

 **JLL** SEE A BRIGHTER WAY



# Suncor Energy Centre East Tower

111 5 Ave SW, Calgary, AB

**FOR SUBLEASE**





## Suncor Energy Centre East Tower

A 1.7 M square foot project comprised of two office towers and a 25k square foot retail podium with food and business services, and an 849 stall underground parkade. Suncor Energy Centre is a certified green building with a LEED Gold certification. The project boasts bicycle parking, auto-detailing, and in-house courier services, and will be undergoing a large renovation to the main floor and +15 scheduled for completion in 2027.

The enclosed Sublease opportunity at Suncor Energy Centre has an efficient mix of closed and open plan office, with excellent meeting rooms, board rooms, 2 kitchens, and reception areas on each floor. Floors are available substantially furnished with a full office suite of furniture and pneumatic sit-stand workstations.



## Building Amenities

- Bicycle parking
- Auto-detailing
- In-house courier services
- Future conference, fitness, lounge, retail, and lobby modernizations underway





# Sublease Details

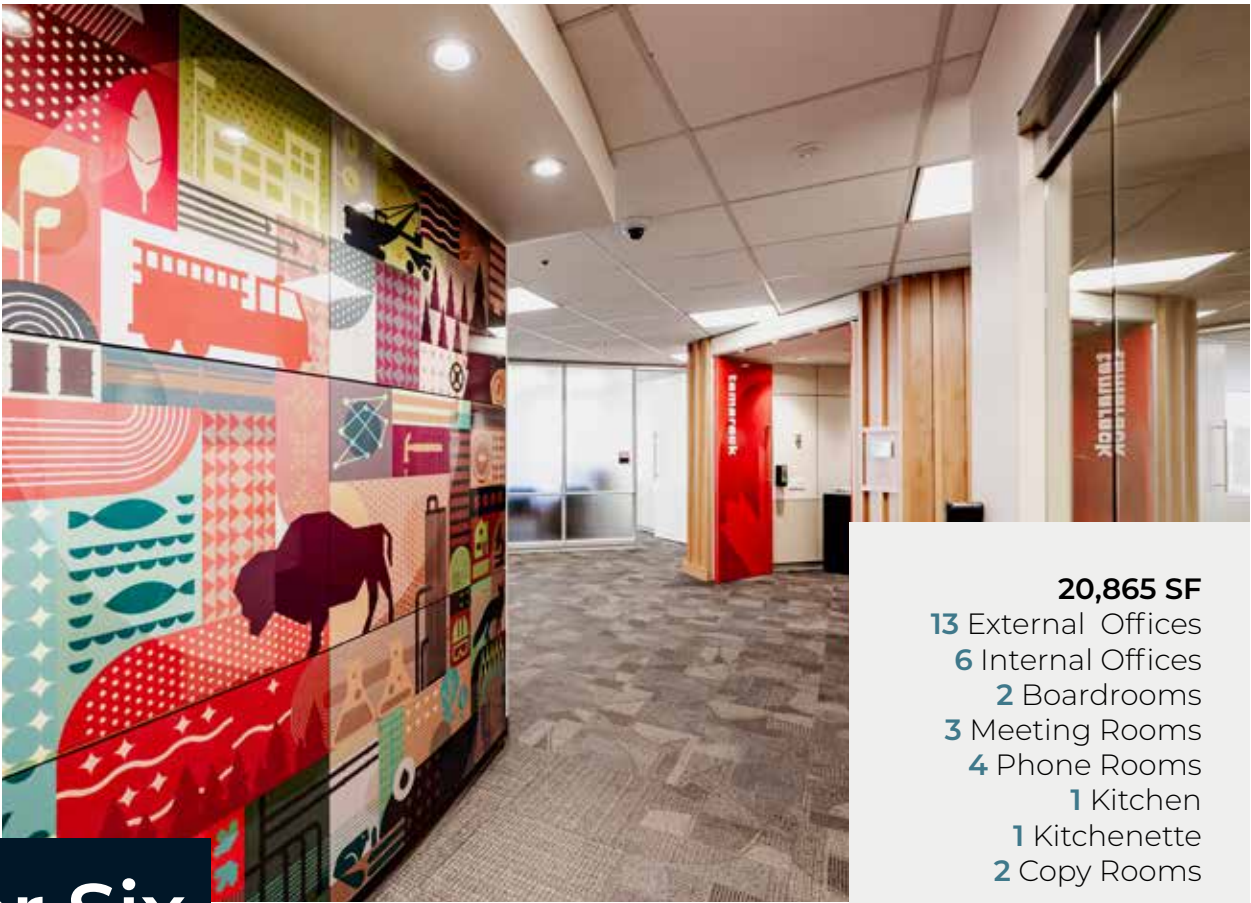
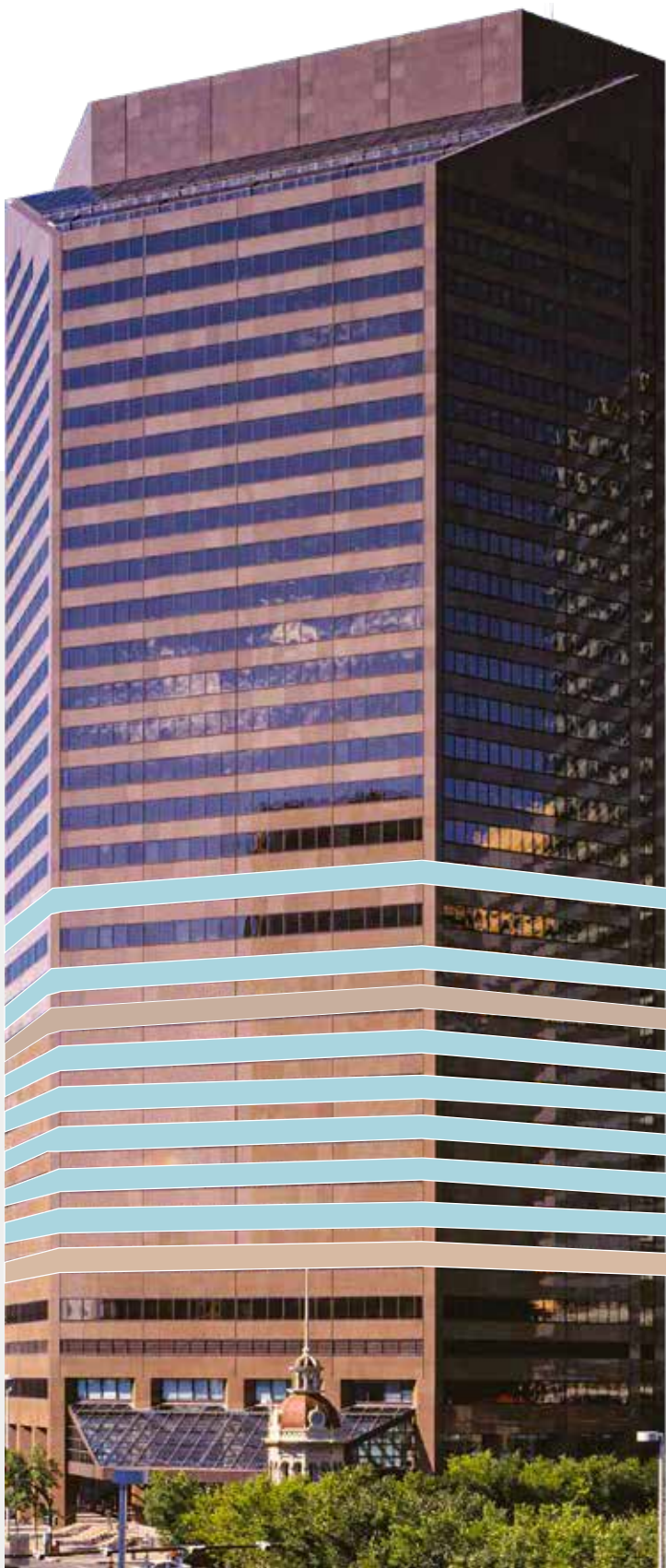
Available Suites	600, 700, 800, 900, 1000, 1200, and 1400
Availability	Immediate
Expiry	September 30, 2028
Rates	Market Rates
Op Costs	\$22.15 psf (Est. 2025)
Parking	1:2,400 sf Reserved \$550/stall/month Unreserved \$495/stall/month

