

736 SIXTH

736 6 AVENUE SW

OFFICE SPACE FOR LEASE



CBRE



FLEXIBILITY AND ACCESSIBILITY

Class B office building located in the west end of the downtown core

736 Sixth features many on-site amenities for exclusive tenant use including a conference centre, fitness facility and a tenant lounge. In addition, the building is Plus 15 connected to Place 800 and 715 5 Avenue SW, while being walking distance to numerous restaurants, retail amenities and public transit.

Committed to environmental sustainability, 736 Sixth is LEED Silver and BOMA BEST Gold certified. It also boasts computerized climate control, ample bicycle parking, and direct access to Calgary's Centre City Cycle Track Network.

Availability

Available Space

Suite 2050	1,934 square feet
Suite 1910	4,528 square feet
Suite 1640	1,618 square feet
Suite 1500	9,463 square feet
Suite 1450	1,718 square feet
Suite 1400	6,426 square feet
Suite 1250	5,417 square feet
Suite 1010	3,707 square feet
Suite 950	3,885 square feet
Suite 900	5,615 square feet
Suite 710	2,509 square feet
Suite 550	4,111 square feet
Suite 510	5,356 square feet
Suite 300	7,650 square feet
Suite 103	1,099 square feet

Availability

Immediate

Term

Flexible

Net Rent

Market Rates

Allowance

Negotiable

2026 Op Costs & Taxes

\$16.19 per square foot



BUILDING DETAILS

Year Built

1981

Building Class

B

Number of Floors

22

Average Floor Plate

9,500 square feet

Building Size

194,384 square feet

Building Amenities

- Tenant lounge
- Fitness centre
- Conference centre
- Underground parking
- Bike storage
- Plus 15 connected to Place 800 and 715 5 Avenue SW

Parking

1 stall per 2,100 sf, underground
\$460/stall/month (reserved)

HVAC

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

Security

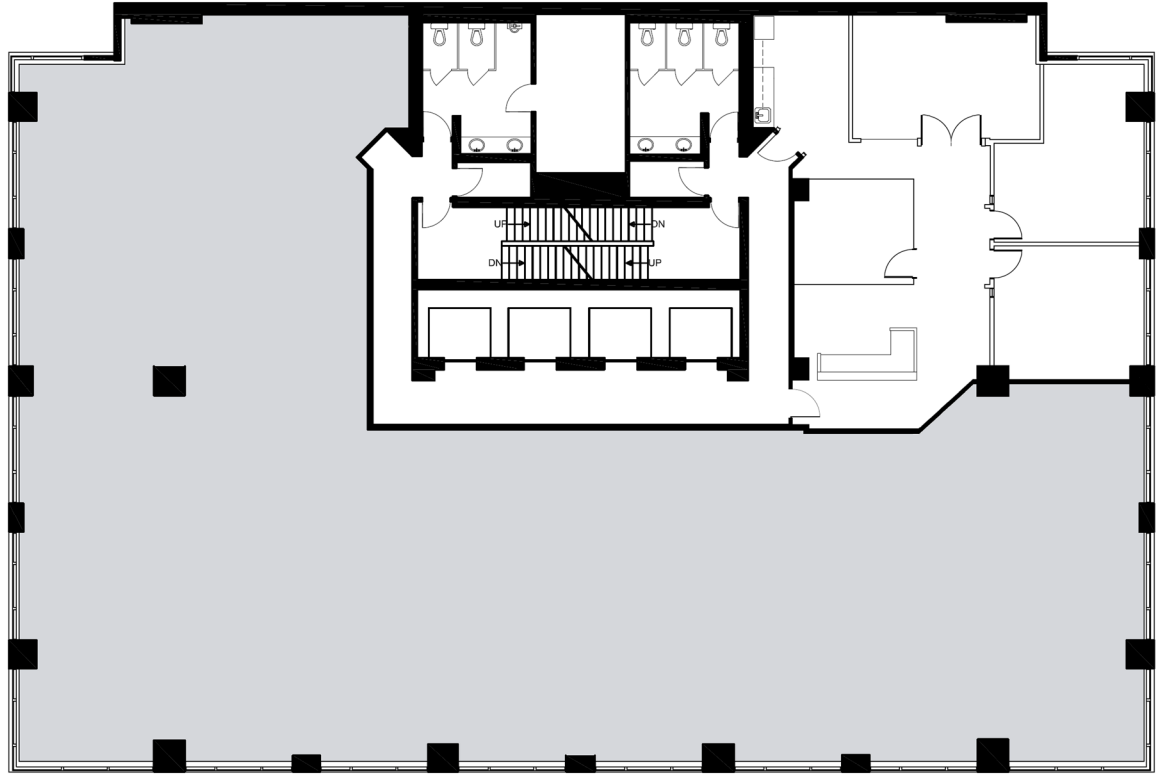
- On-site manned security
- Card access
- Video surveillance

