KingSett CAPITAL

CBRE

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 GYMVMT. 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:

WiredScore GOLD

Supporting your employees and visitors with the highest levels of digital connectivity.

ENERGY STAR

Helping save money while also protecting the environment through energy efficient practices.

BOMA BEST BUILDING CERTIFICATION PROGRAM

Committed to environmental sustainability by encouraging smart and sustainable solutions for promoting health, efficiency, cost-effectiveness, and low-carbon performance.

RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION

Understanding physical accessibility by identifing and improving barriers for your community, clients and employees.


TD
TD
TD

Updated **conference centre.**

Construction to expand our tenant amenity meeting spaces on the 4th Floor of Tower 1 are now complete. The new conference area contains modern, contemporary finishes with warm-toned wooden cabinetry and flooring throughout. The expansion includes two additional meeting rooms with the ability to combine two of these spaces when hosting groups of 20.



Reception Area



Servery



Meeting room



Building upgrades **main & +15 levels.**

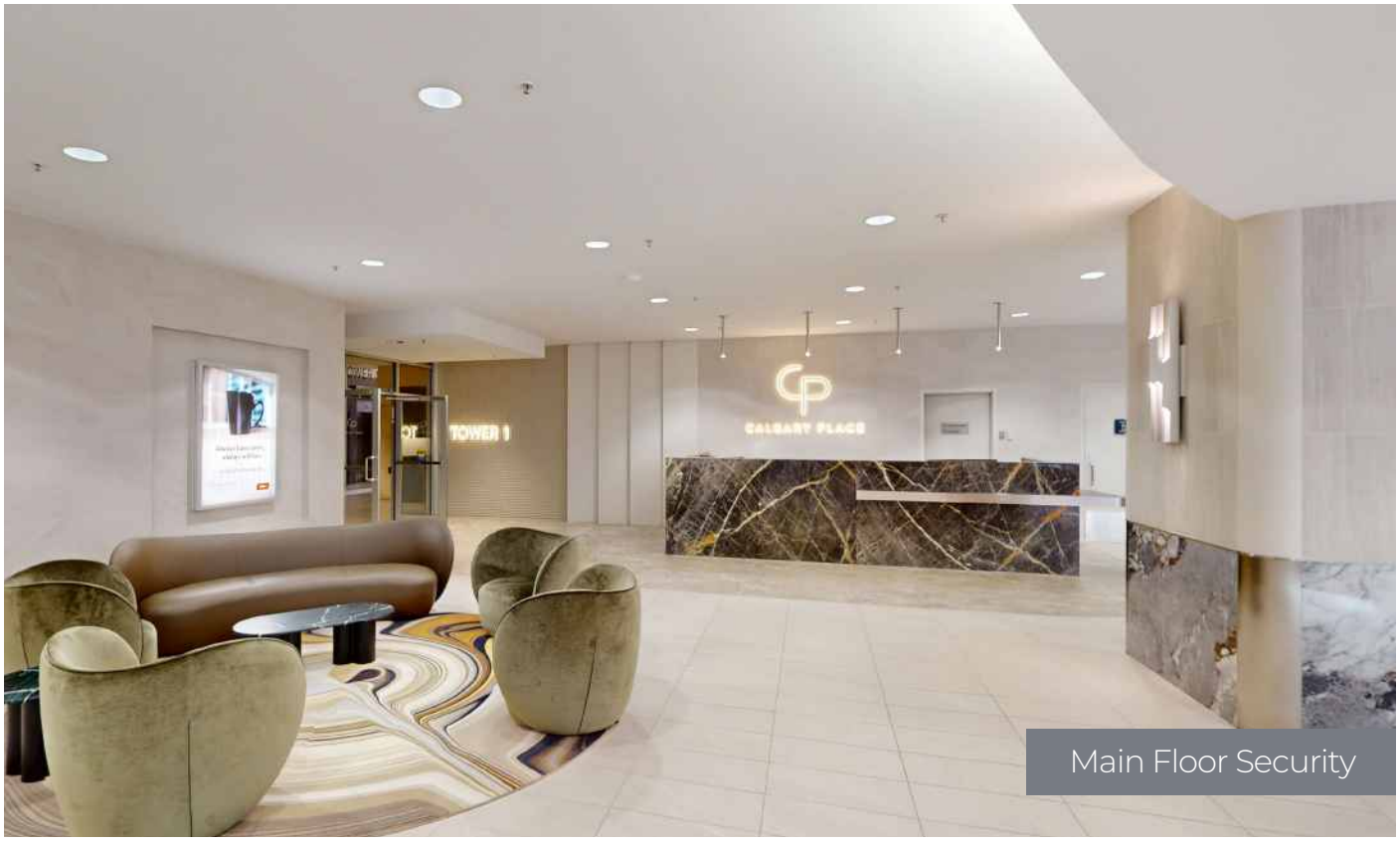
Upgrades to the main floor lobby and +15 walkways at Calgary Place are now complete. The spacious atrium on the main level of the complex set in the core of our energetic building lobby was updated with a modern, bright aesthetic that offers multi-purpose social meeting and lounge areas while being surrounded by natural elements. These social spaces are set under a soothing forest canopy that will bring people together to intentionally connect with pathways to offer natural collisions amongst peers.



