



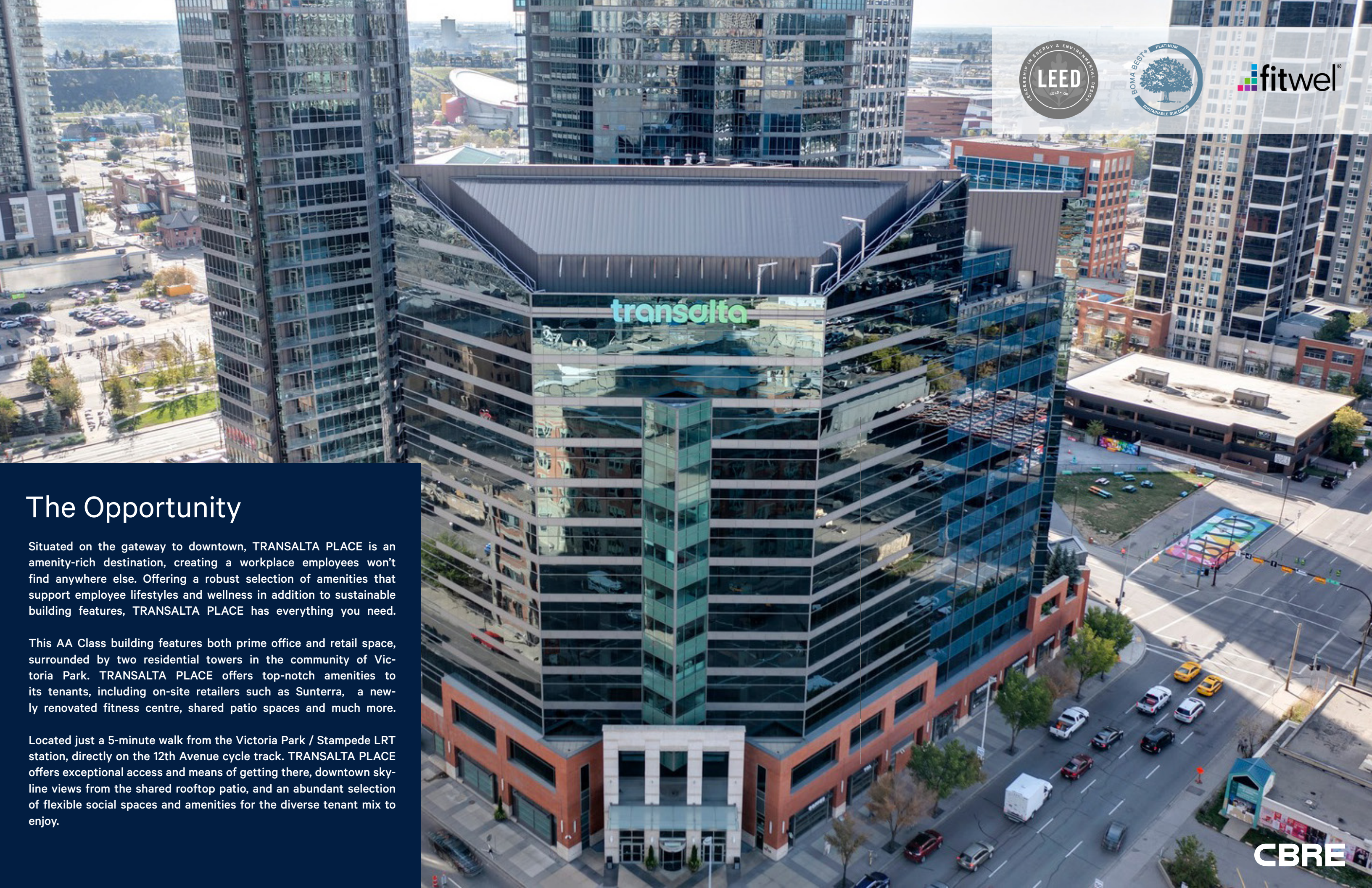
TRANSALTA PLACE

AMENITIES, WELLNESS, ACCESS, SUSTAINABILITY, EXPERIENCE.

