

Telephone Building

119 6th Avenue Southwest
Calgary, AB



HISTORY & VISION

The Alberta Government Telephone (AGT) Building was erected in the late 1920s. Considered modern for its time, the AGT Building featured the first automatic elevators in the province. The building is an example of the commercial architectural style of the time, which derived elements from the Gothic Revival. The buttress-like piers and the crenelated parapet, combined with geometric modern forms, make this building an Art Deco icon in downtown Calgary.

Conveniently located in the heart of downtown, the Telephone Building is one block away from the LRT line and a four-minute walk to Stephen Avenue — Calgary's iconic main street offering a wide variety of retailers and amenities.



Entrance Lobby

PROPERTY HIGHLIGHTS

- Located in the heart of downtown Calgary
- One block from the LRT station
- Underground parking
- Secured bicycle parking
- Within walking distance to numerous amenities, including Deville, Chachi's, Teatro, Modern Steak and Stephen Avenue
- On-site showers
- Connected to the +15



Lunch Room

LEASING DETAILS

CLASSIFICATION	Allied Heritage
NET RENT	Market
ADDITIONAL RENT	\$17.15 PSF (2026)
YEAR BUILT	1911
PARKING	1:2,335 SF

FEATURED SUITES

8,018 SF
Level 1
Availability: May 1, 2026

21,675 SF*
Level 2
High-quality finishes

4,953 SF
Level 3*
*Ready for fixturing
Show-Suite Underway*

13,003 SF*
Level 4
*Ready for fixturing
Show-Suite Underway*

*Immediate Availability



Rooftop Patio



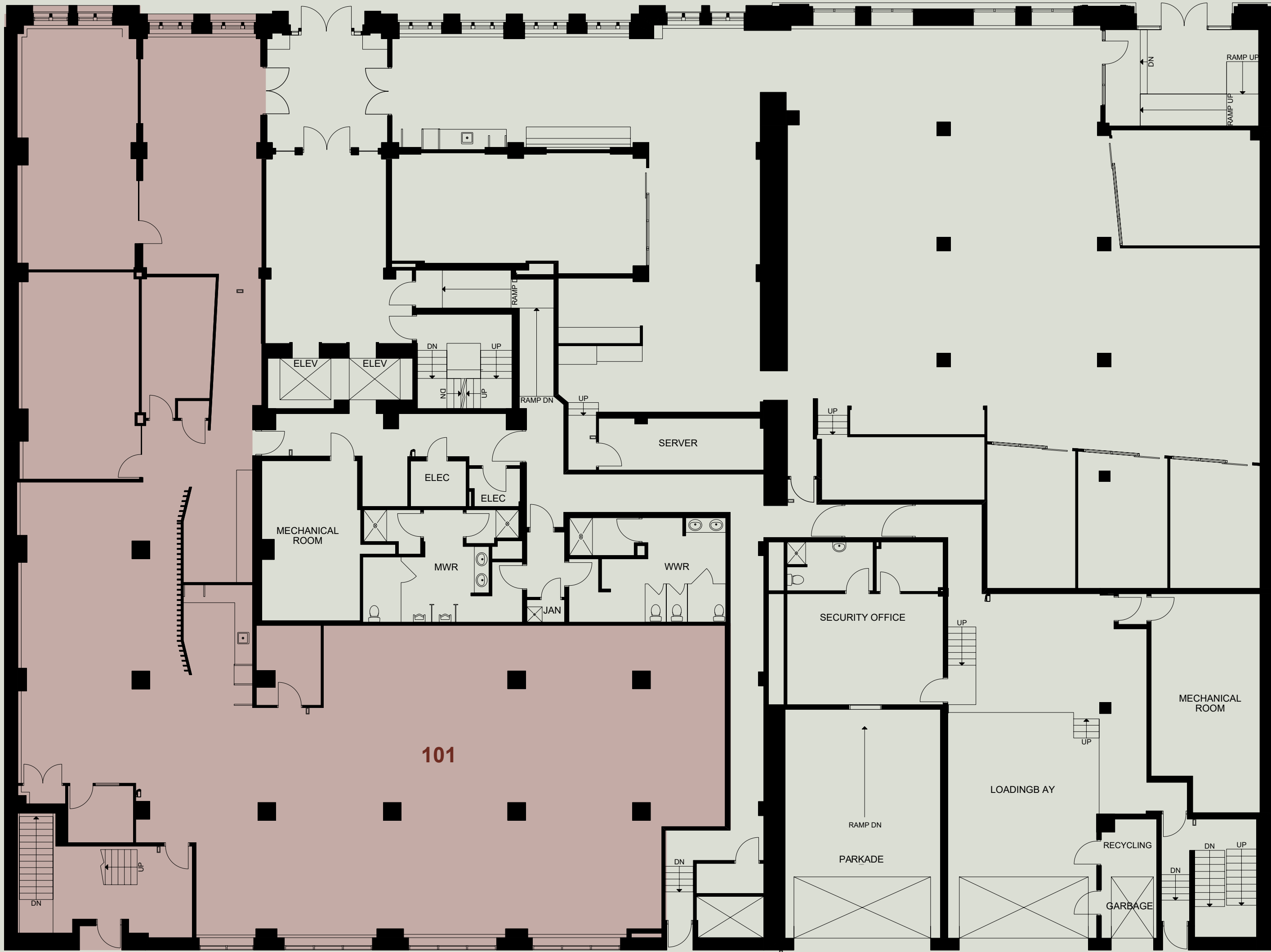
Glass-Enclosed Office



Open Office Space

FLOOR HIGHLIGHTS

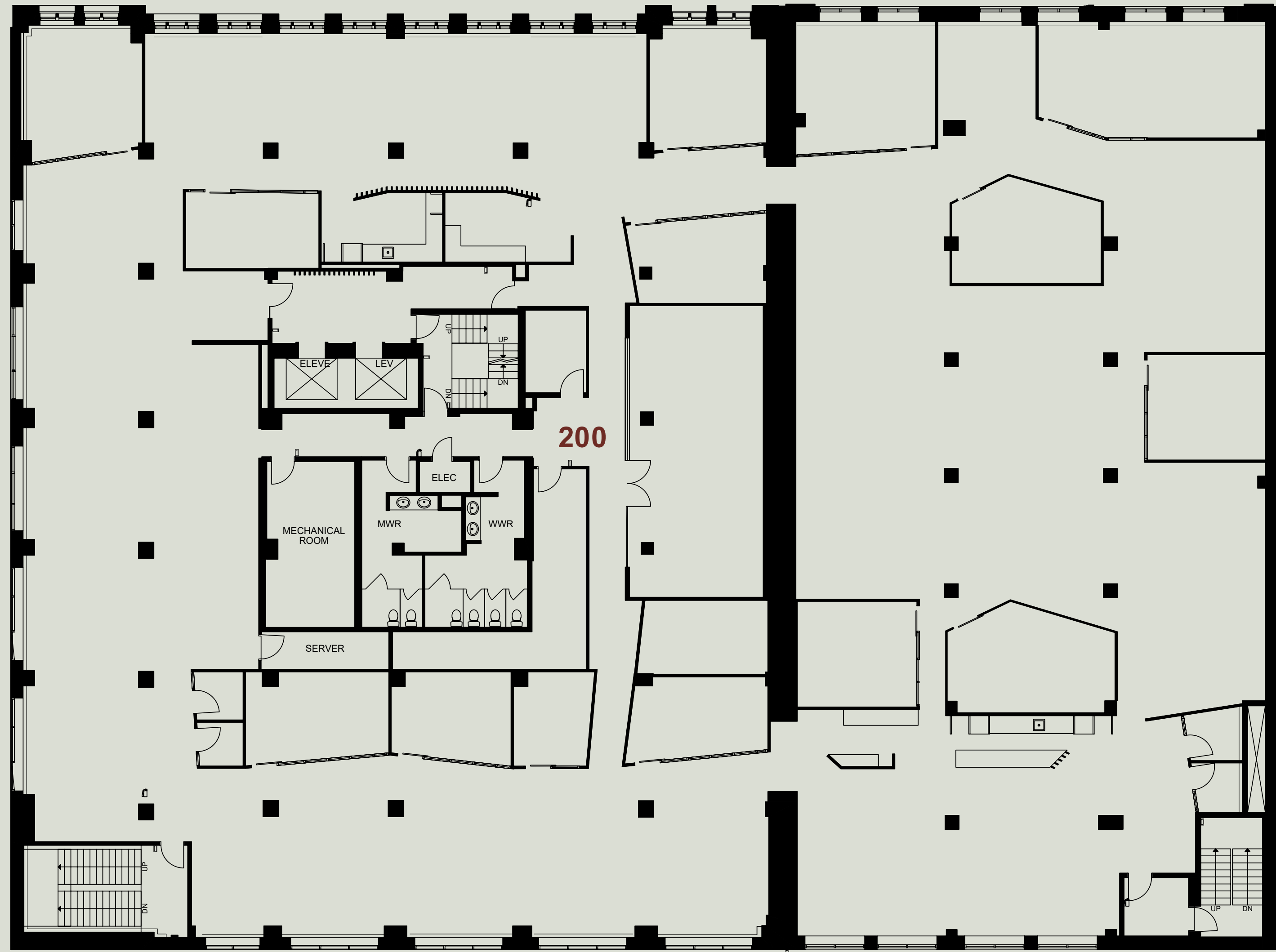
FLOOR 1
SF 8,018
AVAILABILITY May 1, 2026