FLOOR PLANS

Suite 2050

1,934 SF

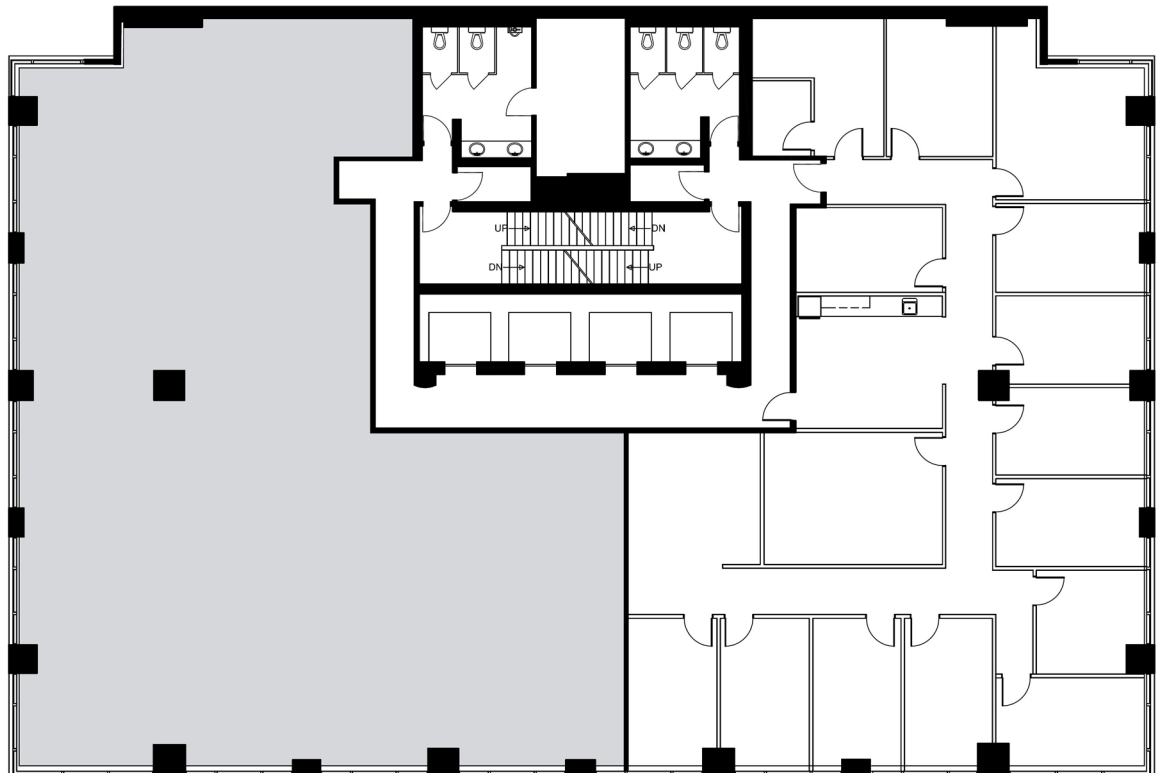
- + 2 exterior offices
- + Boardroom
- + Meeting room
- + Kitchen
- + Reception



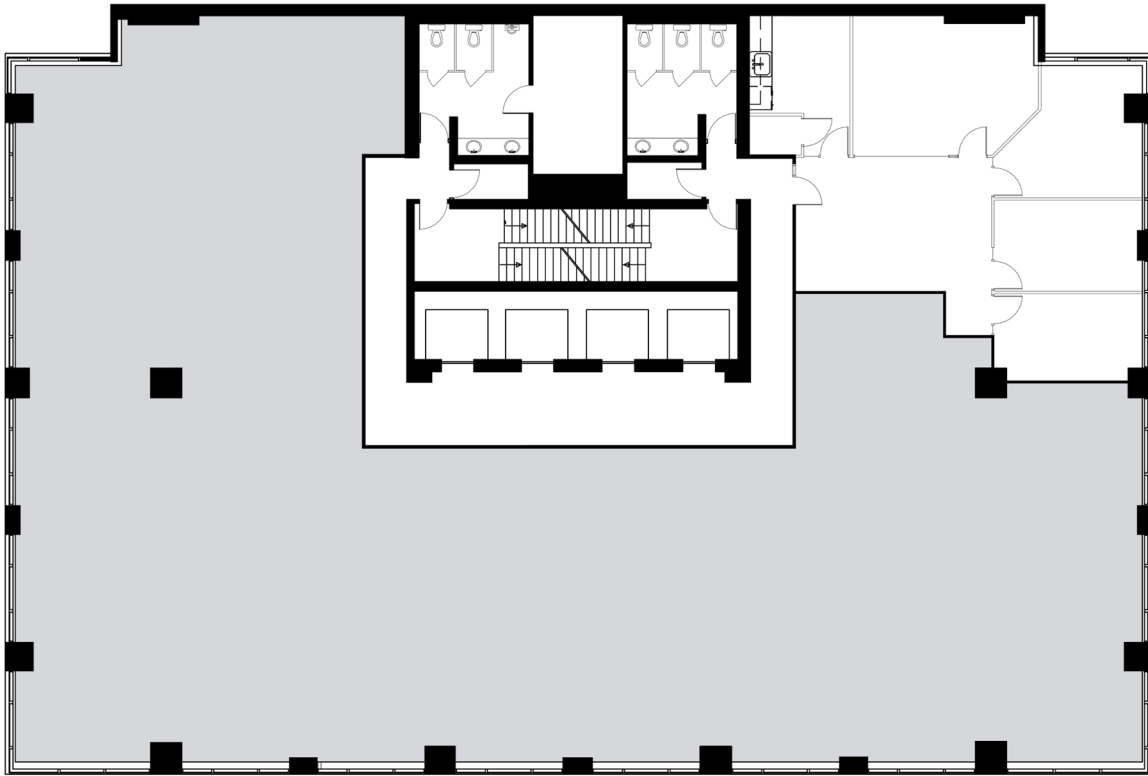
Suite 1910

4,528 SF

- + 12 exterior offices
- + Interior office
- + Meeting room
- + Kitchen
- + Reception area
- + IT/data room