Main Floor Atrium



Main Floor Retail



Main Floor Security

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

CALGARY PLACE

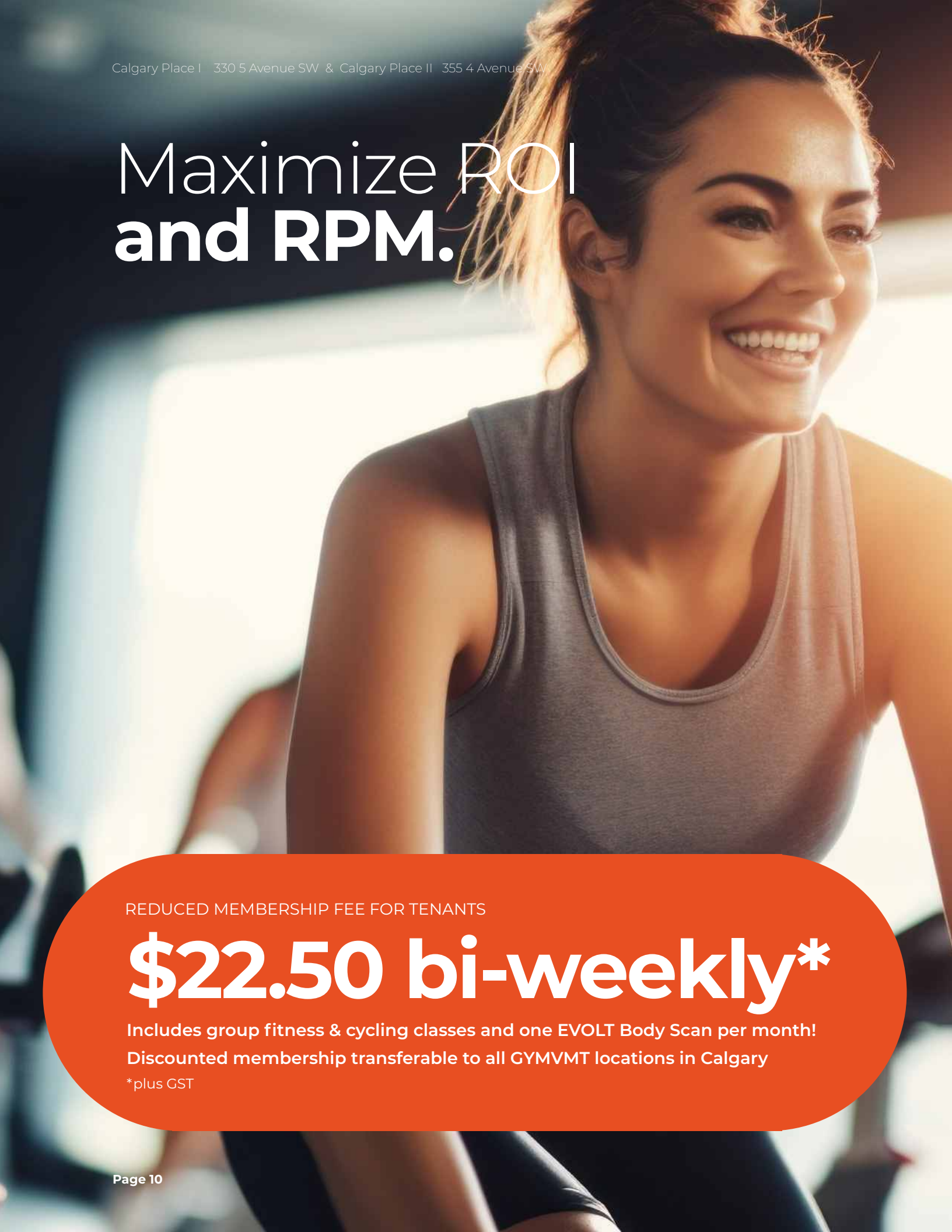
Amenities to **support you.**





Tenant Lounge

Maximize ROI **and RPM.**



REDUCED MEMBERSHIP FEE FOR TENANTS