## Sublease Availabilities

14	20,870
12	20,869
*11	20,877
10	20,866
9	21,035
8	20,866
7	20,866
6	20,865
*5	20,859

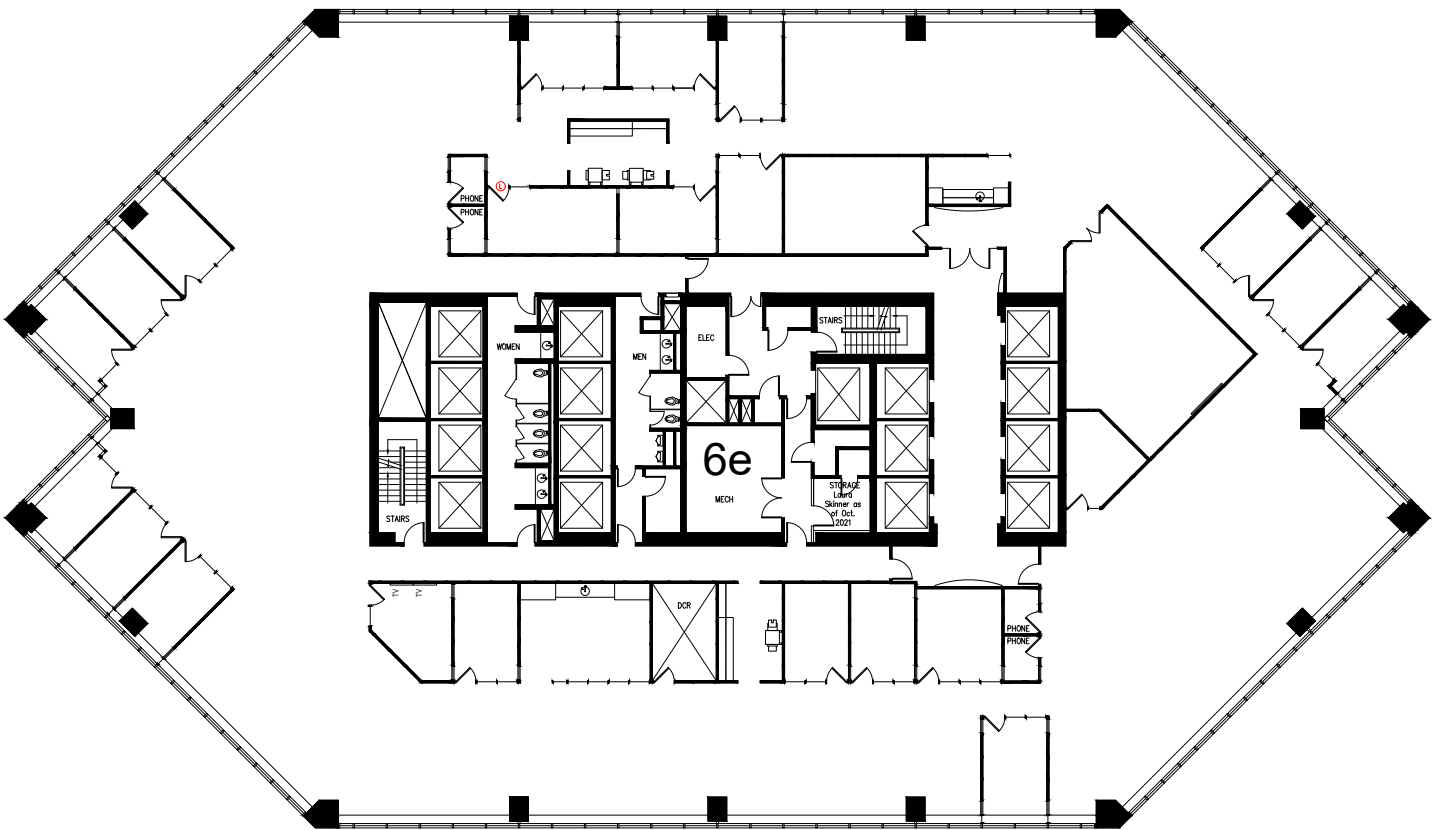
Total Contiguous 187,973

\*Floors 5 and 11 potentially available for contiguous sublease scenarios

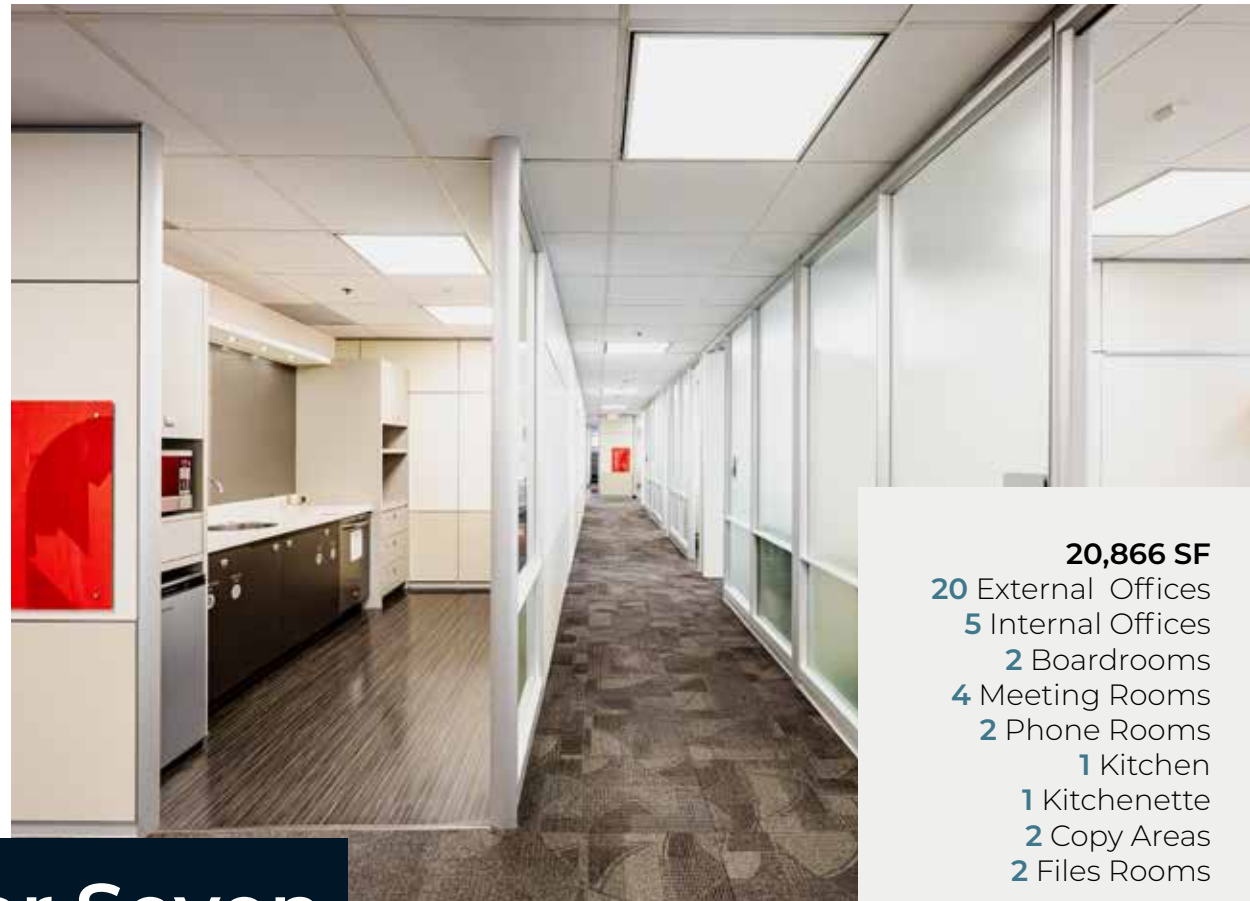


## Floor Six

- 20,865 SF**
- 13 External Offices