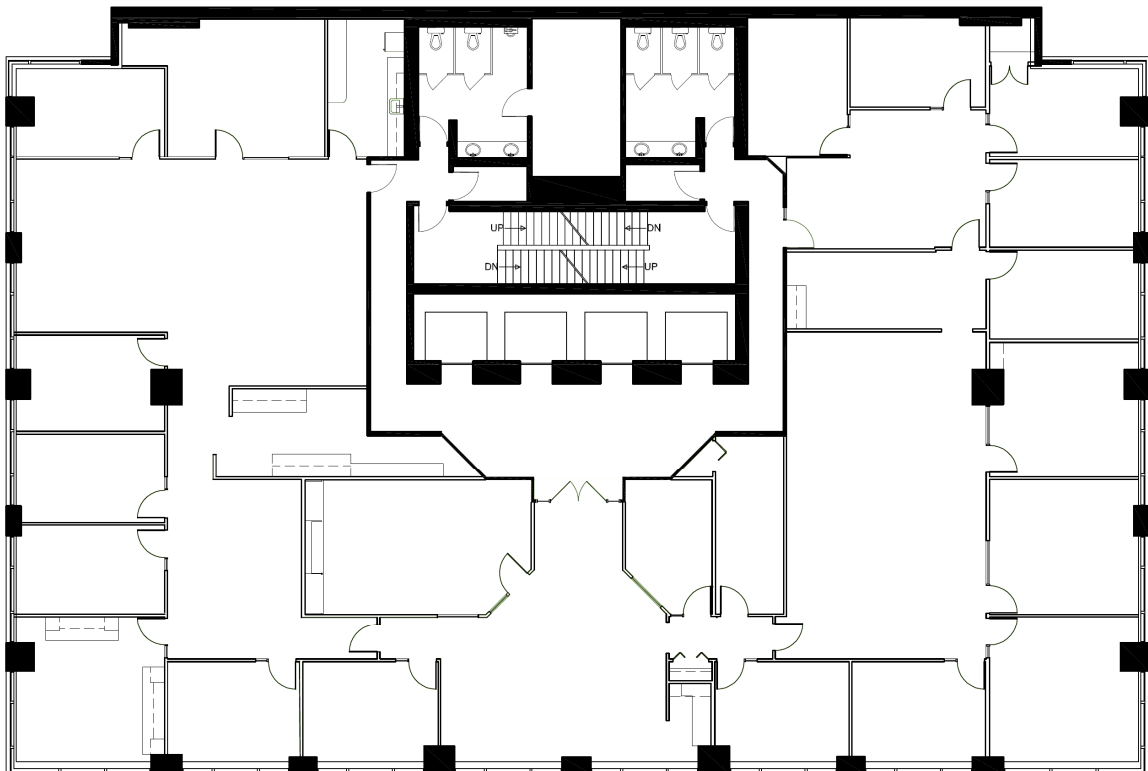
FLOOR PLANS



Suite 1640

1,618 SF

- + 4 exterior offices
- + Kitchen
- + IT/data room



Suite 1500

9,463 SF

- + 18 exterior offices
- + Boardroom
- + Kitchen
- + Reception



FLOOR PLANS

Suite 1400