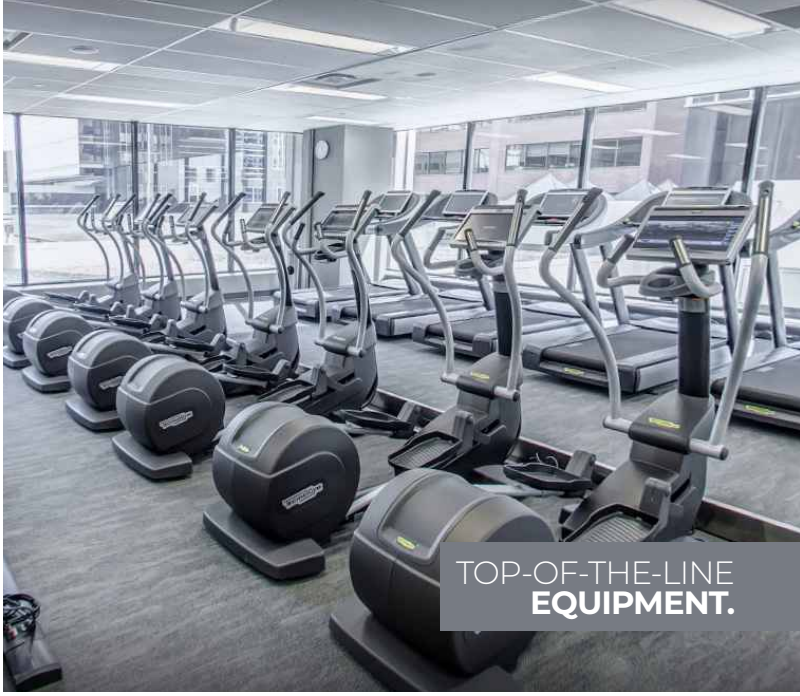
$22.50 bi-weekly*

Includes group fitness & cycling classes and one EVOLT Body Scan per month!

Discounted membership transferable to all GYMVMT locations in Calgary

*plus GST

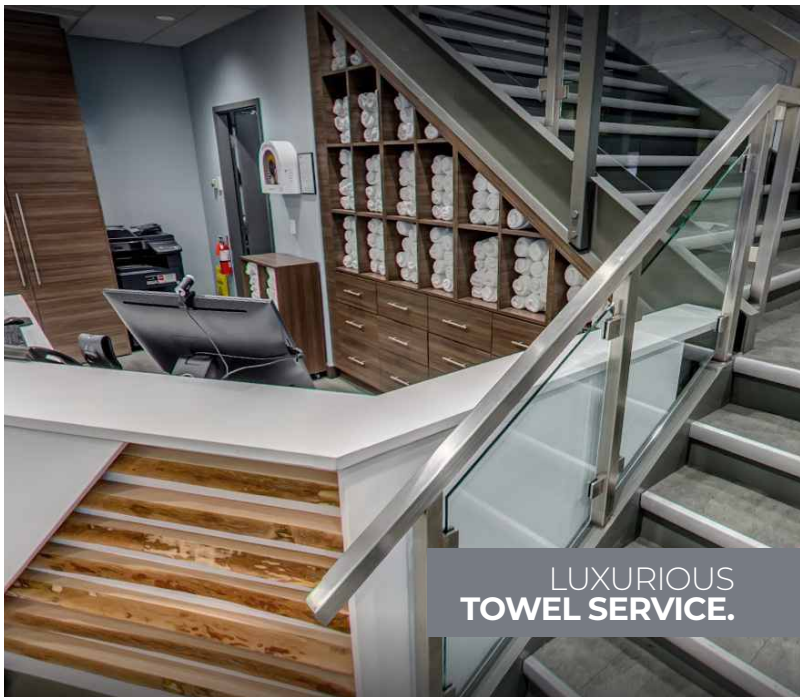

GYMVMT
OPERATED BY
GYMVMT.


