

Penn West Plaza East & West Towers

207 9 Avenue SW &
215 9 Avenue SW
Calgary, AB



Penn West Plaza

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Modern and Accessible

Class A office building in the downtown core

Penn West Plaza is a modern, Class “A” office complex in the central core of downtown.

Well-appointed leasehold improvements, in house fitness facilities and on-site daycare are just some of the key features available to tenants of the development. The property was awarded a Gold Wire Certification from WiredScore, a rating system that recognizes outstanding internet connectivity and digital infrastructure. Committed to environmental sustainability, Penn West Plaza is BOMA BEST certified Gold.

In addition to being plus 15 connected to Gulf Canada Square, Penn West Plaza offers the complete package for users of first-class office space in downtown Calgary.



Availability

East Tower

| | |
|-----------------------|--------------------|
| 9 th Floor | 23,547 square feet |
| 8 th Floor | 27,397 square feet |
| 4 th Floor | 27,433 square feet |

West Tower

| | |
|------------------------|--------------------|
| 19 th Floor | 2,757 square feet |
| 19 th Floor | 9,094 square feet |
| 15 th Floor | 21,904 square feet |
| 6 th Floor | 5,052 square feet |
| 3 rd Floor | 18,163 square feet |

Availability

Immediate

Term

Flexible

Net Rent

Market Rates

Allowance

Negotiable

2025 Op Costs & Taxes

\$17.23 per square foot

Highlights

- Exceptional leasehold improvements
- Floors 8 & 9 East, 15 West are fully furnished
- Floors 3 & 19 West are partially furnished
- Private patio on floor 3 West

Building Details



Year Built

2008 (East) 2010 (West)

Building Class

AA

Number of Floors

10 (East) 20 (West)

Average Floor Plate

26,700 square feet (East)

22,400 square feet (West)

Building Size

241,165 square feet (East)

411,366 square feet (West)

Building Amenities

- Fitness centre
- End of trip facilities
- Conference centre
- Underground parking
- Bike storage
- Car wash
- PlayPenn Childcare
- Downtown Dental
- Il Caffe
- Sukiyaki House
- Plus 15 connected to Gulf Canada Square