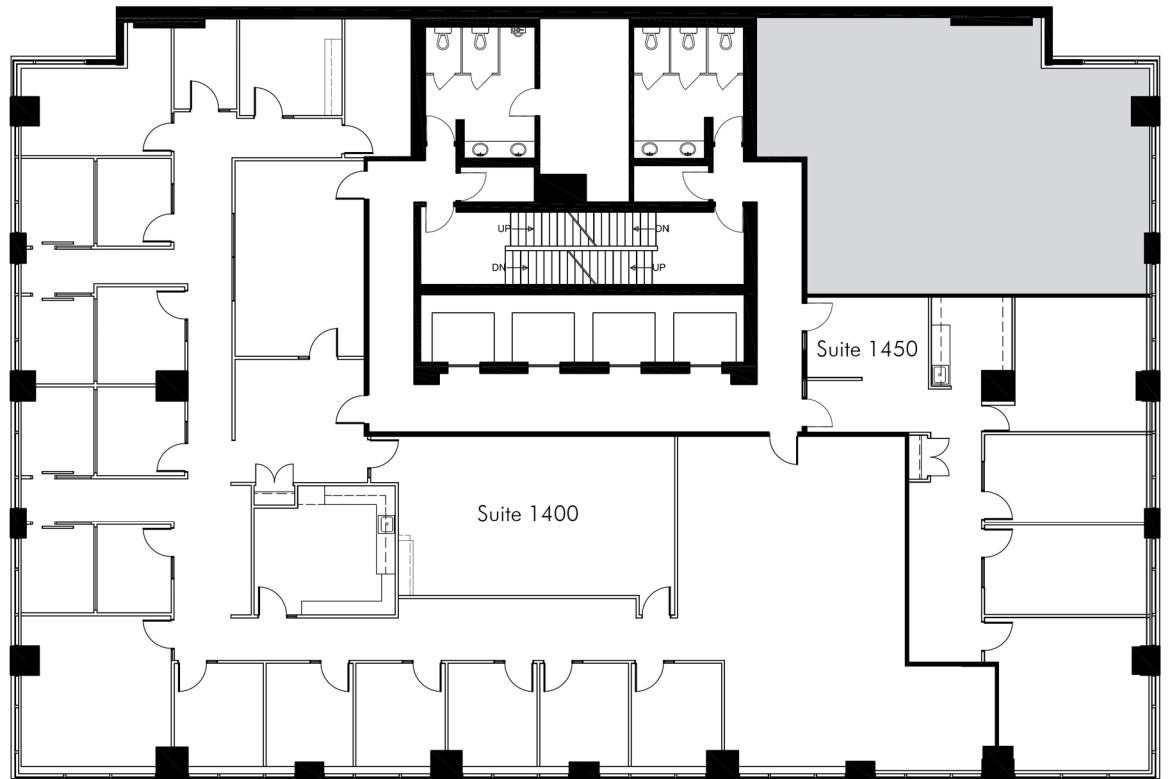
6,426 SF

- + 11 exterior offices
- + 4 interior offices
- + Kitchen
- + 2 boardrooms
- + Meeting room
- + Reception

Suite 1450

1,718 SF

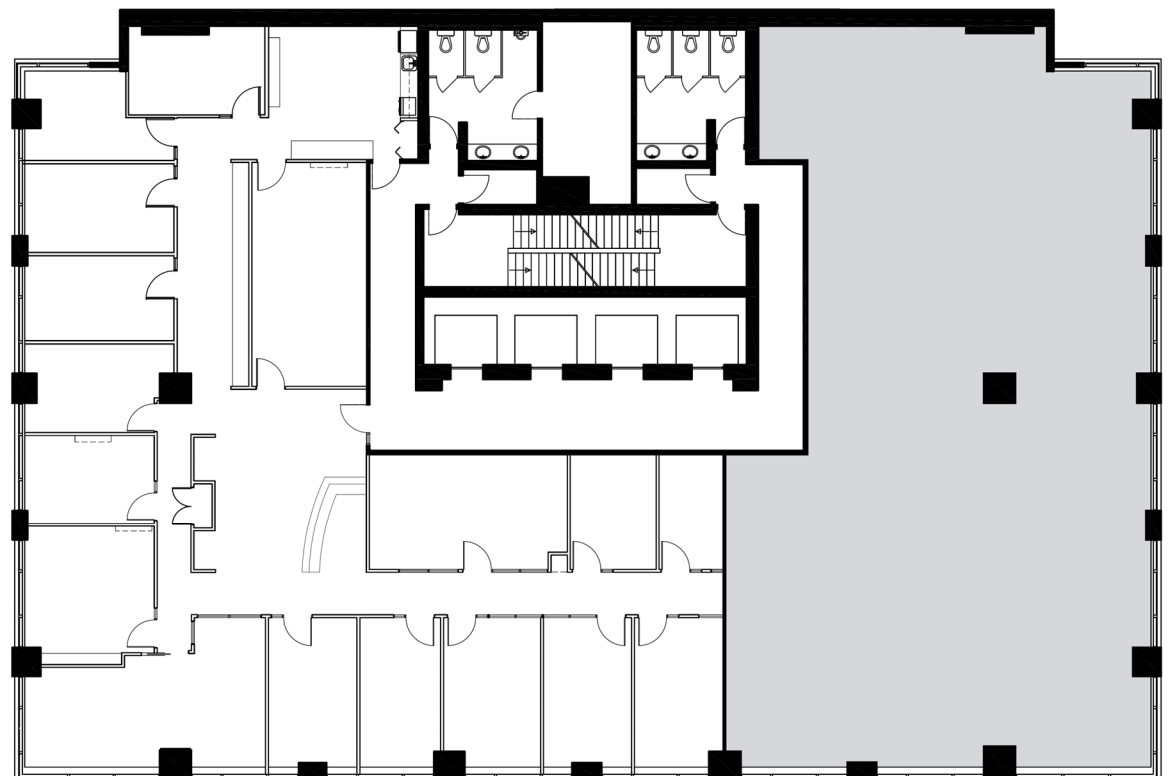
- + 4 exterior offices
- + Kitchen
- + Reception



