

FOR SUBLEASE

The Core Collection

Powered by **cenovus** & **CBRE**



WESTERN
CANADIAN
PLACE



Ready To Work

cenovus
ENERGY

CBRE

Breathtaking Rocky Mountain Views in Calgary's Downtown Core

Prominent and prestigious office space

Western Canadian Place's 40 and 32-storey Class A towers offers excellent quality office space for tenants in Calgary's downtown core. With the complex's two levels of shops and services, including conference and fitness facilities, as well as being walking distance to the LRT, makes Western Canadian Place the complete package for users of first-class office space. Committed to environmental sustainability, the building has achieved BOMA BEST Level 3 certification.



Exceptionally Improved Premises

In conjunction with the Building's revitalization project, completed in 2018, the office floors underwent a renovation that included new HVAC, ceilings, motion sensor LED lighting, window coverings and brand-new leasehold improvements. Efficient layouts accompanied by height adjustable Steelcase furniture create an inviting and productive work environment.

After a substantial revitalization project on the main floor, +15 and +30 levels, new retail amenities, elevators and meeting spaces have been upgraded.

The state-of-the-art mechanical system ensures that Western Canadian Place is an energy efficient destination for all tenants with the highest-grade air filters providing an abundance of fresh air throughout the building.

1983

Year Built

18K

SF Floor Plates
(North Tower)

15K

SF Floor Plates
(South Tower)

\$30MM

Revitalization Project Completed (2018)



Key Statistics

Year Built	1983	
Building Class	A	
Number Of Floors	North Tower: 40	South Tower: 32
Average Floor Plate	18,470 SF	15,410 SF
Property Manager	QuadReal	
Building Size	North Tower: 630,708 SF	South Tower: 429,700 SF
Building Amenities	<ul style="list-style-type: none"> • Fitness centre • Plus 15 connected • Bicycle parking 	<ul style="list-style-type: none"> • Alvéole beehives • Food and retail services • Conference centre
Parking	<ul style="list-style-type: none"> • 1 stall per 2,200 SF, underground / Centennial Parkade • Clearance: Western Canadian Place 6'1" Centennial Parkade 6'8" 	
Elevators	North Tower <ul style="list-style-type: none"> • 5 high rise • 4 midrise • 5 low rise • 1 freight elevator 	South Tower <ul style="list-style-type: none"> • 4 high rise • 4 low rise • 1 freight elevator
Telecom Providers	Shaw, Telus, and Rogers	
HVAC	6:00 am to 6:00 pm, Monday to Friday	
Security	<ul style="list-style-type: none"> • 24-hour manned security • Security card access • Video surveillance throughout 	

Availability

Prime Downtown Location

North Tower

40	Available Sublease	17,535 SF
39	Available Sublease	18,470 SF
38	Occupied	
37	Occupied	
36	Occupied	
35	Occupied	
34	Available Sublease	18,510 SF
33	Available Sublease	18,525 SF
32	Available Sublease	18,530 SF
31	Available Sublease	18,535 SF
30	Available Sublease	18,140 SF
29	Available Sublease	18,165 SF
28	Available Sublease	18,495 SF
27	Available Sublease	18,395 SF
26	Available Sublease	18,395 SF
25	Available Sublease	18,458 SF
24	Available Sublease	18,330 SF
23	Available Sublease	18,330 SF
22	Occupied	
21	Available Sublease	17,450 SF
20	Available Sublease	17,730 SF
19	Occupied	
18	Occupied	
17	Occupied	
16	Available Sublease	17,660 SF
15	Available Sublease	17,655 SF
14	Available Sublease	17,655 SF
13	Available Sublease	17,610 SF
12	Occupied	
11	Occupied	
10	Occupied	
9	Occupied	
8	Occupied	
7	Available Sublease	17,480 SF
6	Available Sublease	17,480 SF
5	Available Sublease	17,480 SF

South Tower

30	Occupied	
29	Occupied	
28	Occupied	
27	Occupied	
26	Available 7,110 SF	Occupied
25	Available Sublease	15,410 SF
24	Available Sublease	15,410 SF
23	Available Sublease	15,410 SF
22	Occupied	
21	Occupied	
20	Occupied	
19	Occupied	
18	Occupied	
17	Occupied	
16	Occupied	
15	Occupied	
14	Occupied	
13	Occupied	
12	Occupied	
11	Occupied	
10	Occupied	
9	Occupied	
8	Occupied	
7	Occupied	
6	Occupied	
5	Occupied	

