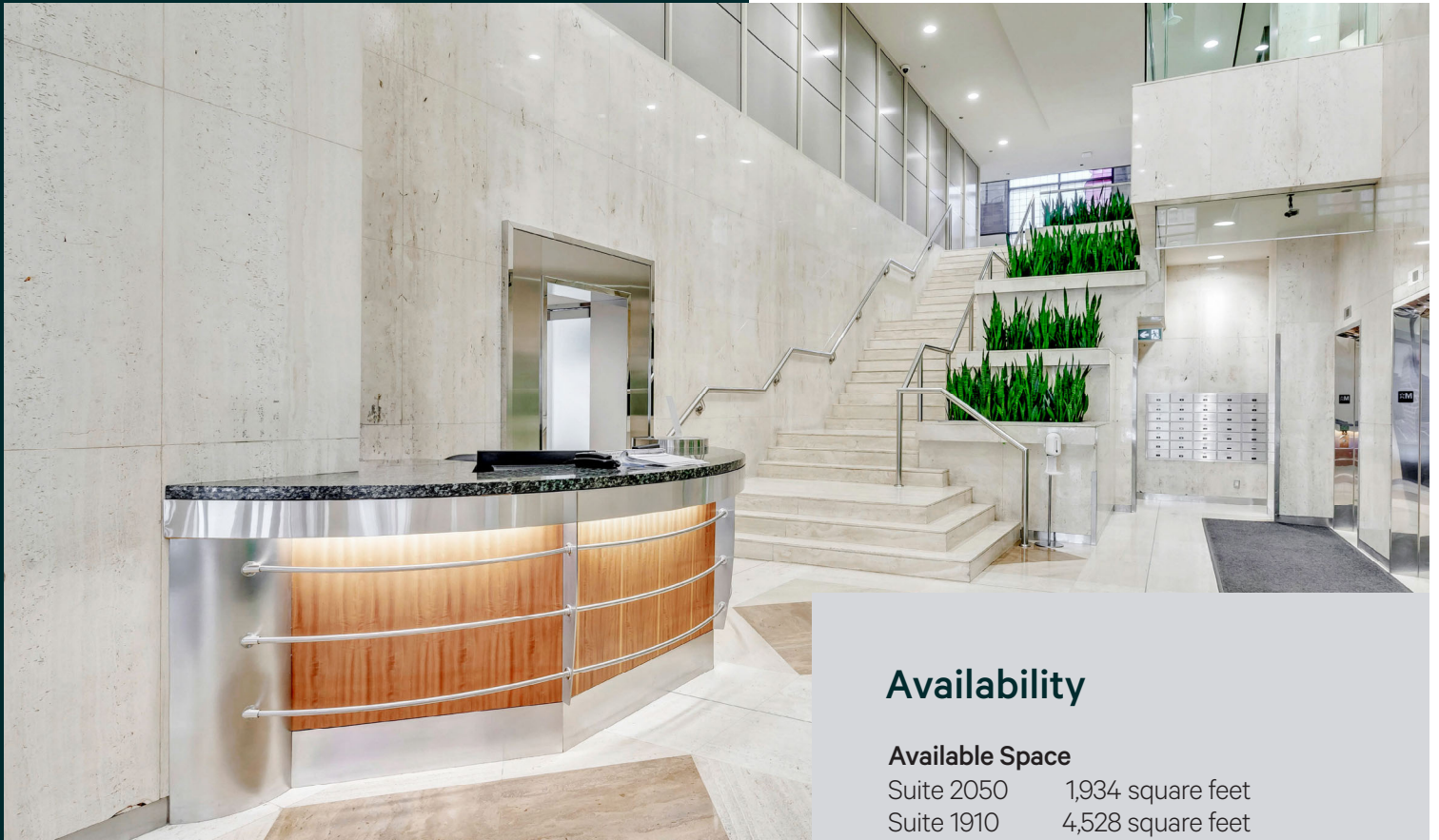


736 SIXTH

736 6 AVENUE SW

OFFICE SPACE FOR LEASE





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 1800	9,508 square feet
Suite 1640	1,618 square feet
Suite 1600	3,668 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 710	2,509 square feet
Suite 550	4,111 square feet
Suite 510	5,356 square feet
Suite 103	1,099 square feet

Availability

December 1, 2025 (Suite 1800 & Suite 1910)
 September 1, 2025 (Suite 1450)
 November 1, 2025 (Suite 1010 & Suite 1640)
 Immediate (All other suites)

