

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.

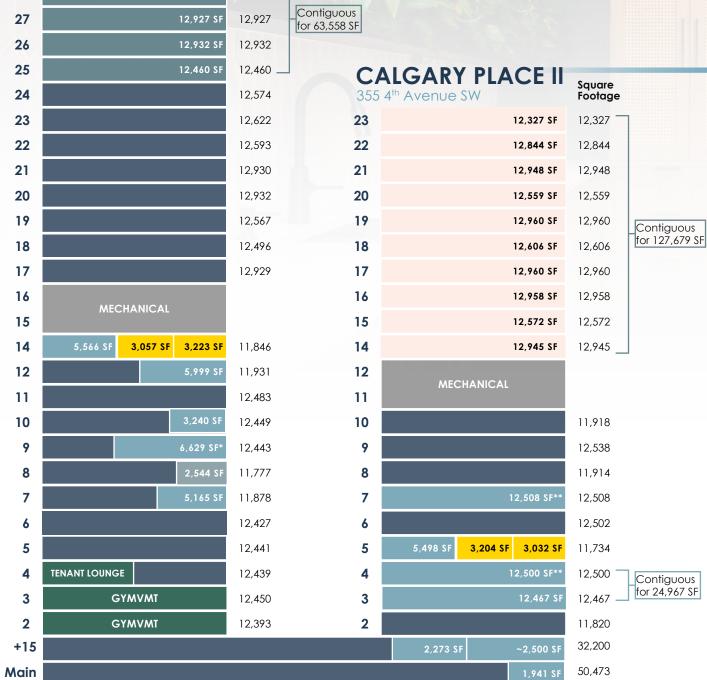
The 25,000 square foot executive fitness facility features state-of-the-art equipment, daily group fitness classes, premium changerooms, lockers, towel service, infrared saunas, and steam rooms. Access to this best-in-class facility is offered to tenants of the building at a significantly reduced rate. 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 Footage 12,417 -29 12,417 SF 28 12,822 SF 12,822 27 12,927 26 12,932 SF 12,932 25 12,460 SF 12,460 __ 24



Office spaces may be demised to suit numerous space requirements.

* Show suite ** Partially Furnished

AVAILABLE NOVEMBER 1, 2024 **FUTURE SHOW SUITES** NOT AVAILABLE **AVAILABLE JULY 1, 2024 AVAILABLE DECEMBER 1, 2025**

CALGARY PLACE I

		AVAILABLE PREMISES	SQUARE FOOTAGE	OCCUPANCY DATE
		Suite 700	5,165	March 1, 2024
-		Suite 830	2,544	July 1, 202 <mark>4</mark>
Show Suite		Suite 910	6,629	Immediately
	Whiteboxed	Suite 1030	3,240	Immediately
		Suite 1210	5,999	Immediately
	Future Show Suite	Suite 1400	~3,223	Immediately
	Future Show Suite	Suite 1420	~3,057	Immediately
	Whiteboxed	Suite 1440	~5,566	Immediately
		Suite 2500	12,460	November 1, 2024
		Suite 2600	12,932	November 1, 2024
	Contiguous for 63,558 SF	Suite 2700	12,927	November 1, 2024
		Suite 2800	12,822	November 1, 2024
		Suite 2900	12,417	November 1, 2024

CALGARY PLACE II

Furnished	Suite 300	12,467	Immediately Contig	LIOUS
Partially Furnished	Suite 400	12,500	Immediatelyfor 24,9	
Future Show Suite	Suite 500	~3,032	Immediately	
Future 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	Ма
Contiguous	Suite 1800	12,606	December 1, 2025	
for 127,679 SF	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	

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

щ	ADDRESS	355 4 th Avenue SW
PLAC	RENTABLE AREA	238,000 SF
ARY F	AVERAGE FLOORPLATE	~12,500 SF
(Ú	NUMBER OF FLOORS	23
CAL	LANDLORD	KS Calgary Place Inc.

CALGARY PLACE I & II - RETAIL

SQUARE OCCUPANCY

	PKEWI2E2	FOOTAGE	DAIE
ain Floor	Suite 160	1,941	Immediately
+15	Suite 244	~2,500	Immediately
+15	Suite 203	2,273	Immediately

