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Colliers

700 9 Avenue SW, Calgary | AB

Western Canadian Place - South Tower **for sub-sublease**

21,010 square feet of well improved, open plan office space located in this prominent A class office tower. The premises are thoughtfully designed and come fully furnished, offering a modern and efficient layout that can accommodate a variety of workplace strategies. Expansive windows provide an abundance of natural light and spectacular views of the Rocky Mountains and the downtown skyline. With its high-quality finishes, professional ambiance, and prime location, this office opportunity delivers a workplace solution for tenants seeking a prestigious downtown address.

Property Overview



Sub-Sublease Information

Available Sub-Subpremises	Suite 1700 14,885 square feet Suite 1600 6,125 square feet
Sub-Sublandlord	UPI Projects Canada Ltd.
Annual Net Rate	Market Sub-sublease Rates
Operating Costs & Taxes	\$18.02 (2025 estimate)
Occupancy Date	Suite 1700 30 Days Notice Suite 1600 Immediate
Term of Sub-Sublease	January 30, 2028
Parking	Negotiable
Furniture	Furnished

Building Information

Rentable Area	429,700 square feet
Average Floorplate	15,000 square feet
Number of Floors	31
Property Management	QuadReal Property Group LP
Landlord	Western Canadian Place ULC

Key Highlights



Tenant Exclusive Fitness



Conference Facility



Bike Storage



Close to Public Transit



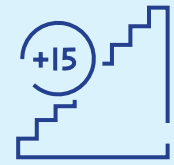
BOMA Best Gold / Energy Star / Fitwel Response Certified