Term

Flexible

Net Rent

Market Rates

Allowance

Negotiable

2025 Op Costs & Taxes

\$14.90 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

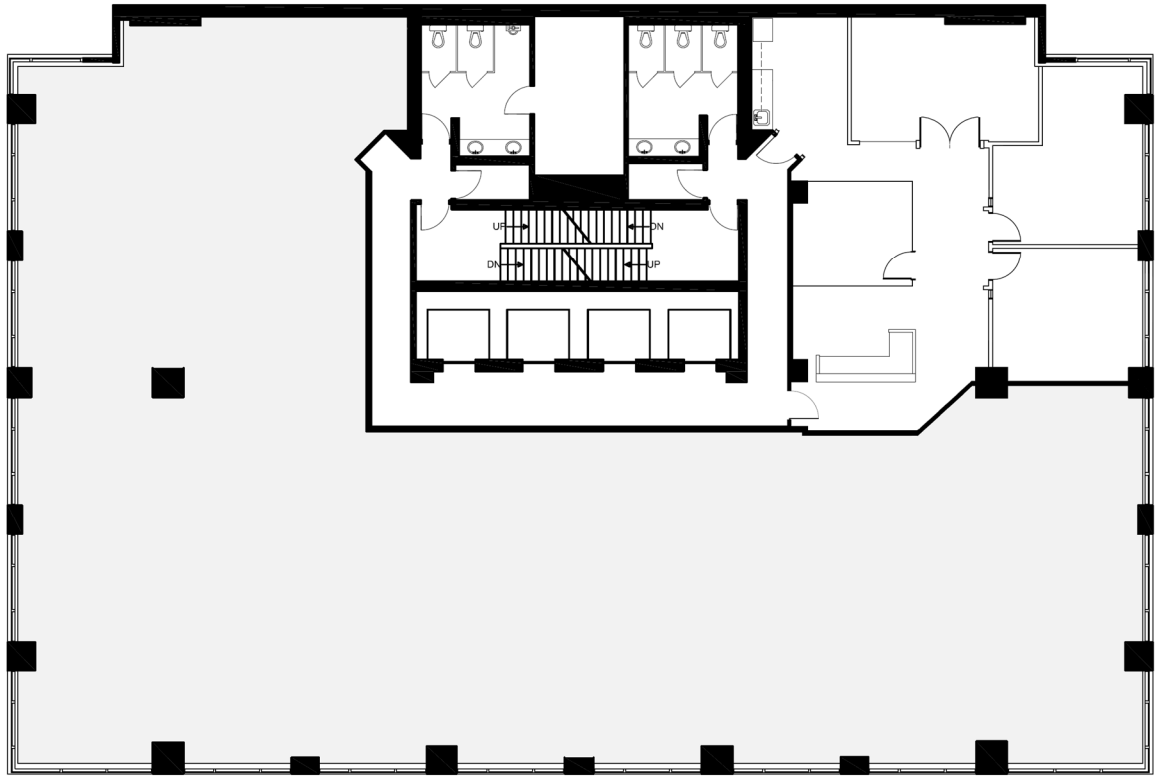
- On-site manned security
- Card access
- Video surveillance

FLOOR PLANS

Suite 2050

1,934 SF

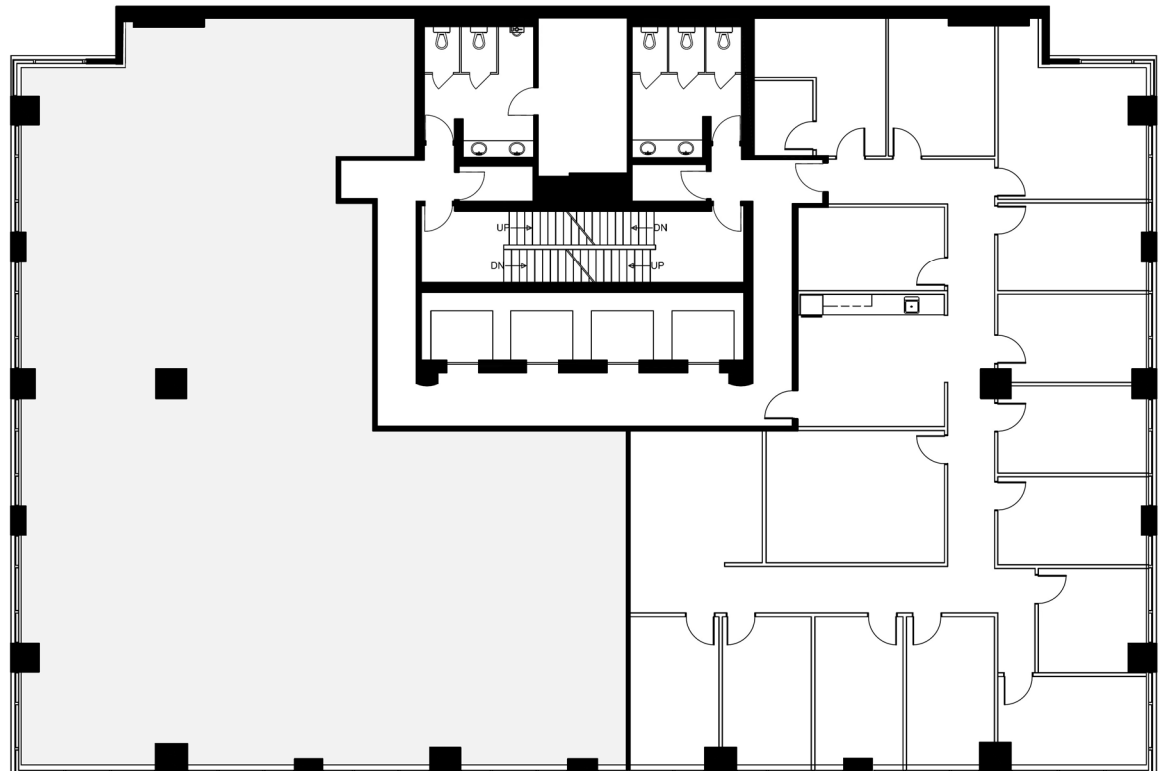
- + 2 exterior offices
- + Boardroom
- + Meeting room
- + Kitchen
- + Reception



