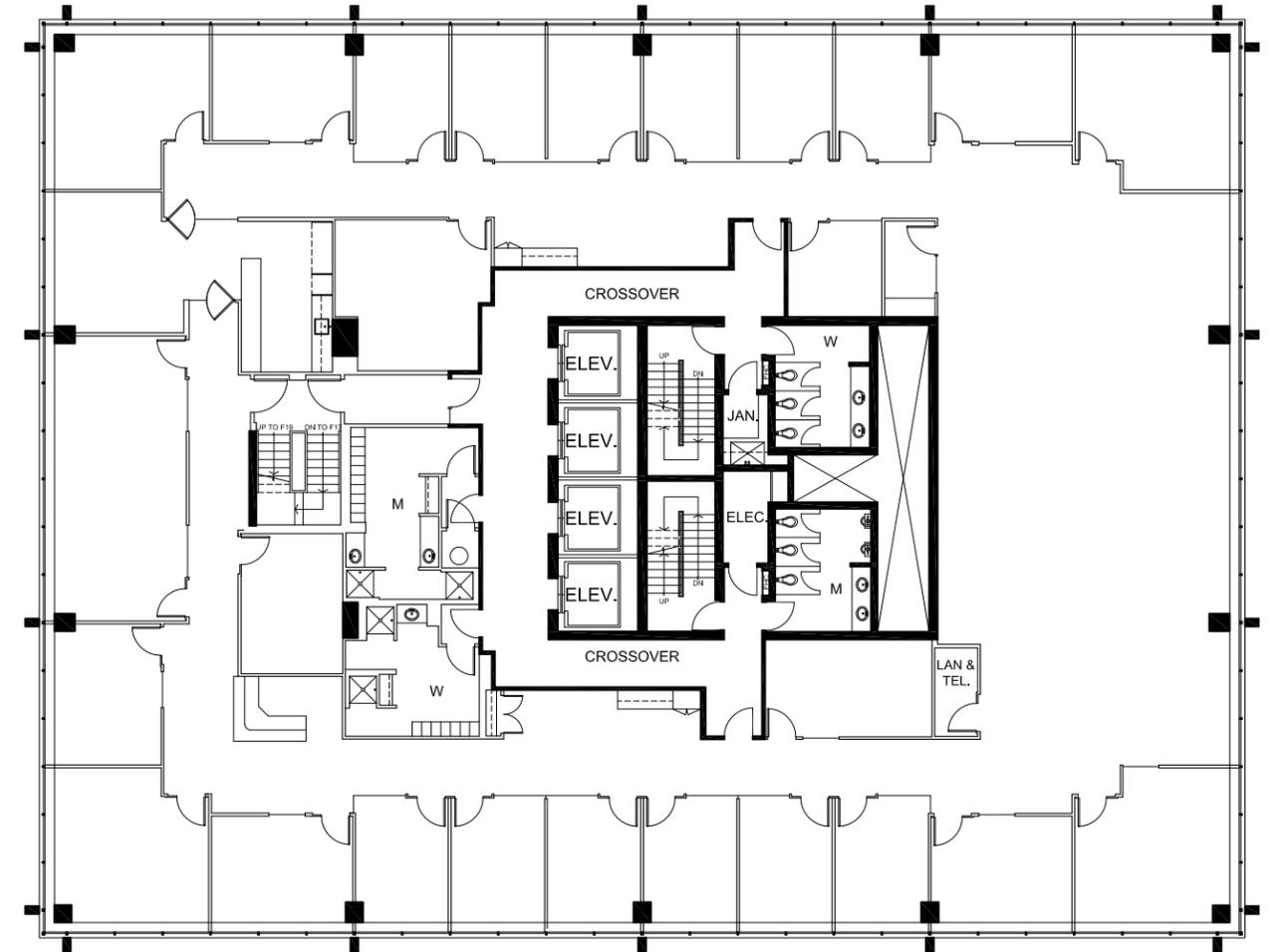
SUITE 1700 | 12,960 SF

Available December 1, 2025

- 21 Exterior Offices
- 3 Meeting Rooms
- Large Training Room
- Large Reception
- Open Area for Workstations
- 2 Kitchens
- Copy/Print Room
- Server Room

