



Colliers

For Sub-sublease | 215 - 9th Avenue SW

Penn West Plaza - West Tower

Penn West Plaza is one of Calgary's premier Class "A" buildings with +15 connection to Gulf Canada Square. Located centrally in downtown Calgary, the Penn West Plaza is within close proximity to the Calgary Tower as well as three major hotels (Palliser Hotel, Marriot Hotel, and the Hyatt Hotel).

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Colliers International

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Property Overview

Sub-sublease Information

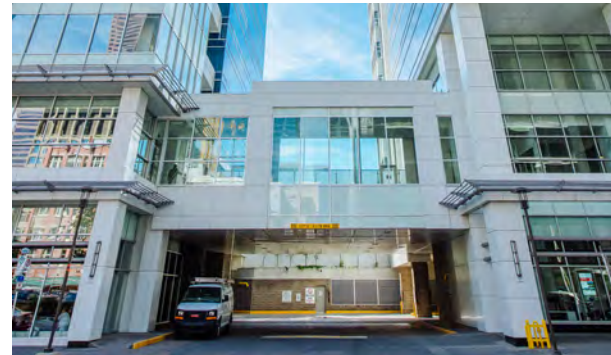
Available Sub-subpremises	Floor 14 - 21,675 SF Floor 15 - 11,759 SF
Sublandlord	Obsidian Energy Ltd.
Sub-Sublandlord	Athabasca Oil Corporation
Annual Net Rent	Market Rates
Operating Costs and Taxes	\$14.92 per SF (2021 estimate)
Occupancy Date	Floor 14: 60 days notice Floor 15: Immediate (demising required prior to occupancy)
Term of Sub-sublease	January 30, 2025
Parking	1:2,000 SF

Building Details

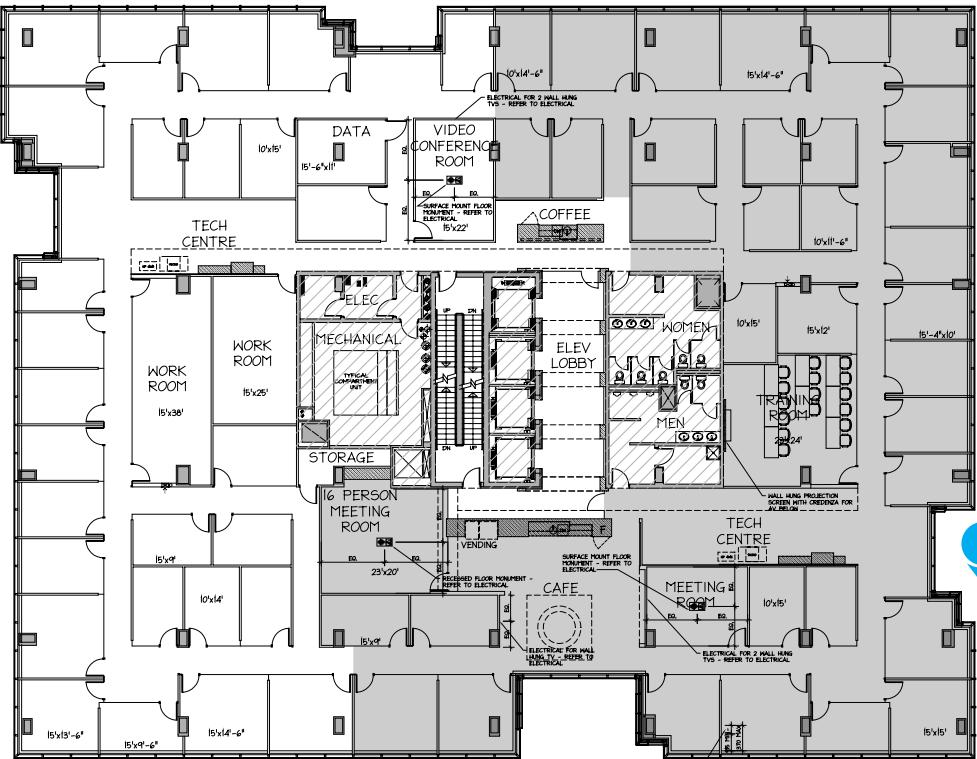
Constructed	2010
Rentable Area	400,000 SF
Average Floorplate	21,400 SF
Number of Floors	20
Landlord	Morguard Investments Limited
Parking	1:1,500 SF
HVAC	Monday - Friday 6:00 am - 6:00 pm