Suite 1910

4,528 SF

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

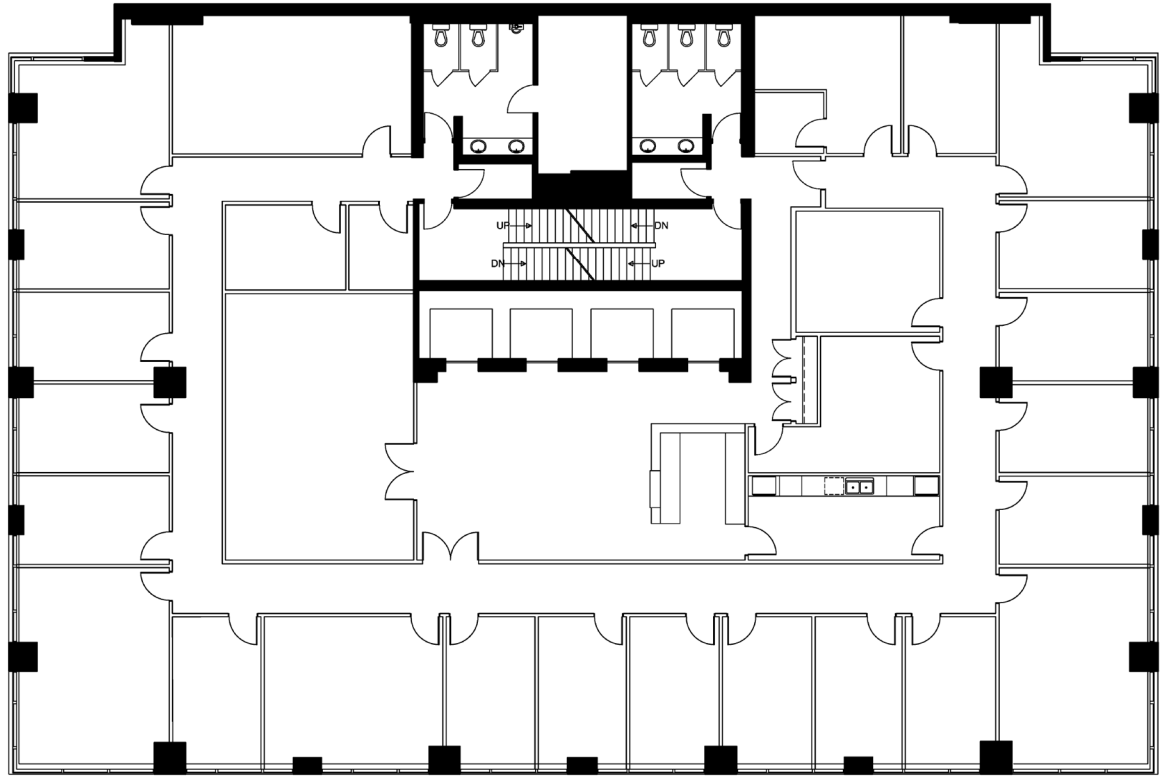


FLOOR PLANS

Suite 1800

9,508 SF

- + 22 exterior offices
- + 2 interior offices
- + 2 boardrooms
- + Kitchen
- + Reception
- + IT/data room