TOP-OF-THE-LINE
EQUIPMENT.


ACCESS TO **FITNESS &**
CYCLING CLASSES.


PREMIUM CHANGE &
LOCKER ROOMS.


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


LUXURIOUS
TOWEL SERVICE.


TOWER 1

The **availabilities.**

Calgary Place I

Suite	Size	Availability	Comments
640	3,463 SF	March 1, 2027	6 exterior offices, 2 interior offices, 2 meeting rooms, kitchen, copy/print area, reception and server room. Furnished premises. Well improved.
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	Future show suite. Currently built out with 1 exterior office, open area for workstations, boardroom, kitchen, small reception and server room.
900*	2,326 SF	Immediate	Future show suite. Currently open plan layout for 22 workstations.
1450*	5,354 SF	Immediate	Show suite. 7 exterior offices, open area for 19 workstations, boardroom, breakout 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.

25,749 SF CONTIGUOUS

*Show suite


TOWER 2
PUSH TO OPEN

The **availabilities.**

Calgary Place II

Suite	Size	Availability	Comments
230	3,540 SF	Immediate	2 interior offices, open area for workstations, boardroom, kitchen, reception and server room.
250	3,412 SF	Immediate	8 exterior offices, interior office, boardroom, kitchen, reception and server room.
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.
750*	3,430 SF	Immediate	Show suite. 3 exterior offices, open area for 10 workstations, boardroom, breakout room, phone room, café, copy/print area, reception and server/storage room.
1400	12,945 SF	Immediate	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	Immediate	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 and 16.
1600	12,958 SF	Immediate	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	Immediate	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 floor 16.
1800	12,606 SF	Immediate	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 floor 17.
2100	12,948 SF	Immediate	Full floor opportunity. 18 exterior offices, open area for workstations, 3 meeting rooms, kitchen/lounge and 3 copy/print rooms.
2200	12,844 SF	Immediate	Full floor opportunity. 8 exterior offices, 3 interior offices, open area for workstations, boardroom, kitchen and large training room.
2300	12,327 SF	Immediate	Full floor opportunity. 33 exterior offices, 5 interior offices, 4 meeting rooms, kitchen/lounge, 5 copy/print/storage rooms, small reception and server room.

64,041 SF CONTIGUOUS

38,119 SF CONTIGUOUS

*Show suite

The **details.**

Building Class	A
Year Built	1968/1969
Rentable Area	**Calgary Place I:** 317,297 square feet **Calgary Place II:** 241,816 square feet Retail: 86,669 square feet Total: 645,782 square feet
Average Floorplate	Approximately 12,500 square feet Small floorplate opportunity for mid-sized firms looking to occupy an entire floor
Number of Floors	**Calgary Place I:** 31 **Calgary Place II:** 25
Op Costs & Taxes (2026)	$19.99 per square foot
Building Hours	6:00 am - 6:00 pm, Monday to Friday
Security	24-hour manned security, after hours card access
Parking	1 stall per 2,600 square feet $625.00 per month, reserved $550.00 per month, unreserved Two levels of underground parking 276 stalls, including 70 public/visitor stalls Parkade clearance 5'11" Loading dock clearance 13'
Property Owner	KingSett Capital
Property Manager	BGO Properties
Building Amenities	+ 2 levels of retail including Marcello's, Phil & Sebastian, Hoopla Donuts, Kabuku, The Rooftop YYC, Brix + Barrel and TD Bank + 25,000 square foot GYMVMT with reduced rate for tenants, membership transferable to all GYMVMT locations in Calgary + 2,000 square foot tenant lounge featuring seating areas, putting green and games area + Plus 15 connected to Roslyn Building, Stock Exchange Tower, 333 5 Avenue SW and the Westin Hotel + Modernization of the lobby and +15 levels and new 2,900 square foot conference centre now complete