PARKADEE NTRANCE

FLOOR HIGHLIGHTS

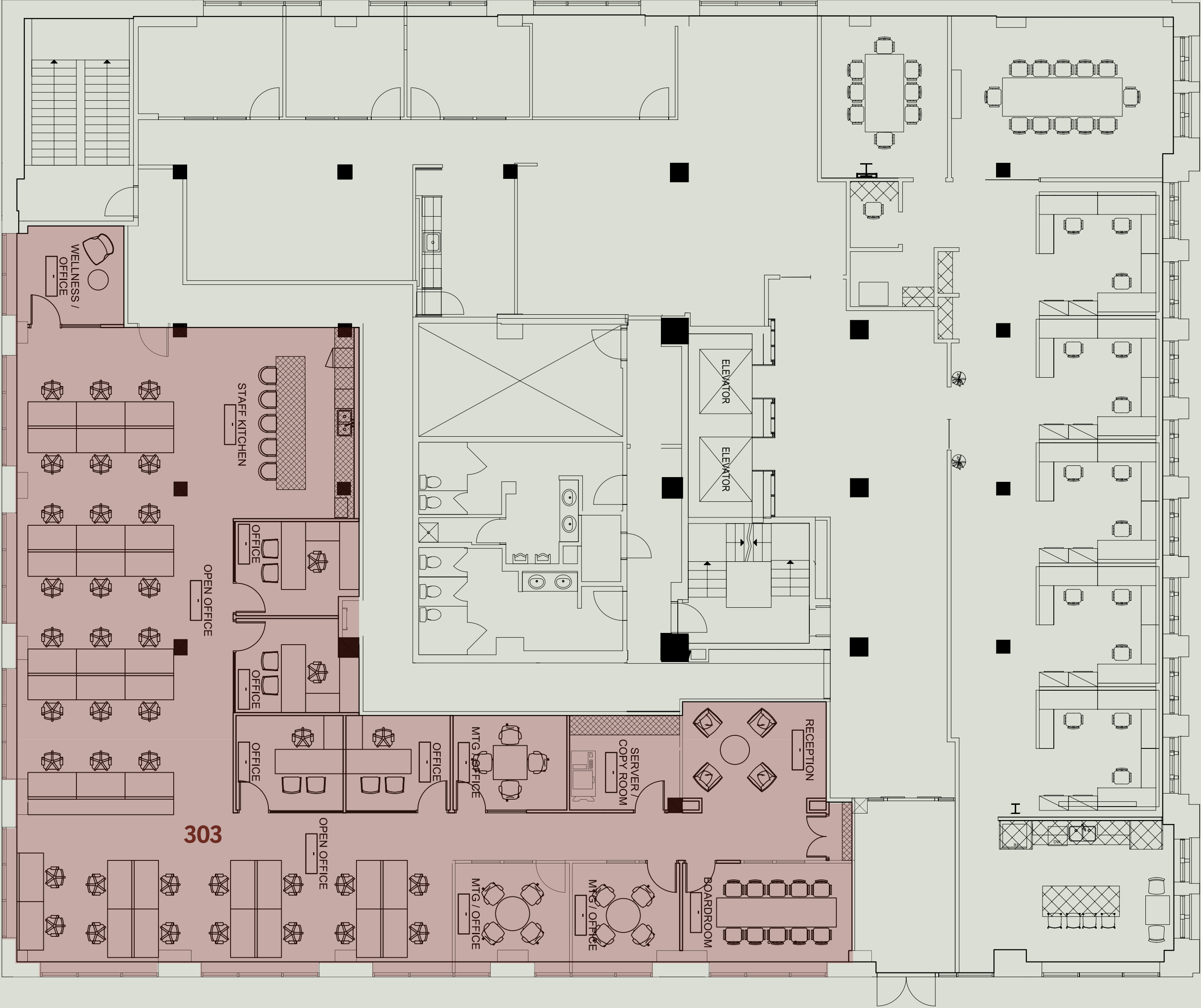
FLOOR 2
SF 21,675
AVAILABILITY Immediate
FEATURES High-quality finishes