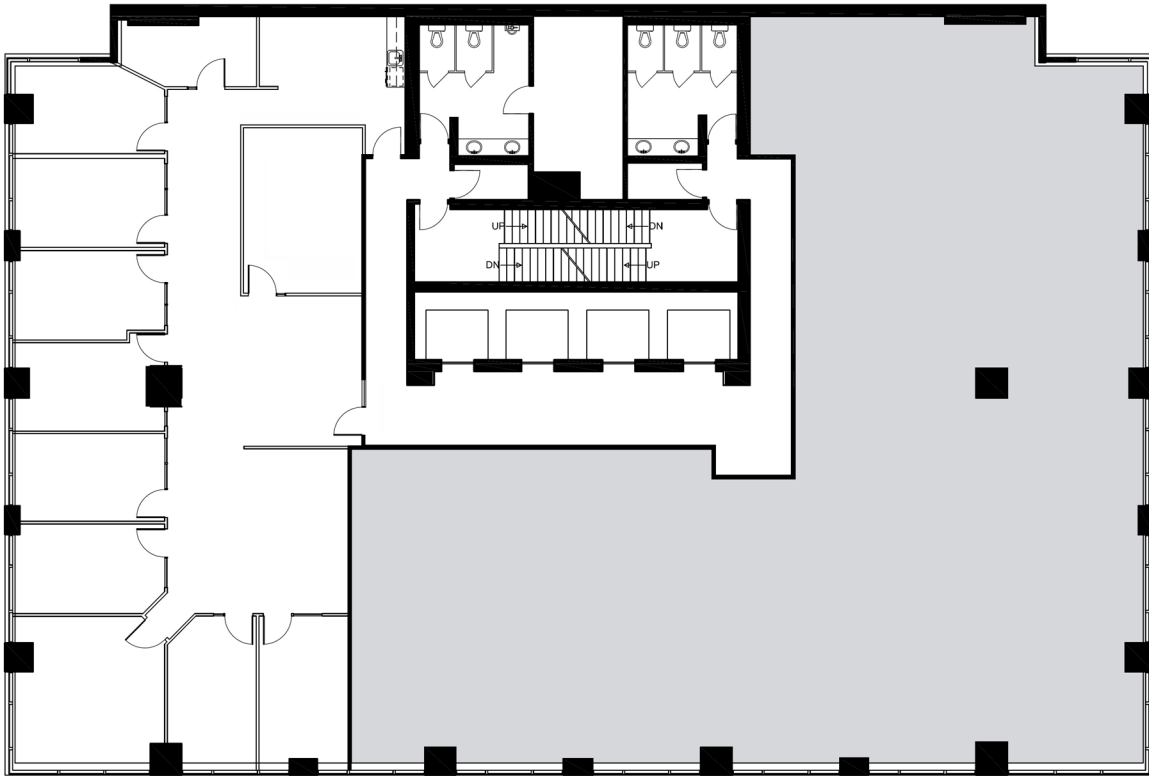
Suite 1250

5,417 SF

- + 12 exterior offices
- + 1 interior office
- + 3 boardrooms
- + Kitchen
- + Reception



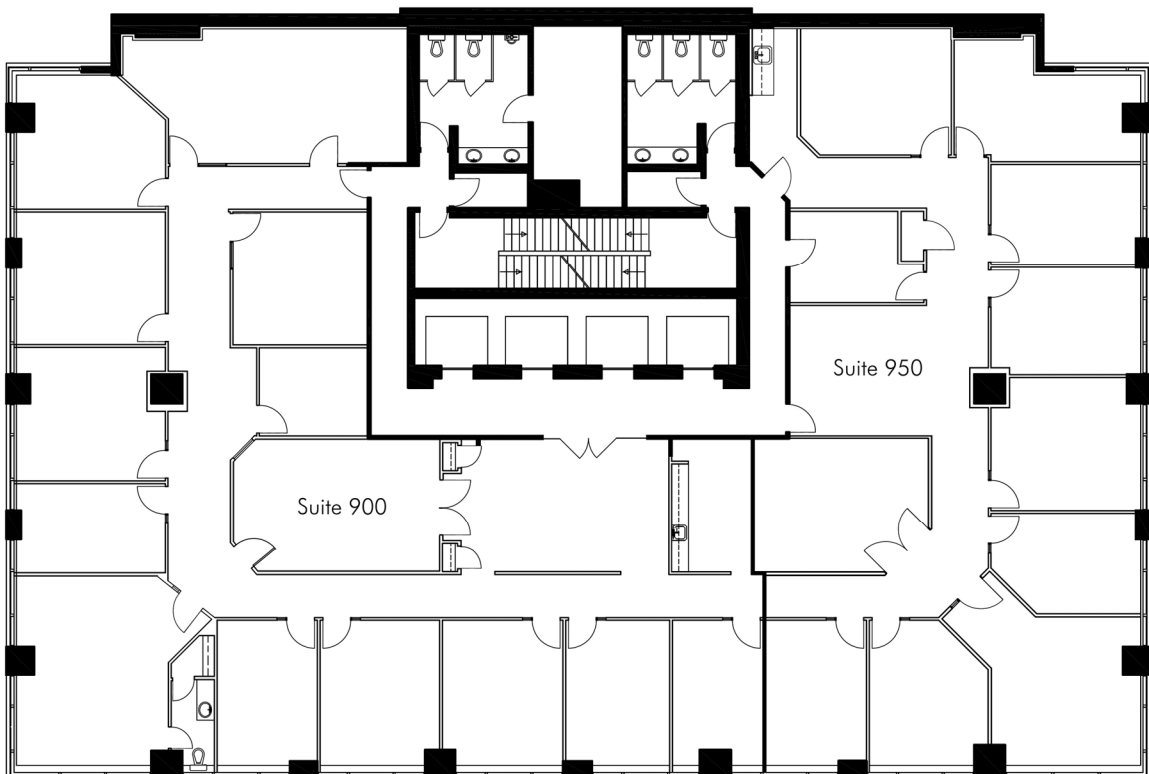
FLOOR PLANS



Suite 1010

3,707 SF

- + 10 exterior offices
- + Boardroom
- + Kitchen
- + Reception



Suite 900

5,615 SF

- + 10 exterior offices
- + 2 interior offices
- + 2 boardrooms
- + Kitchen
- + Reception

