



JLL SEE A BRIGHTER WAY



Suncor Energy Centre West Tower

150 6th Avenue SW, Calgary, AB

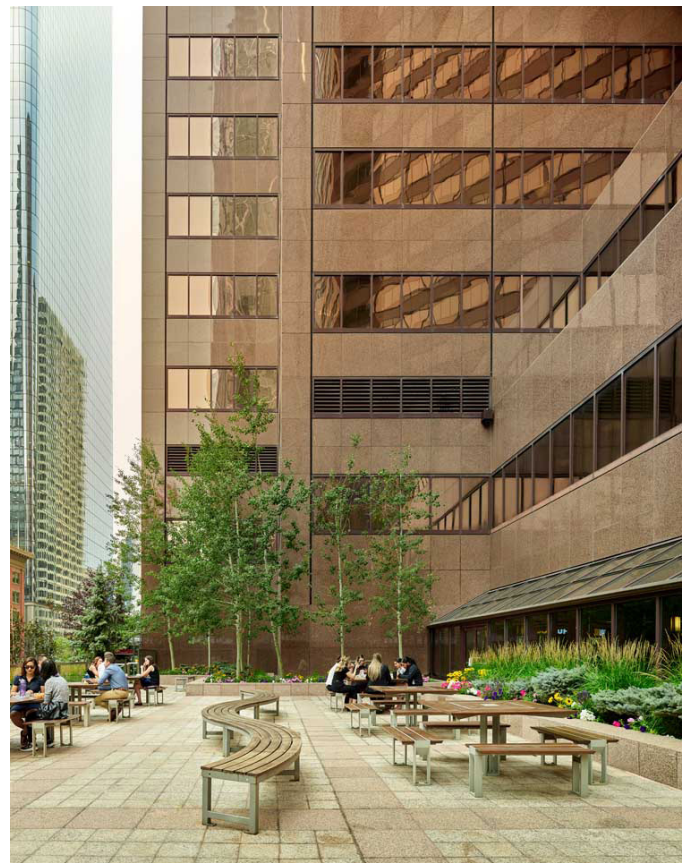
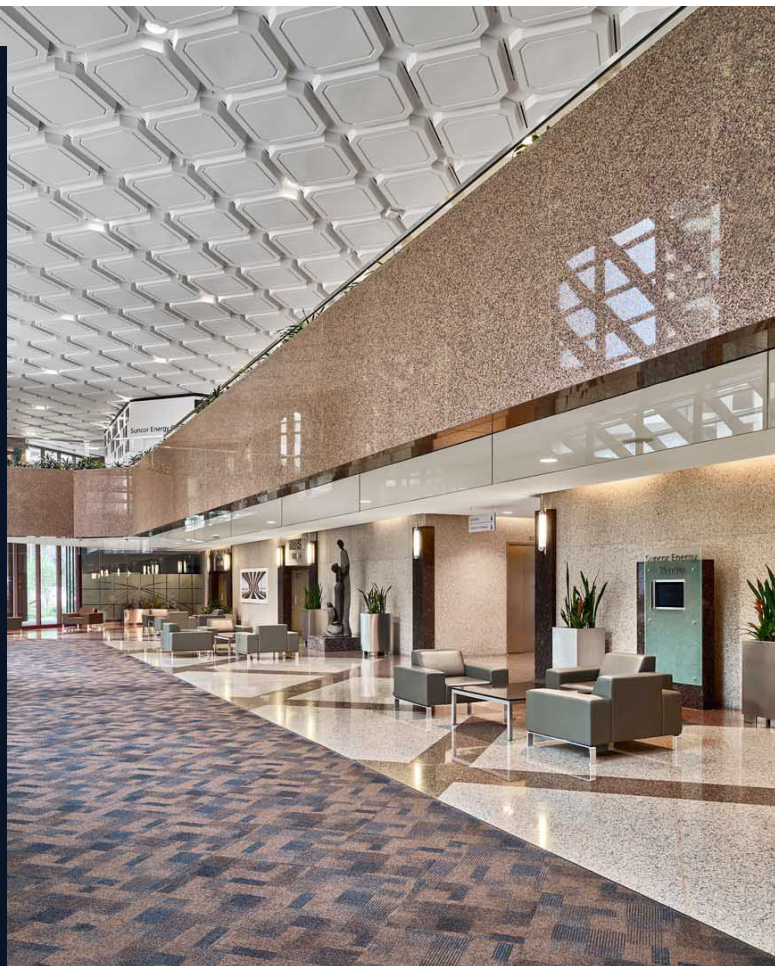
FOR SUBLEASE

Suncor Energy Centre West Tower

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, +15, and +30 scheduled for completion in 2027.