AVAILABLE

DDEAAICEC

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

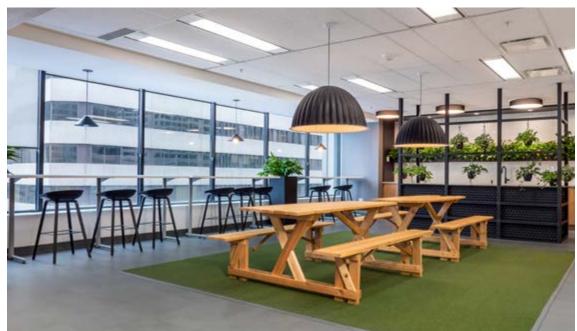






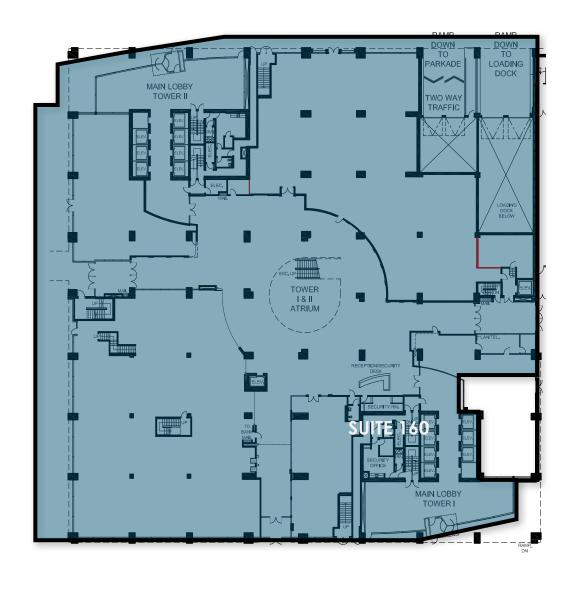






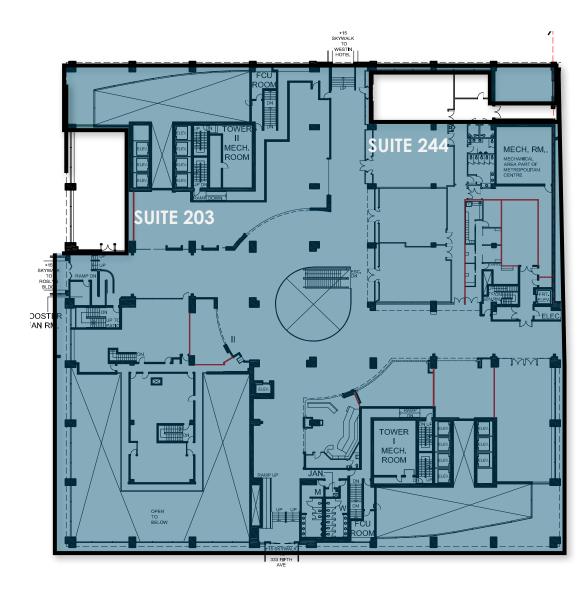
CALGARY PLACE I & II

Retail Podium | Plus 15



SUITE 160 1,941 SF

• Retail space



SUITE 203 2,273 SF

Former dental space

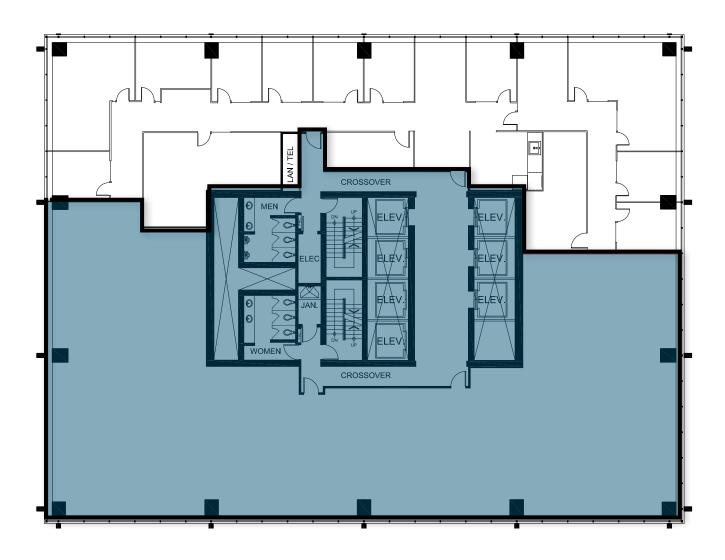
SUITE 244 ~2,500 SF

Retail space

330 5th Avenue SW

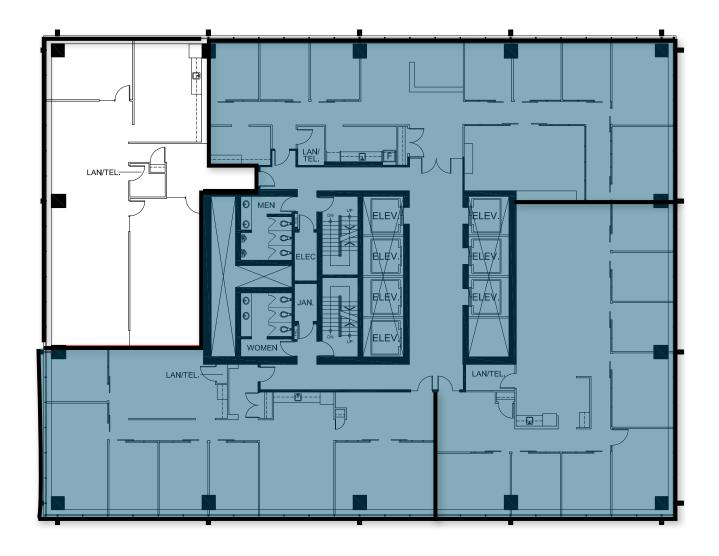
CALGARY PLACE I

330 5th Avenue SW



SUITE 700 | 5,165 SF

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



SUITE 830 | 2,544 SF