Suite 1640

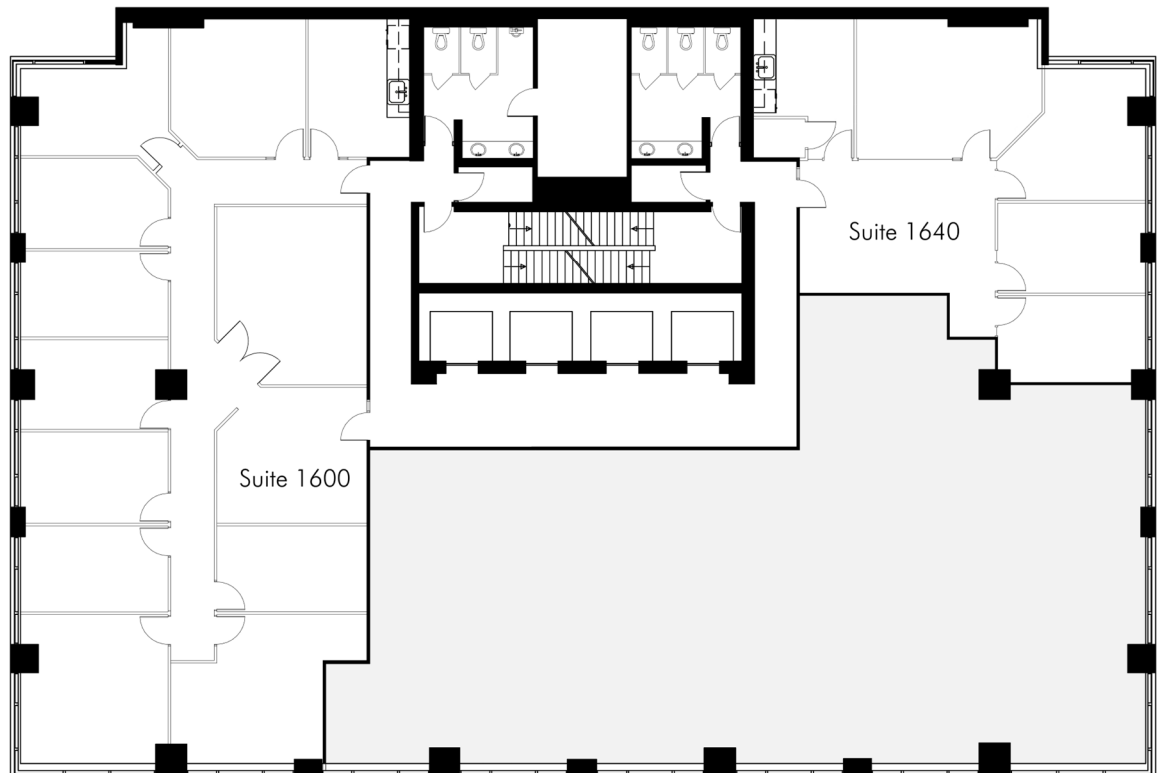
1,618 SF

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

Suite 1600

3,668 SF

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

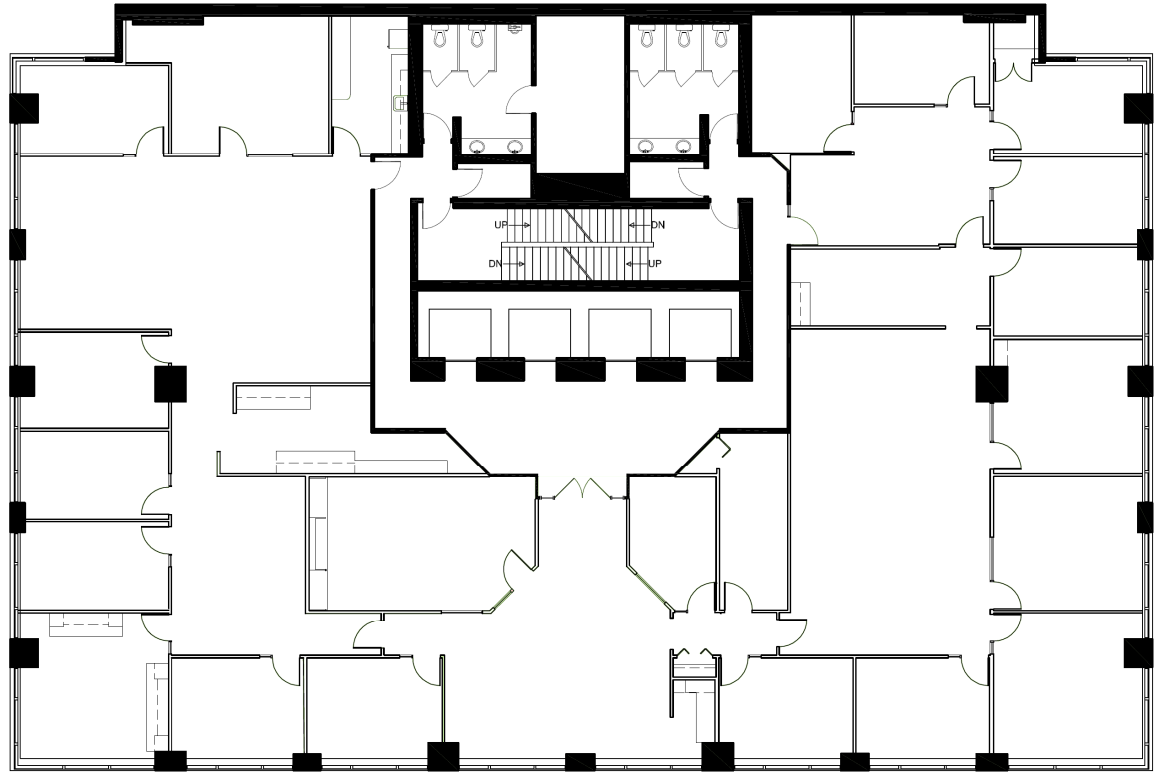


FLOOR PLANS

Suite 1500

9,463 SF

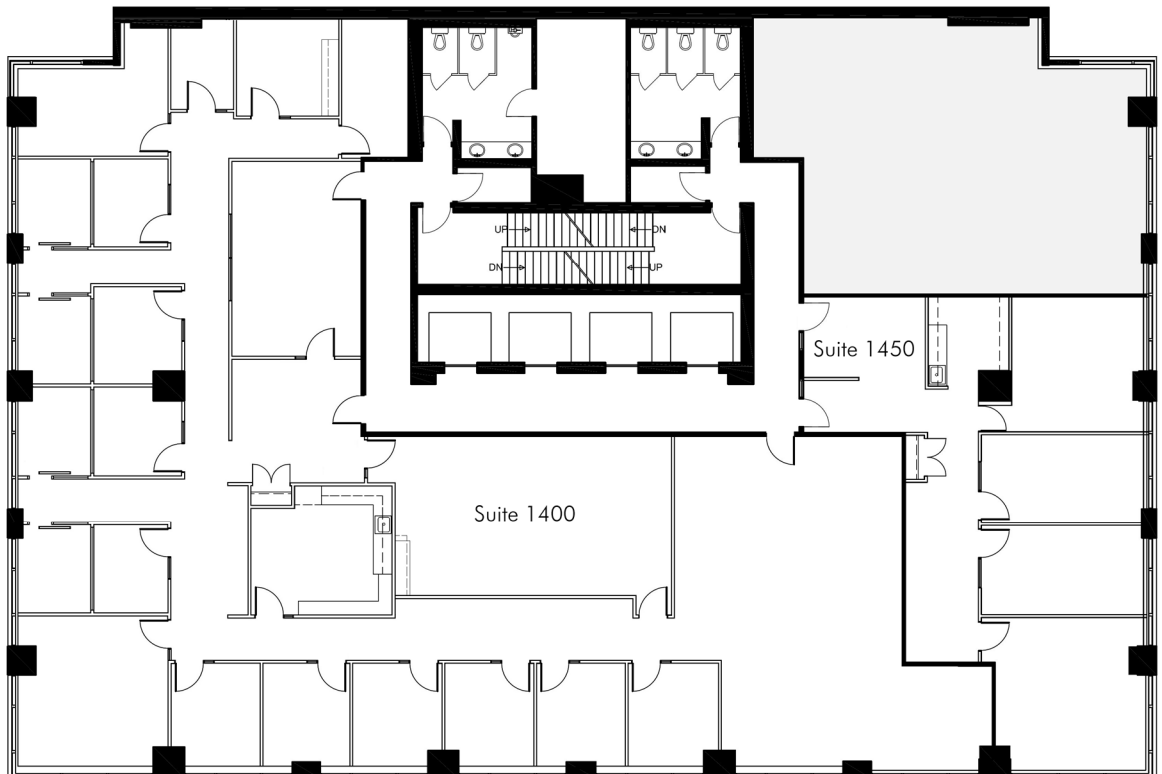
- + 18 exterior offices
- + Boardroom
- + Kitchen
- + Reception