  - 6 Internal Offices
  - 2 Boardrooms
  - 3 Meeting Rooms
  - 4 Phone Rooms
  - 1 Kitchen
  - 1 Kitchenette
  - 2 Copy Rooms

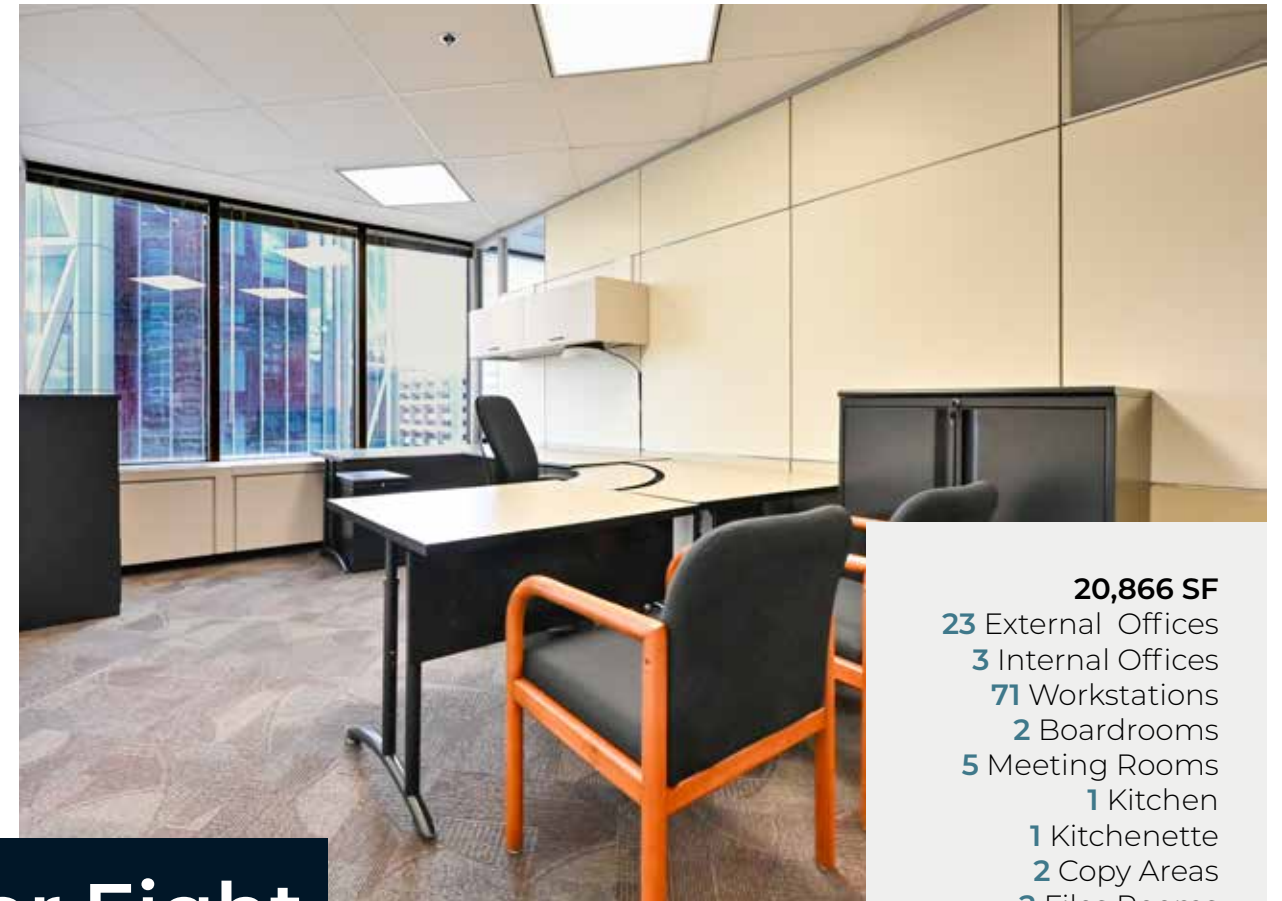






- 20,866 SF**
- 20 External Offices
  - 5 Internal Offices
  - 2 Boardrooms
  - 4 Meeting Rooms
  - 2 Phone Rooms
  - 1 Kitchen
  - 1 Kitchenette
  - 2 Copy Areas
  - 2 Files Rooms