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













330 5th Avenue SW



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

330 5th Avenue SW

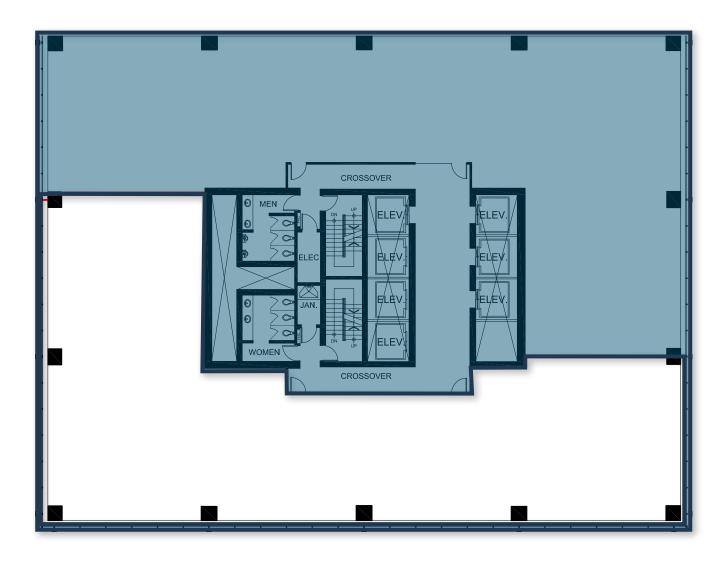


SUITE 1030 | 3,240 SF

Whiteboxed

CALGARY PLACE I

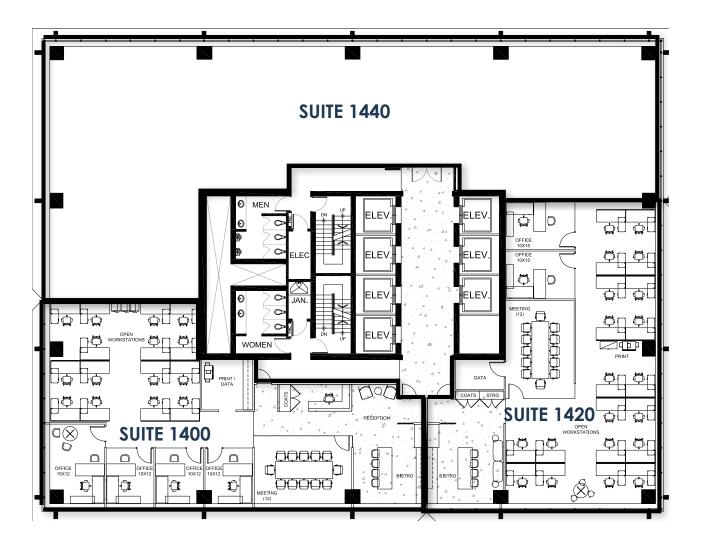
330 5th Avenue SW



SUITE 1210 | 5,999 SF

Base Building Condition

330 5th Avenue SW



SUITE 1400 | ~3,223 SF

Future Show Suite

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

SUITE 1420 | ~3,057 SF

Future Show Suite

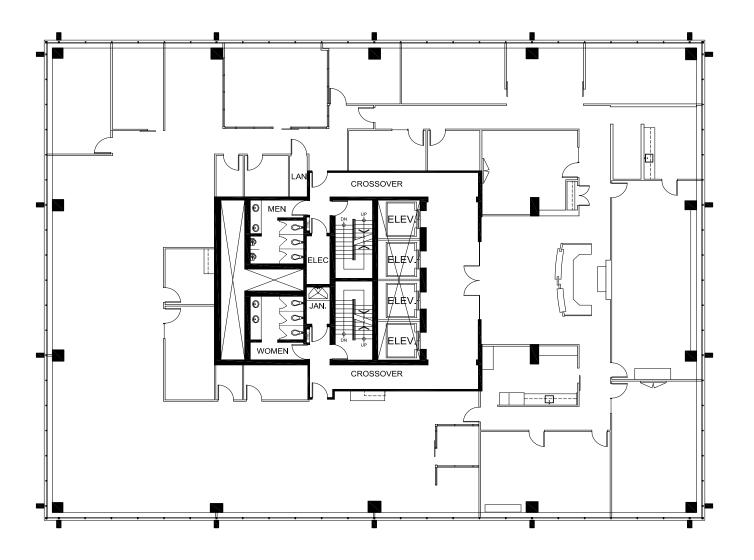
- 2 Interior Offices
- Open Area for ~20 Workstations
- Boardroom
- Kitchen/Lounge
- Server Room

