

DOWNTOWN OFFICE SPACE FOR LEASE

12,000 sf

3rd floor

Petex Building

600 6th Avenue SW, Calgary



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LOCAL
EXPERTISE
MATTERS

LEASE INFORMATION

ADDRESS:

600 6th Avenue SW, Calgary

AVAILABLE FOR LEASE:

» 12,000 sq. ft. – 3rd floor.

FULL FLOOR DEMISABLE

- Building show suites 1,500+ sq. ft.
- Can be demised as required.
- New ceiling, lighting, HVAC, Tenant lobby and washrooms.
- Furniture available

~~4,128 sq. ft. – Penthouse~~ **LEASED**

OP. COSTS & TAXES:

\$11.46 per sq. ft. (est., 2026)

NET RENT RATES:

Market; negotiable



+15 Plus 15 connected

- » Across the street from new courthouse.
- » Upgraded HVAC, new chiller installed.
- » After hours security card access.
- » Coffee shop in main lobby.
- » Extensive renovation to main floor, elevator cabs, Tenant lobbies and washrooms.
- » Personal training in fitness centre.



Main lobby



Deville Coffee

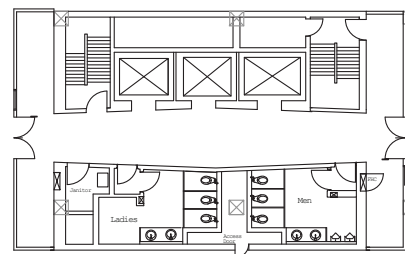
3 FLOOR

UP TO **12,000** SQ.FT.

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Future Show Suites



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