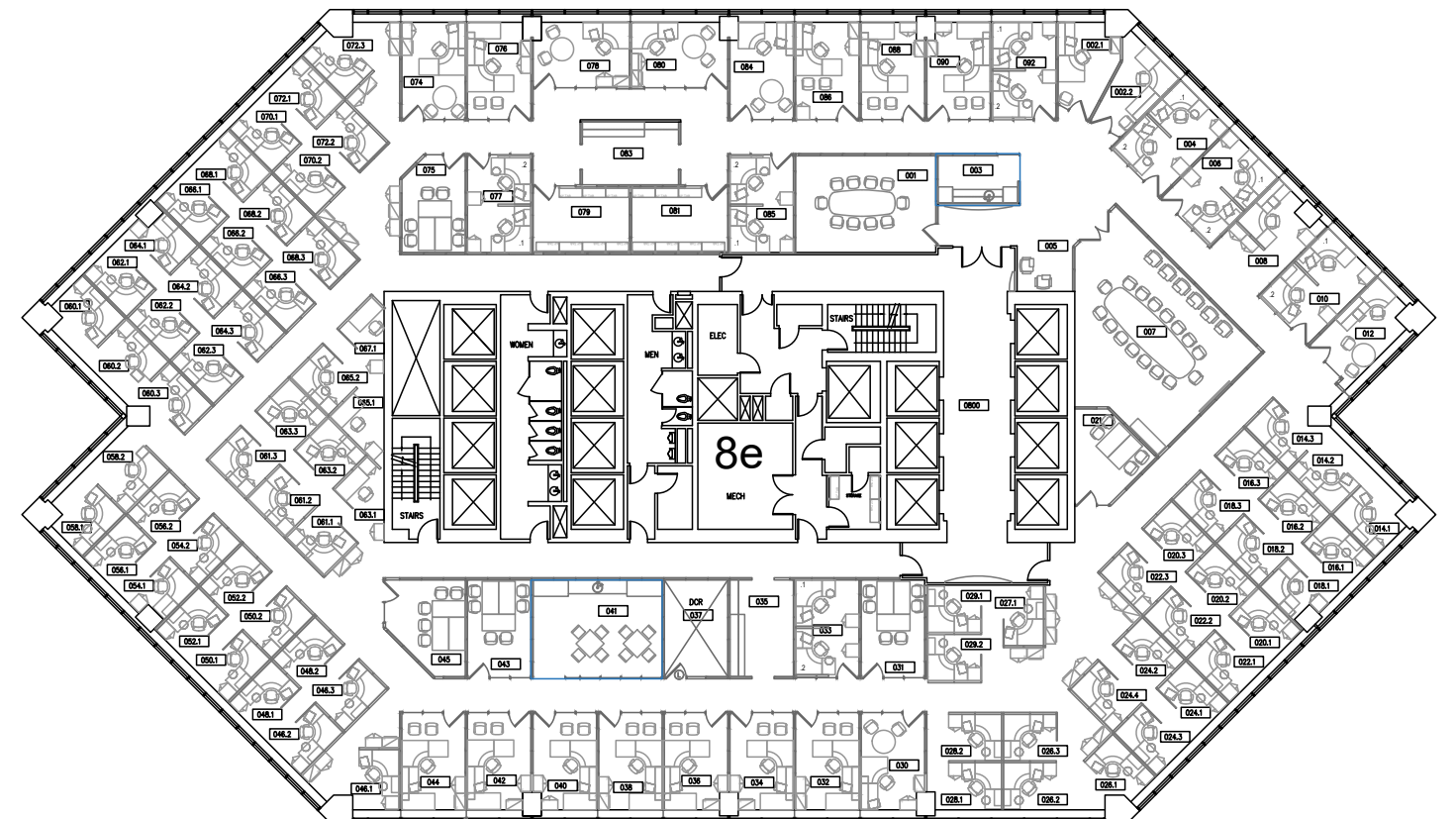
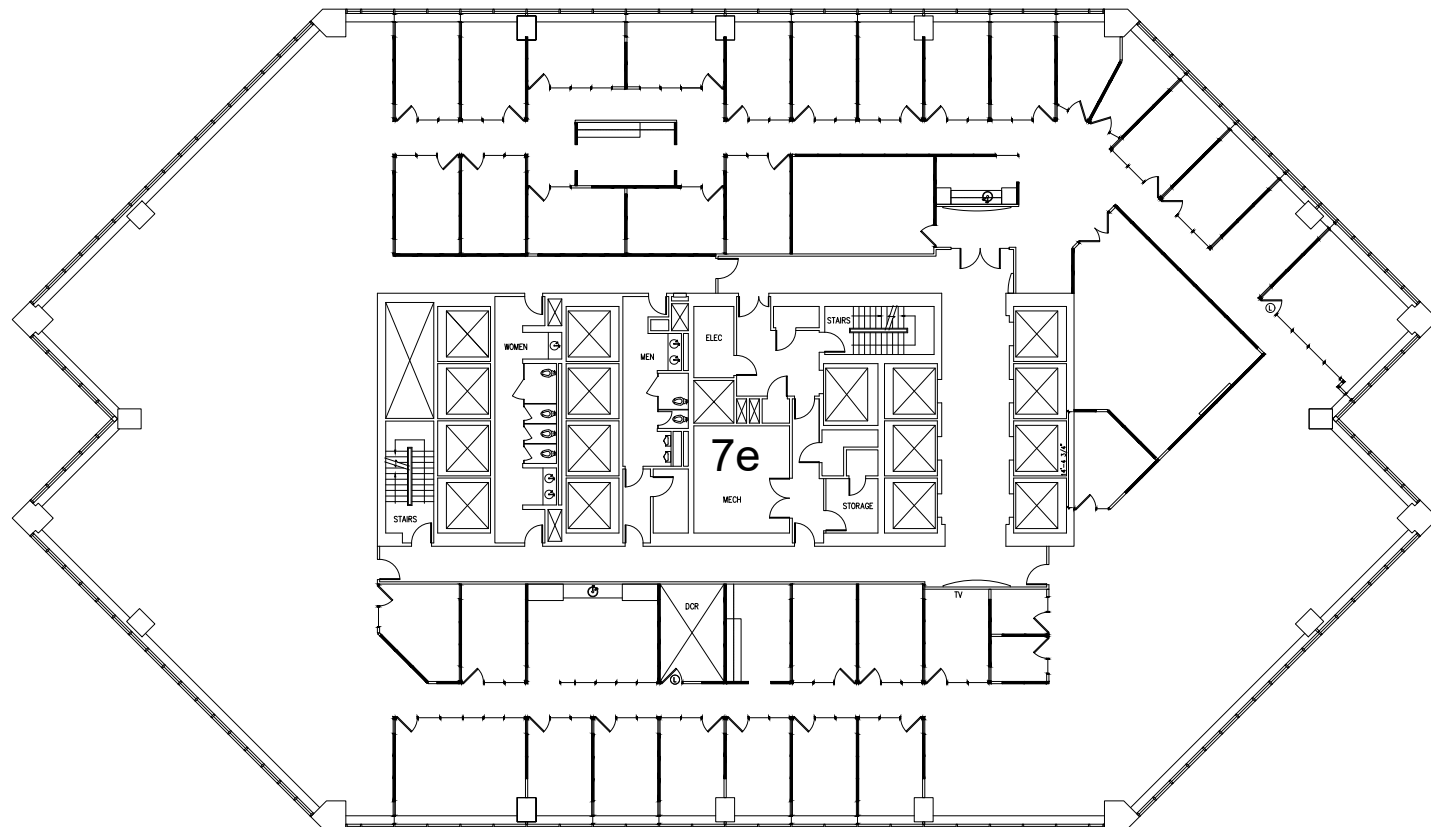
## Floor Seven



- 20,866 SF**
- 23 External Offices
  - 3 Internal Offices
  - 71 Workstations
  - 2 Boardrooms
  - 5 Meeting Rooms
  - 1 Kitchen
  - 1 Kitchenette
  - 2 Copy Areas
  - 2 Files Rooms