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

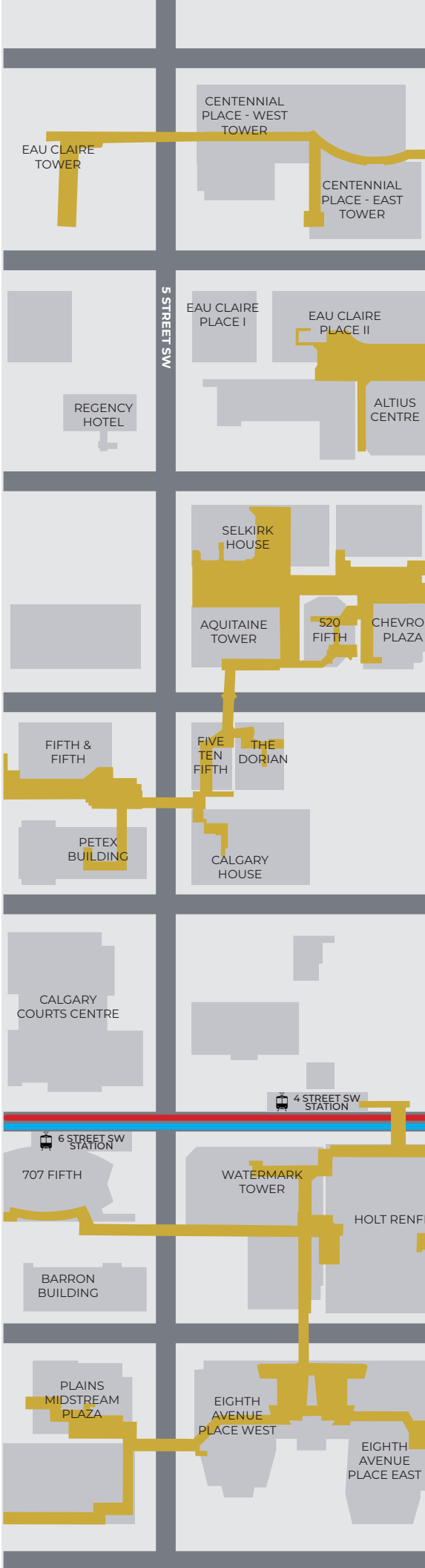
FITNESS

GYMVMT
Bow Valley Fitness
Fresh! Fitness
GoodLife Fitness

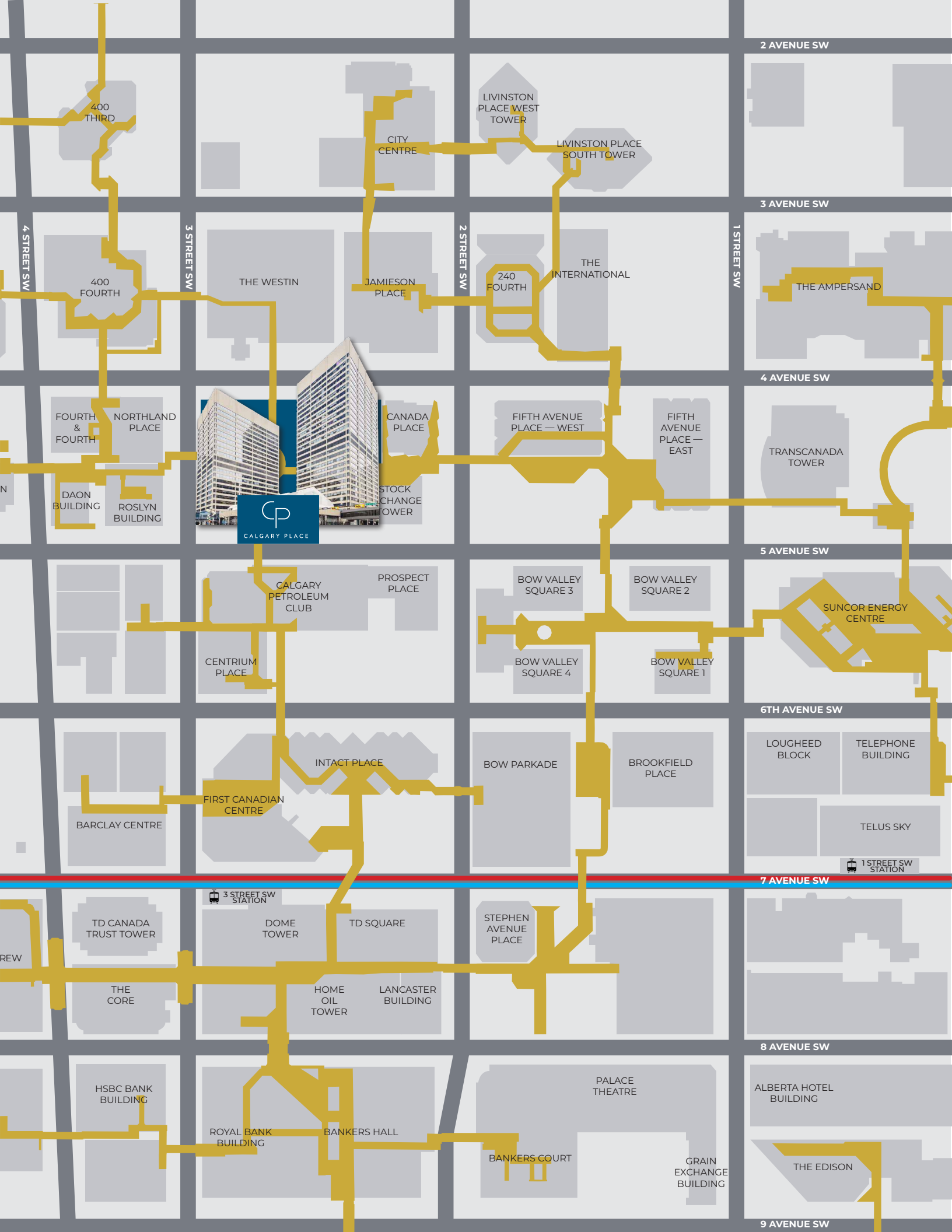
+15
LRT

BANKS

TD Bank
RBC
BMO
CIBC



WALK SCORE	TRANSIT SCORE	BIKE SCORE
100	86	88


2 AVENUE SW
3 AVENUE SW
4 AVENUE SW
5 AVENUE SW
6TH AVENUE SW
7 AVENUE SW
8 AVENUE SW
9 AVENUE SW
4 STREET SW
3 STREET SW
2 STREET SW
1 STREET SW
400 THIRD
CITY CENTRE
LIVINSTON PLACE WEST TOWER
LIVINSTON PLACE SOUTH TOWER
400 FOURTH
THE WESTIN
JAMIESON PLACE
240 FOURTH
THE INTERNATIONAL
THE AMPERSAND
FOURTH & FOURTH
NORTHLAND PLACE
CANADA PLACE
FIFTH AVENUE PLACE — WEST
FIFTH AVENUE PLACE — EAST
TRANSCANADA TOWER
DAON BUILDING
ROSLYN BUILDING
STOCK EXCHANGE TOWER
CALGARY PLACE
CALGARY PETROLEUM CLUB
PROSPECT PLACE
BOW VALLEY SQUARE 3
BOW VALLEY SQUARE 2
SUNCOR ENERGY CENTRE
CENTRIUM PLACE
BOW VALLEY SQUARE 4
BOW VALLEY SQUARE 1
LOUGHEED BLOCK
TELEPHONE BUILDING
INTACT PLACE
BOW PARKADE
BROOKFIELD PLACE
FIRST CANADIAN CENTRE
BARCLAY CENTRE
TELUS SKY
1 STREET SW STATION
3 STREET SW STATION
TD CANADA TRUST TOWER
DOME TOWER
TD SQUARE
STEPHEN AVENUE PLACE
THE CORE
HOME OIL TOWER
LANCASTER BUILDING
HSBC BANK BUILDING
PALACE THEATRE
ALBERTA HOTEL BUILDING
ROYAL BANK BUILDING
BANKERS HALL
BANKERS COURT
GRAIN EXCHANGE BUILDING
THE EDISON

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.



