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FOR SUB-SUBLEASE | 215 - 9<sup>th</sup> Avenue SW, Calgary, AB

# Penn West Plaza - West Tower

Penn West Plaza is one of Calgary's premier Class "A" buildings. Located one block from Calgary Tower.

**Colliers International**

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## Sub-sublease Information

<b>Available Sub-subpremises</b>	Floor 14 - 9,822 SF Floor 15 - 11,759 SF
<b>Sublandlord</b>	Obsidian Energy Ltd.
<b>Sub-Sublandlord</b>	Athabasca Oil Corporation
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs and Taxes</b>	\$17.56 per SF (2019 estimate)
<b>Occupancy Dated</b>	Immediate (floor must to be demised prior to occupancy)
<b>Term of Sub-sublease</b>	January 30, 2025

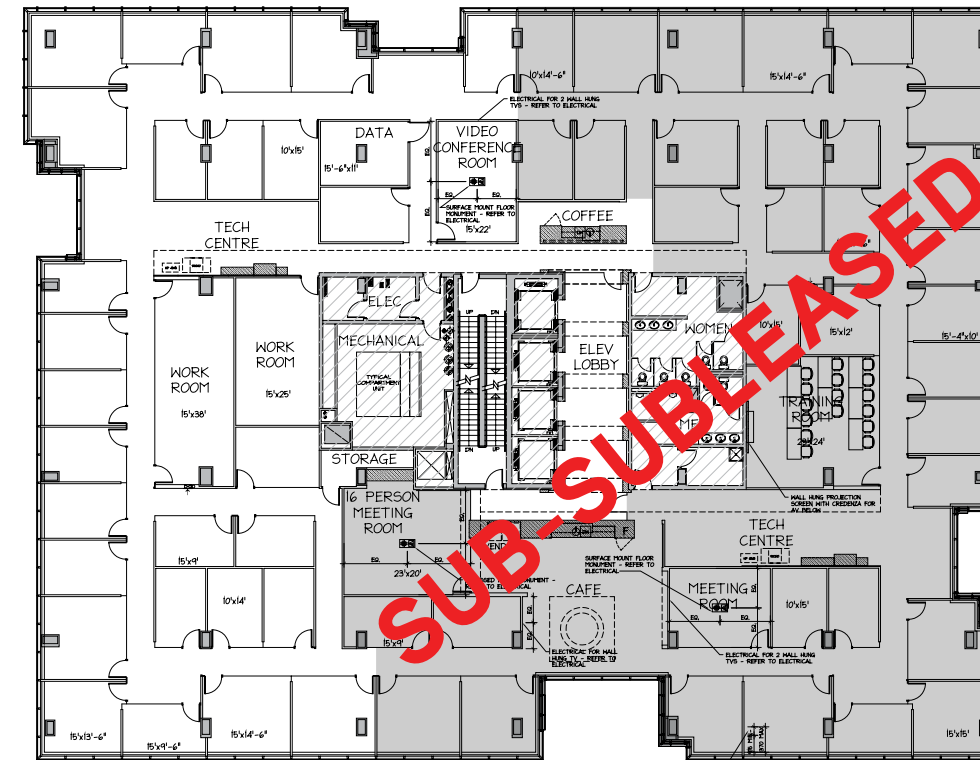


## Building Details

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

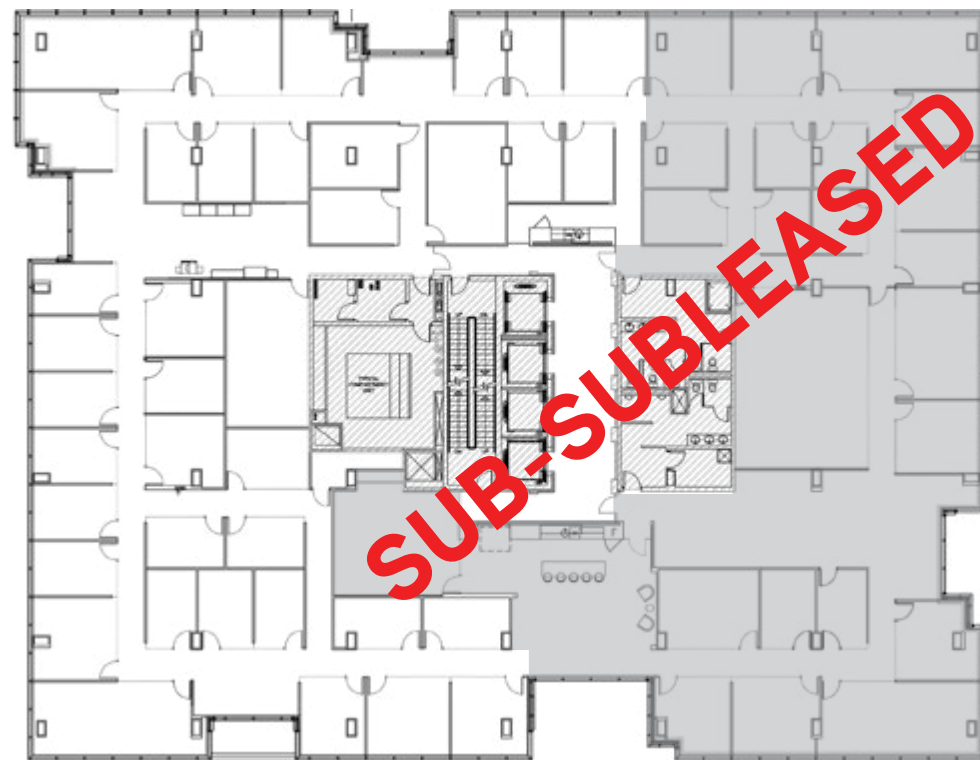
## Comments

- To be +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 14 - 9,822 SF

- 17 exterior offices
- 8 interior offices
- Video conference/meeting room
- 2 working rooms
- 1 tech centre
- Kitchen
- **Floor must be demised prior to occupancy**



### 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**

**FOR SUB-SUBLEASE**  
PENN WEST PLAZA WEST TOWER

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