Available Premises	Floor	Rentable Area	Floor	Rentable Area
North Tower 415,013 SF Available	40 th Floor	17,535 SF	24 th Floor	18,330 SF
	39 th Floor	18,470 SF	23 rd Floor	18,330 SF
	34 th Floor	18,510 SF	21 st Floor	17,450 SF
	33 rd Floor	18,525 SF	20 th Floor	17,730 SF
	32 nd Floor	18,530 SF	16 th Floor	17,660 SF
	31 st Floor	18,535 SF	15 th Floor	17,655 SF
	30 th Floor	18,140 SF	14 th Floor	17,655 SF
	29 th Floor	18,165 SF	13 th Floor	17,610 SF
	28 th Floor	18,495 SF	7 th Floor	17,480 SF
	27 th Floor	18,395 SF	6 th Floor	17,480 SF
	26 th Floor	18,395 SF	5 th Floor	17,480 SF
	25 th Floor	18,458 SF		
South Tower 53,340 SF Available	26 th Floor	7,110 SF	24 th Floor	15,410 SF
		25 th Floor	15,410 SF	23 rd Floor

Sub-Sublandlord	Cenovus Energy Inc.
Availability	Immediate
Sublease Term	Expires August 30, 2033
Parking	1 stall per 2,200 SF (includes Centennial Parkade) \$550/stall/month, reserved \$500/stall/month, unreserved
Net Rent	Market Sublease Rates
2026 Op Costs & Taxes	\$18.75 per square foot
Allowance	As-is

Floor Plans

A workplace for today and tomorrow

Abundant natural light, modern leaseholds and state-of-the-art mechanical systems combine to make Western Canadian Place your destination for business.

29th Floor (North Tower)

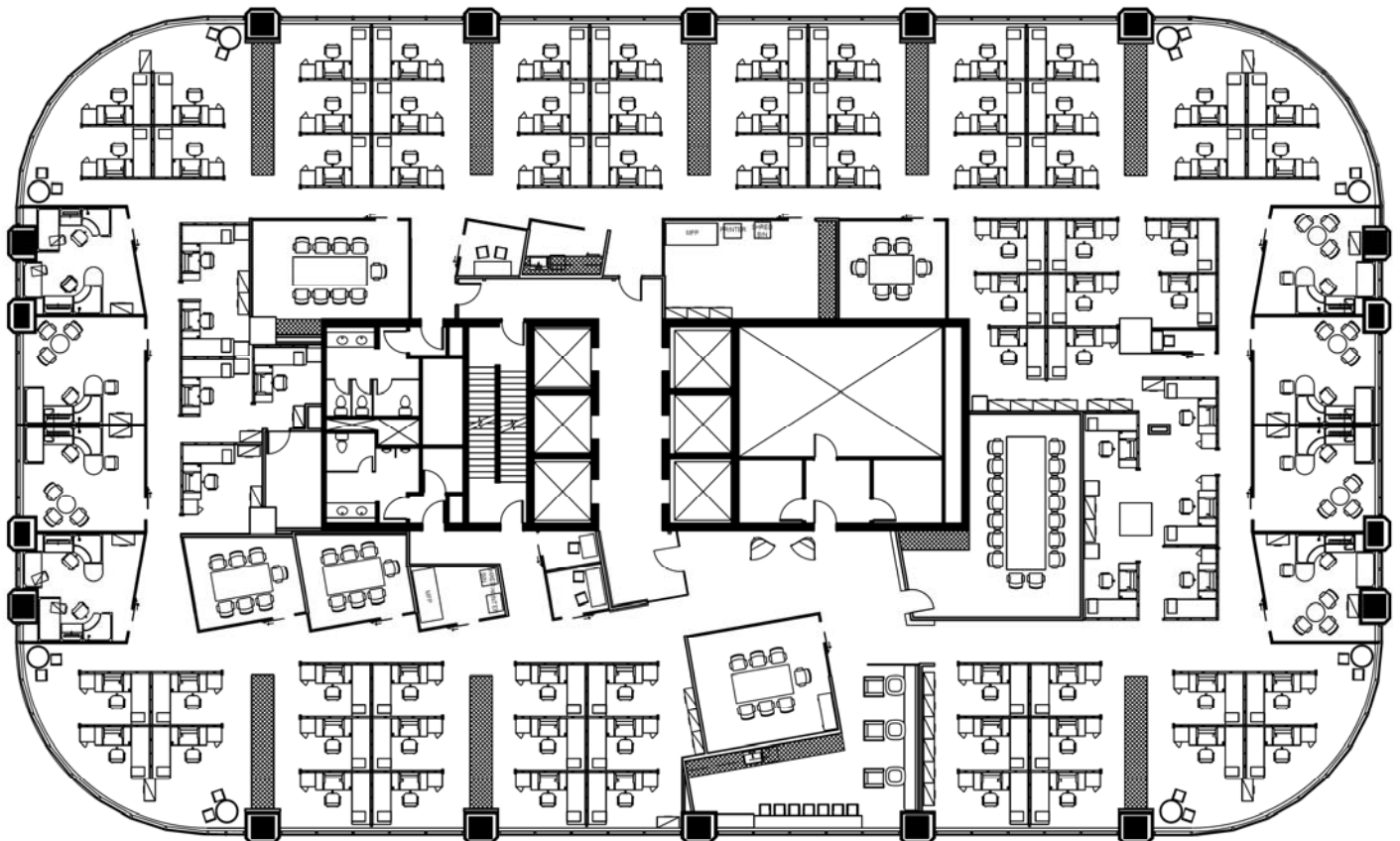
18,165 SF

8

Exterior Offices

76

Workstations





24th Floor (South Tower)