CALGARY PLACE II

355 4th Avenue SW



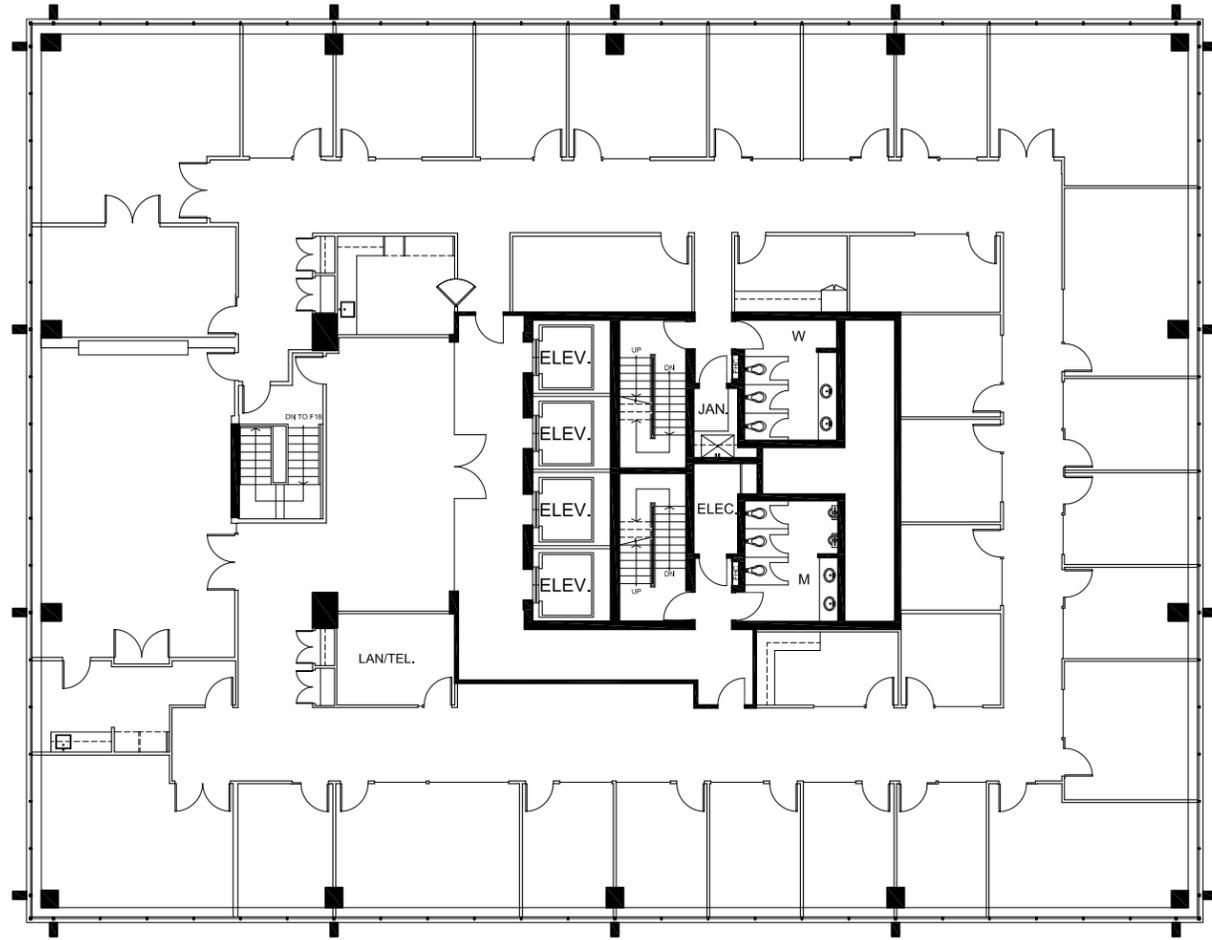
Available December 1, 2025

SUITE 1800 | 12,606 SF

- 21 Exterior Offices
- 4 Meeting Rooms
- Boardroom
- Open Area for Workstations
- Kitchen/Lounge Area
- Internal Showers
- 3 Copy/Print Areas
- Server Room

