

For Sublease

215 – 2nd Street SW

Calgary City Centre

Calgary City Centre is a premier AA-class building located in the downtown core, just two blocks from the Bow River pathway system. This prestigious property is BOMA Gold Certified and LEED Platinum Certified, showcasing its commitment to sustainability and excellence. The building features 125 hourly parking stalls and 250 bicycle stalls, complete with modern end-of-trip facilities. Tenants benefit from exclusive access to an on-site conference centre and fitness centre. Situated in close proximity to Eau Claire, the location offers an abundance of retail, shopping, and dining amenities. Additionally, it is only a five-minute walk to the LRT line and the CORE Shopping Centre, providing exceptional convenience and accessibility.

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Property Overview

Sublease Information

Available Subpremises	Floor 9: 26,702* SF
Sublandlord	PETRONAS Energy Canada Ltd.
Annual Net Rent	Market Sublease Rates
Term of Sublease	3+ Years
Operating Costs and Taxes	\$24.67 per square foot (2025 estimate)
Parking	1:1,822 SF - 14 stalls
Occupancy Date	Immediate

Building Details

Constructed	2016
Rentable Area	827,700 square feet
Average Floorplate	27,000 square feet
Number of Floors	36
Landlord	The Cadillac Fairview Corporation Limited
Building Management	The Cadillac Fairview Corporation Limited
HVAC	Monday - Friday 6:00 am - 6:00 pm

Highlights

- Well-improved, mostly furnished, excluding: workstations, boardroom furniture and meeting room chairs.
- +15 connected to Jamieson Place and Livingston Place
- Exclusive tenant-only fitness facility and conference centre
- Secure bike storage with showers, lockers, and change rooms
- Several amenities in the surrounding Eau Claire area
- Certified Platinum building under the LEED Green Building Rating System



