

# For Sublease

215 – 2<sup>nd</sup> Street SW

# Calgary City Centre

Calgary City Centre is a premier AA-class building located in the downtown core, just two blocks from the Bow River pathway system. This prestigious property is BOMA Gold Certified and LEED Platinum Certified, showcasing its commitment to sustainability and excellence. The building features 125 hourly parking stalls and 250 bicycle stalls, complete with modern end-of-trip facilities. Tenants benefit from exclusive access to an on-site conference centre and fitness centre. Situated in close proximity to Eau Claire, the location offers an abundance of retail, shopping, and dining amenities. Additionally, it is only a five-minute walk to the LRT line and the CORE Shopping Centre, providing exceptional convenience and accessibility.

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# Property Overview

## Sublease Information

### Available Subpremises

Floor 9: 26,701\* SF  
Floor 10: 25,755\* SF

### Sublandlord

PETRONAS Energy Canada Ltd.

### Annual Net Rent

Market Sublease Rates

### Term of Sublease

3+ Years

### Operating Costs and Taxes

\$24.67 per square foot (2025 estimate)

### Parking

1:1,822 SF - 14 stalls

### Occupancy Date

Immediate

## Building Details

### Constructed

2016

### Rentable Area

827,700 square feet

### Average Floorplate

27,000 square feet

### Number of Floors

36

### Landlord

The Cadillac Fairview Corporation Limited

### Building Management

The Cadillac Fairview Corporation Limited

### HVAC

Monday - Friday | 6:00 am - 6:00 pm

## Highlights

- Well-improved, mostly furnished, excluding: workstations, boardroom furniture and meeting room chairs.
- +15 connected to Jamieson Place and Livingston Place
- Exclusive tenant-only fitness facility and conference centre
- Secure bike storage with showers, lockers, and change rooms
- Several amenities in the surrounding Eau Claire area
- Certified Platinum building under the LEED Green Building Rating System



# Floor 9



## Floor 9: 26,701 SF

- 42 Exterior Offices
- 14 Interior Offices
- Open Area for ~36 Workstations
- Boardroom (*currently used as a file room*)
- 3 Meeting Rooms
- Kitchen/Staff Lounge
- 2 Filing/Copy Areas

*\*Space is mostly furnished, excluding: workstations, boardroom furniture and meeting room chairs.*

# Potential Demising Options



## Option 1: ~8,900 SF

- 18 Exterior Offices
- 7 Interior Offices
- Open Area for ~18 Workstations
- Meeting Room
- Filing/Copy Area

## Option 2: ~17,800 SF

- 24 Exterior Offices
- 7 Interior Offices
- Open Area for ~18 Workstations
- Boardroom (*currently used as a file room*)
- 2 Meeting Rooms
- Kitchen/Lounge
- Filing/Copy Area

*\*Space is mostly furnished, excluding: workstations, boardroom furniture and meeting room chairs.*

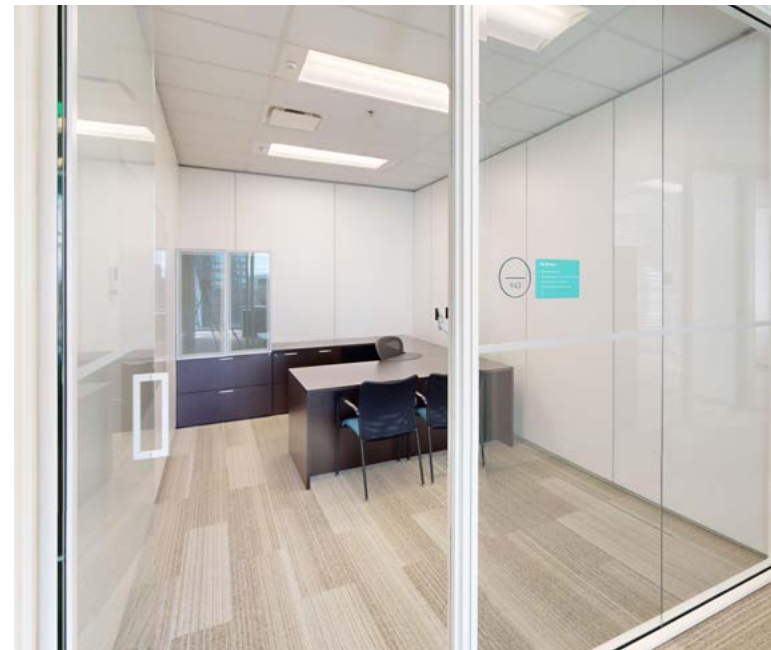
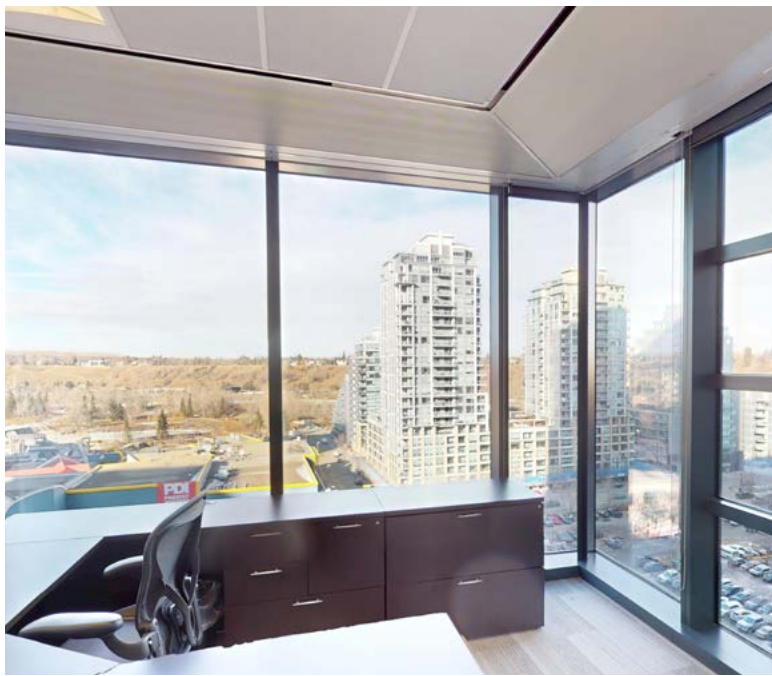
# Floor 10