SUITE 1440 |~5,566 SF

• White boxed

CALGARY PLACE I

330 5th Avenue SW



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

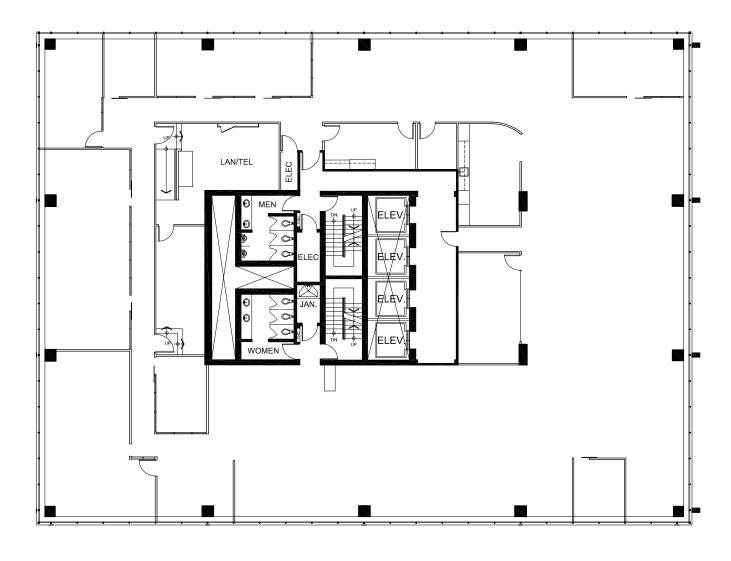
Available November 1, 2024

17

330 5th Avenue SW

CALGARY PLACE I

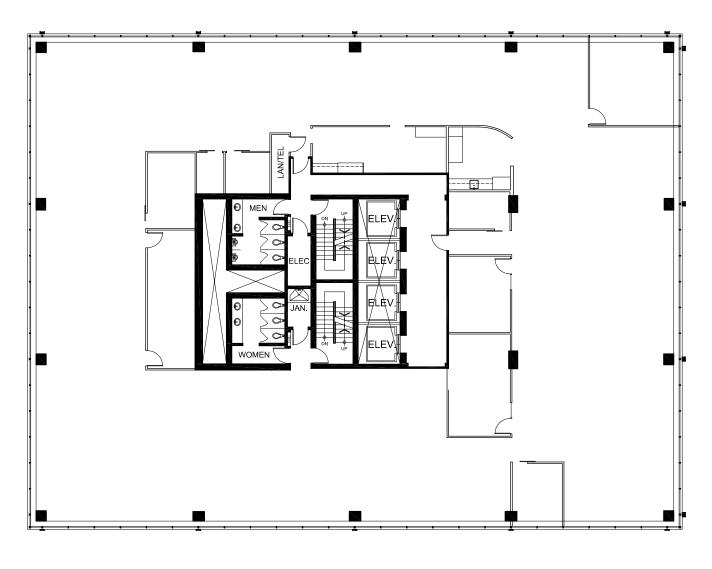
330 5th Avenue SW



Available November 1, 2024

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



SUITE 2700 | 12,927 SF

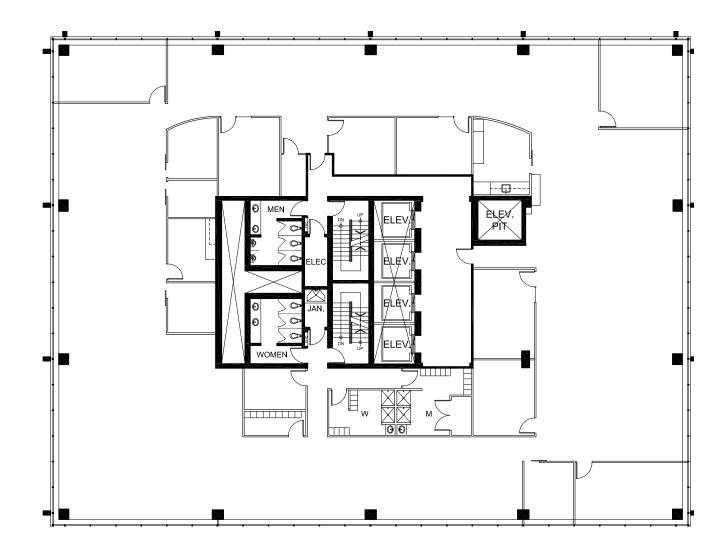
- 2 Exterior Offices
- Open Area for ~66 Workstations
- 6 Meeting Rooms
- Phone Room
- Kitchen
- Copy/Print Room