CALGARY PLACE II

355 4th Avenue SW



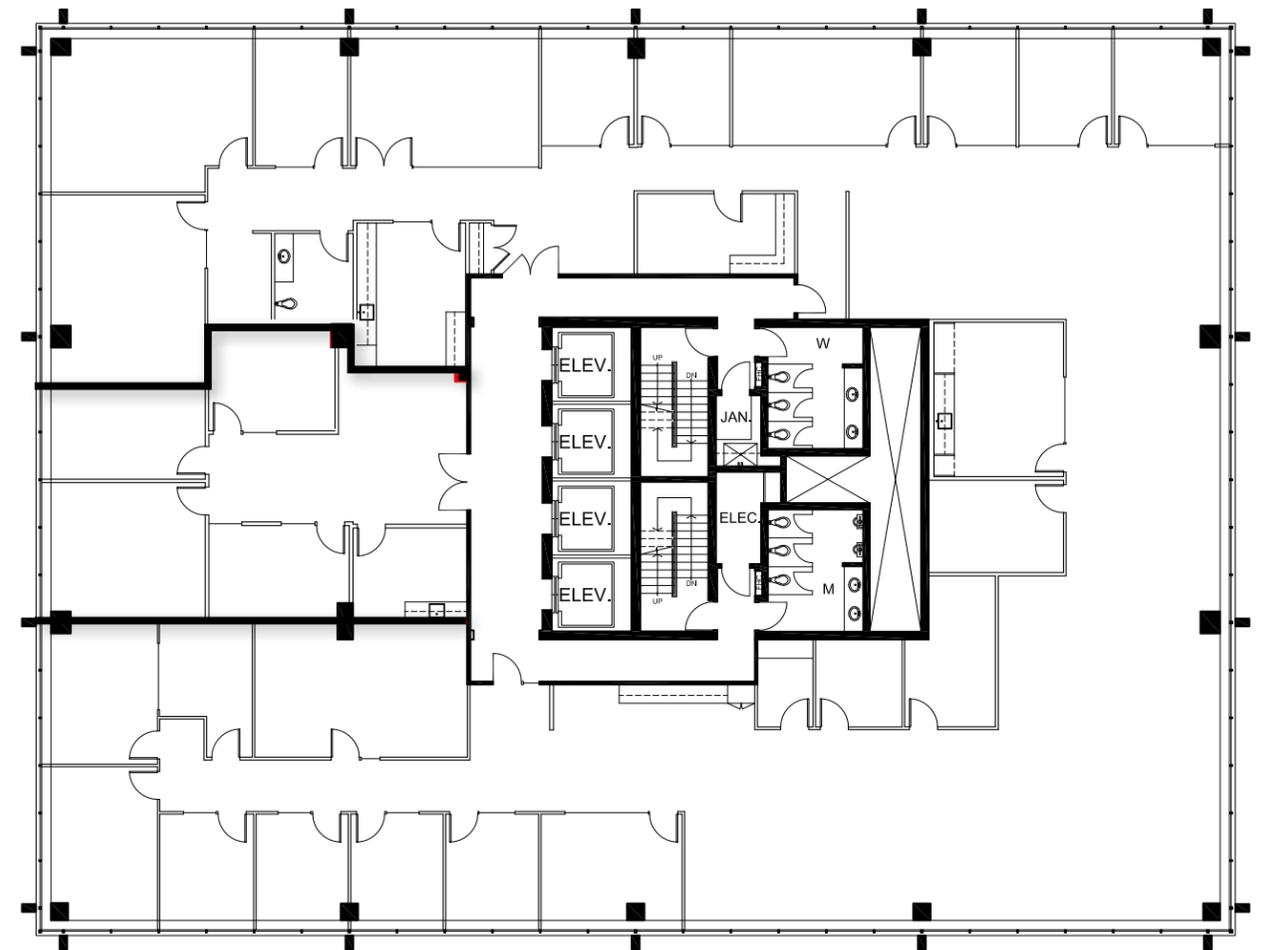
SUITE 1900 | 12,960 SF

Available December 1, 2025

- 20 Exterior Offices
- 5 Interior Offices
- 5 Meeting Rooms
- Large Boardroom
- 2 Kitchens
- 2 Copy/Print Rooms
- Server Room