EVERYTHING YOU NEED.
RIGHT HERE.

1100 1 STREET SE, CALGARY AB

CBRE



The Opportunity

Situated on the gateway to downtown, TRANSALTA PLACE is an amenity-rich destination, creating a workplace employees won't find anywhere else. Offering a robust selection of amenities that support employee lifestyles and wellness in addition to sustainable building features, TRANSALTA PLACE has everything you need.

This AA Class building features both prime office and retail space, surrounded by two residential towers in the community of Victoria Park. TRANSALTA PLACE offers top-notch amenities to its tenants, including on-site retailers such as Sunterra, a newly renovated fitness centre, shared patio spaces and much more.

Located just a 5-minute walk from the Victoria Park / Stampede LRT station, directly on the 12th Avenue cycle track. TRANSALTA PLACE offers exceptional access and means of getting there, downtown skyline views from the shared rooftop patio, and an abundant selection of flexible social spaces and amenities for the diverse tenant mix to enjoy.



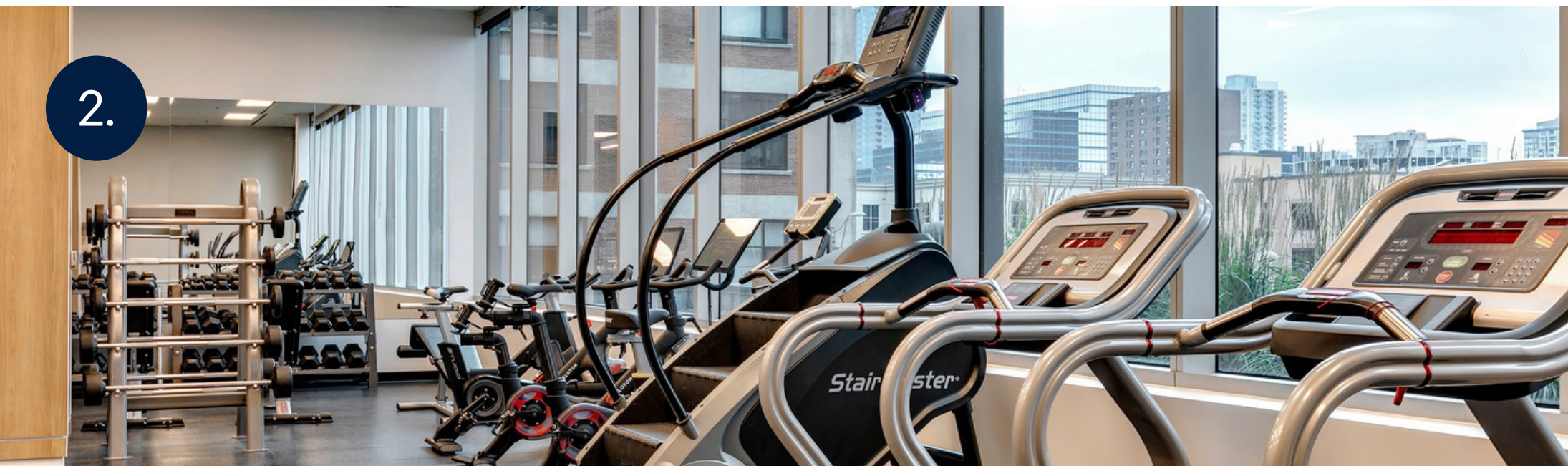
1.



Building Amenities

1. Sunterra Market
2. Renovated Fitness Centre
3. Renovated Showers, Lockers & Change Rooms
4. Rooftop Patio
5. Second Floor Terrace

2.