Available November 1, 2024

330 5th Avenue SW

CALGARY PLACE I

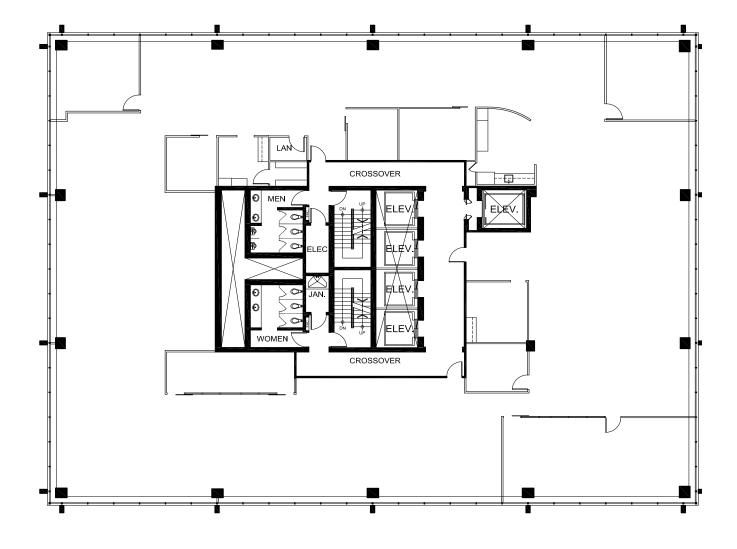
330 5th Avenue SW



Available November 1, 2024

SUITE 2800 | 12,822 SF

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



SUITE 2900 | 12,417 SF

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

Available November 1, 2024

355 4th Avenue SW

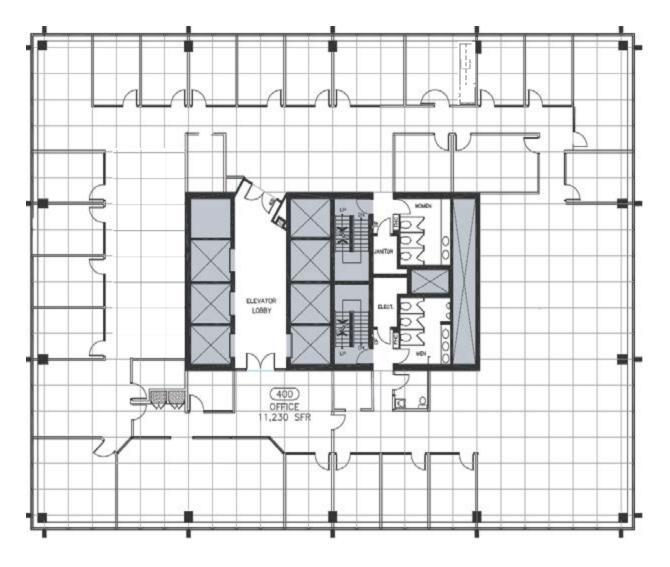


SUITE 300 | 12,467 SF

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

CALGARY PLACE II

355 4th Avenue SW



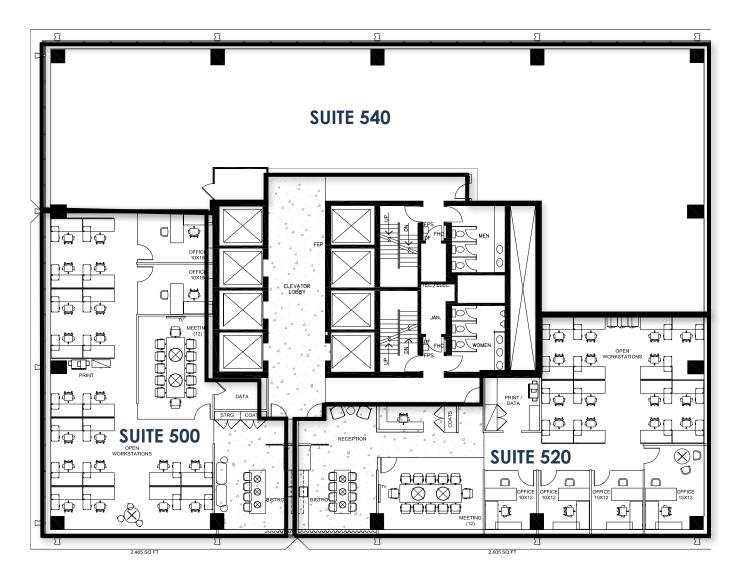
23

SUITE 400 | 12,500 SF

Partially Furnished

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

355 4th Avenue SW



SUITE 500 | ~3,032 SF

Future Show Suite

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

SUITE 520 | ~3,204 SF

Future Show Suite

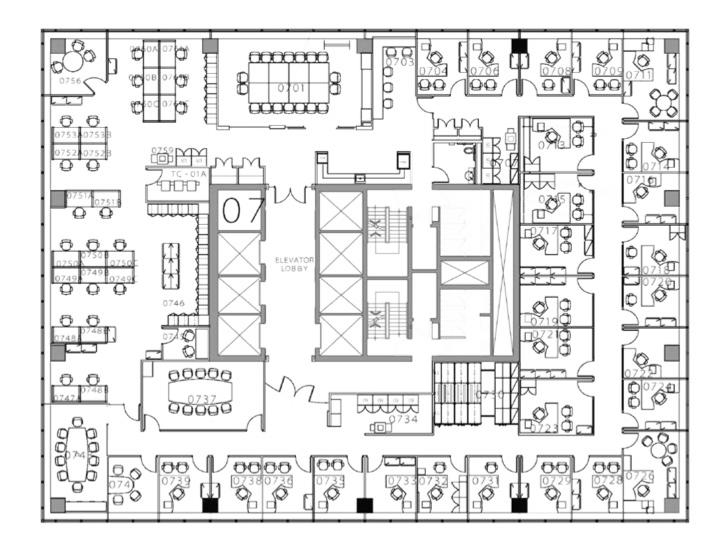
- 4 Exterior Offices
- Open Area for ~15
 Workstations
- Boardroom
- Kitchen/Lounge
- Reception Area
- Copy/Print Area