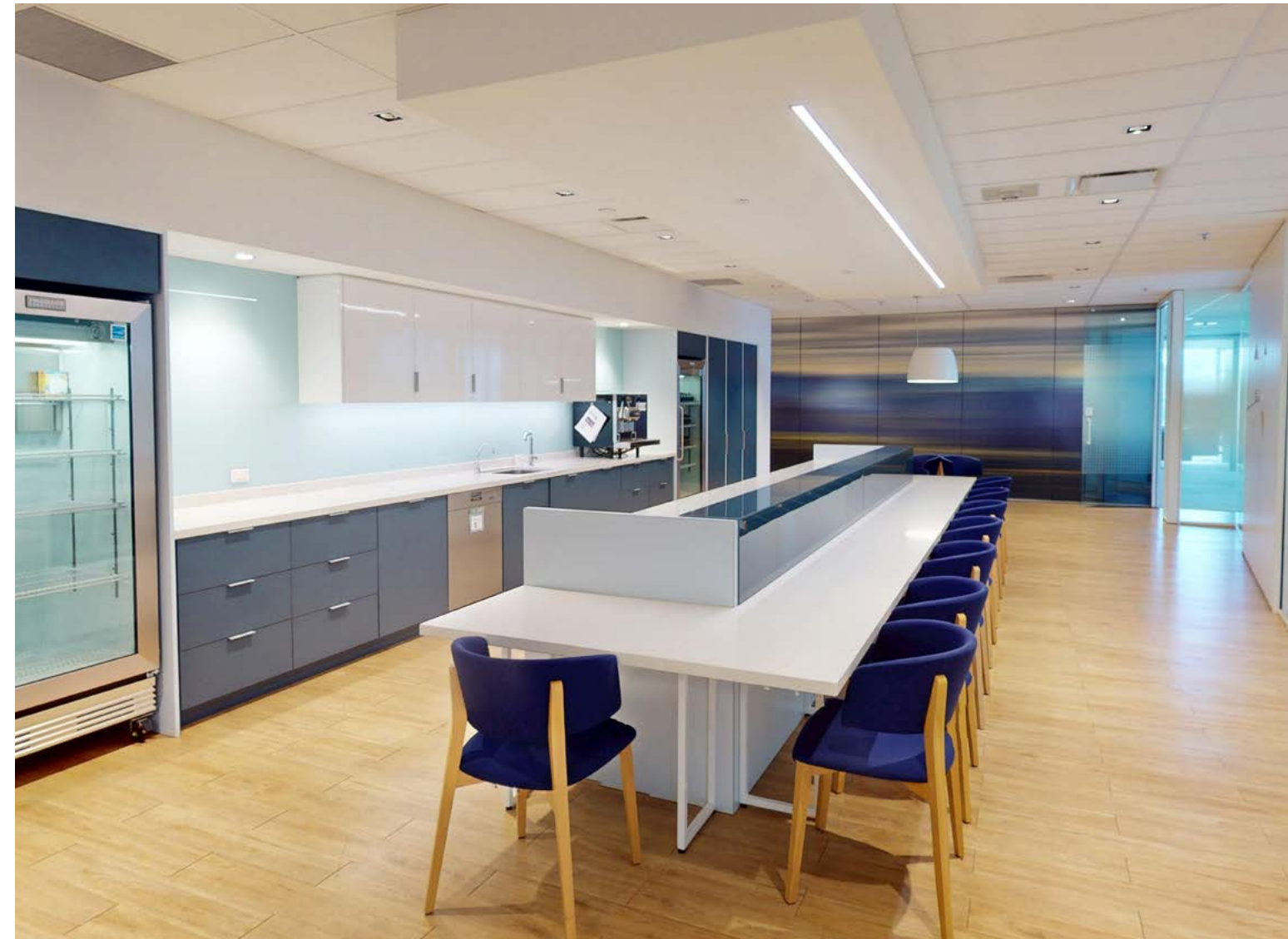
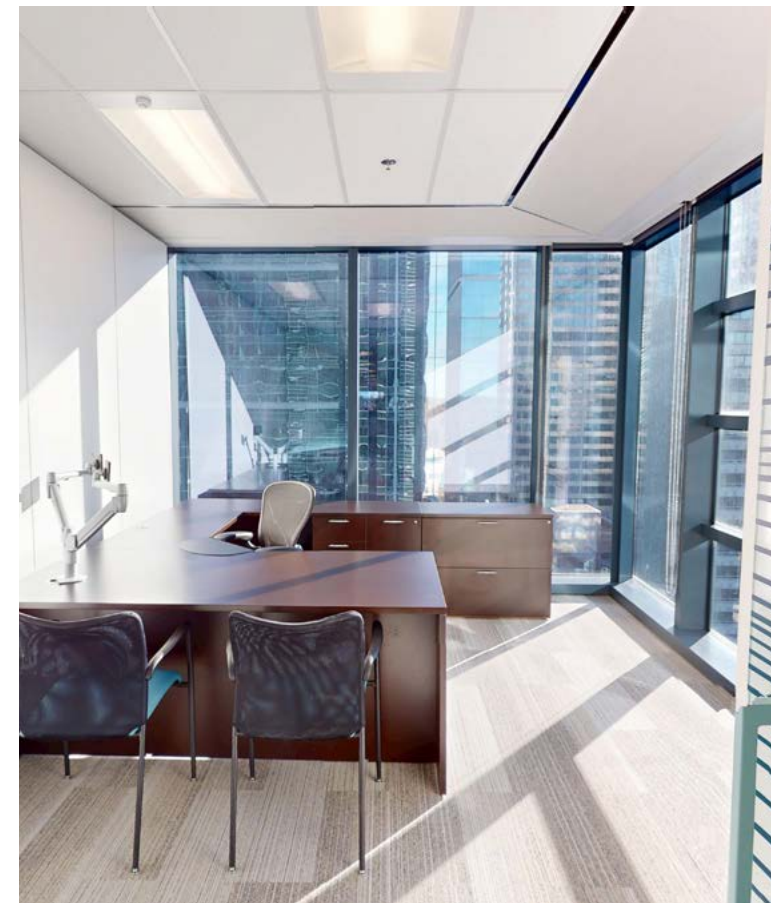
Floor Plan



Floor 9: 26,702 SF

- 42 Exterior Offices
- 14 Interior Offices
- Open Area for ~36 Workstations
- Boardroom (currently used as a file room)
- 3 Meeting Rooms
- Kitchen/Staff Lounge
- 2 Filing/Copy Areas