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

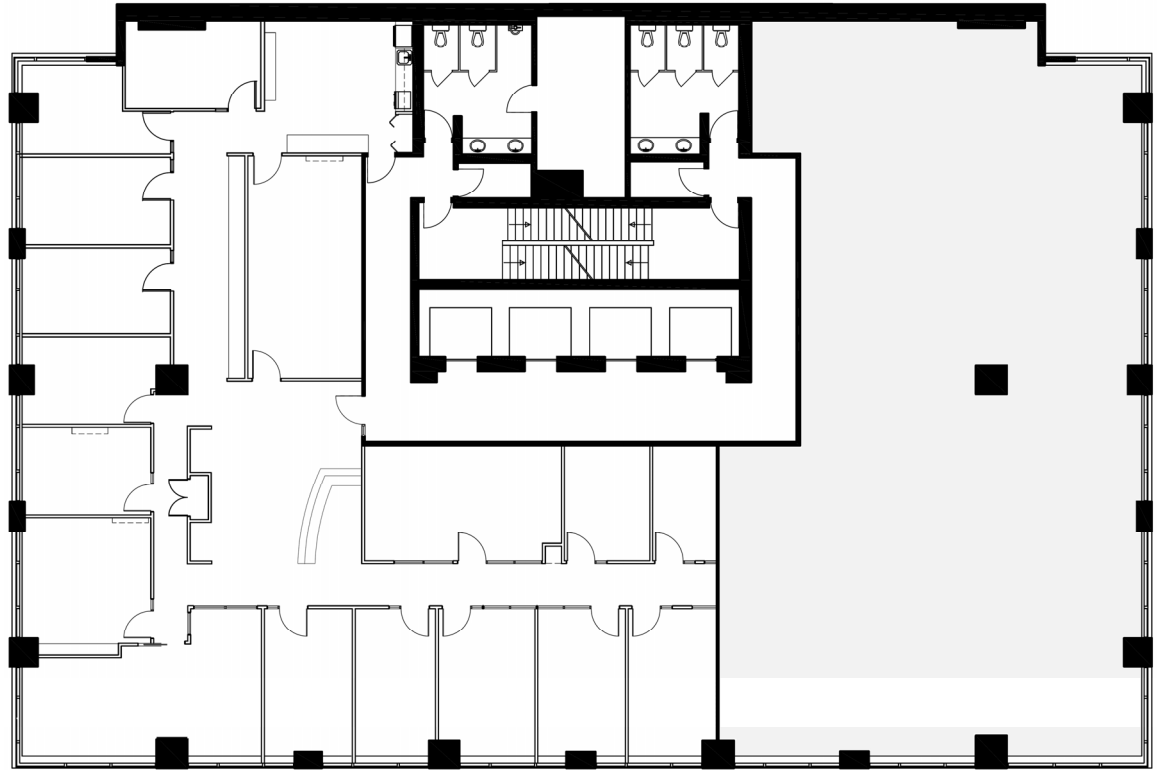


FLOOR PLANS

Suite 1250

5,417 SF

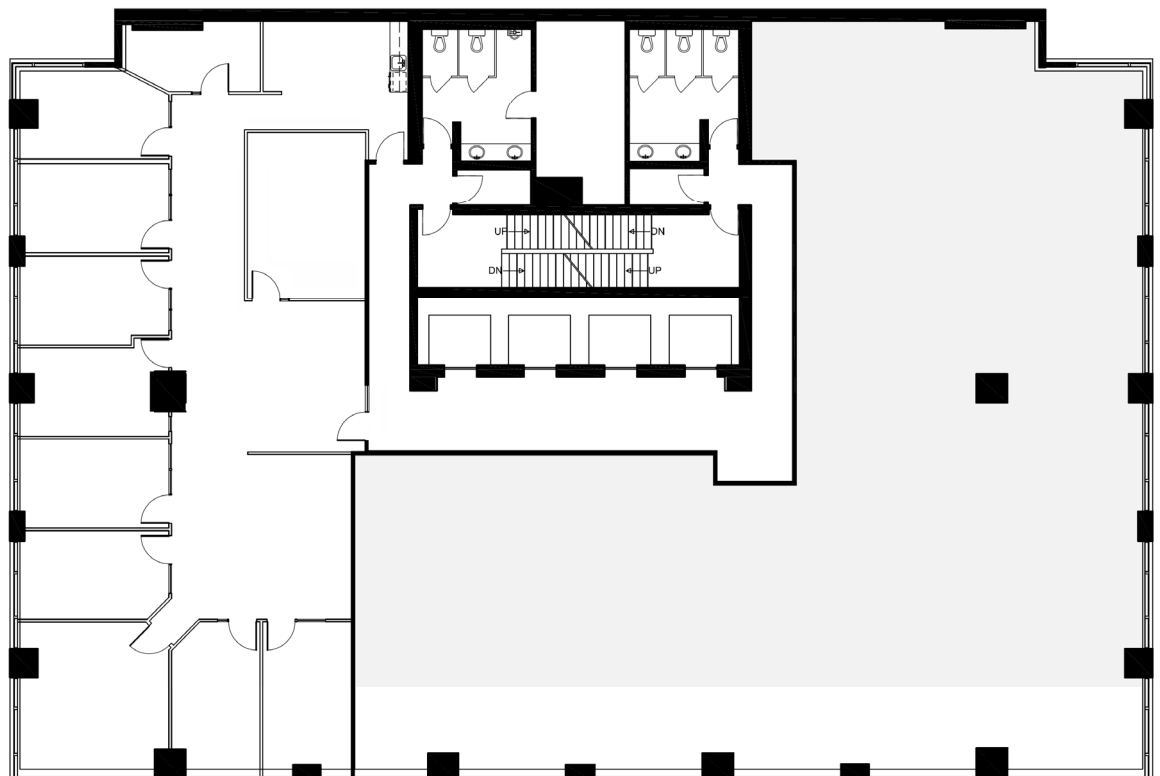
- + 12 exterior offices
- + 1 interior office
- + 3 boardrooms
- + Kitchen
- + Reception