SUITE 540 | ~5,498 SF

White boxed

CALGARY PLACE II

355 4th Avenue SW



SUITE 700 | 12,508 SF

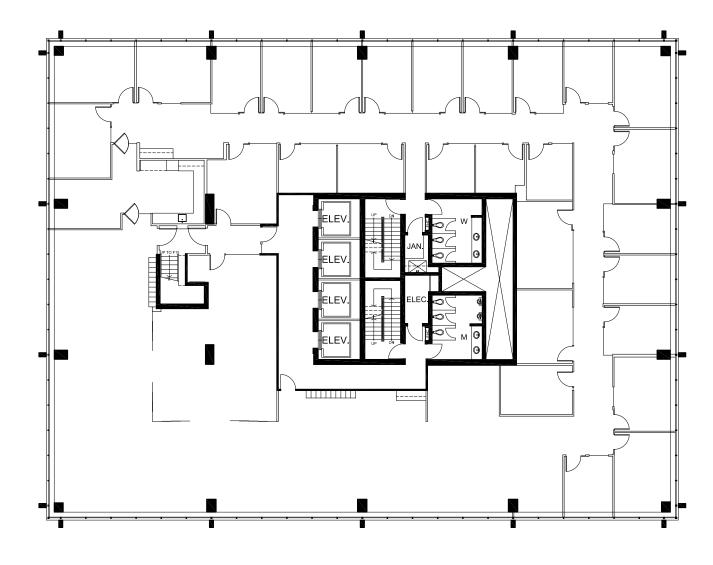
Partially Furnished

- 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

330 5th Avenue SW

CALGARY PLACE II

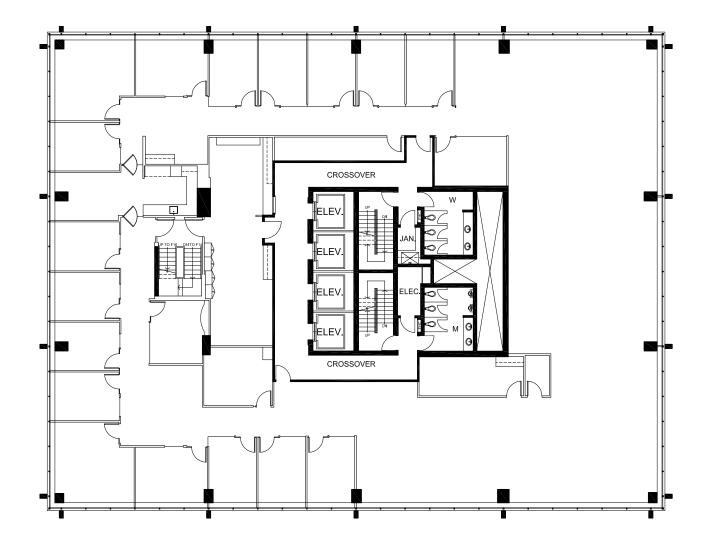
355 4th Avenue SW



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



SUITE 1500 | 12,572 SF

Available December 1, 2025

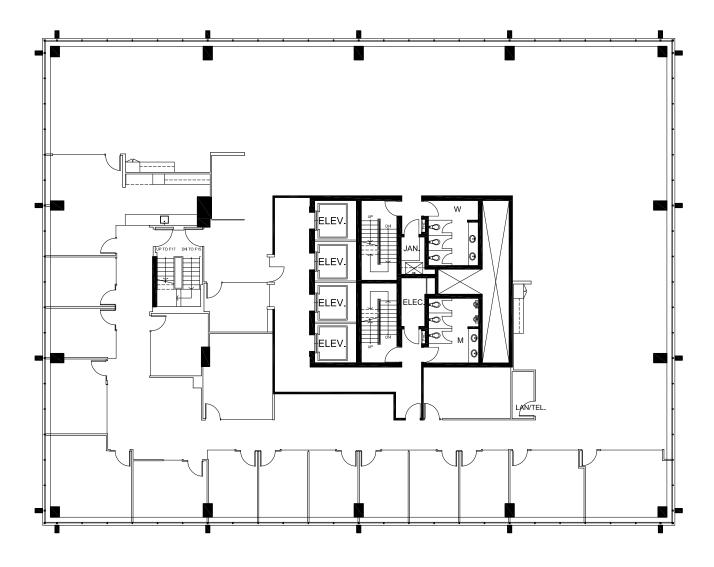
27

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

330 5th Avenue SW

CALGARY PLACE II

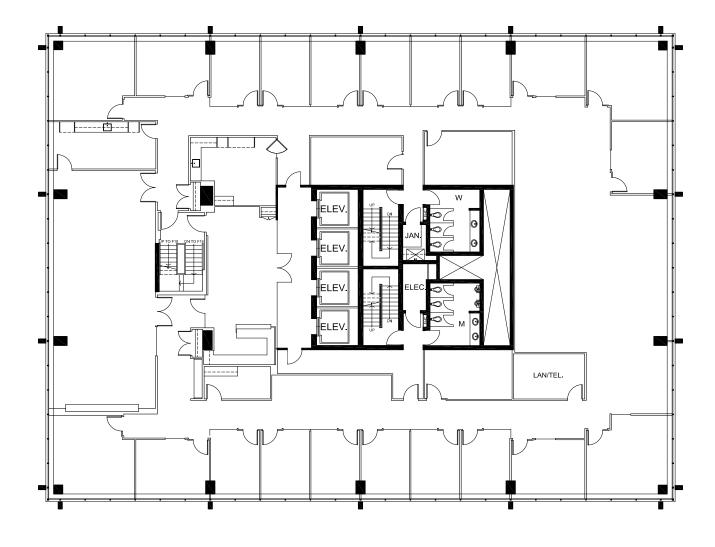
355 4th Avenue SW



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



SUITE 1700 | 12,960 SF

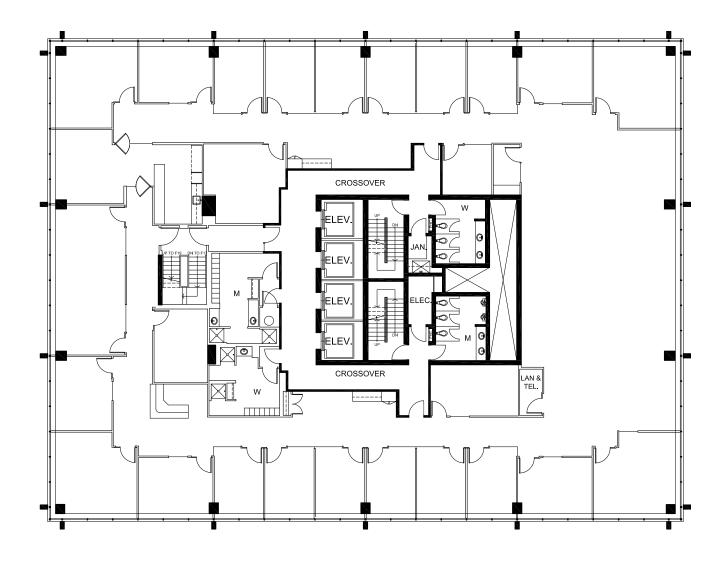
- 21 Exterior Offices
- 3 Meeting Rooms
- Large Training Room
- Large Reception
- Open Area for Workstations
- 2 Kitchens
- Copy/Print Room
- Server Room