15,410 SF

27

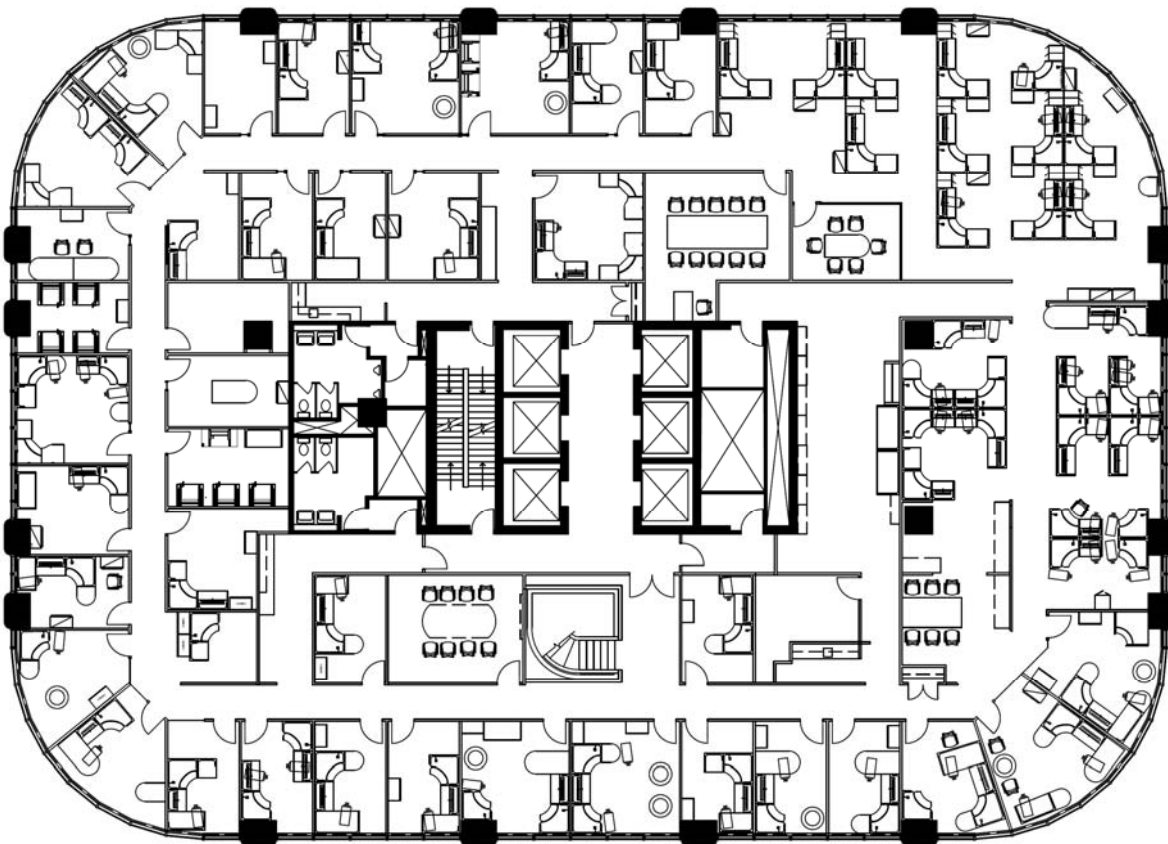
Exterior Offices

7

Interior Offices

29

Workstations



Interior Photos

North Tower

38th Floor



Interior Photos

North Tower

33rd Floor



Amenities

Conference Centre

The Western Canadian Place conference centre hosts four meeting rooms available exclusively to tenants at no charge. Capacities for the meeting rooms are as follows:

- + **Room A:** Up to 80 people, theatre style
- + **Room B:** Round table seating for 35
- + **Room C:** U-shaped style up to 20
- + **Room D:** Boardroom up to 24

Rooms A, B and C can be expanded to accommodate larger groups of up to 200 people in theatre style seating.



With one of the largest fitness facilities in downtown Calgary, Western Canadian Place Fitness Centre boasts over 18,000 square feet of modern fitness and training equipment. Combined with world-class squash courts, group fitness areas and steam rooms, Western Canadian Place Fitness Centre has both the service and facilities you're looking for to meet your wellness needs.