Suite 1010

3,707 SF

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

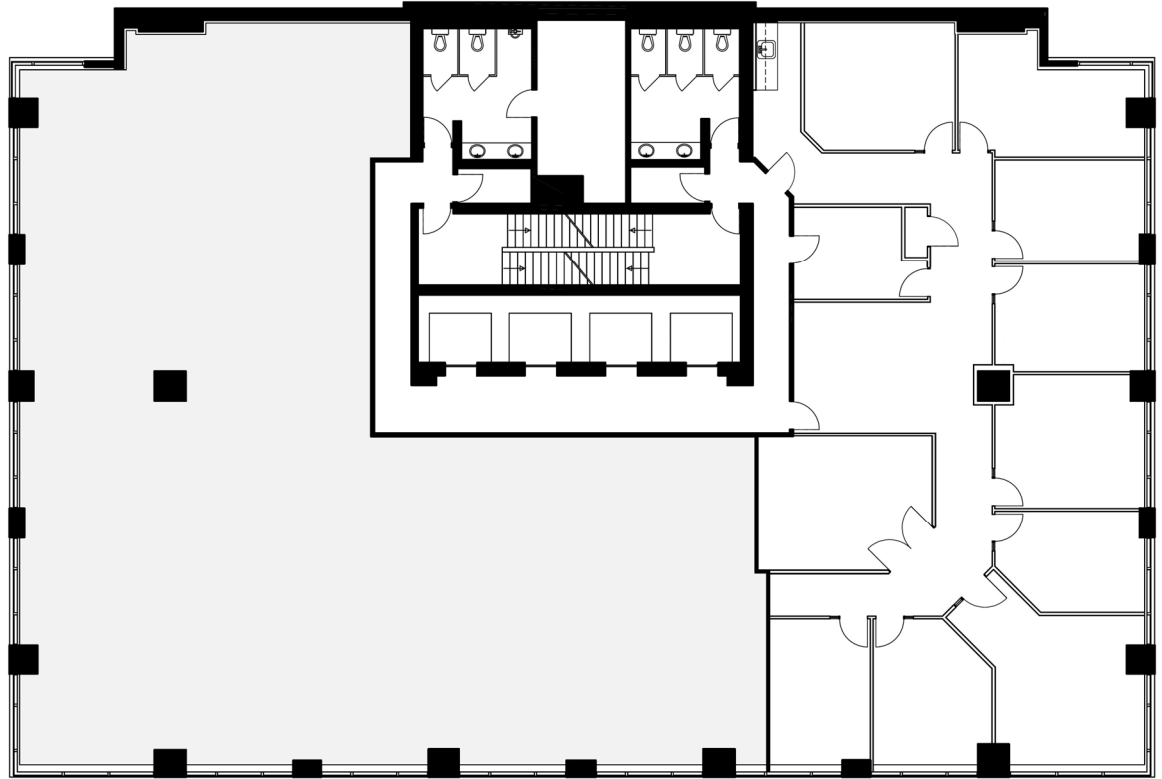


FLOOR PLANS

Suite 950

3,885 SF

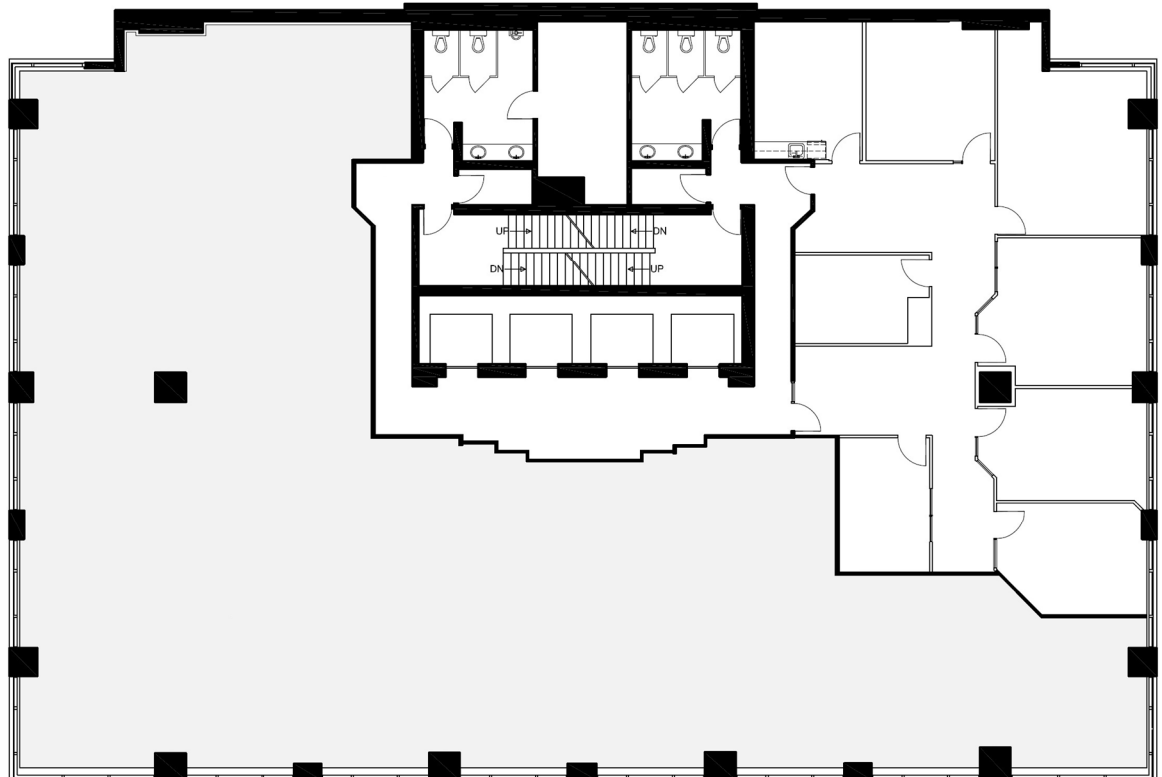
- + 9 exterior offices
- + 1 interior office
- + Boardroom
- + Kitchen
- + Reception



Suite 710

2,509 SF

- Not formally demised
- + 5 exterior offices
 - + 2 interior offices
 - + Kitchen