24/7 Security

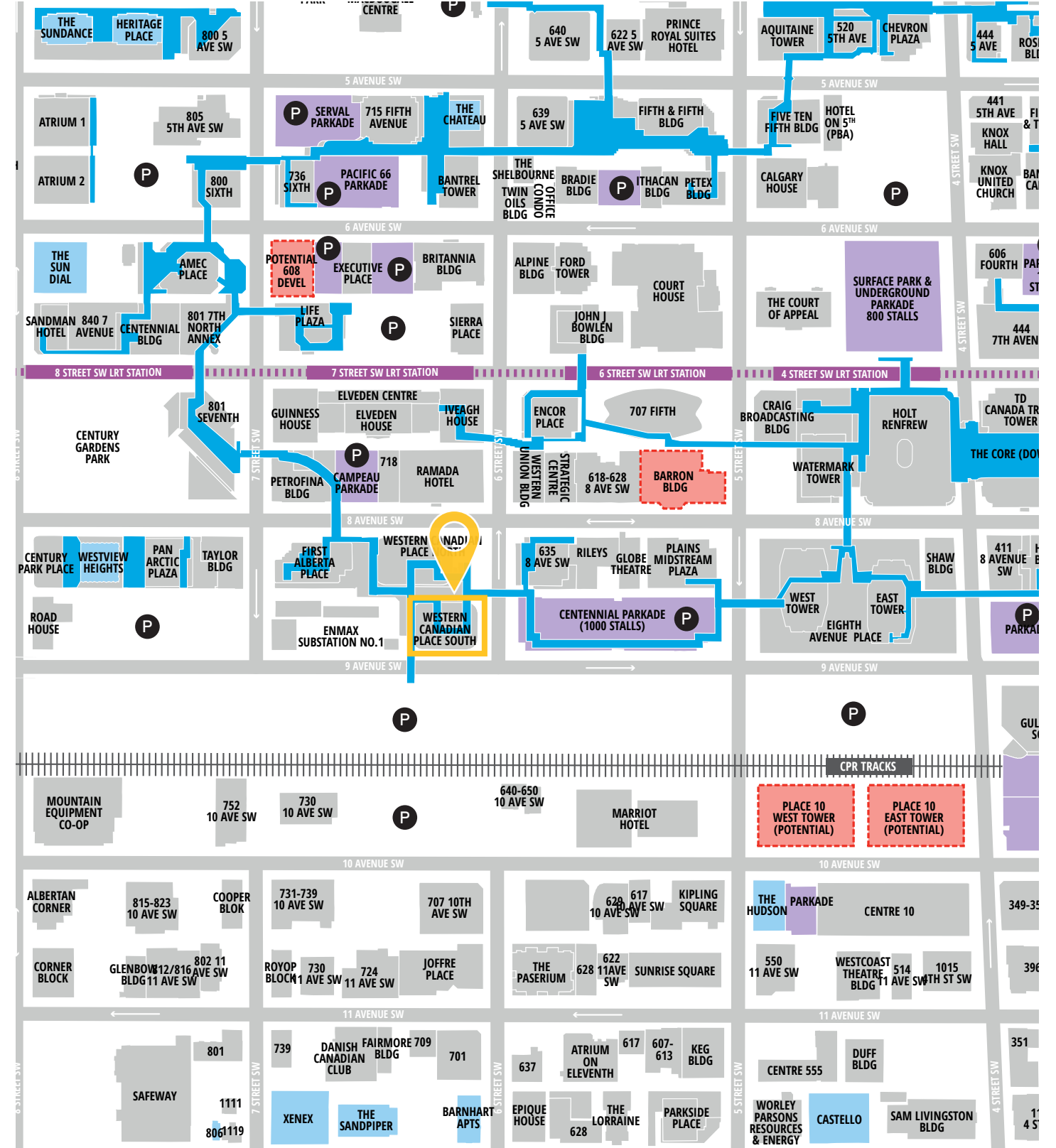


Range of Dining Options

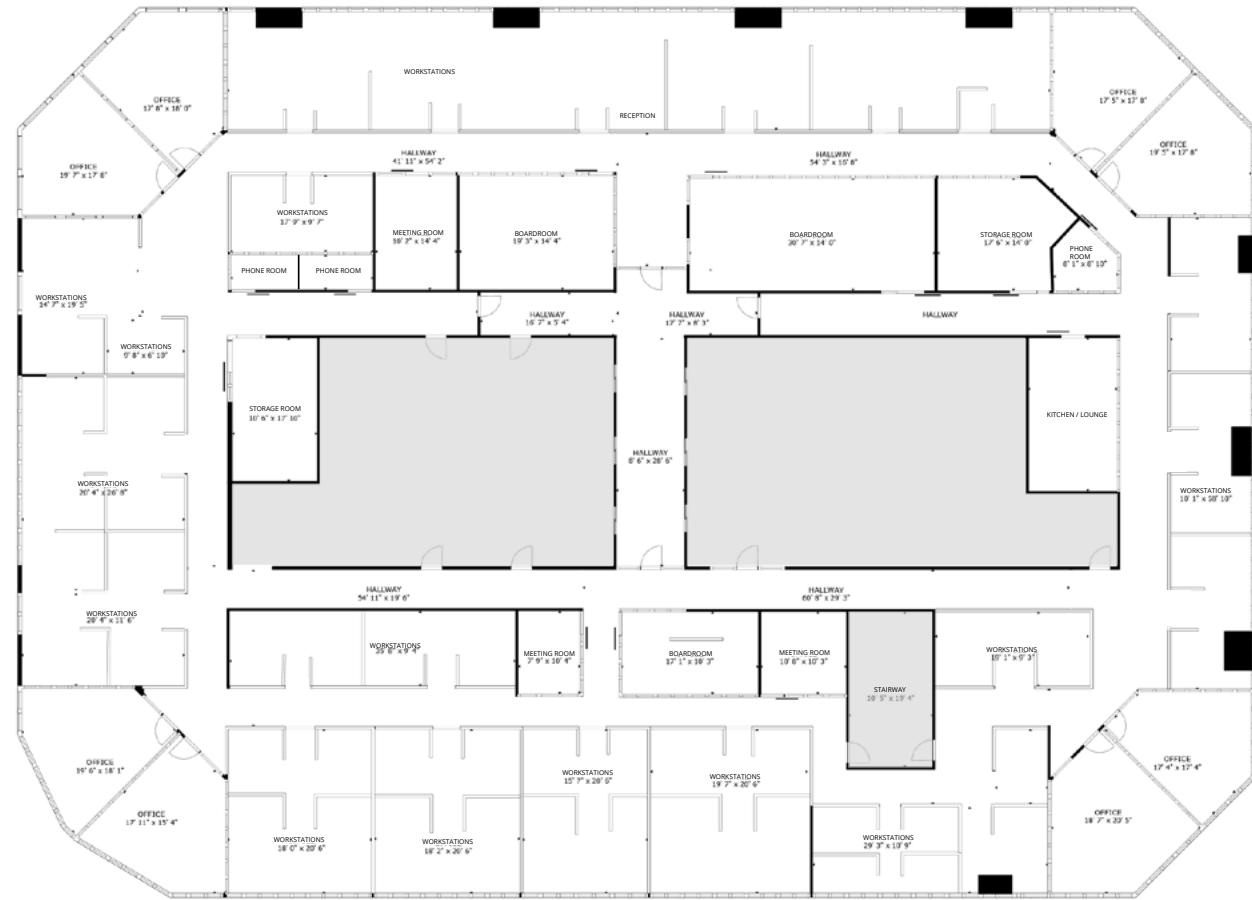


Plus 15 Connected

Surrounding Area



Floor 17



Floor 17 - 14,885 SF

- 8 exterior offices
- 57 workstations
- 3 meeting rooms
- 3 boardrooms
- 3 phone rooms
- kitchen/staff lounge
- 2 copy/print/storage rooms
- reception

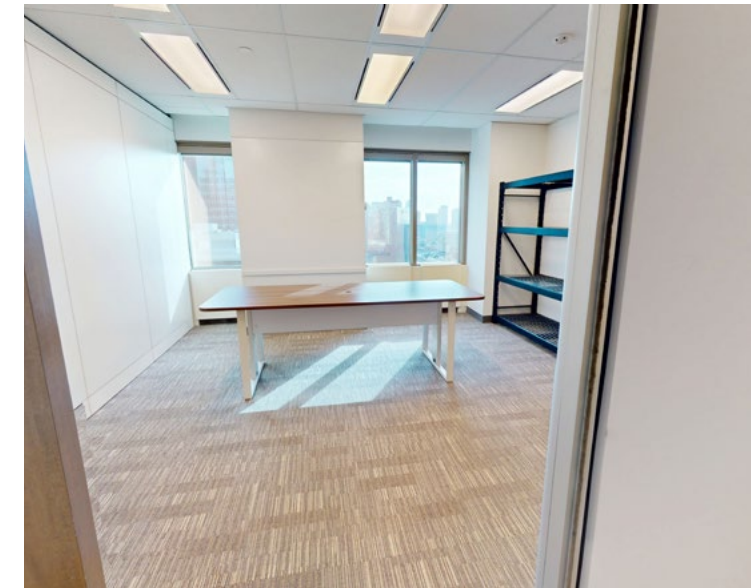


Floor 16



Suite 1600 - 6,125 SF

- 4 exterior offices
- 22 workstations
- 2 meeting rooms
- phone room
- kitchen
- server room
- 2 storage rooms
- copy/print area





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Aly Lalani

Executive Vice President | Partner
+1 403 298 0410
aly.lalani@colliers.com

Brett Van Hal

Associate
brett.vanhal@colliers.com
+1 587 223 6373



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