Parking

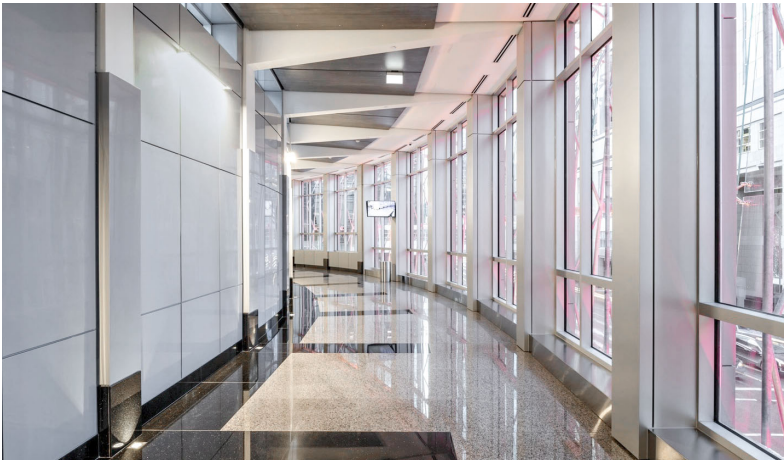
1 stall per 2,000 square feet

HVAC

6:00 am to 6:00 pm, Monday to Friday

Security

- 24-hour manned security
- Card access



Floor Plans

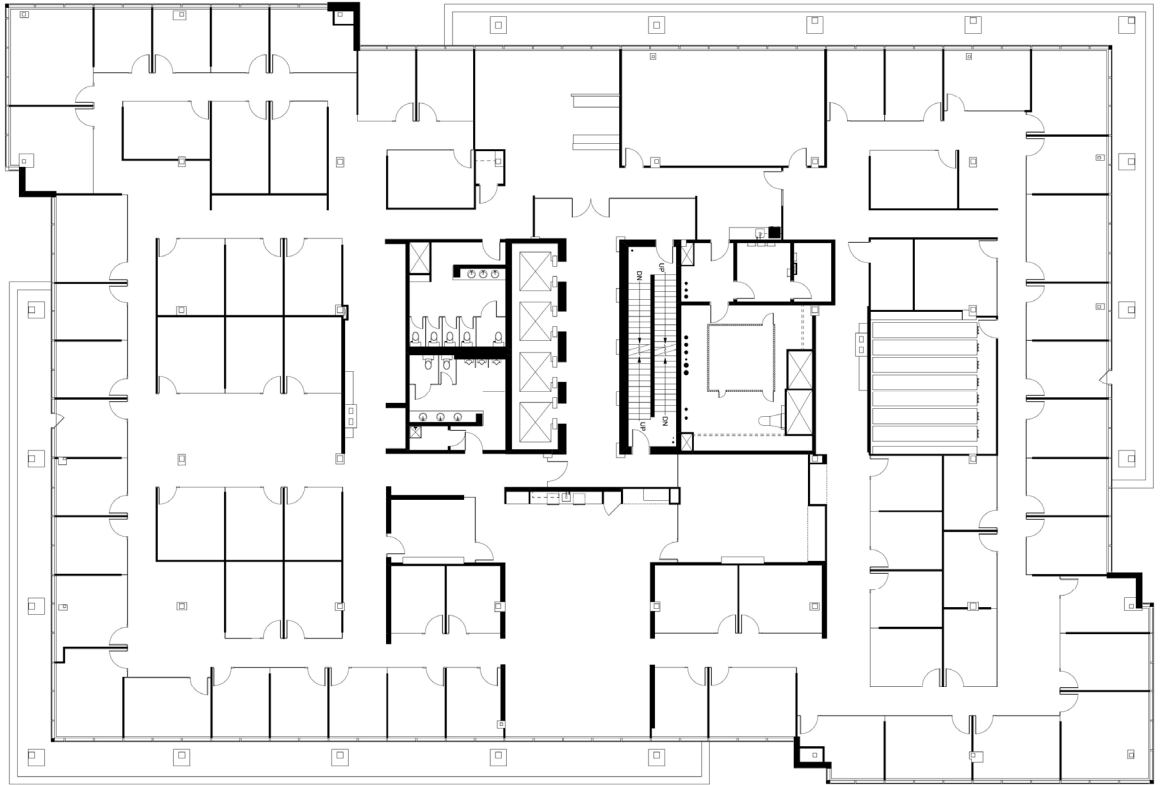
East Tower

9th Floor

23,547 SF

Fully furnished

- + 41 exterior offices
- + 29 interior offices
- + Boardroom
- + Café
- + Reception
- + Server room
- + Rolling file storage room
- + 2 tech centres