CALGARY PLACE II

355 4th Avenue SW



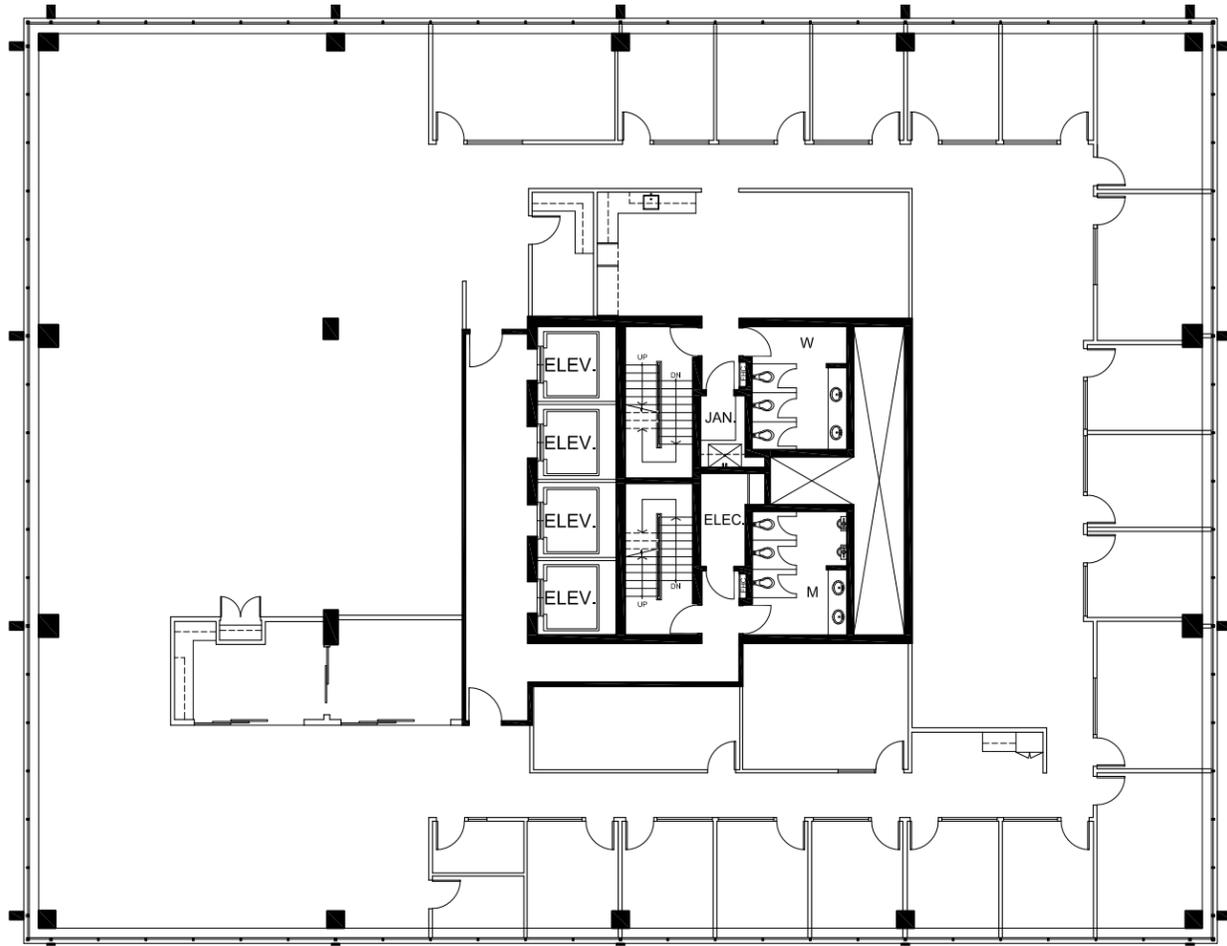
Available December 1, 2025

SUITE 2000 | 12,559 SF

- 16 Exterior Offices
- 5 Interior Offices
- 4 Meeting Rooms
- Open Area for Workstations
- 3 Kitchens
- 2 Copy/Print Areas
- Internal Washroom