PARKADE ENTRANCE

FLOOR HIGHLIGHTS

- FLOOR** 3
- SF** 4,953*
- AVAILABILITY** Immediate
- FEATURES** Ready for fixturing



*Subject to re-measurement

Furniture for illustrative purposes only





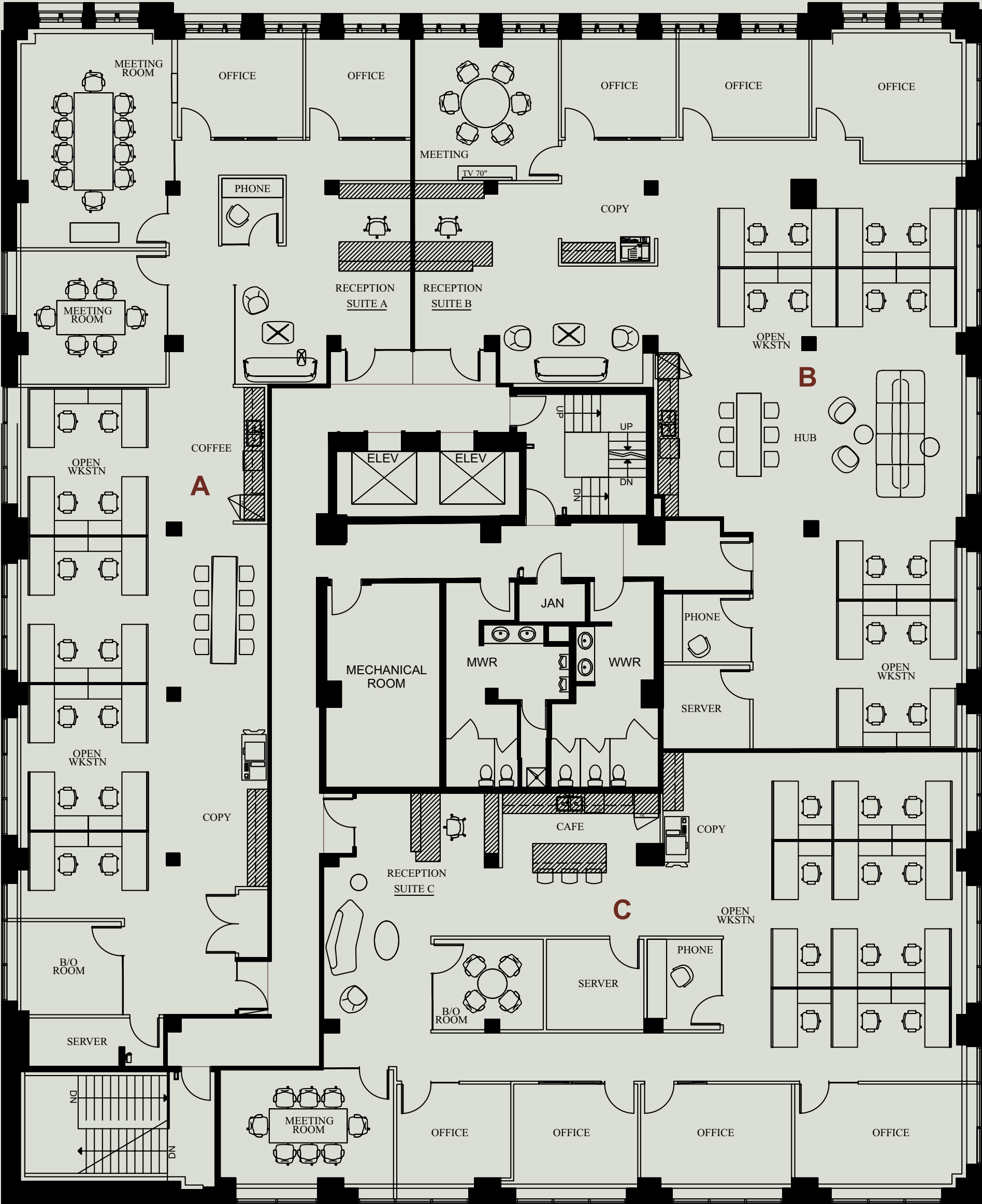
FLOOR HIGHLIGHTS

FLOOR 4

SF 13,003
 Suite A: 4,411*
 Suite B: 4,488*
 Suite C: 4,104*

AVAILABILITY Immediate

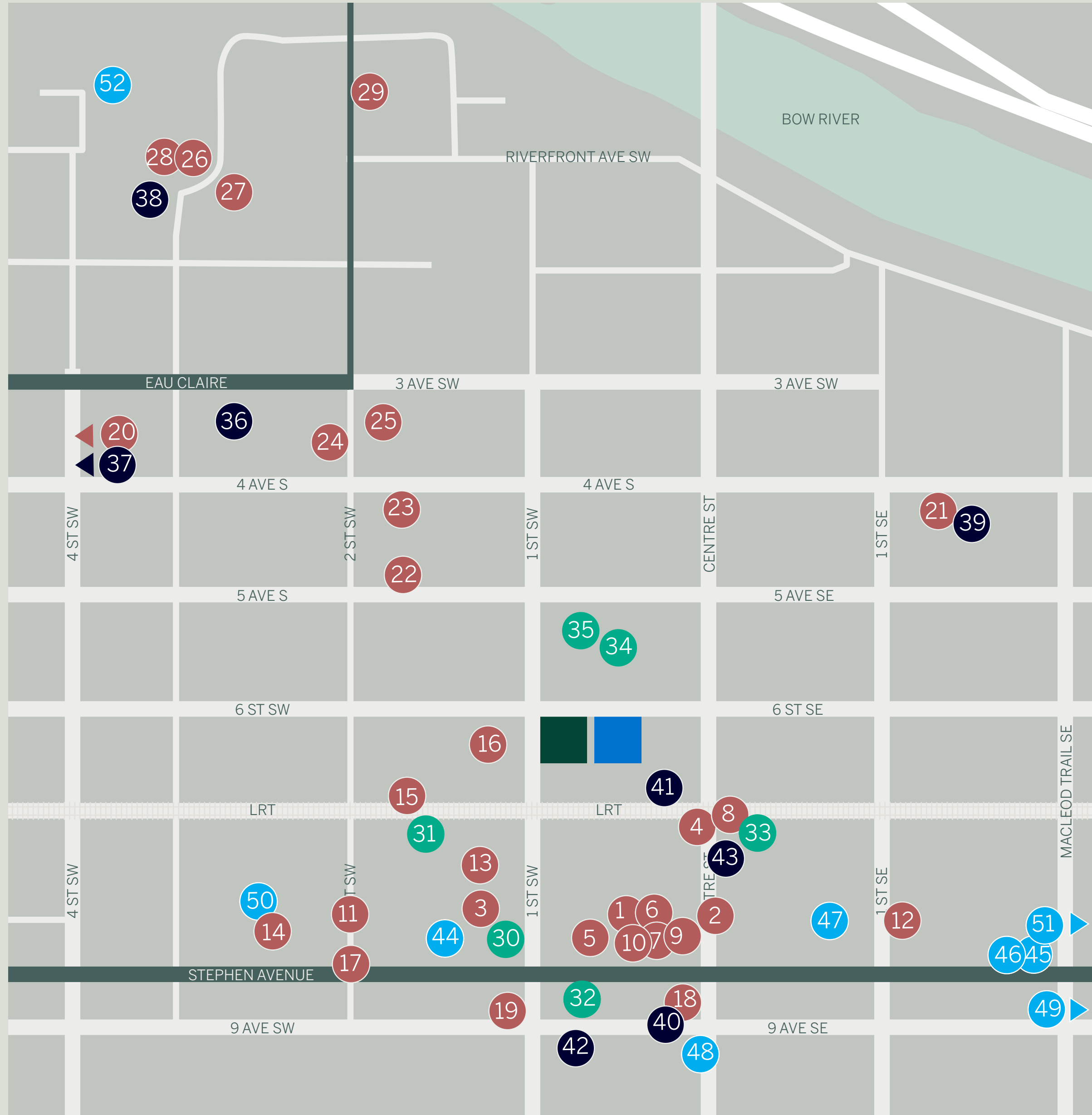
FEATURES Ready for fixturing**



*Subject to re-measurement