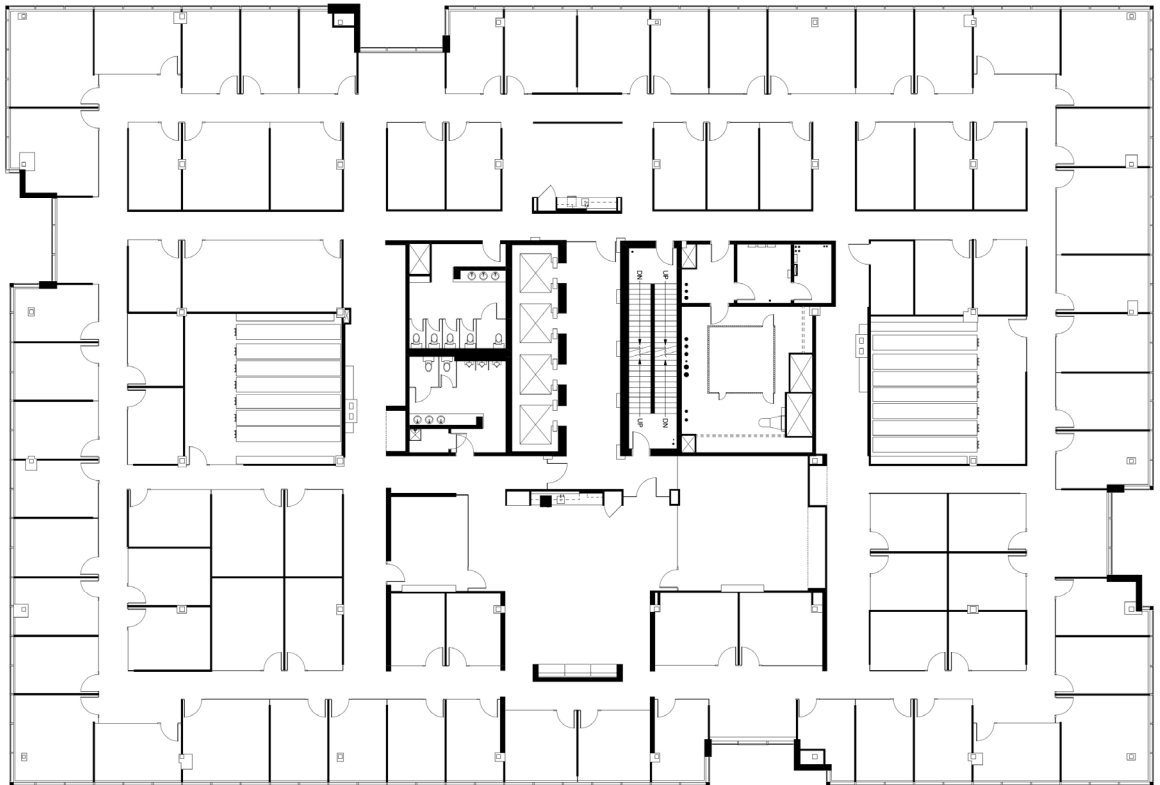


8th Floor

27,397 SF

Fully furnished

- + 46 exterior offices
- + 33 interior offices
- + Boardroom
- + Meeting room
- + Café
- + Kitchen
- + Server room
- + 2 rolling file storage rooms
- + 2 tech centres