\$59.00 per month for tenants with an additional \$10.00 per month for access to the squash courts.

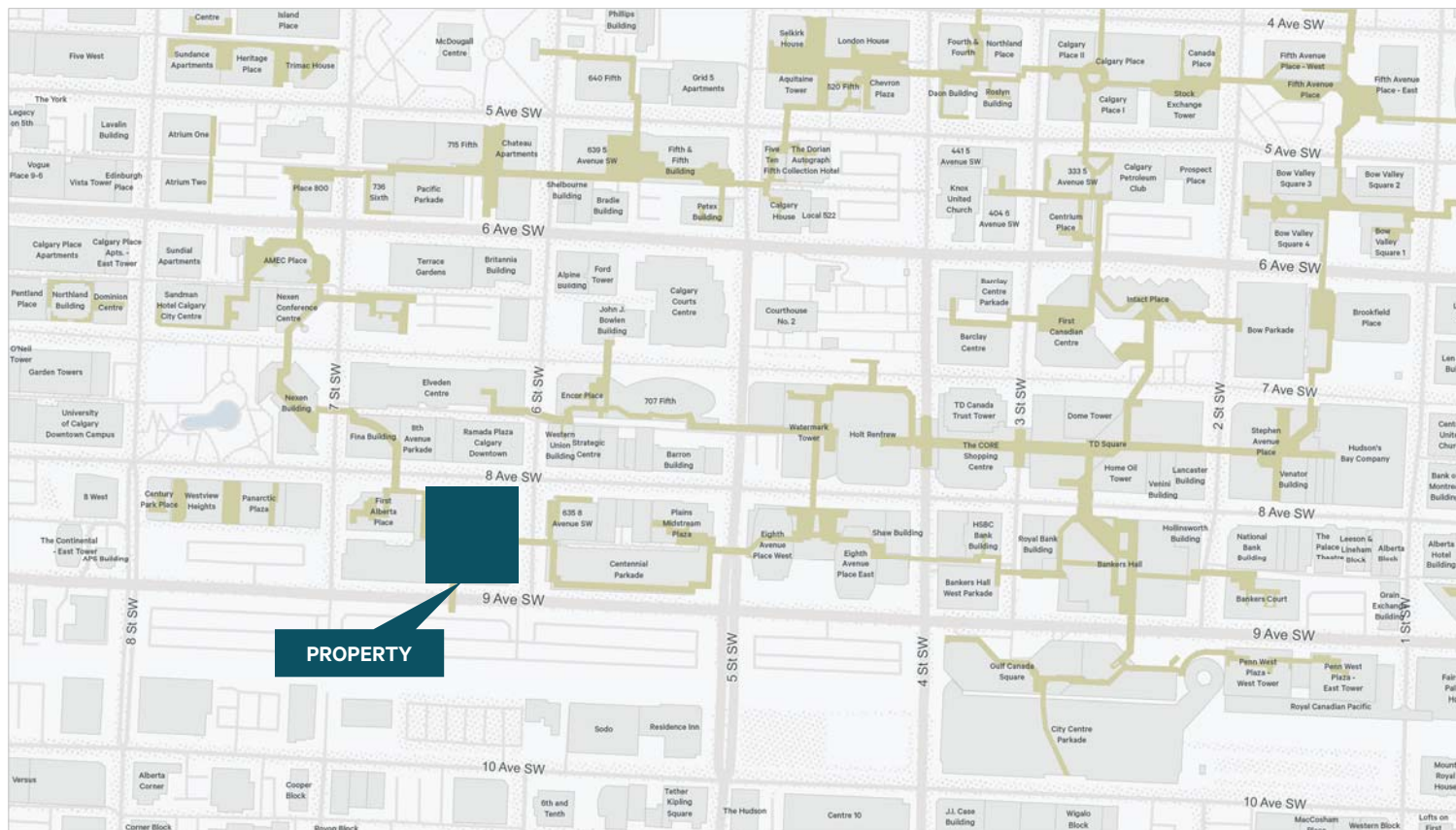


Area Map

Prime Downtown Location

Walking distance to many retail amenities and services, including the LRT and ease of access to the city's major arteries, make Western Canadian Place a premier address in downtown Calgary.

- + Plus 15 connected 635 8 Avenue SW, First Alberta Place and Centennial Parkade
- + The Kitchen located on the 3rd floor
- + State-of-the-art fitness facility with squash courts, towel service, steam showers, fitness classes and massage services available for exclusive tenant use
- + Heated, underground parking
- + Convenient access to bus routes and the LRT
- + Abundant amenities in the immediate area including restaurants, shopping and services



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