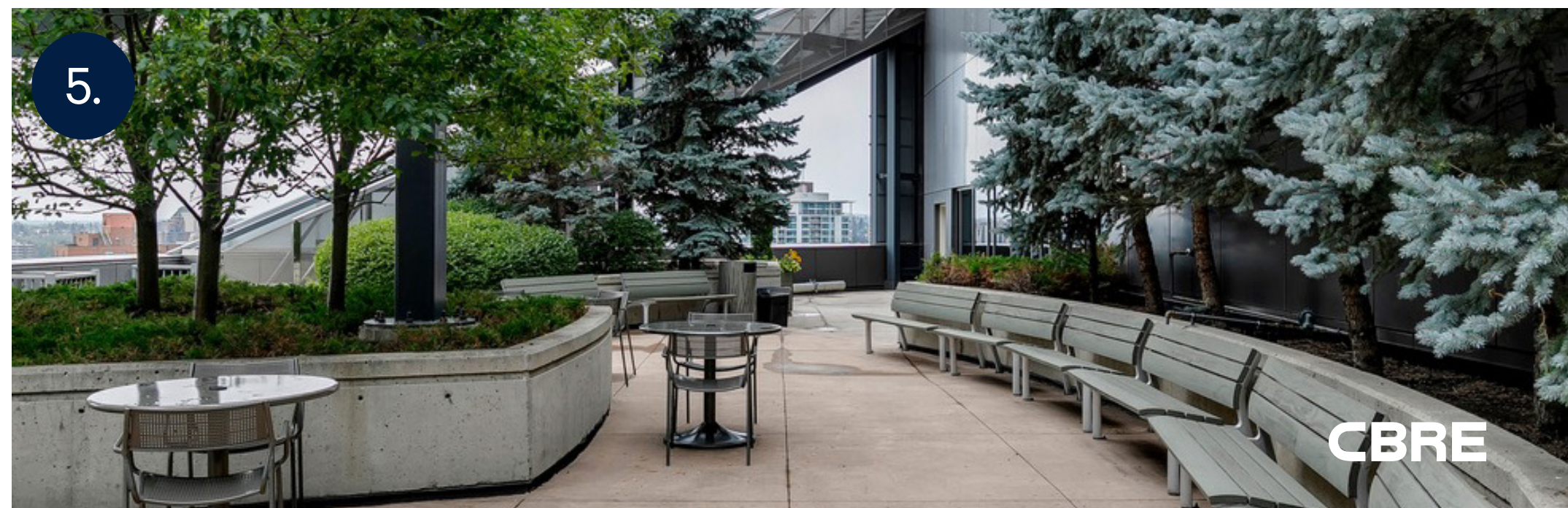
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