Suite 950

3,885 SF

- + 9 exterior offices
- + 1 interior office
- + Boardroom
- + Kitchen
- + Reception



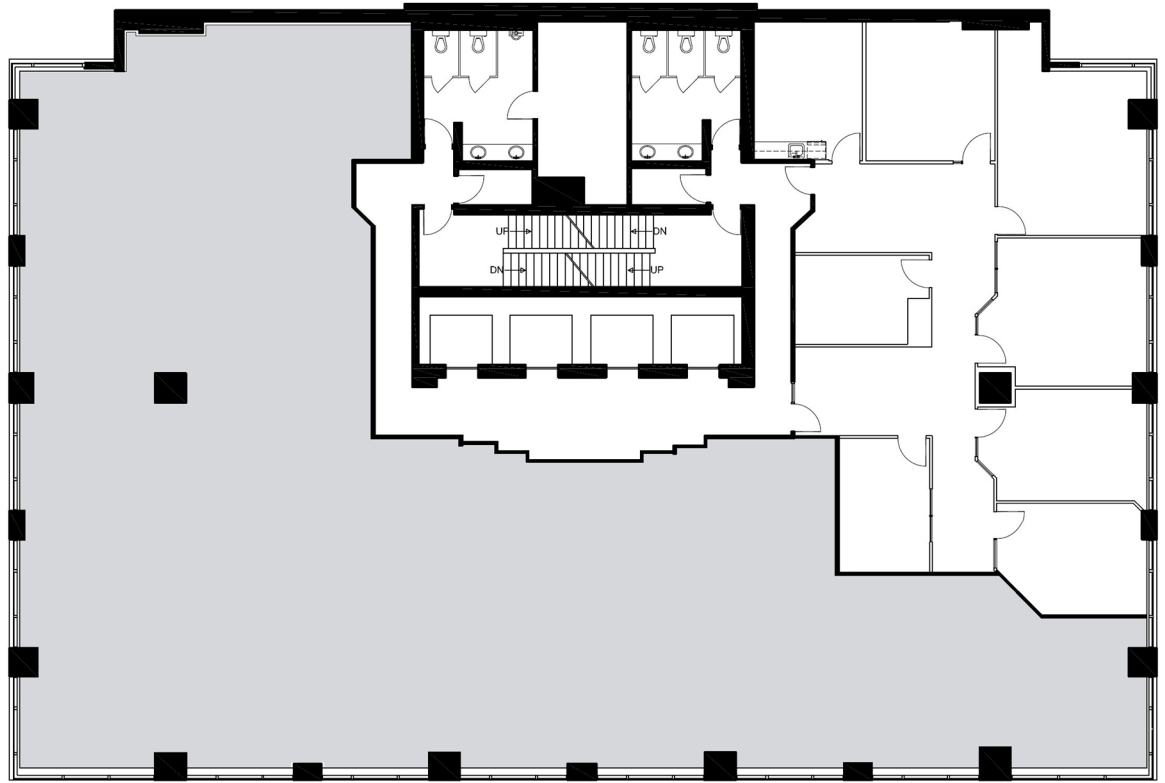
FLOOR PLANS

Suite 710

2,509 SF

Not formally demised

- + 5 exterior offices
- + 2 interior offices