Available December 1, 2025

330 5th Avenue SW

CALGARY PLACE II

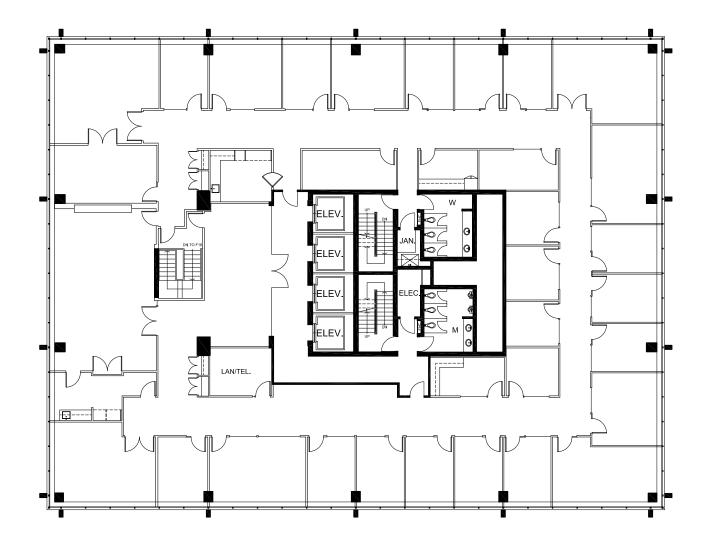
355 4th Avenue SW



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



SUITE 1900 | 12,960 SF

• 20 Exterior Offices

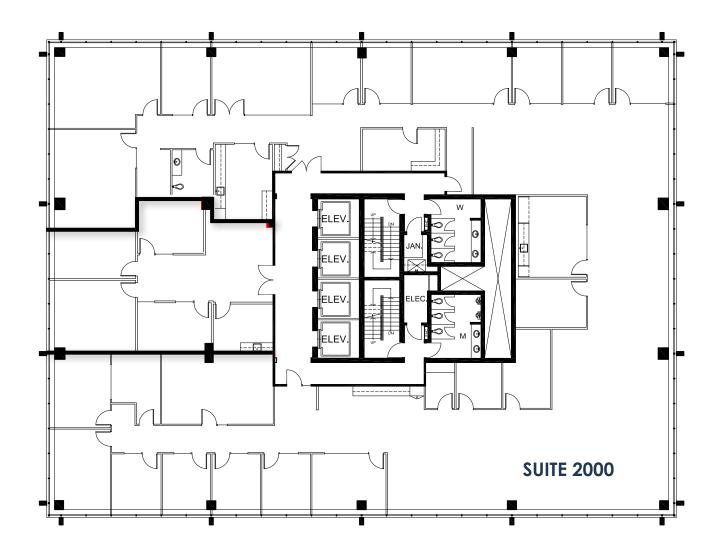
- 5 Interior Offices
- 5 Meeting Rooms
- Large Boardroom
- 2 Kitchens
- 2 Copy/Print Rooms
- Server Room