## Floor Eight

**Fully Furnished**



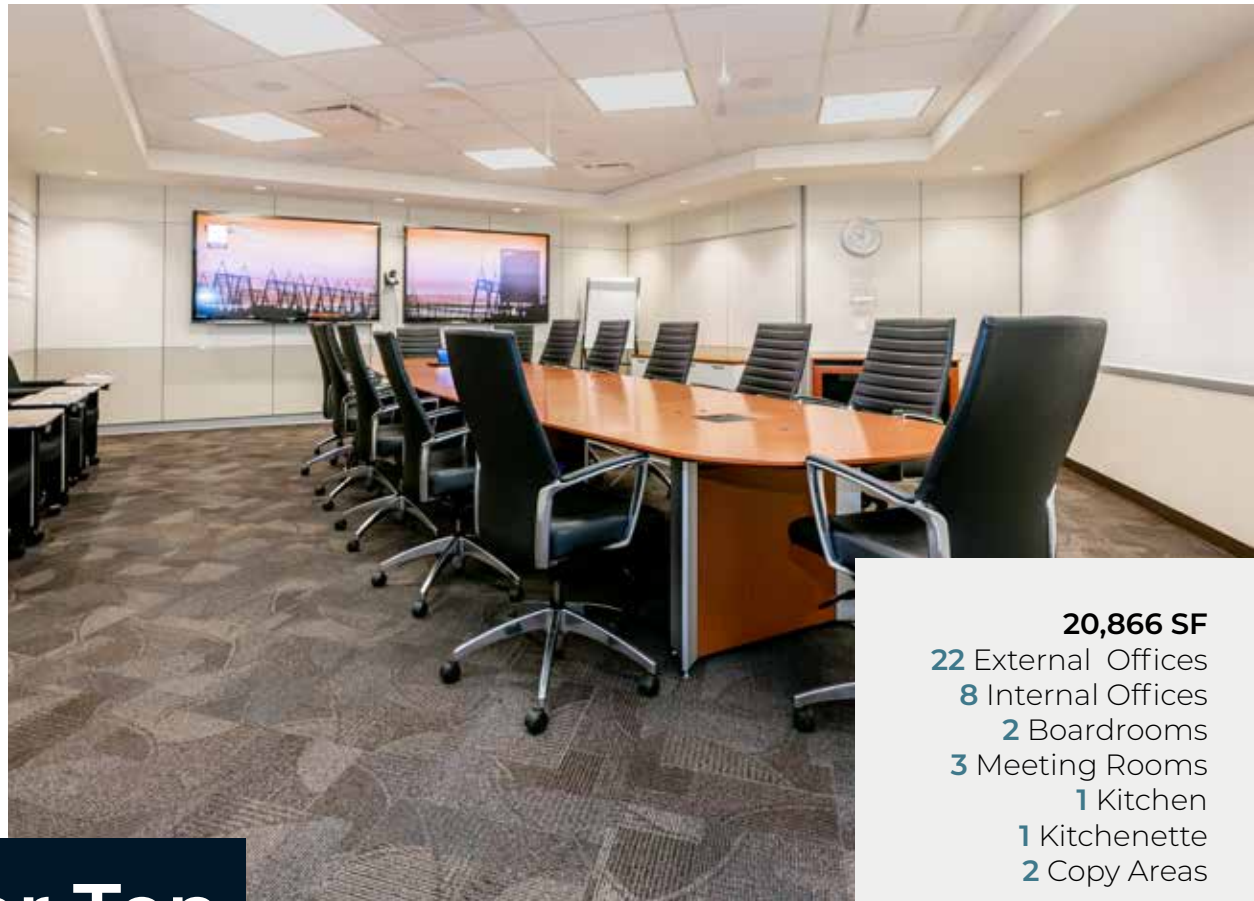
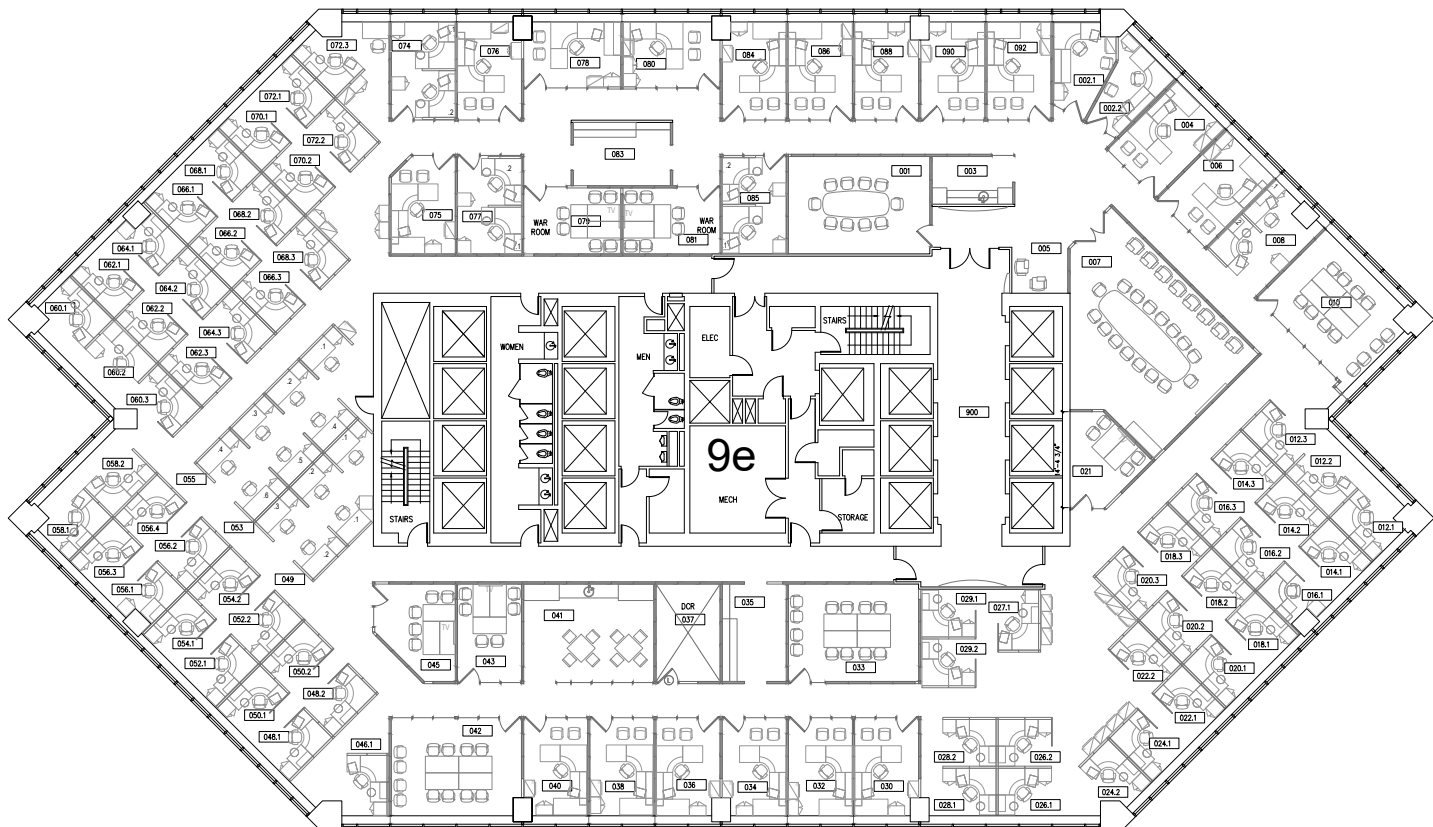