- + Kitchen

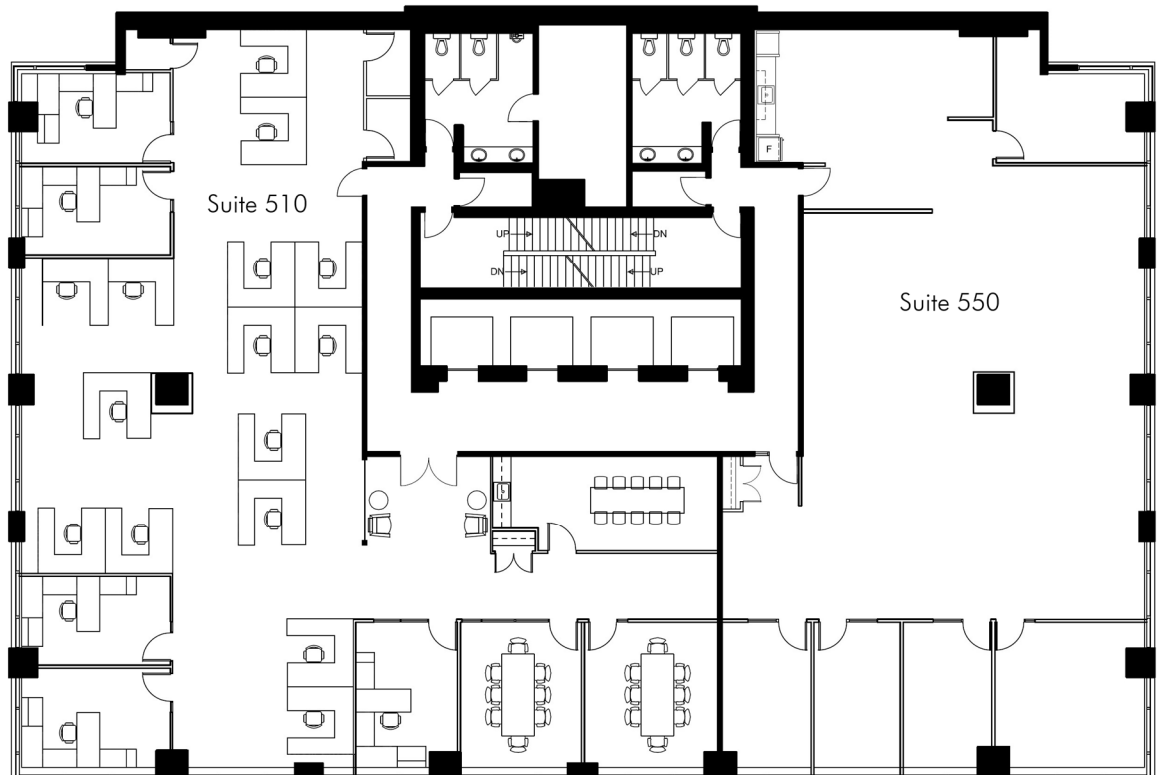


5th Floor

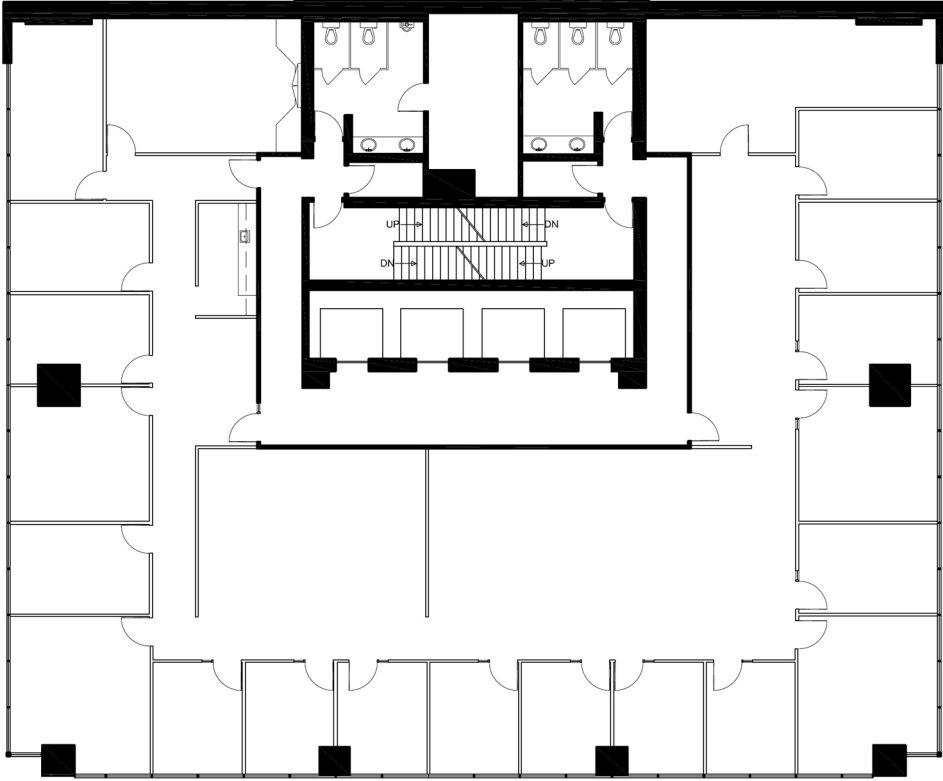
9,467 SF

Suite 510 | 5,356 sf

- + 5 exterior offices
- + 15 workstations
- + 2 meeting rooms
- + Kitchen
- + Reception
- + Storage room
- + Server room