CALGARY PLACE II

355 4th Avenue SW



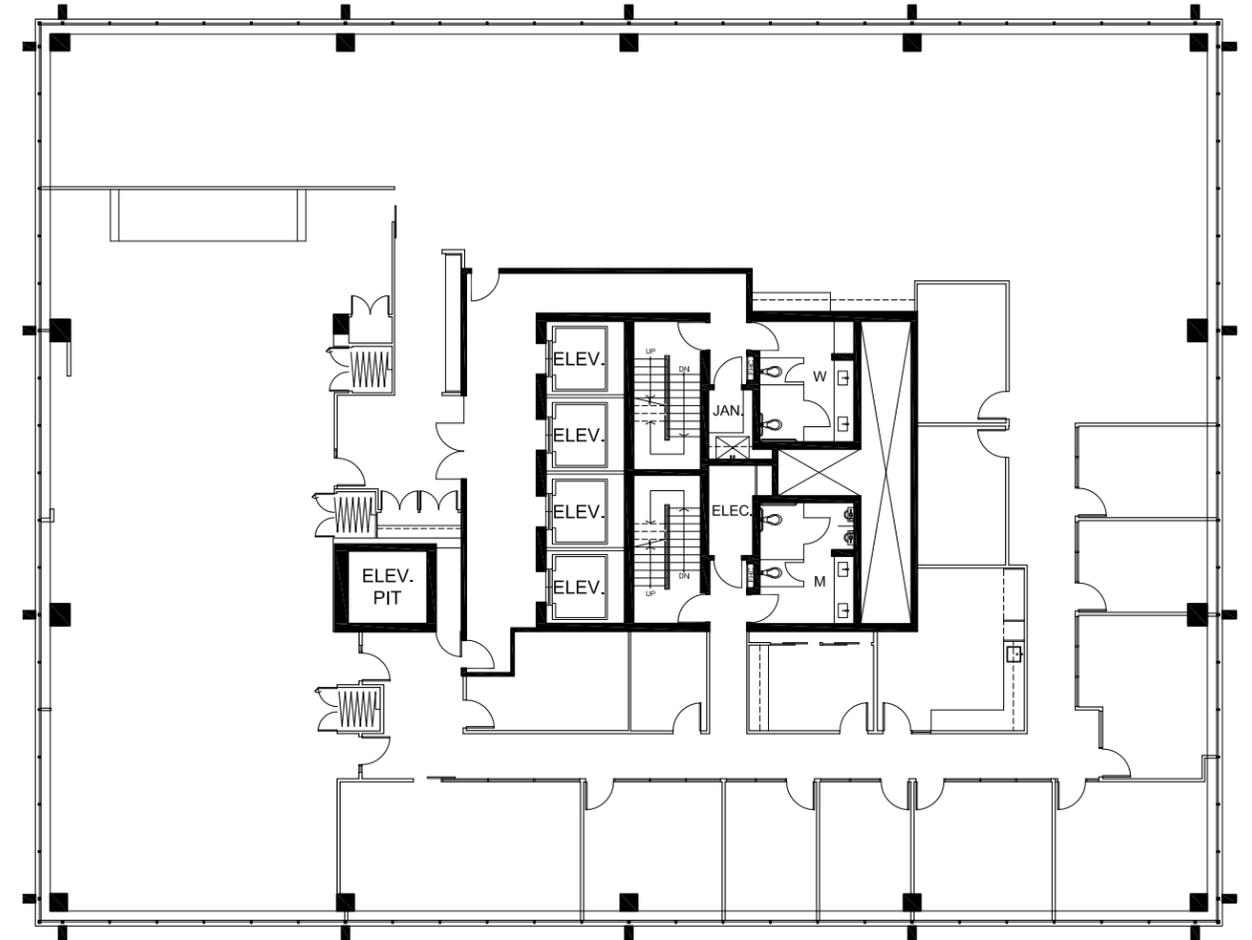
SUITE 2100 | 12,948 SF

Available December 1, 2025

- 18 Exterior Offices
- 3 Meeting Rooms
- Large Open Area for Workstations
- Kitchen/Lounge
- 3 Copy/Print Rooms