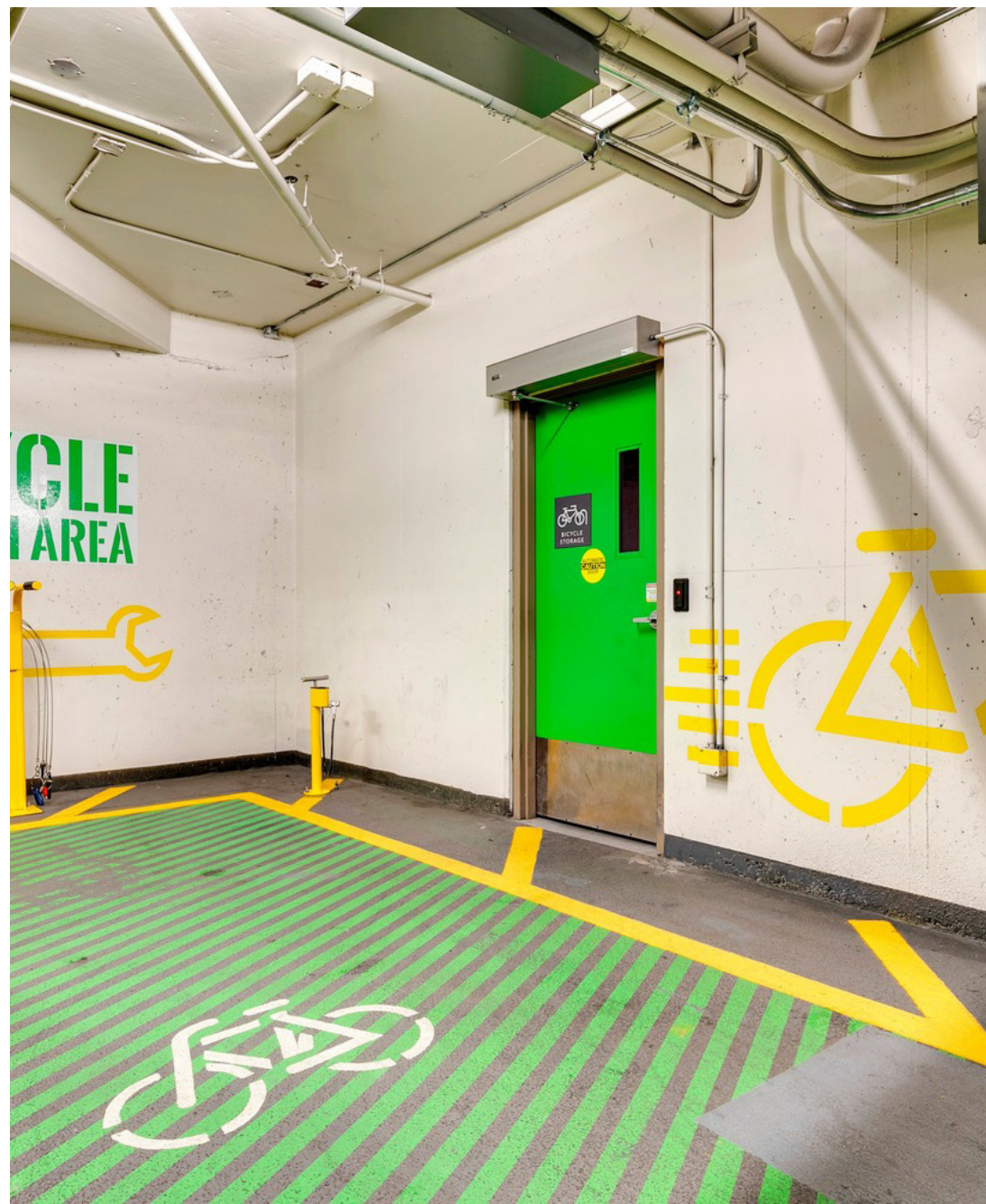


