

For sublease

Place 9-6

940 6th Avenue SW, Calgary, AB



West End Excellence

Place 9-6 offers a prime Downtown West End Core location with direct access to the Bow River pathway system and vibrant Kensington. Excellent connectivity includes transit stops at the entrance, LRT and Plus 15 within five minutes, and convenient vehicle access.



Property Highlights

- Access to Plus 15 through the Sandman Hotel
- Close proximity to the Bow River pathway system
- Downtown West Core
- Easy access and egress in and out of downtown
- Walking distance to 8th Street West and 7th Street LRT Stations
- Walking distance to Kensington with a diverse mix of boutique shops and trendy restaurants
- **Suite 1100 can be provided furnished**

Available Suites	Suite 1100: 15,363 sf (Option A) Suite 1000: 8,701 sf (Option B) Suite 1100 & 1000: 24,064 sf (Option C)
Available	Immediate
Term	Flexible - 5 years +
Sublandlord	Catch Engineering Corporation
Asking Rates	Sublease Market Rates
Operating Cost	\$15.69 (2026 Est.)
Allowance	Negotiable
Parking	Ratio: 1 stall per 1,200 sf Underground Reserved at \$300/stall/month

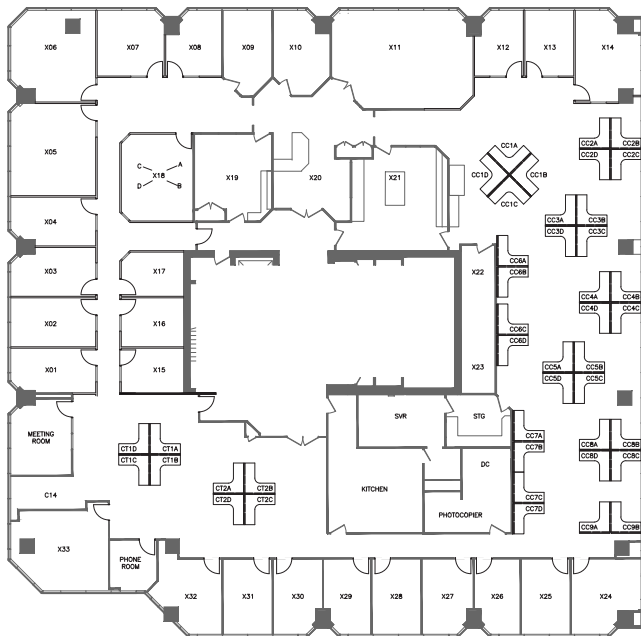
Option A - **Suite 1100** - 15,363 sf

- 24 External offices
- 8 Internal offices
- 42 Workstations
- Boardroom
- 2 Meeting rooms
- 2 Kitchens
- Photocopy room
- **Furnished**

Option B - **Suite 1000** - 8,701 sf

- 15 External offices
- 5 Internal offices
- Boardroom
- 1 Meeting room
- 2 Kitchens
- Photocopy room

Suite 1100 - 15,363 sf



Suite 1000 - 8,701 sf




Option C - **Suites 1100 & 1000** - 24,064 sf

- 39 External offices
- 13 Internal offices
- 42 Workstations
- 2 Boardrooms
- 3 Meeting rooms
- 4 Kitchen
- 2 Photocopy rooms
- Option to be furnished



Location & Amenities



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|--|--------------------------------|--|
| 1 Mille Restaurant & Cafe | 5 Tim Horton's | 9 The Street Eatery |
| 2 Soul Pocha | 6 Moxie's Restaurant | 10 Spicy Amigos |
| 3 Bell's Pizza | 7 Sandman Hotel | 11 Quesada Burritos & Tacos |
| 4 University of Calgary Downtown Campus | 8 Gyu-Kaku Japanese BBQ |  Calgary Transit Stations |

JLL

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