FLOOR PLANS

5th Floor

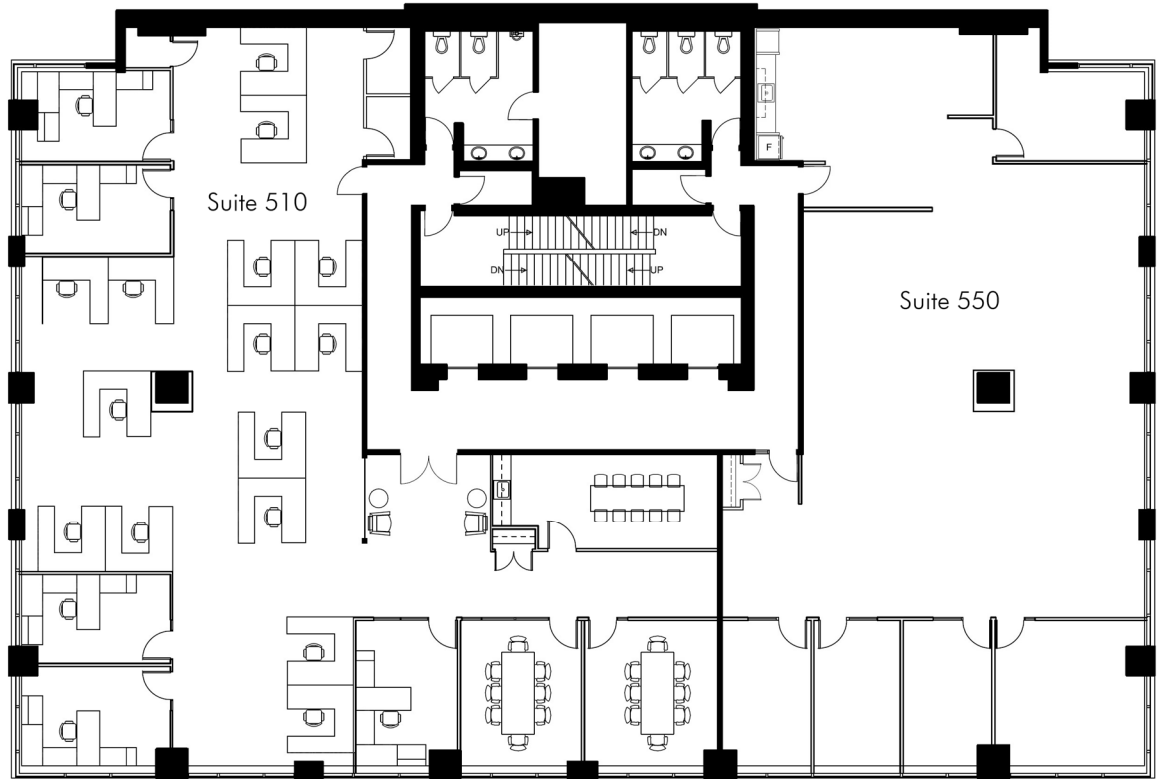
9,467 SF

Suite 550 | 4,111 sf

- + 5 exterior offices
- + Kitchen
- + Open area

Suite 510 | 5,356 sf

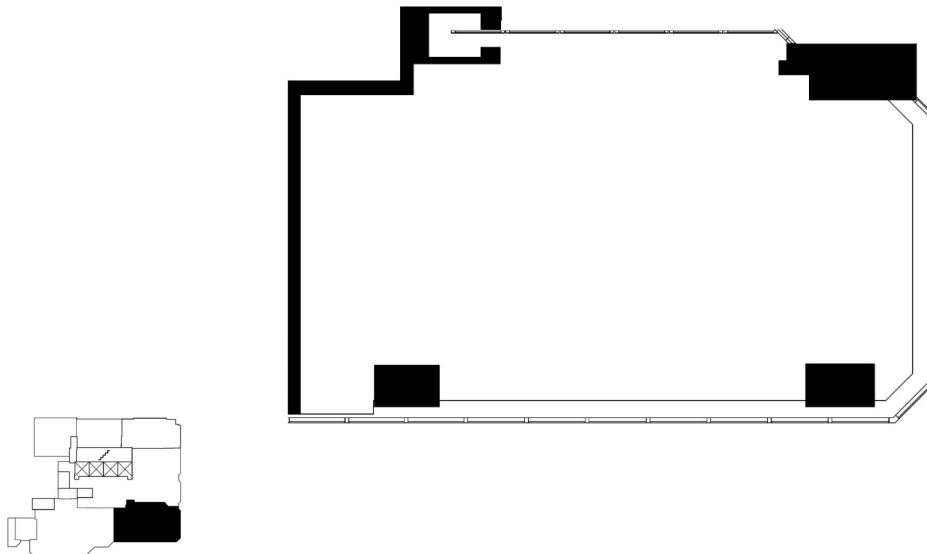
- + 5 exterior offices
- + 15 workstations
- + 2 meeting rooms
- + Kitchen
- + Reception
- + Storage room