3.



5.





Parking & Access



UNDERGROUND HEATED PARKING



SURFACE AND UNDERGROUND VISITOR PARKING



SECURE BICYCLE PARKING & BICYCLE TOOL STATION



ELECTRIC VEHICLE CHARGING STATION



MOBILE AUTO GLASS REPAIR



CAR DETAILING SERVICE



WINDSHIELD WASHING STATION & VEHICLE VACUUM STATION

Building Information

BUILDING CLASS	AA
BUILDING SIZE	283,597 SF
YEAR BUILT	2010
ASKING RENT	Contact agent to discuss
OP COSTS & TAXES	\$18.20 PSF (2026 estimate)
TI ALLOWANCE	Negotiable
TIMING	*On 90 Days' Notice **September 1, 2026
SPACE AVAILABLE	Suite 201: 6,407 SF* Suite 510: 4,890 SF** Suite 710: 4,984 SF
PARKING	Ratio: 1 stall per 766 SF Additional Stalls Potentially Available \$550 Premium Reserved \$475 Tenant Reserved \$380 Tenant Random \$275 P4 Deck Random \$100 Motorcycle




TRANSALTIA PLACE

Building Highlights



CONNECTED TO KEYNOTE RESIDENTIAL TOWERS AND ADDITIONAL OPTIONS IN IMMEDIATE AREA



END-OF-TRIP FACILITIES INCLUDING SHOWERS, LOCKERS AND CHANGE ROOMS



OUTDOOR AMENITIES INCLUDING ROOFTOP PATIO AND SECOND FLOOR TERRACE



2024 RENOVATED FITNESS CENTRE FOR TENANT USE



SURFACE AND UNDERGROUND VISITOR PARKING



EV CAR CHARGING STATIONS



24/7 ON-SITE SECURITY AND CCTV



SECURE BICYCLE PARKING AND LOCATED ALONG THE 12TH AVE CYCLE TRACK

kitchen

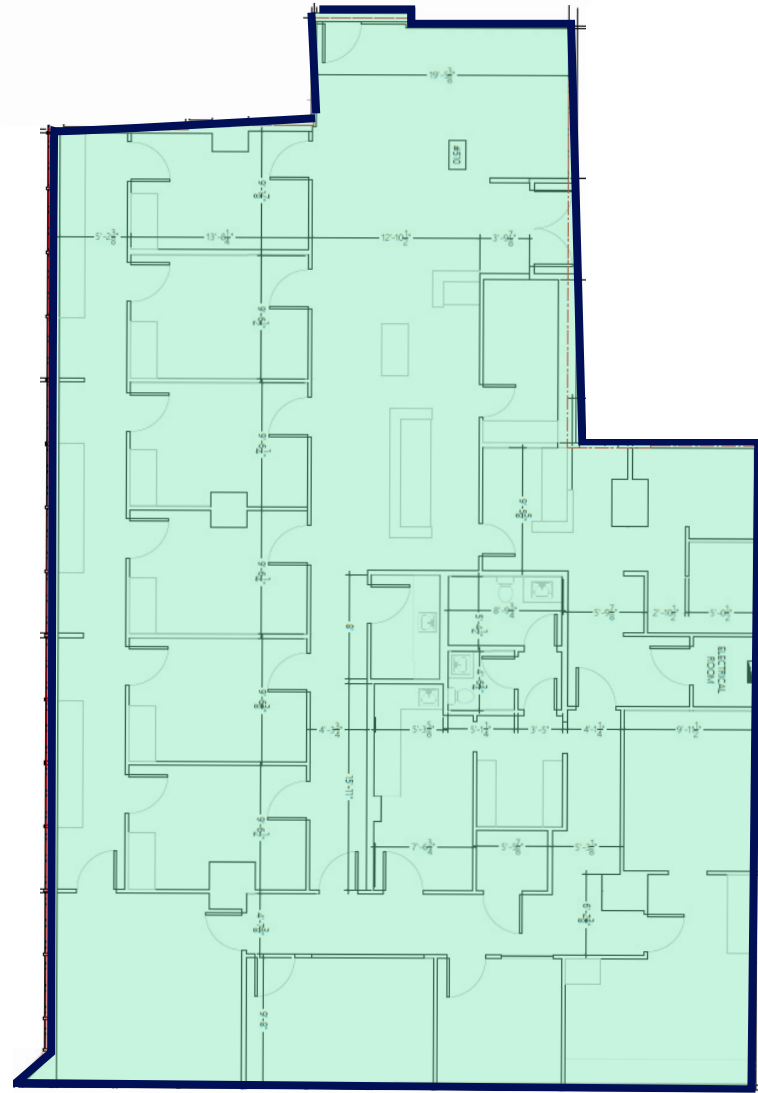
2ND FLOOR



201: 6,407 SF



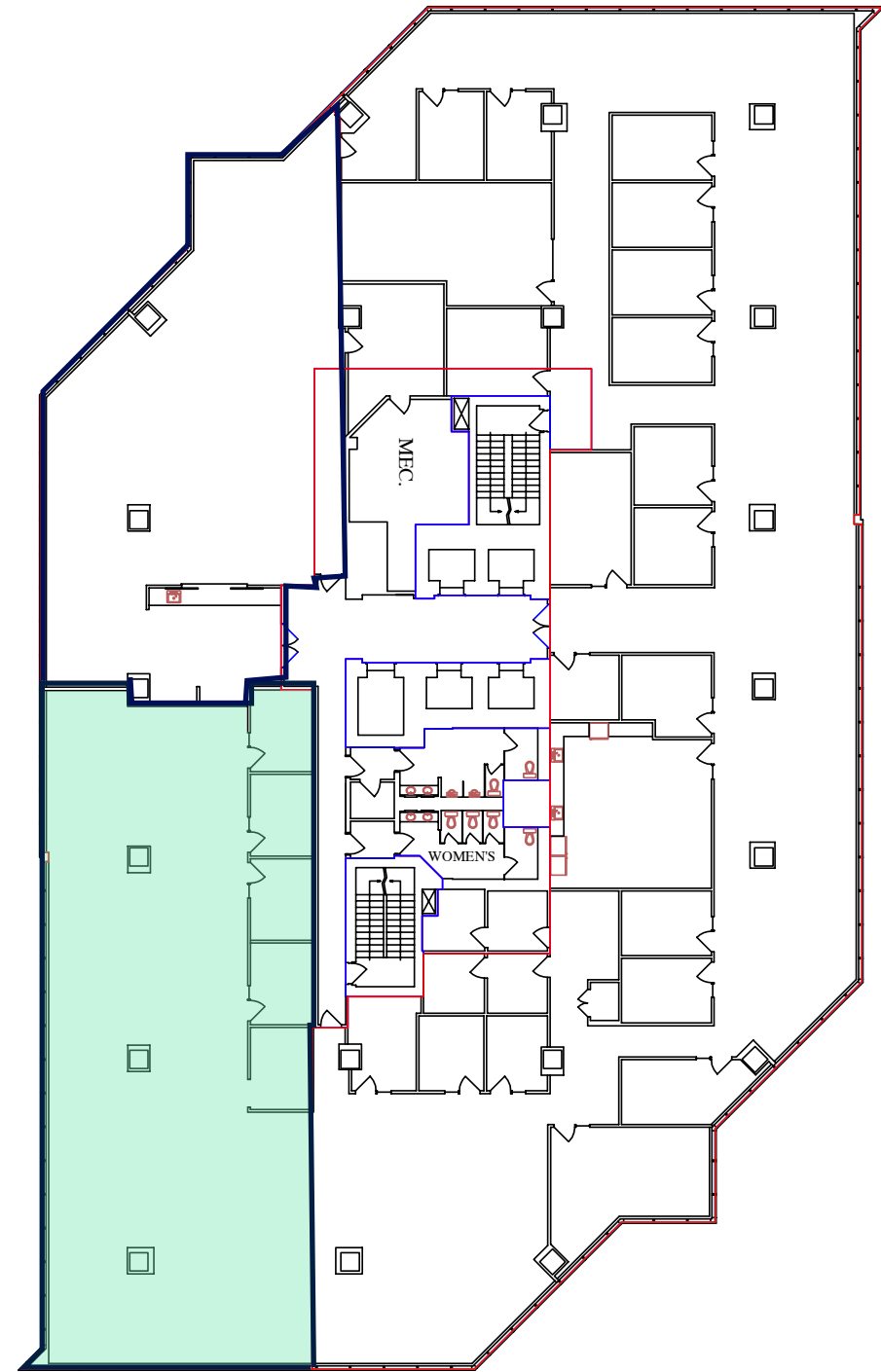
5TH FLOOR



510: 4,890 SF



7TH FLOOR



710: 4,984 SF



Location & Amenities

ONSITE AMENITIES & RETAILERS



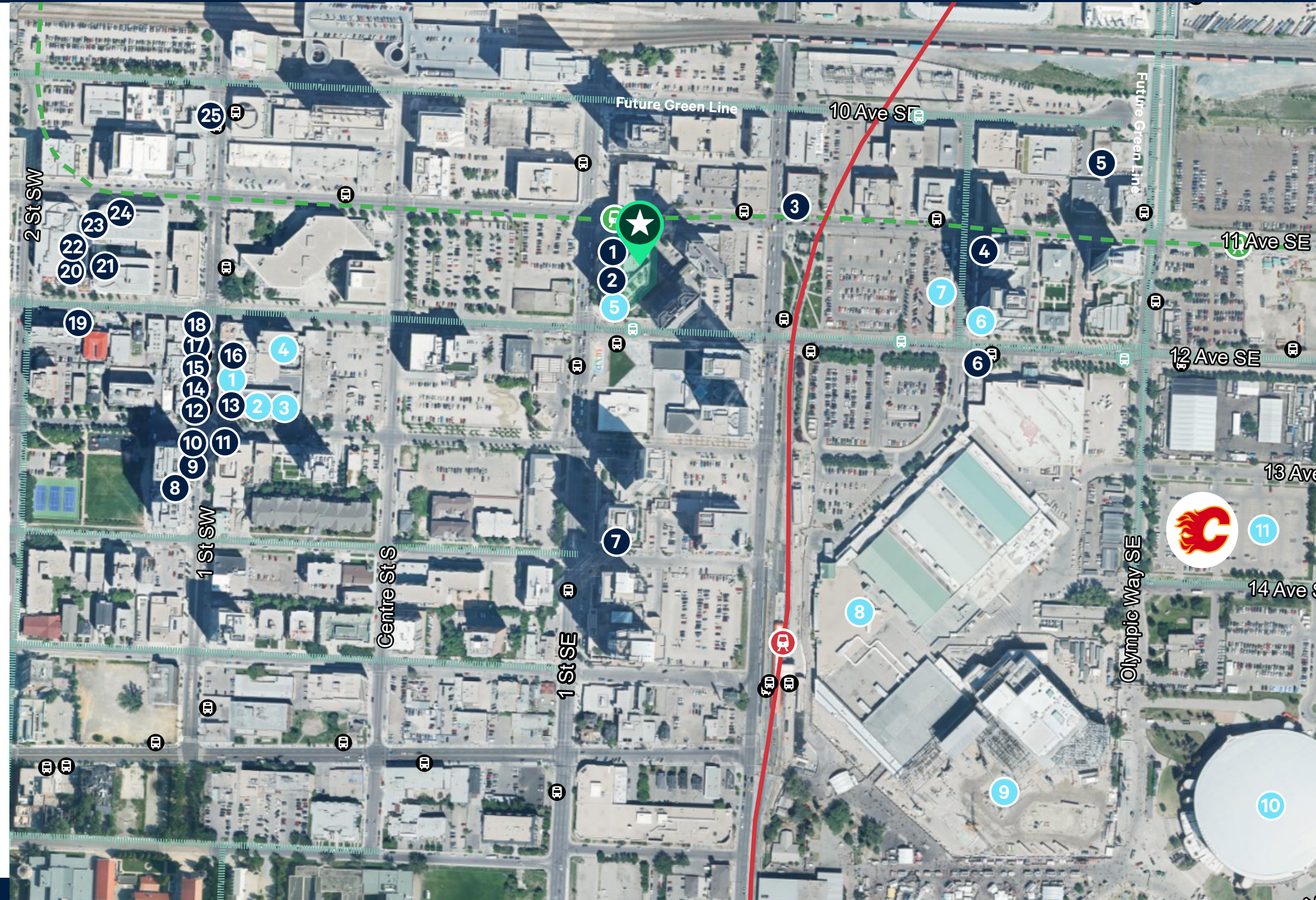
Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

RESTAURANTS, BARS & CAFES

- 3 Lotus Vietnamese Noodle House
- 4 ZCREW Cafe
- 5 Village Ice Cream
- 6 Cardinale
- 7 Thé Moon Tea House - Downtown
- 8 First Street Market: Food Hall & Bar
- 9 Subway
- 10 Freshslice Pizza
- 11 Proof
- 12 St. James Corner Restaurant & Irish Pub
- 13 Starbucks
- 14 Pat and Betty
- 15 Ten Foot Henry
- 16 Shelter Cocktail Bar
- 17 Four Dogs Brewing
- 18 Leopold's Tavern Calgary - Beltline
- 19 Native Tongues Taqueria - Victoria Park
- 20 Deville Coffee
- 21 Central Taps + Food
- 22 The District at Beltline Food Hall
- 23 33 Acres Brewing Company Calgary
- 24 Kama
- 25 D.O.P.

OTHER

- 1 Anytime Fitness
- 2 Hedkandi Salon
- 3 HotShop
- 4 Hotel Arts
- 5 Sunterra Market (On-site Amenity)
- 6 THE METHOD
- 7 Franks by Frida Beauty Bar
- 8 BMO Centre
- 9 BMO Centre Expansion
- 10 Scotiabank Saddledome
- 11 Calgary's Future Event Centre





transalta

We Hope to See You at
TRANSALTA PLACE

CBRE

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