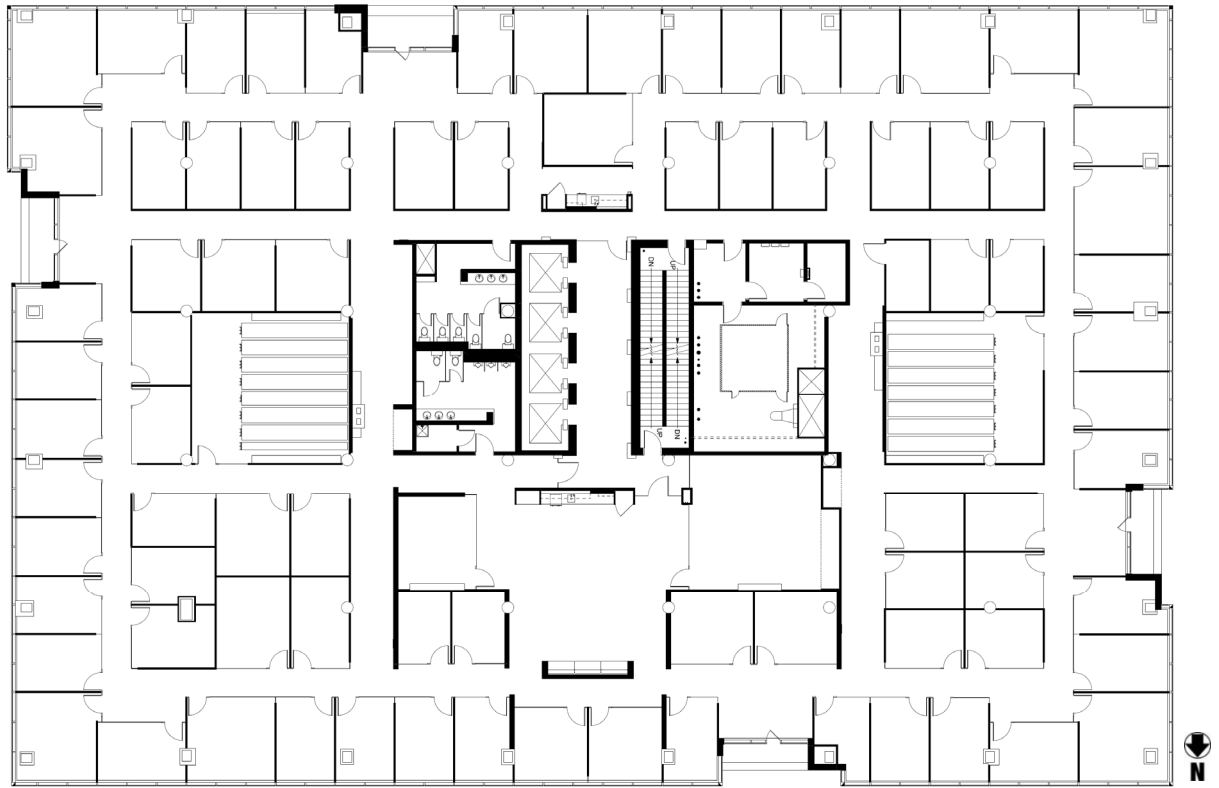
Floor Plans

East Tower

4th Floor

27,433 SF

- + 46 exterior offices
- + 36 interior offices
- + 4 workstations
- + Boardroom
- + Meeting room
- + Café
- + Kitchen
- + Server room
- + 2 rolling file storage rooms
- + 2 tech centres



Floor Plans

West Tower

Suite 1920

2,757 SF

Partially furnished

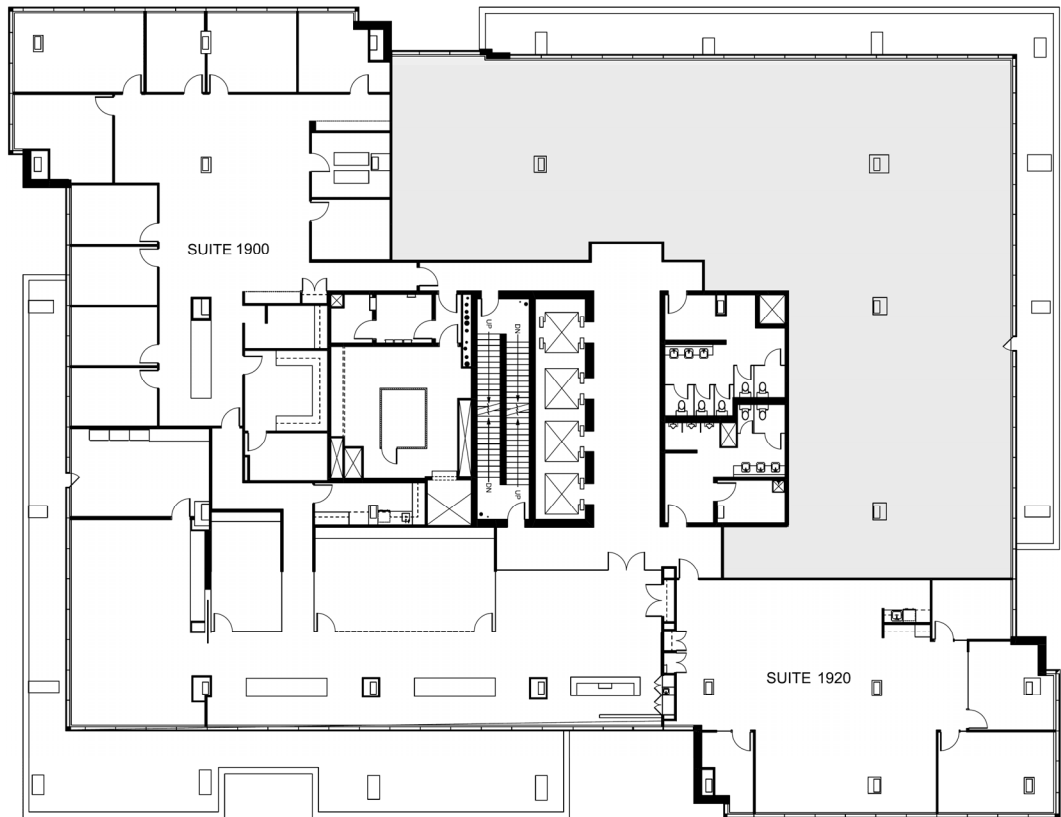
- + 3 exterior offices
- + Open area
- + 1 meeting room
- + Kitchen

Suite 1900

9,094 SF

Partially furnished

- + 9 exterior offices
- + 1 interior office
- + 2 boardrooms
- + Kitchen
- + Reception
- + 2 tech centres
- + Server room
- + Rolling file storage room