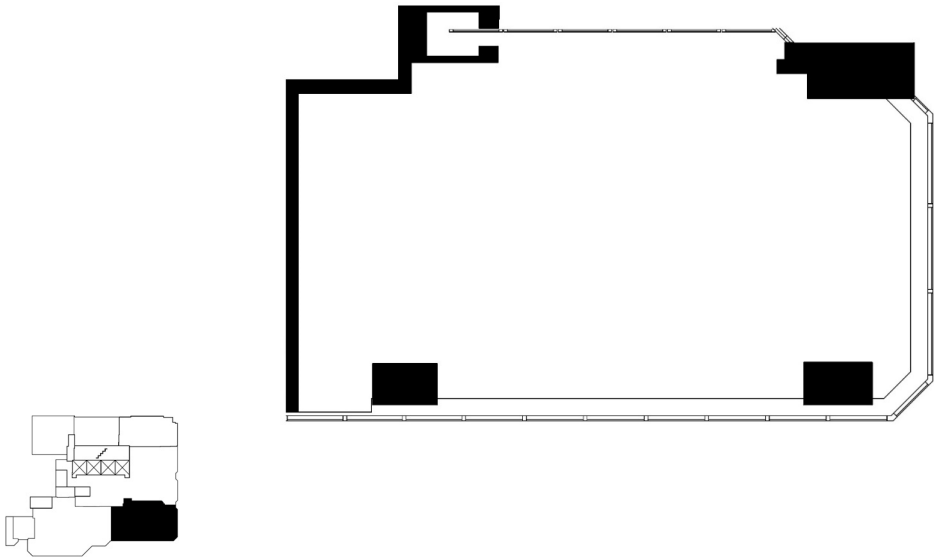
FLOOR PLANS



Suite 300

7,650 SF

- + 19 exterior offices
- + 2 boardrooms
- + Open area
- + Kitchen



Suite 103

1,099 SF

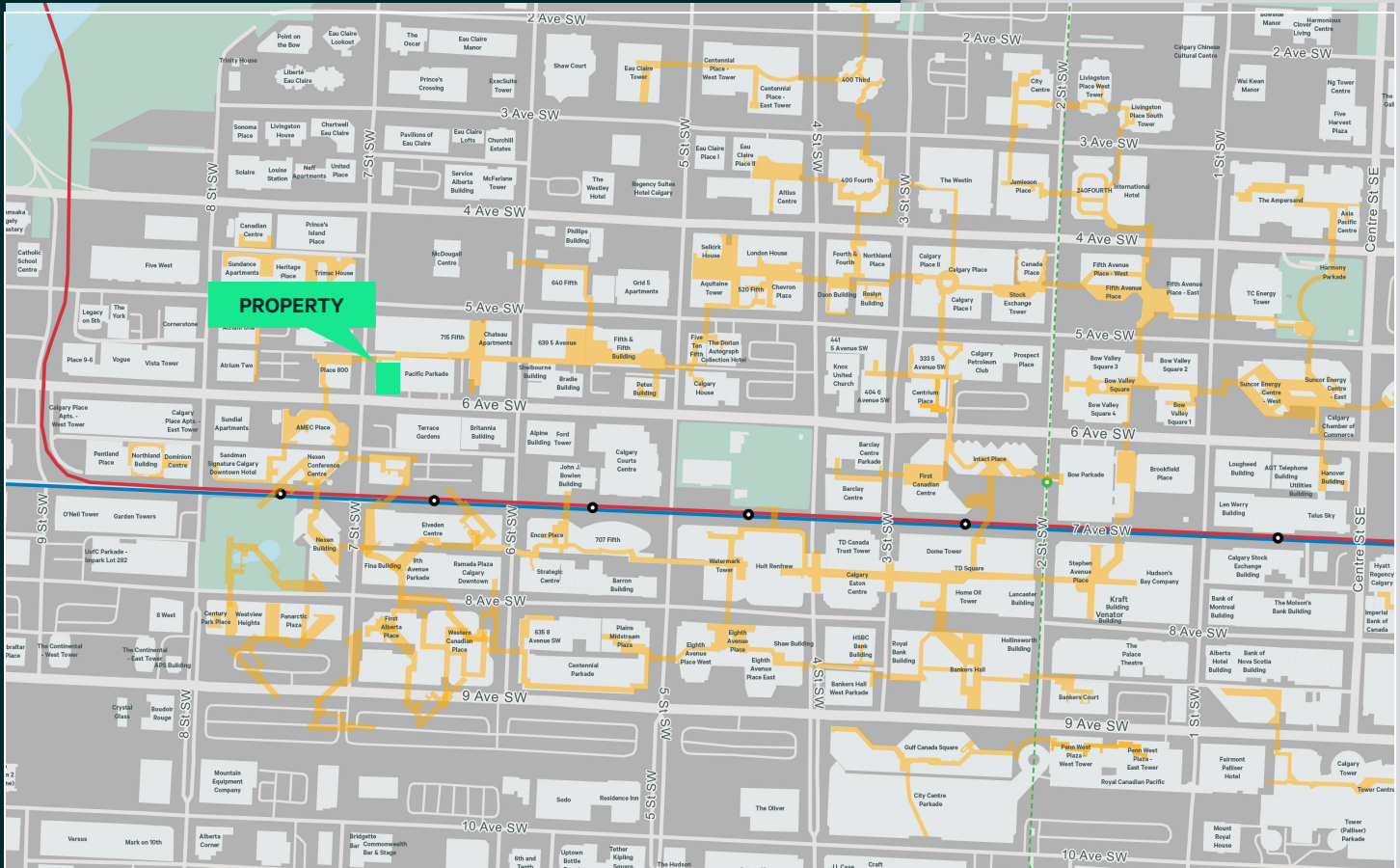
- + Main floor retail
- + 7th Avenue & 6th Street frontage



736 SIXTH

736 6 AVENUE SW

OFFICE SPACE FOR LEASE



CBRE Limited

3200 525 8 Avenue SW
Calgary, AB T2P 1G1

www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Enviroics Analytics, Microsoft Bing, Google Earth

TREVOR DAVIES

Senior Vice President
+1 403 750 0542
trevor.davies@cbre.com

DARRELL BOLDON

Associate Vice President
+1 403 750 0531
darrell.boldon@cbre.com

CASEY ROLAND

Transaction Manager
+1 403 750 0544
casey.roland@cbre.com