- + Server room



Suite 103

1,099 SF

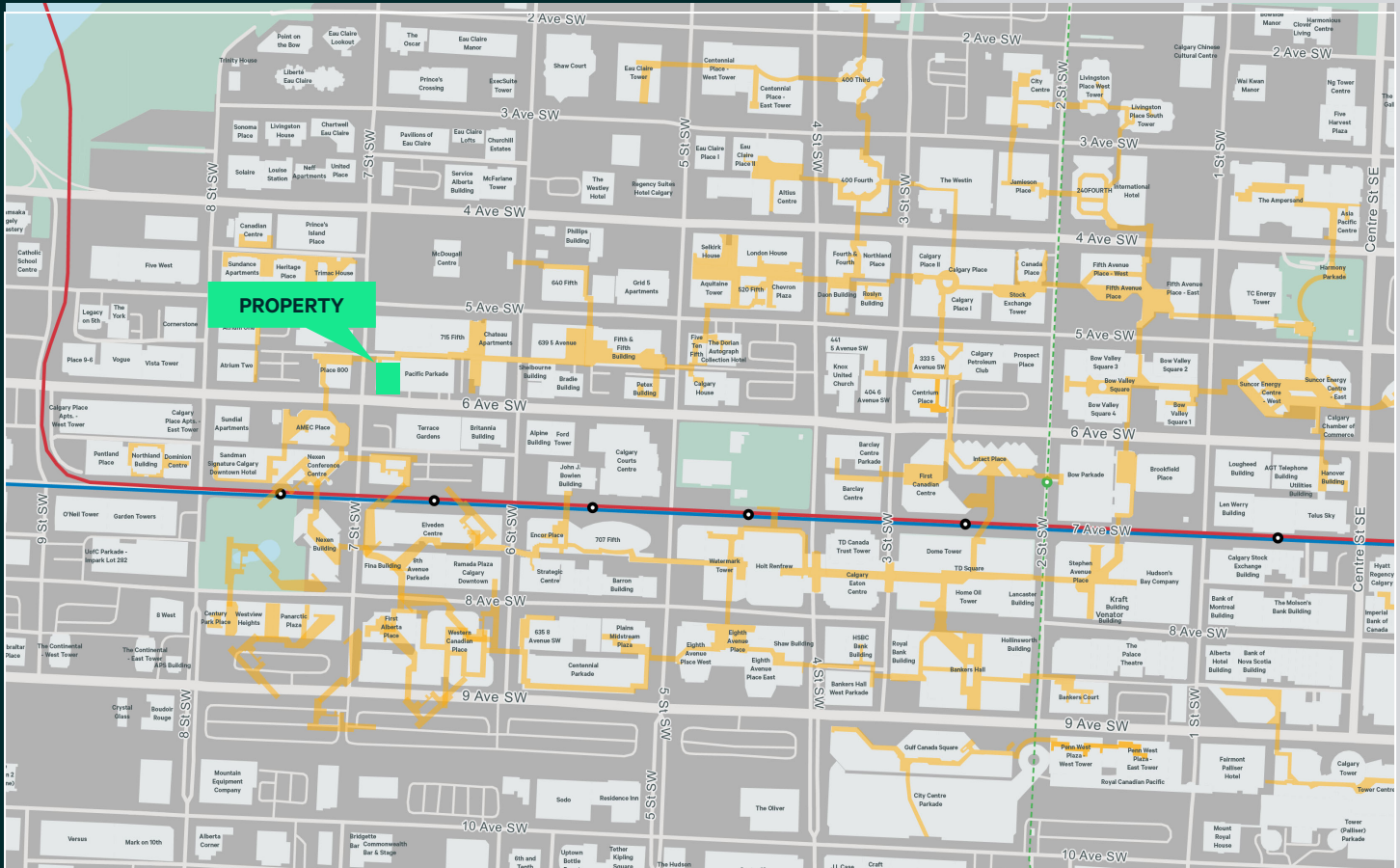
- + Main floor retail
- + 7th Avenue & 6th Street frontage



736 SIXTH

736 6 AVENUE SW

OFFICE SPACE FOR LEASE



CBRE Limited

3200 525 8 Avenue SW
Calgary, AB T2P 1G1

www.cbre.ca

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