CALGARY PLACE II

355 4th Avenue SW



Available December 1, 2025

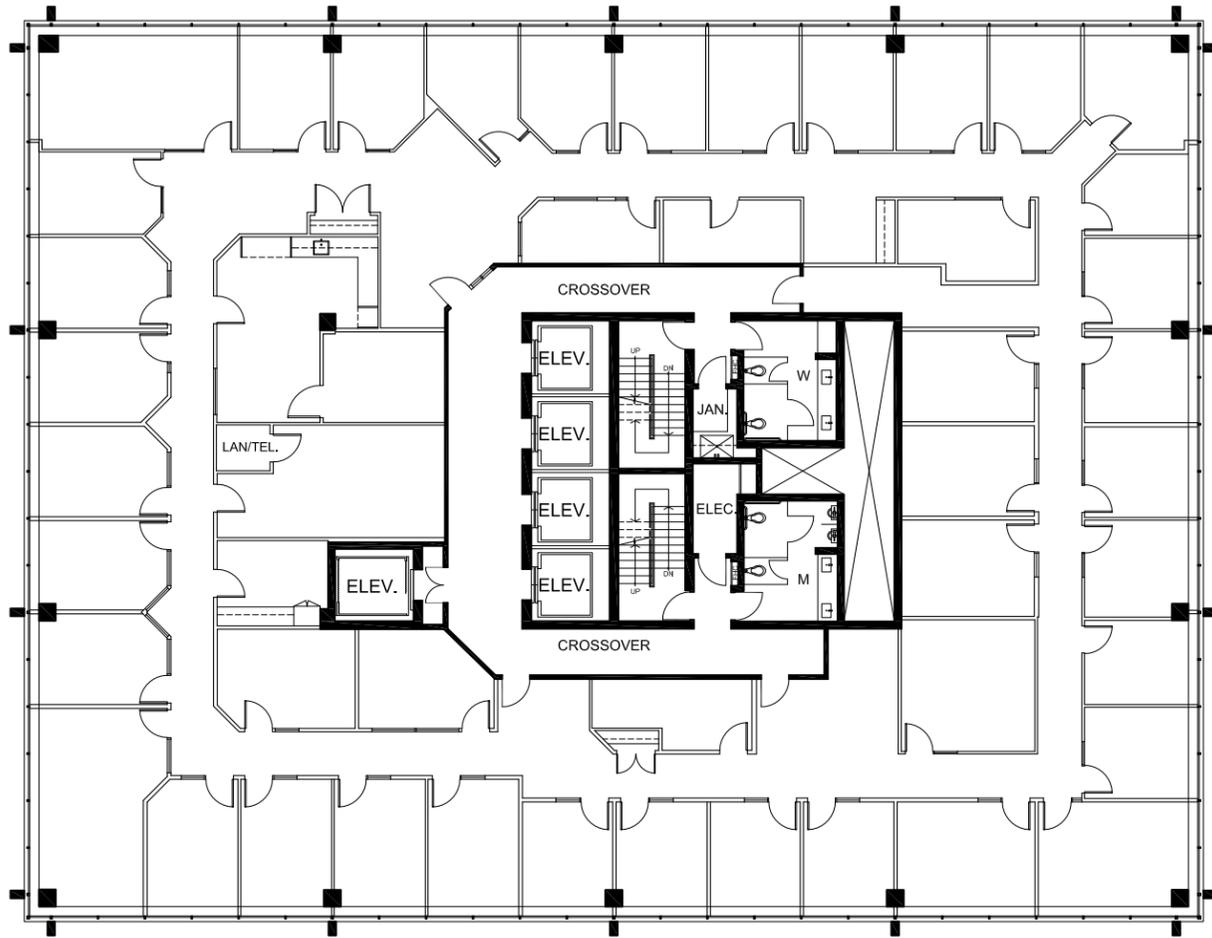
SUITE 2200 | 12,844 SF

- 8 Exterior Offices
- 3 Interior Offices
- Large Training Room
- Boardroom
- Large Open Area for Workstations
- Kitchen