Comments

- +15 connected to Gulf Canada Square
- 2 blocks from C-train
- Energy efficient measures taken
- Central location
- Close proximity to the Calgary Tower
- Full-service fitness centre located on the 2nd floor
- Men's and women's full locker rooms with showers and complimentary towel service

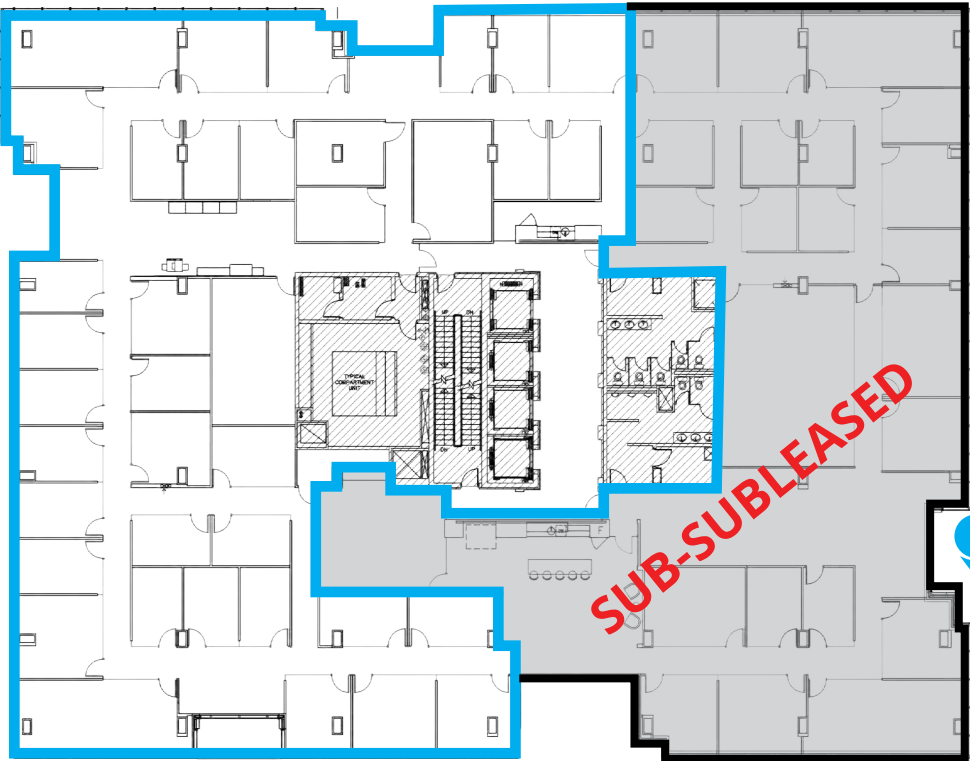


Floor Plans



Floor 14 - 21,675 SF

- 37 Exterior offices
- 20 Interior offices
- 2 large boardrooms
- 3 meeting rooms
- Video Conference/meeting room
- 2 kitchens/staff café
- 2 file rooms
- server room
- 2 tech centres
- Available upon 60 days notice



Floor 15 - 11,759 SF

- 18 exterior offices
- 11 interior offices
- 2 meeting rooms
- File/storage room
- Tech centres
- Copy area
- Data room
- Kitchen
- Floor must be demised prior to occupancy



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