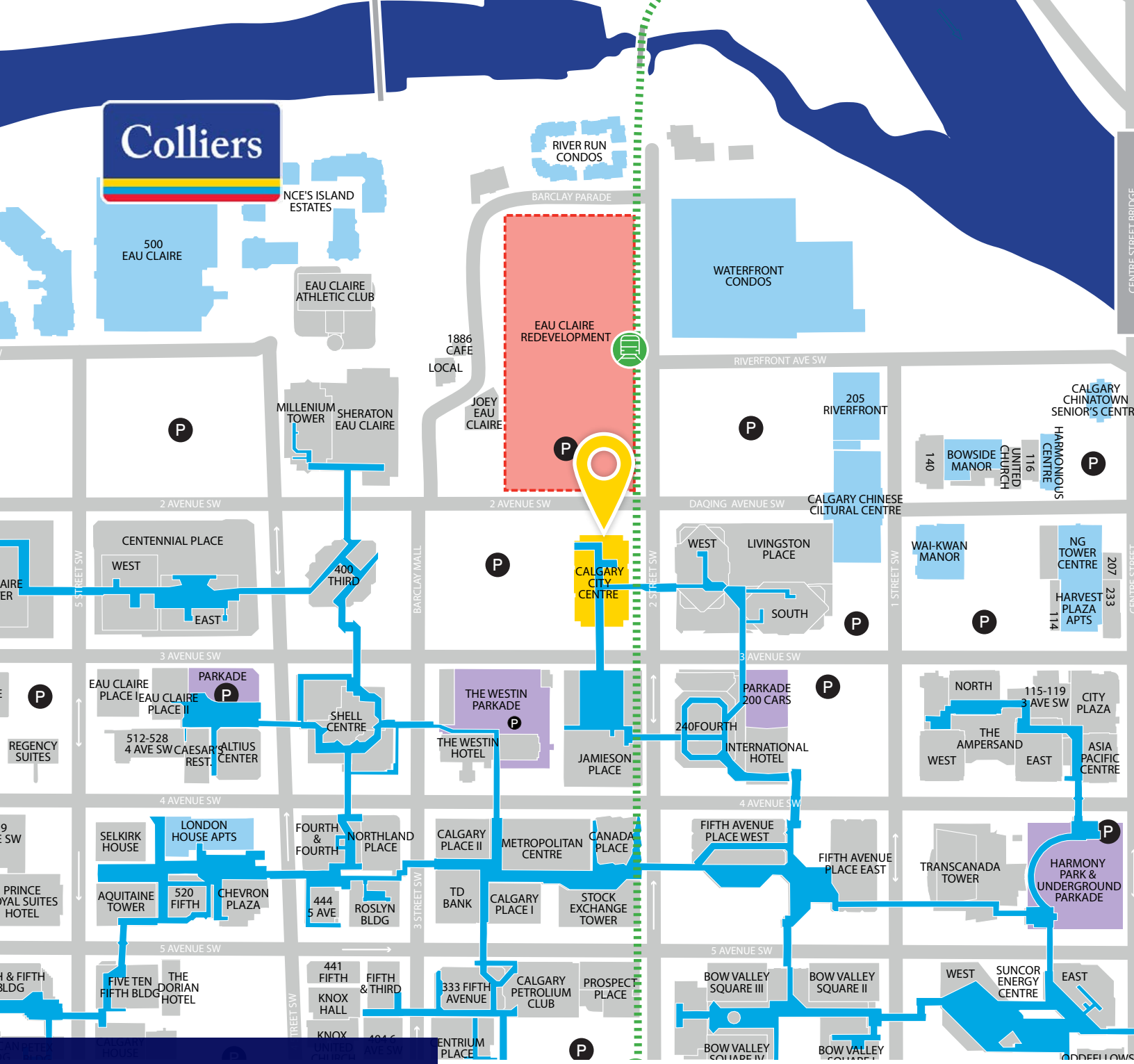


## Floor 10: ~25,755 SF

- 40 Exterior Offices
- 14 Interior Offices
- Open Area for ~16 Workstations
- Boardroom / Training Room
- 3 Meeting Rooms
- Kitchen/Lounge
- 2 Filing/Copy Areas
- IT Closet

*\*Space is mostly furnished, excluding: workstations, boardroom furniture and meeting room chairs.*





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## Contact Us

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