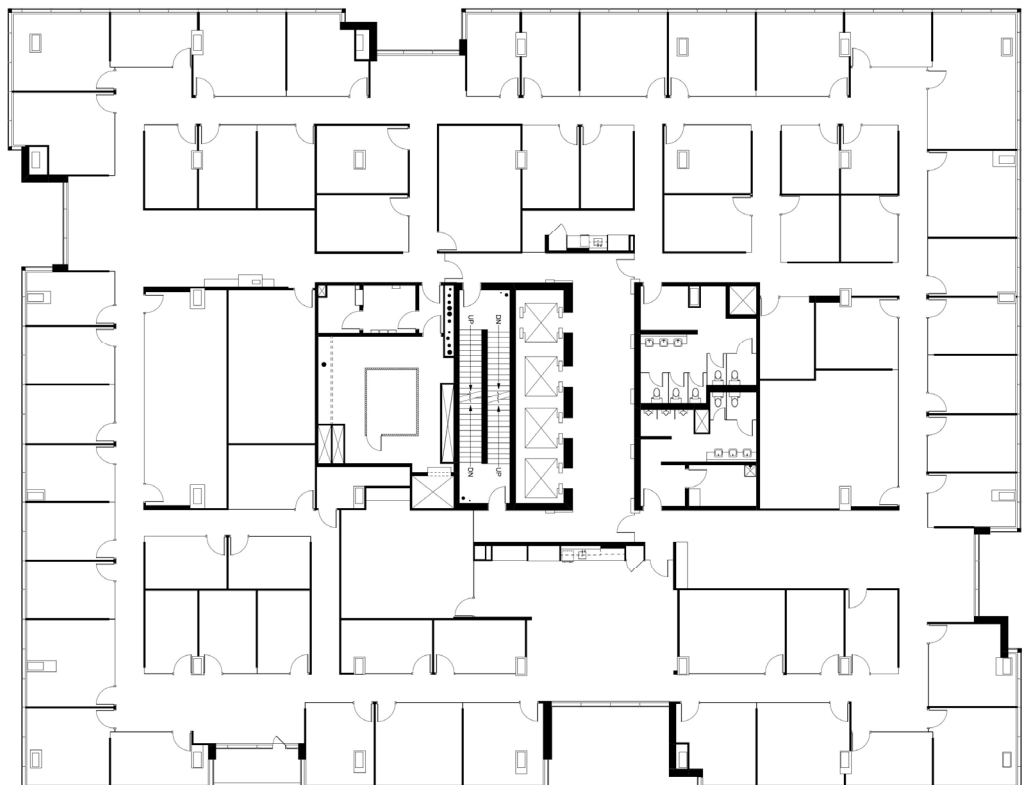


15th Floor

21,904 SF

Fully furnished

- + 35 exterior offices
- + 25 interior offices
- + 5 meeting rooms
- + Café
- + Reception
- + Server room
- + Tech centre