BGO

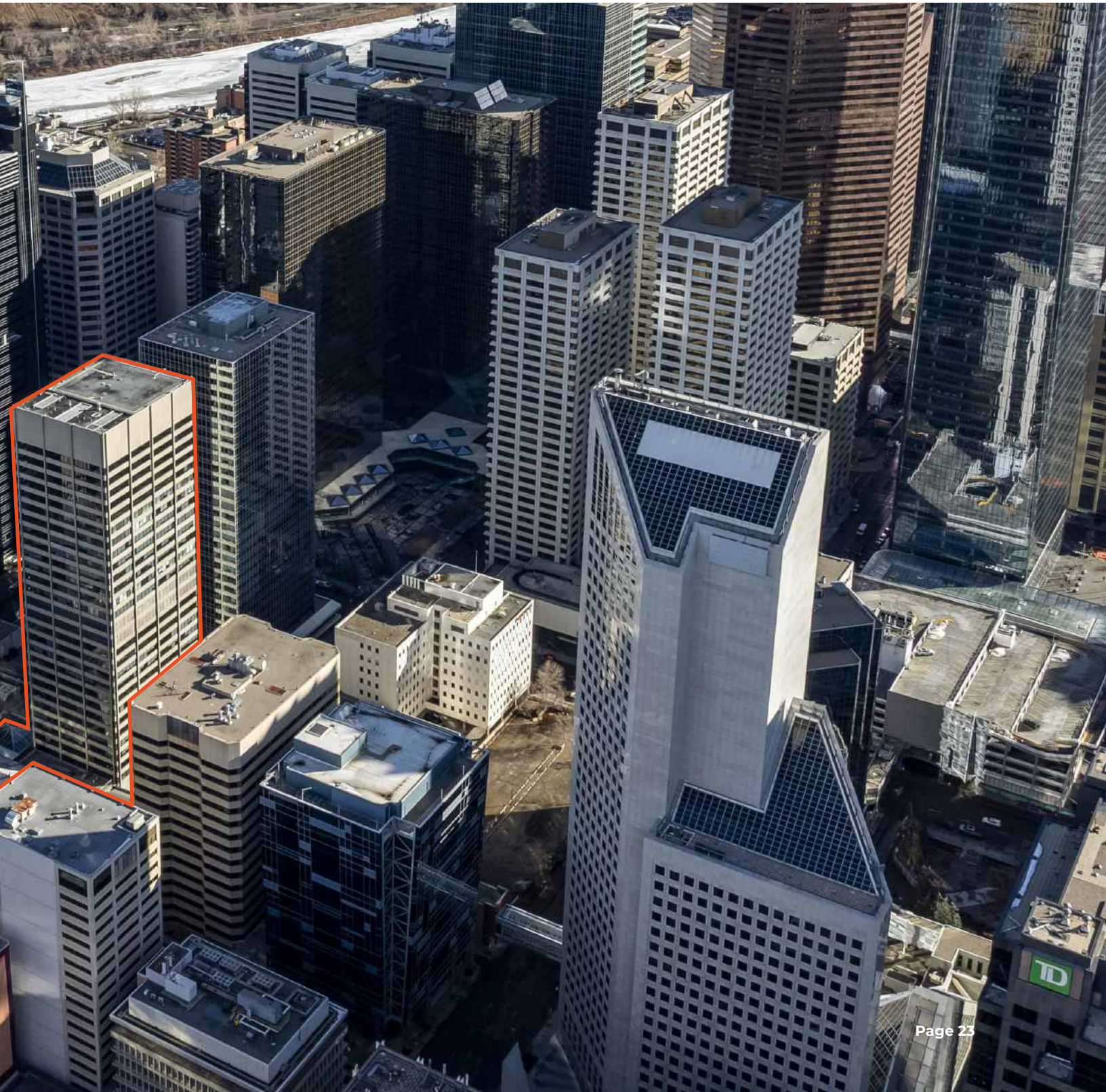
Inspired by a rich history of over 100 years of real estate leadership, BGO Properties now spans 12 countries and 24 cities in the premier real estate markets and centers of commerce in the world today. The global breadth of our embedded, local presence underscores our commitment to prioritizing the 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

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