**21,035 SF**  
**19** External Offices  
**3** Internal Offices  
**76** Workstations  
**2** Boardrooms  
**8** Meeting Rooms  
**1** Kitchen  
**1** Kitchenette  
**2** Copy Areas

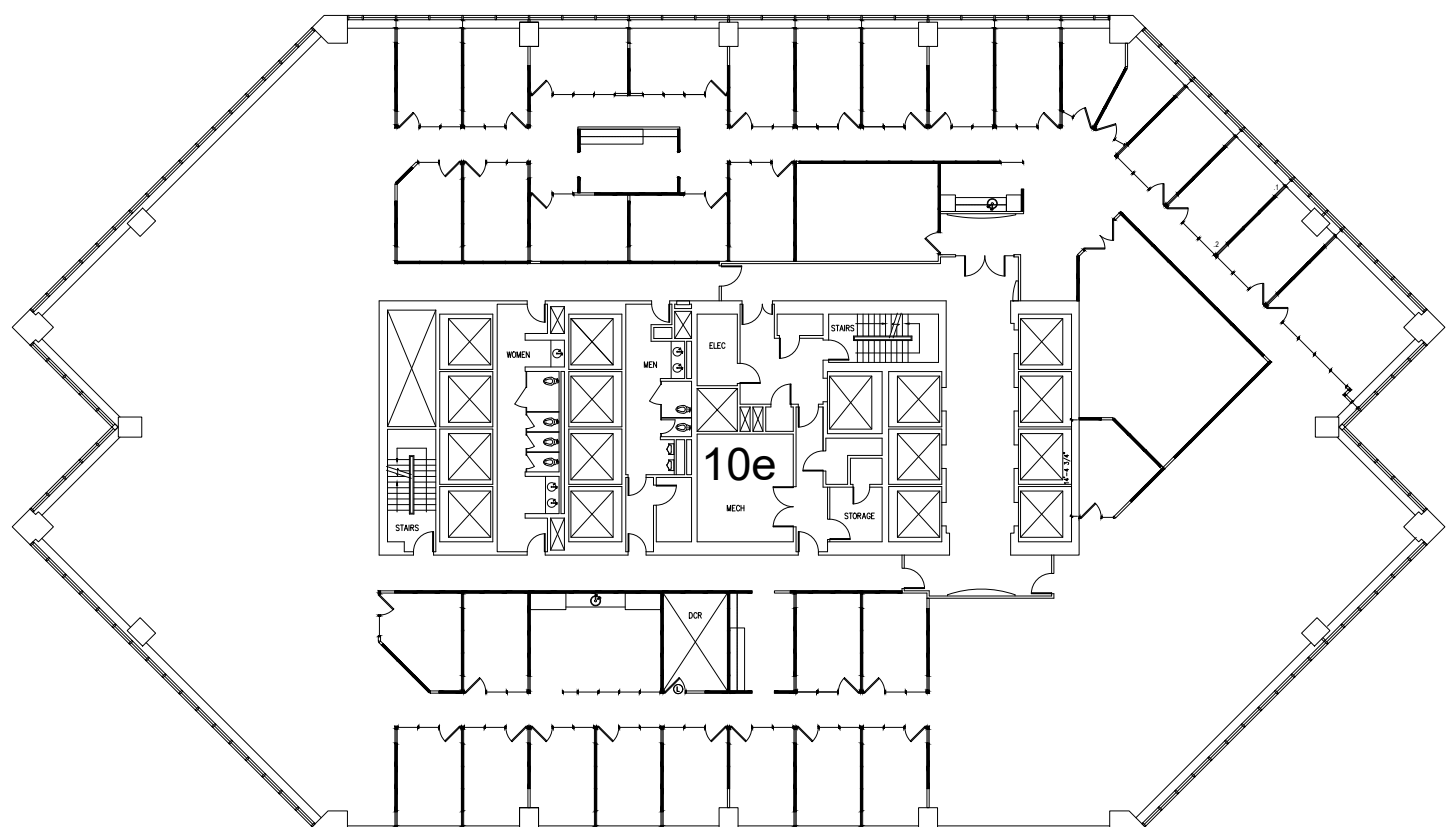
## Floor Nine

Fully Furnished

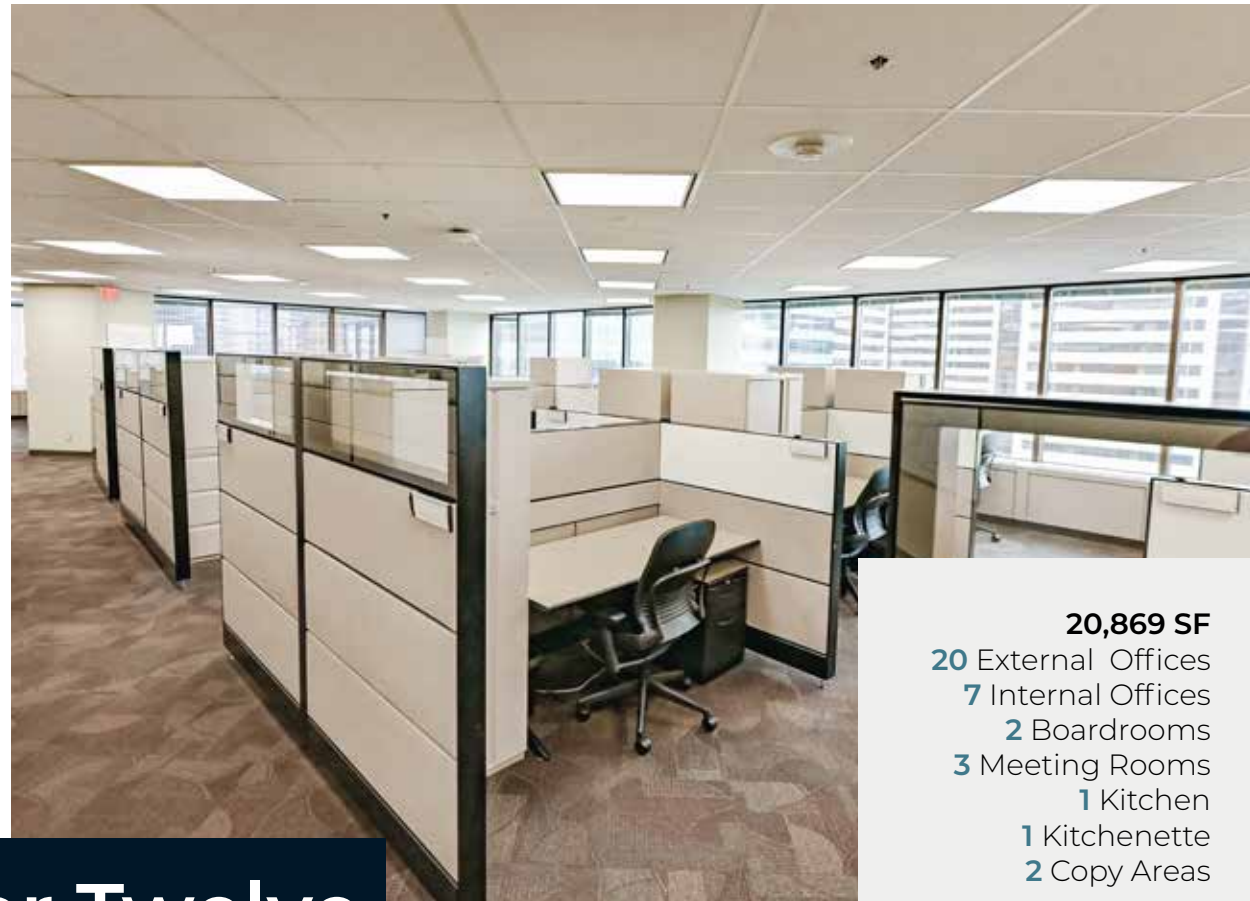


**20,866 SF**  
**22** External Offices  
**8** Internal Offices  
**2** Boardrooms  
**3** Meeting Rooms  
**1** Kitchen  
**1** Kitchenette  
**2** Copy Areas