Furniture and layout for illustrative purposes only





AMENITY MAP EVERY DAY CONVENIENCE

● **RESTAURANTS**

- 1. The Wednesday Room
- 2. Modern Steak
- 3. The Guild
- 4. Centini
- 5. The Bank and Baron P.U.B.
- 6. Klein / Harris
- 7. Bar Annabelle
- 8. ONE18 EMPIRE
- 9. SALTNIK
- 10. FinePrint
- 11. Barbarella Bar
- 12. Teatro Ristorante
- 13. Juice Bar
- 14. Hula Poke
- 15. CHACHI'S
- 16. Dirt Belly
- 17. Major Tom
- 18. CHARCUT
- 19. Meat & Bread
- 20. Fonda Fora
- 21. Shoe & Canoe Public House

● **CAFÉS**

- 22. OEB Breakfast Co.
- 23. The Wilde
- 24. Owen's Landing
- 25. Seed N Salt
- 26. Local Public Eatery Barclay
- 27. Joey Eau Claire
- 28. Flower & Wolf
- 29. Minas Brazilian
- 30. Deville
- 31. Phil & Sebastian
- 32. MobSquad Café
- 33. Rosso Coffee Roasters
- 34. Jelly Modern Donuts
- 35. Barrow Coffee Roasters

● **HOTELS**

- 36. The Westin
- 37. The Westley
- 38. Sheraton Suites Eau Claire
- 39. Delta Marriott