Available December 1, 2025

330 5th Avenue SW

CALGARY PLACE II

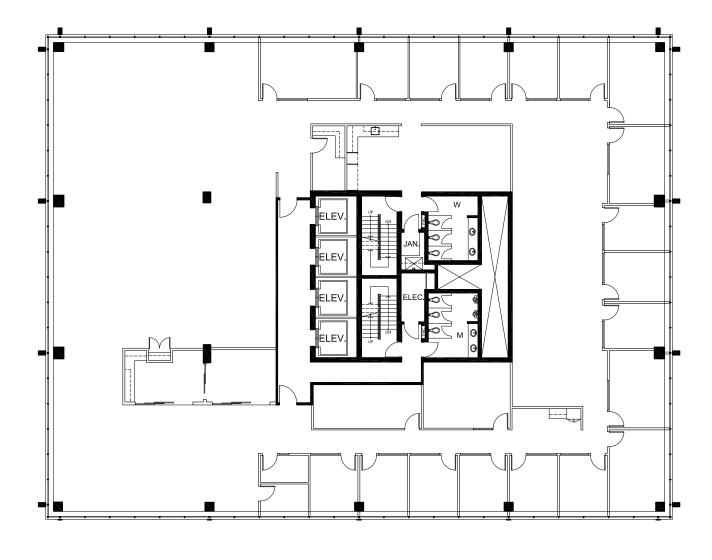
355 4th Avenue SW



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



SUITE 2100 | 12,948 SF

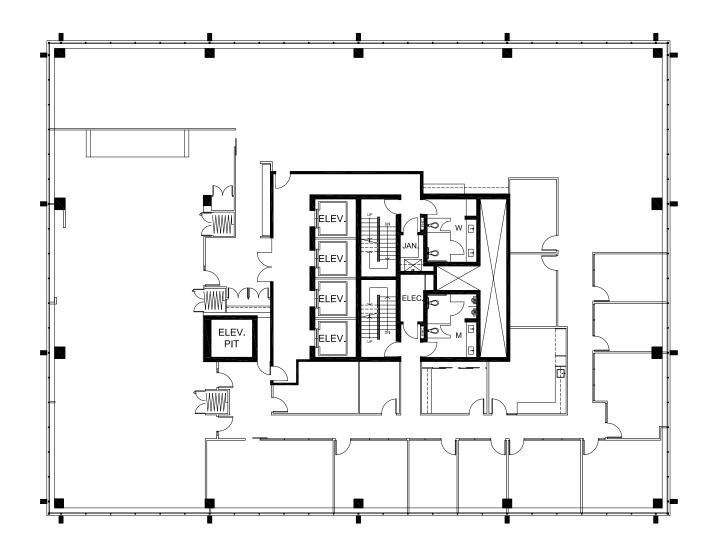
- 18 Exterior Offices
- 3 Meeting Rooms
- Large Open Area for Workstations
- Kitchen/Lounge
- 3 Copy/Print Rooms

Available December 1, 2025

330 5th Avenue SW

CALGARY PLACE II

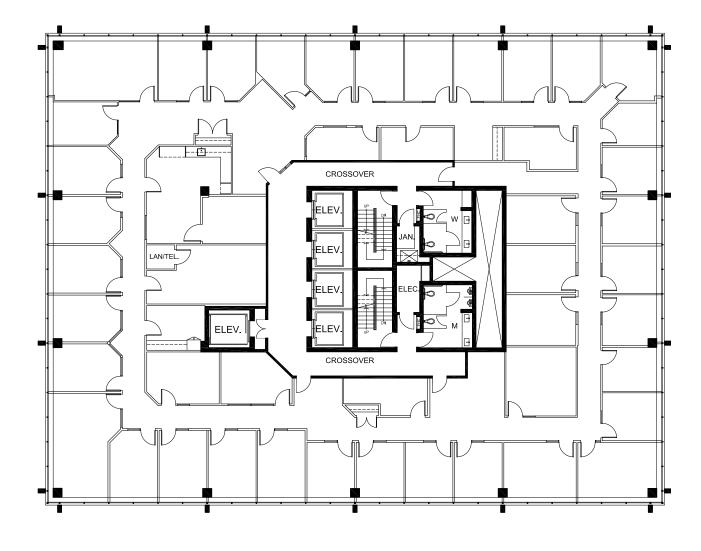
355 4th Avenue SW



Available December 1, 2025

SUITE 2200 | 12,844 SF

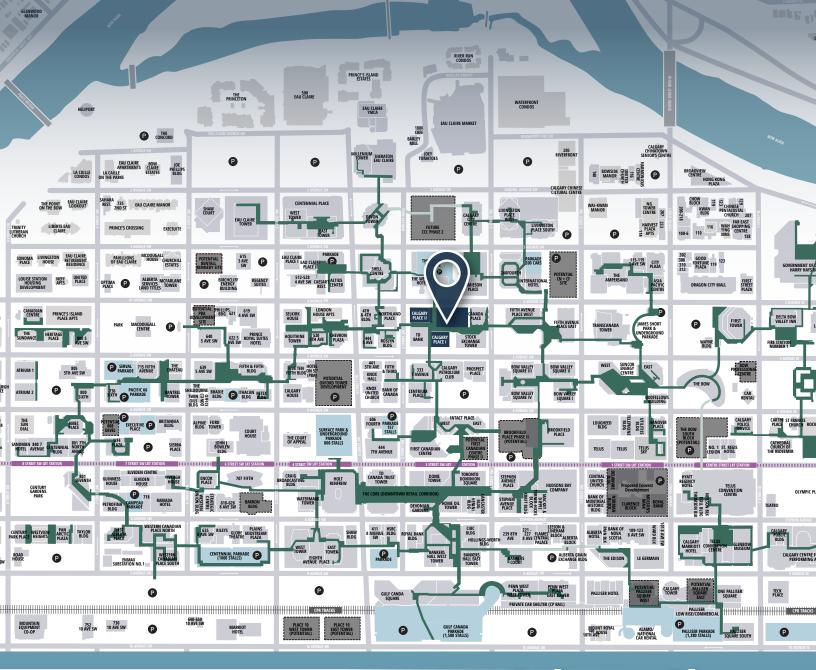
- 8 Exterior Offices
- 3 Interior Offices
- Large Training Room
- Boardroom
- Large Open Area for Workstations
- Kitchen



SUITE 2300 | 12,327 SF

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

Available December 1, 2025



ALY LALANI

Executive Vice President & Partner +1 403 298 0410 aly.lalani@colliers.com

LEIGH KIRNBAUER

Vice President & Partner +1 403 298 0408 leigh.kirnbauer@colliers.com

JANE TAYLOR
Associate & Transaction Manager
+1 403 298 0420 jane.v.taylor@colliers.com

CASSIE VAN KESSEL

Associate & Office Project Specialist +1 403 298 0406

BRETT VAN HAL

Associate & Leasing Assistant +1 587 956 0224 brett.vanhal@colliers.com

Calgary Place 1811

Colliers Calgary

900, 335 8th Avenue SW Calgary, AB T2P 1C9 collierscanada.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.