## Floor Ten

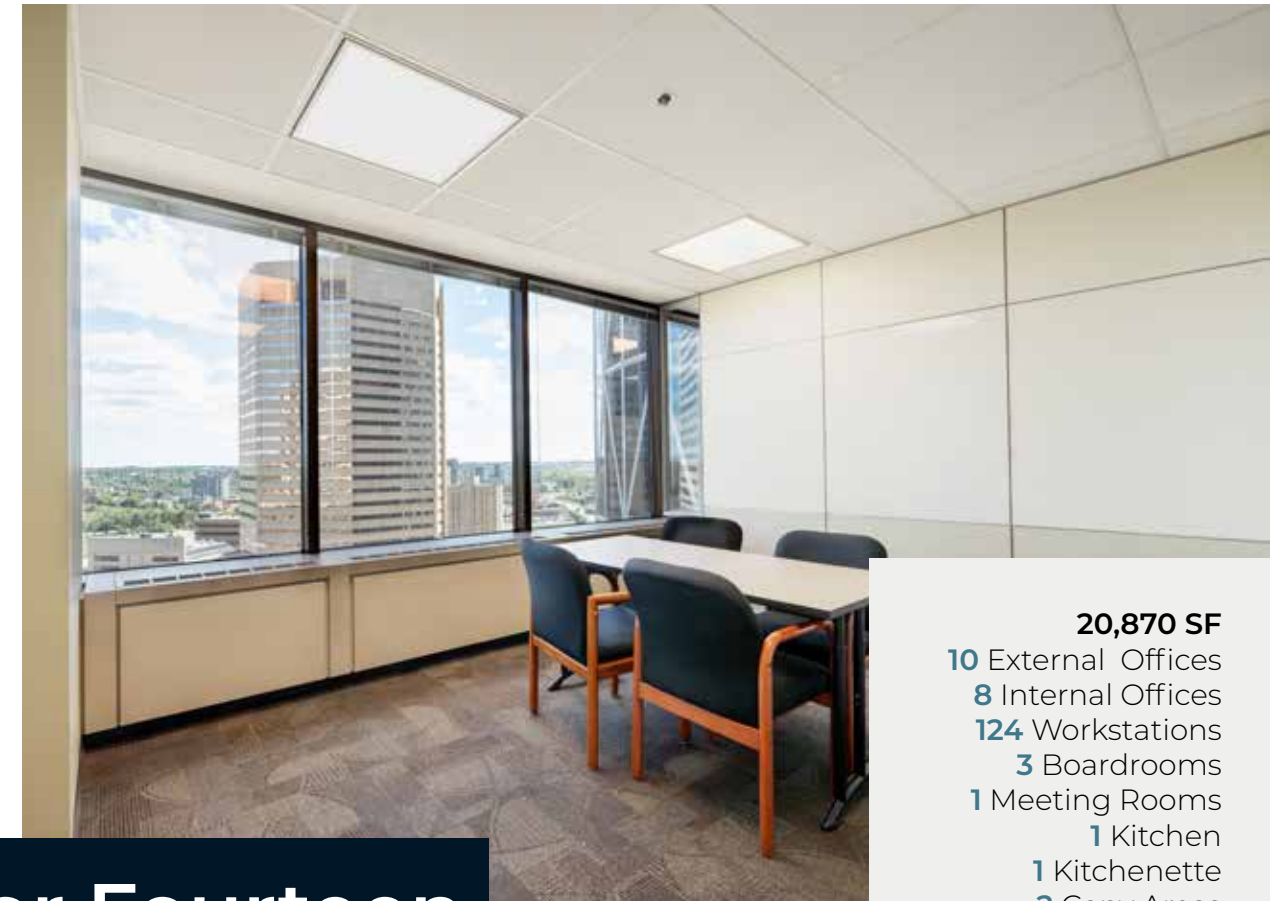






**20,869 SF**  
 20 External Offices  
 7 Internal Offices  
 2 Boardrooms  
 3 Meeting Rooms  
 1 Kitchen  
 1 Kitchenette  
 2 Copy Areas