CALGARY PLACE II

355 4th Avenue SW

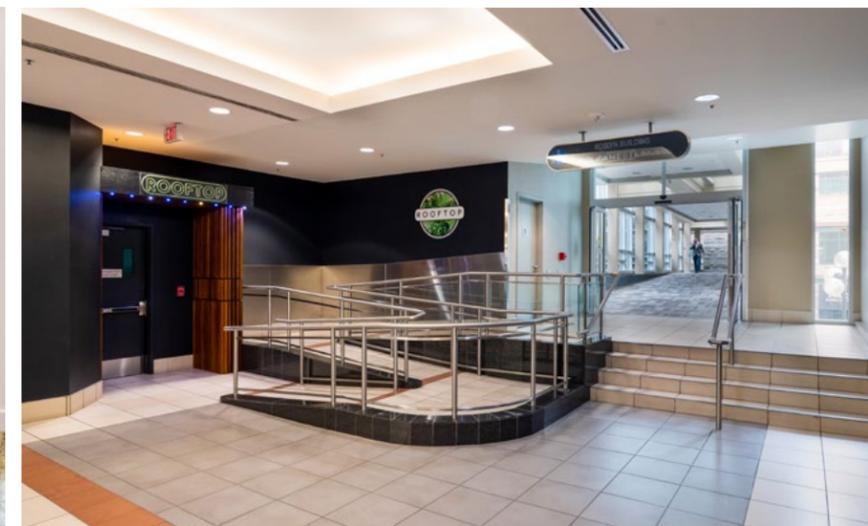
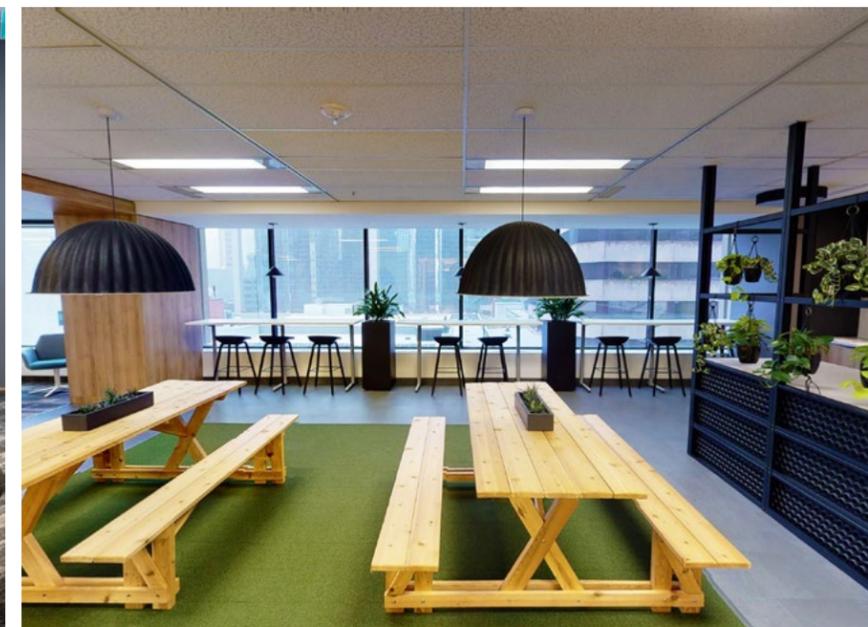
CALGARY PLACE I / II



SUITE 2300 | 12,327 SF

Available December 1, 2025

- 33 Exterior Offices
- 5 Interior Offices
- 4 Meeting Rooms
- Kitchen/Lounge
- 5 Copy/Print/Storage Rooms
- Small Reception





Calgary Place I & II

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