**Space is mostly furnished, excluding: workstations, boardroom furniture and meeting room chairs.*



Potential Demising Options



Option 1: ~8,900 SF

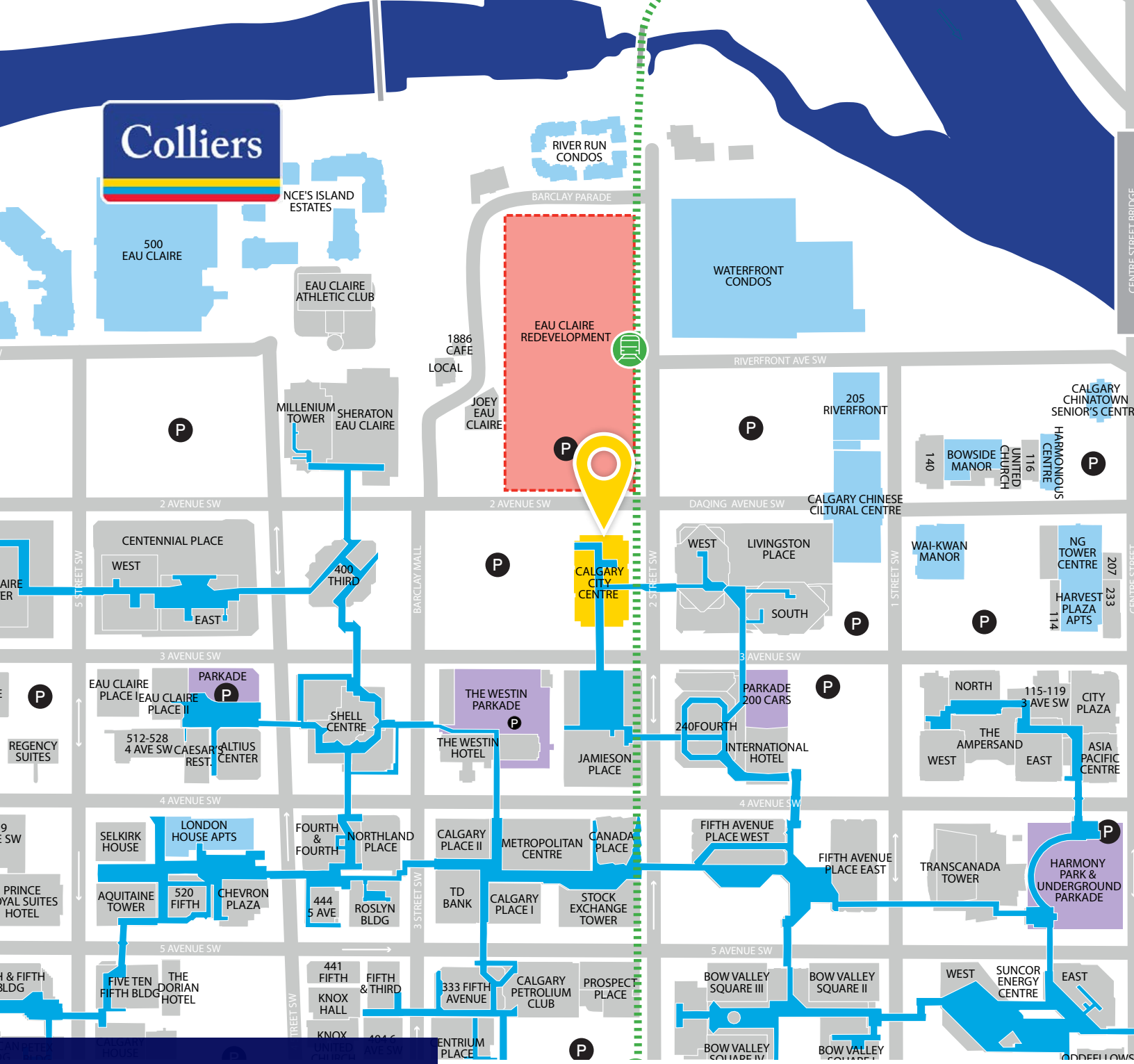
- 18 Exterior Offices
- 7 Interior Offices
- Open Area for ~18 Workstations
- Meeting Room
- Filing/Copy Area

Option 2: ~17,800 SF

- 24 Exterior Offices
- 7 Interior Offices
- Open Area for ~18 Workstations
- Boardroom (currently used as a file room)
- 2 Meeting Rooms
- Kitchen/Lounge
- Filing/Copy Area

**Space is mostly furnished, excluding: workstations, boardroom furniture and meeting room chairs.*





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Contact Us

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