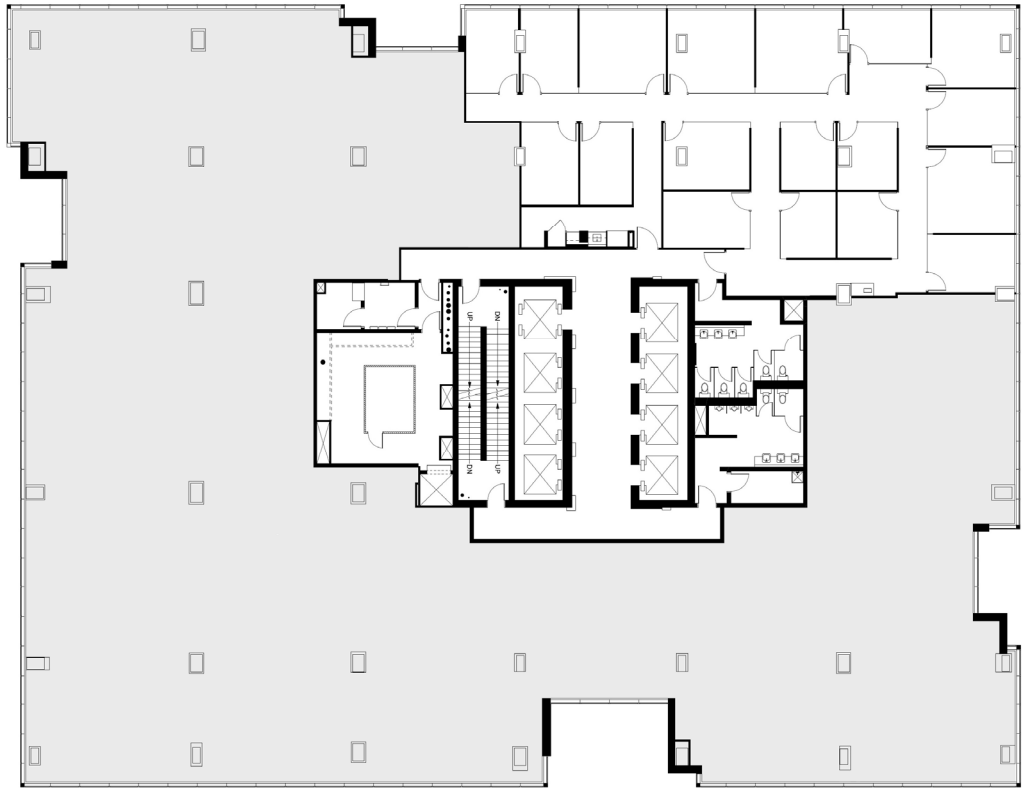
Floor Plans

West Tower

6th Floor

5,052 SF

- + 10 exterior offices
- + 8 interior offices
- + Kitchen

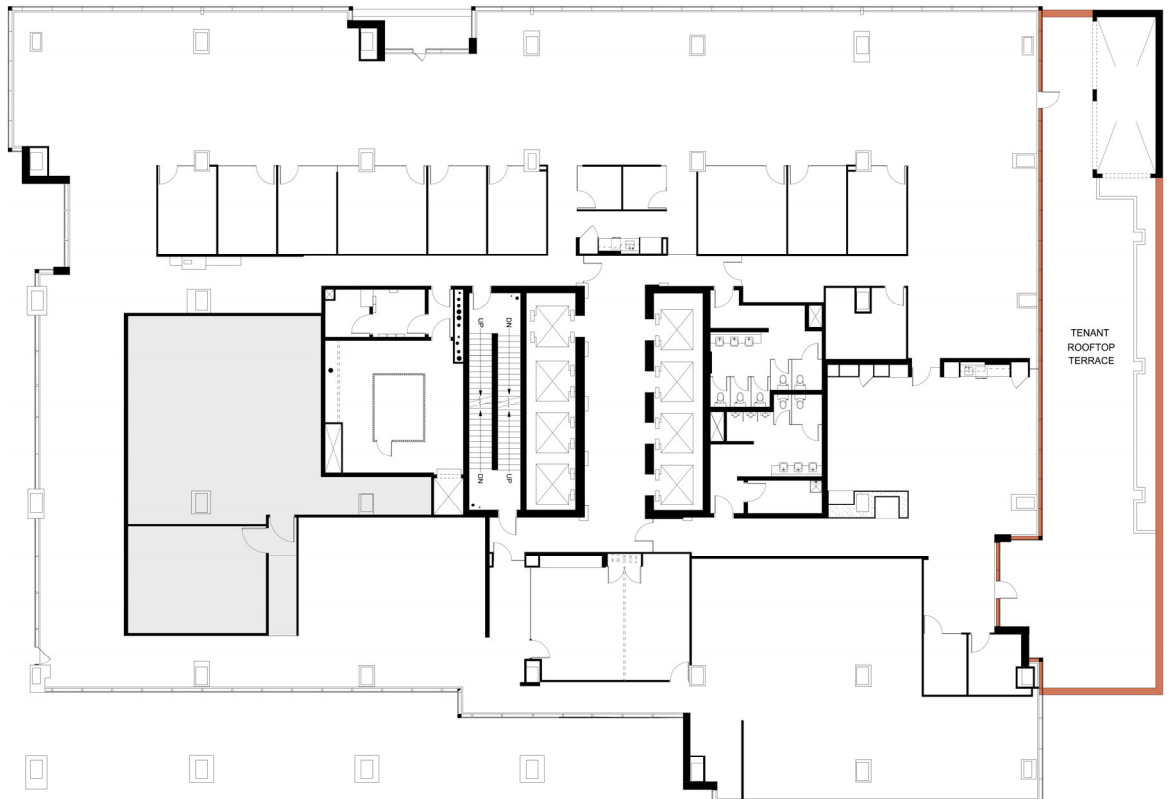


3rd Floor

18,163 SF

Partially furnished

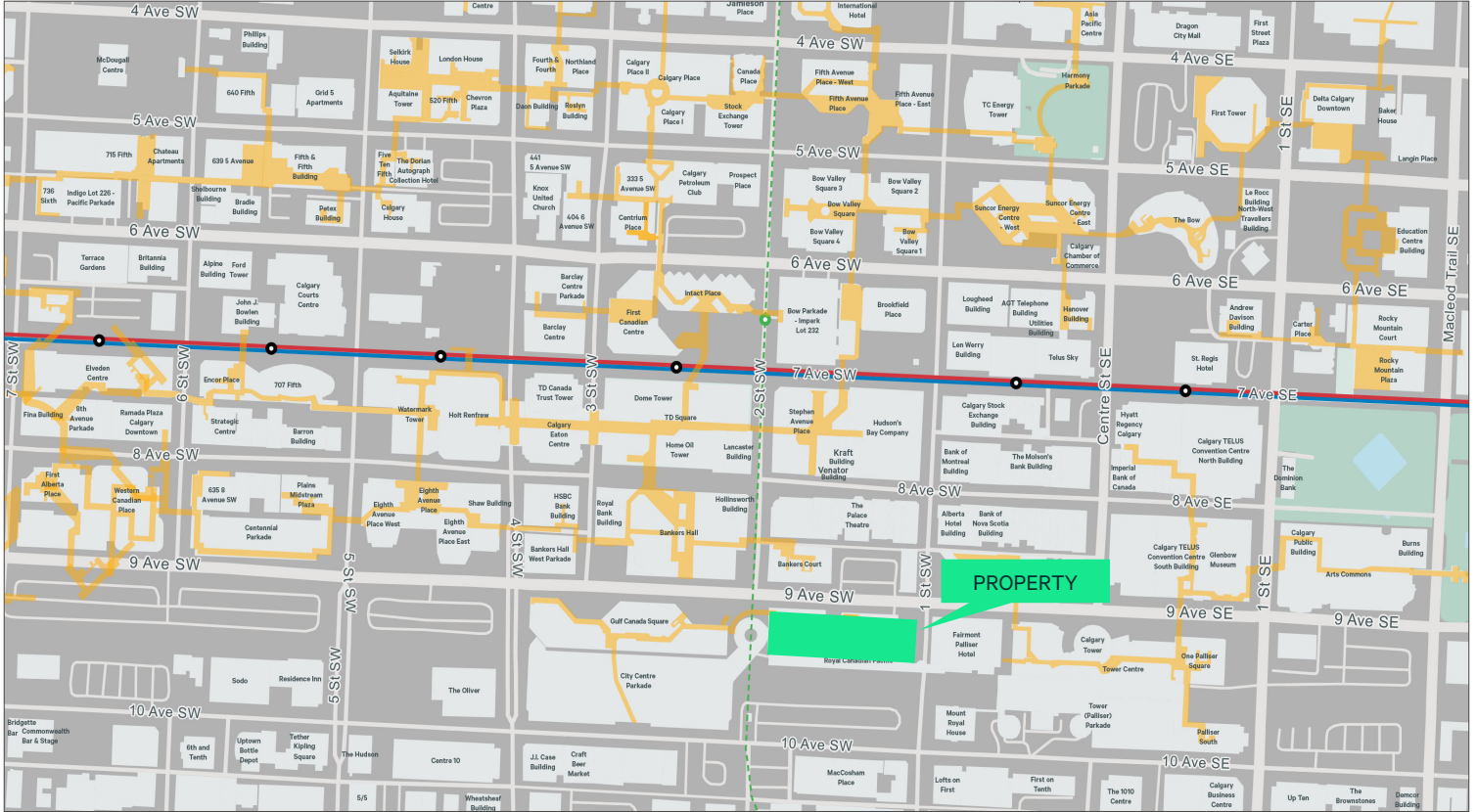
- + 10 interior offices
- + 20 workstations
- + 2 meeting rooms
- + Café
- + Kitchen
- + Private patio



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For Lease



BUILDING & AREA AMENITIES

- + Plus 15 connected to Gulf Canada Square
- + Fitness facility with locker rooms and showers available for exclusive tenant use
- + Underground, heated parkade with bike storage and car wash
- + Il Caffe, Sukiyaki House and Downtown Dental located in the building
- + Convenient LRT and transit access
- + Abundant amenities in the immediate area including restaurants, hotels, shopping and services

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