- 40. Le Germain
- 41. Telus Sky
- 42. Fairmont Palliser
- 43. Hyatt


● **ENTERTAINMENT**

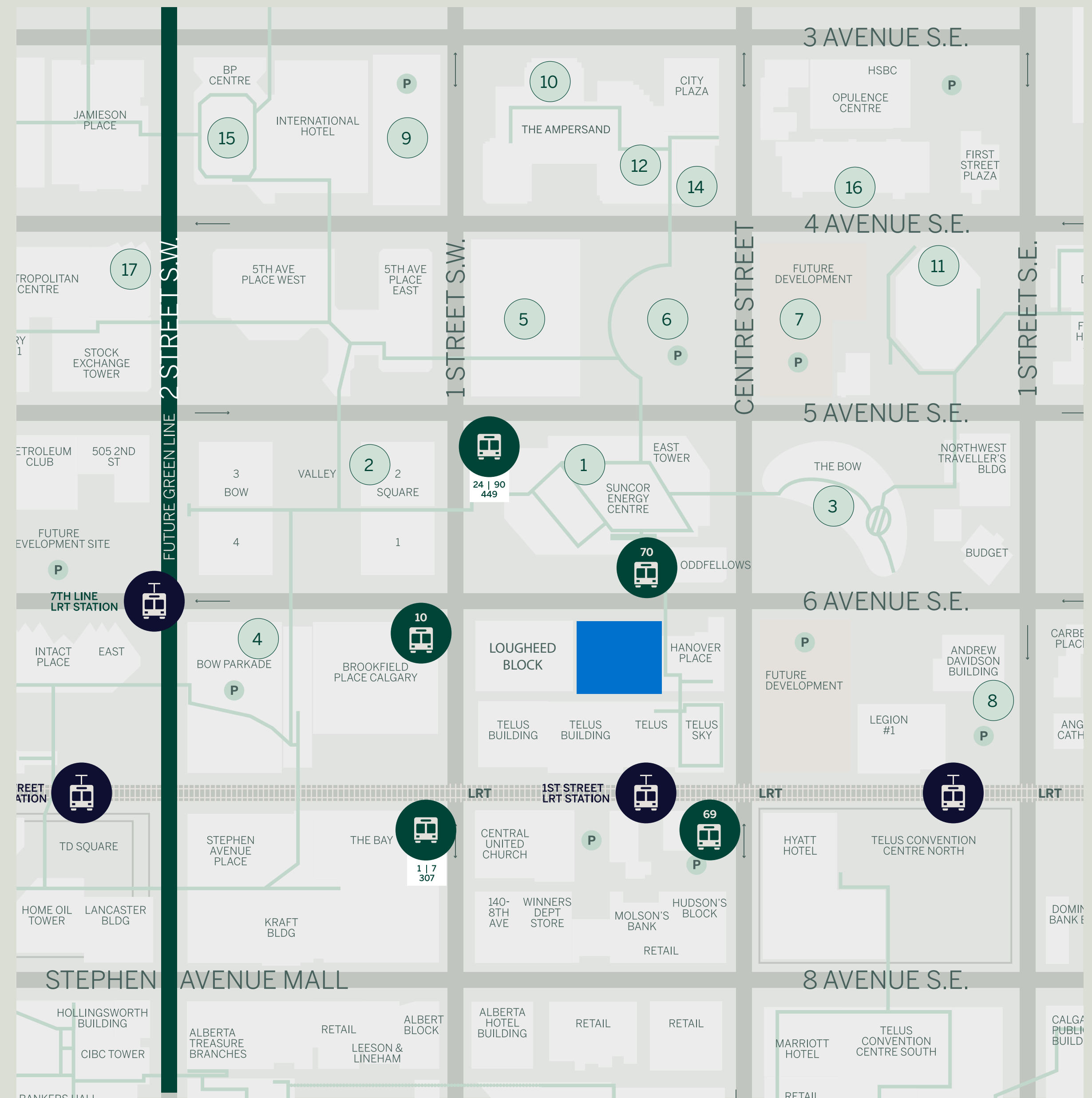
- 44. The Palace Theatre
- 45. Art Commons
- 46. Calgary Philharmonic
- 47. Calgary Telus Convention Centre
- 48. Calgary Tower
- 49. National Music Centre (Studio Bell)
- 50. CORE Shopping Centre
- 51. Central Library
- 52. Eau Claire Athletic Club

■ Lougheed Block ■ Telephone Building

TRANSIT & PARKING

LOCATION	PRICE	WALK
1. Suncor Energy Centre	\$495/stall/month	2 mins
2. Bow Valley Square	\$495/month	2 mins
3. The Bow	\$400/month	3 mins
4. Bow Parkade	\$365/month	3 mins
5. TransCanada Tower	\$500/month	4 mins
6. Harmony Parkade	\$445/month	4 mins
7. Lot 236	\$400/month	4 mins
8. Convention Centre Parkade	\$360/month	5 mins
9. Lot 31	\$425/month	5 mins
10. The Ampersand – West	\$400/month	5 mins
11. First Tower	\$375/month	5 mins
12. The Ampersand – East	\$585/month	5 mins
13. Sun Life Plaza East	\$585/month	5 mins
14. Asia Pacific Centre	\$400/month	5 mins
15. 240 Fourth	\$550/month	6 mins
16. Dragon City Mall	\$425/month	6 mins
17. Canada Place	\$480/month	6 mins

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HERITAGE ON 6TH

Distinctive spaces that can only be experienced —
contact our team to schedule a tour.

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