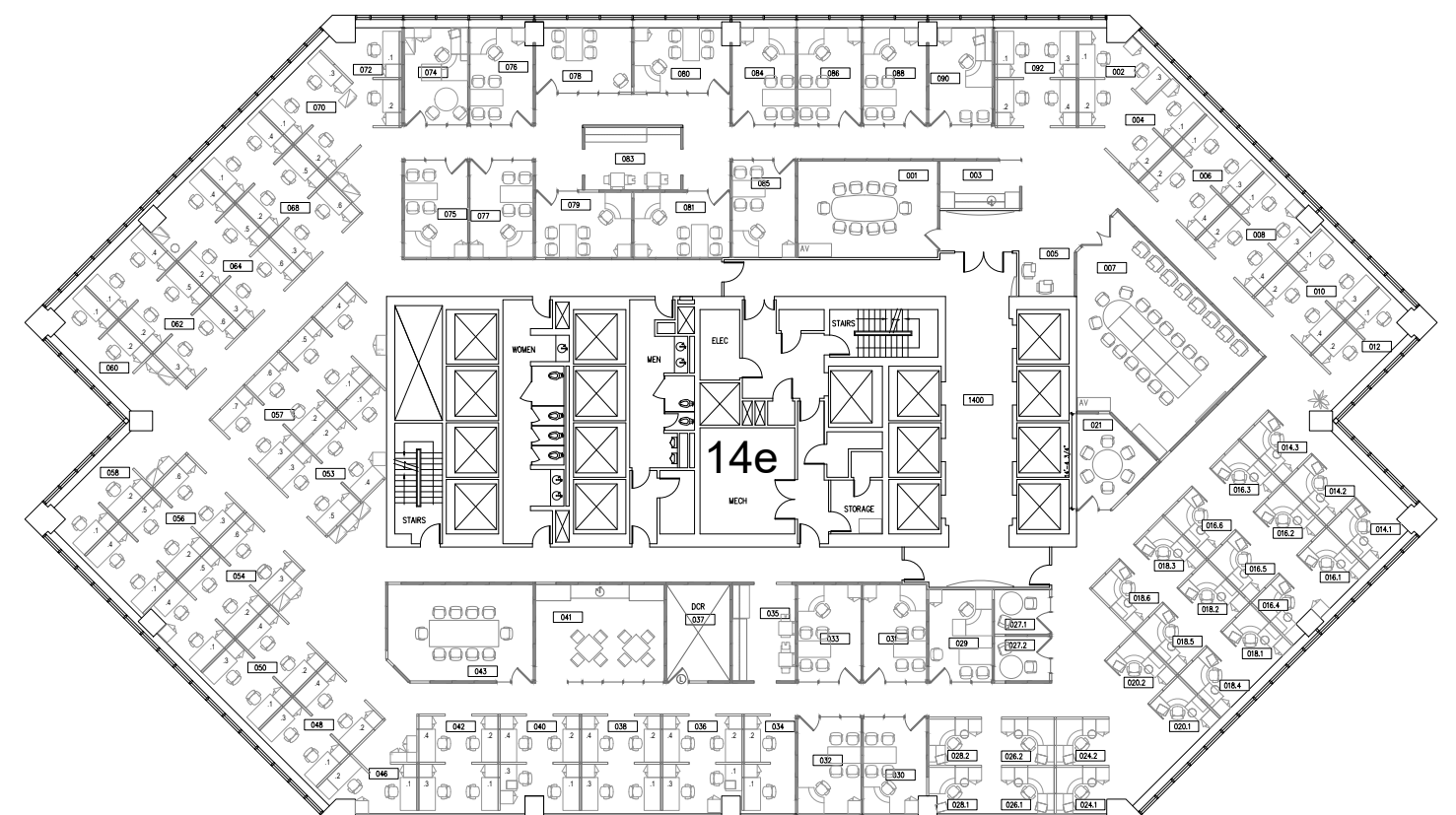
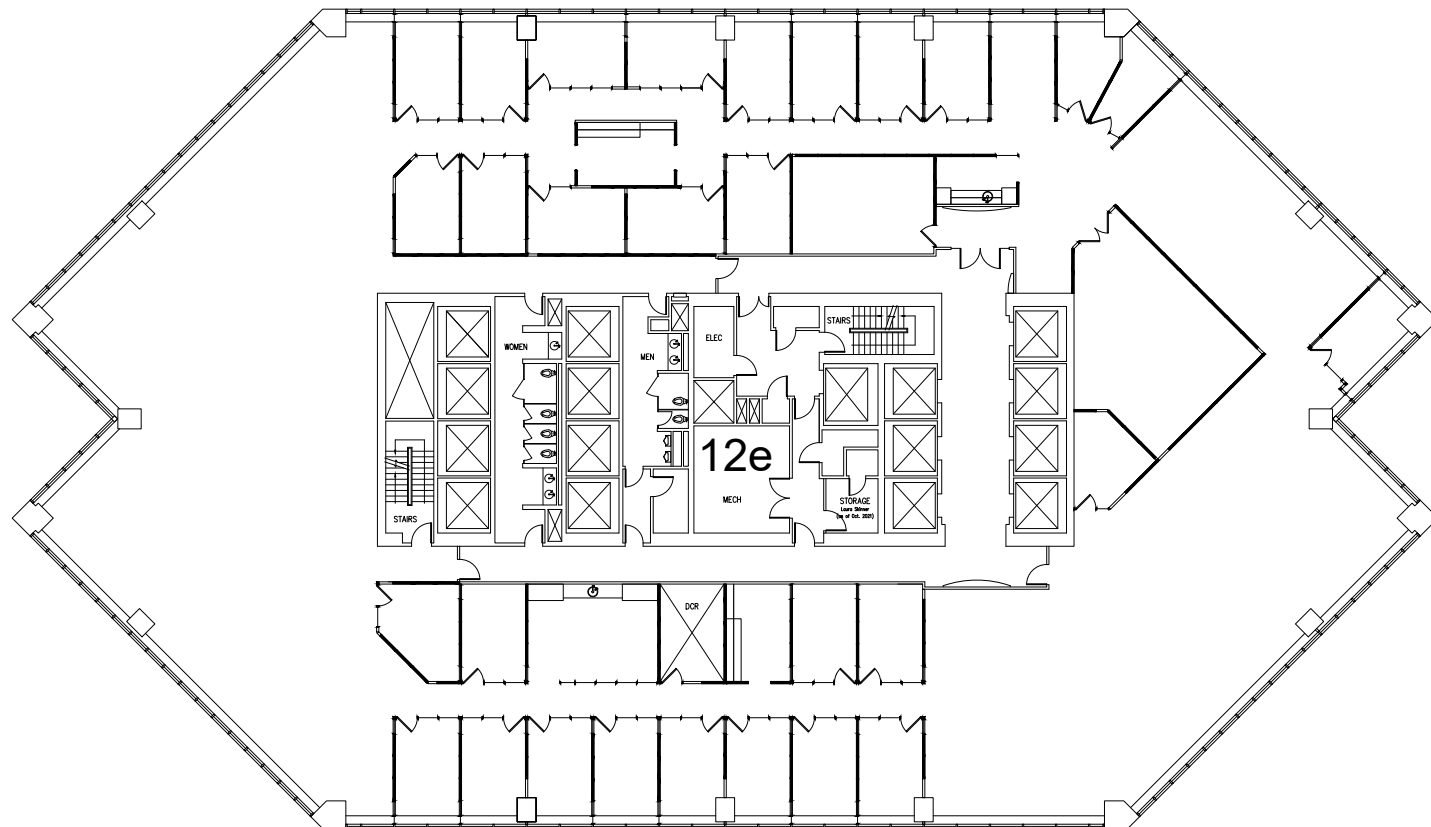
## Floor Twelve



**20,870 SF**  
 10 External Offices  
 8 Internal Offices  
 124 Workstations  
 3 Boardrooms  
 1 Meeting Rooms  
 1 Kitchen  
 1 Kitchenette  
 2 Copy Areas

## Floor Fourteen

**Fully Furnished**





# Upcoming Building Improvements

## Anticipated Completion 2027

The proposed renovations to Suncor Energy Centre emphasize on creating dynamic and versatile spaces to meet the diverse needs of office tenants. The redesign introduces several key areas including a vibrant Market Hall, an engaging Forum with distinct sections for presentations and informal gatherings, and a welcoming West Entry plaza. The Market Hall will offer a mix of seating arrangements suitable for casual dining, communal gatherings, and intimate conversations. Floor to ceiling windows and a large outdoor terrace give this area abundant natural light, creating a open and inviting communal area for tenants and visitors.



# Tenant Amenities



The plan includes a new Conference Centre designed to extend the comfort and sophistication of the tenant lounges and podium levels. There will be an entrance with a sitting area, auditorium, prefunction spaces, and corridors all marked by a modern, inviting aesthetic. The fitness centre, drawing on the podium levels' design, aims to create an invigorating and motivating environment with bold design elements. Together, these changes aim to promote an active, social, and enriching atmosphere throughout Suncor Energy Centre.



# Area Amenities



## Driving Times

Airport	20 Minutes
Deerfoot Trail Via Memorial Drive	6 Minutes
Crowfoot Trail Via 6th Avenue	7 Minutes

## Walking Times

LRT Station - West	4 Minutes
LRT Station - East	5 Minutes
Stephen Avenue	6 Minutes
Bow RiverWalk	10 Minutes

## Nearby Amenities

- 1 Chinatown
- 2 Service Canada Centre and Passport Services
- 3 OEB Breakfast Co
- 4 Petroleum Club
- 5 Hyatt Regency Hotel
- 6 Telus Convention Centre
- 7 Modern Steak
- 8 Le Germain Hotel







PLEASE CONTACT

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