Building Amenities

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



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

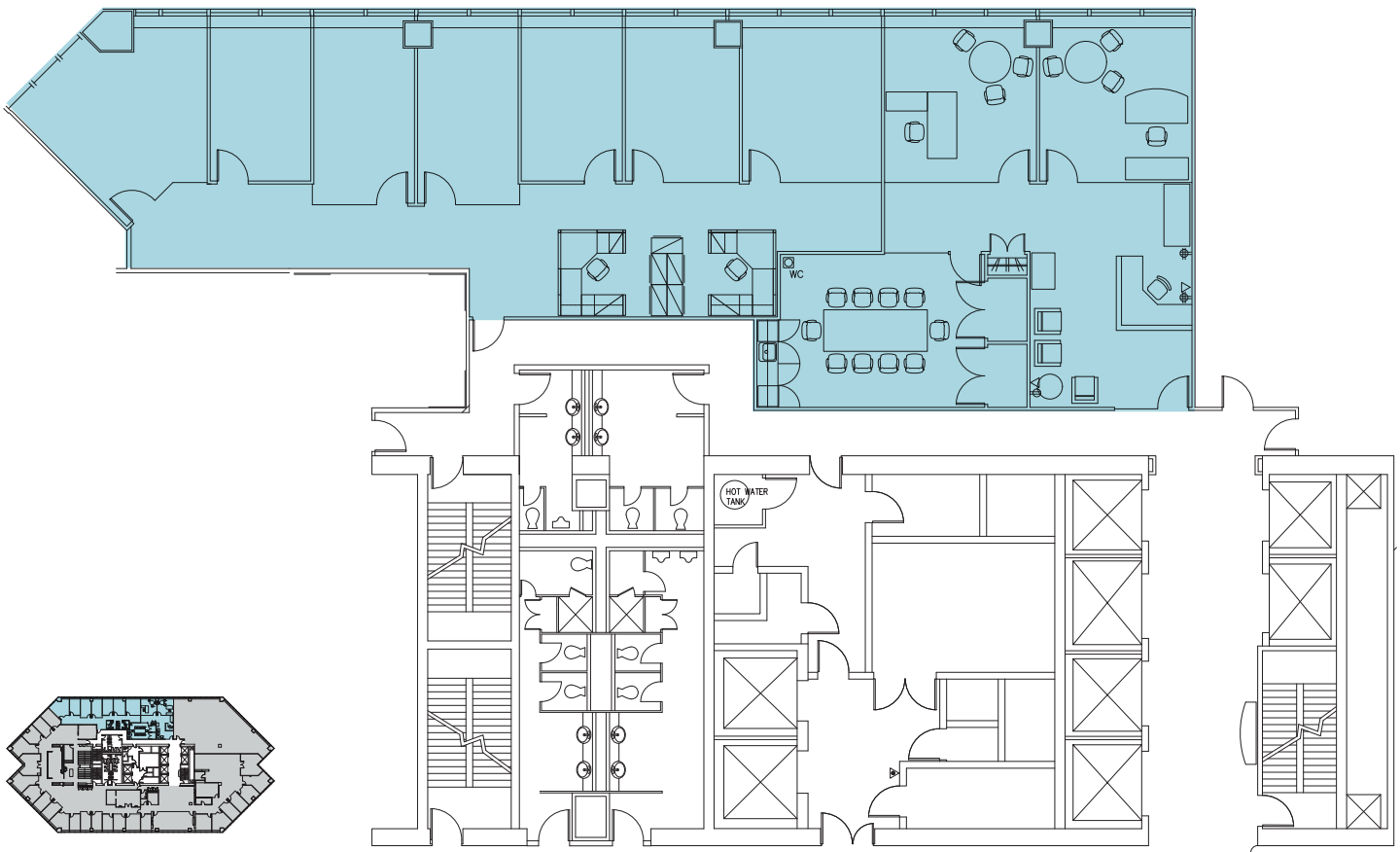
- 1** Chinatown
- 2** Service Canada Centre and Passport Services
- 3** OEB Breakfast Co
- 4** Petroleum Club
- 5** Hyatt Regency Hotel
- 6** Telus Convention Centre
- 7** Modern Steak
- 8** Le Germain Hotel

Sublease Details

Availability	Immediate	Op Costs	\$22.15 psf (Est. 2025)
Expiry	September 30, 2028	Parking	1:2,400 sf Reserved \$550/stall/month Unreserved \$495/stall/month
Rates	Market Rates		

Floor 50 - 3,788 sf

- 9 Offices
- 2 Workstations
- Reception Area
- Board room



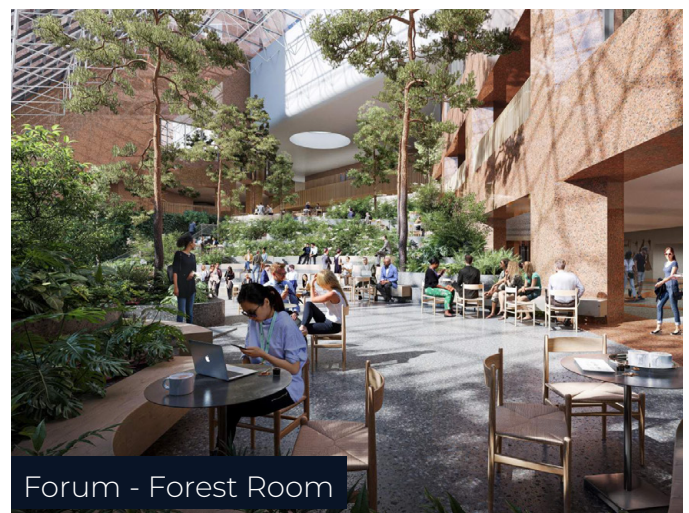
Suite Gallery



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.



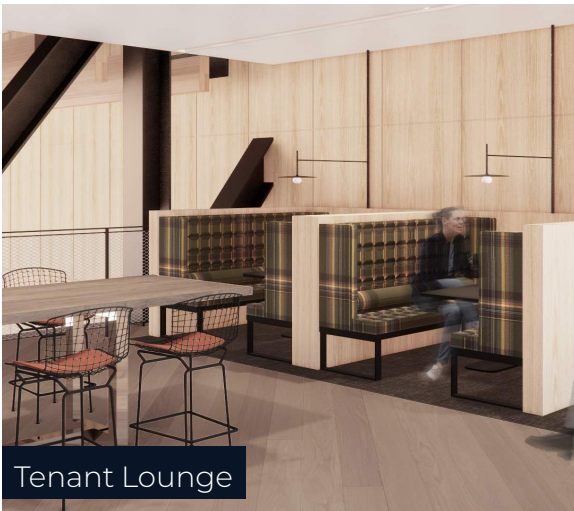
Tenant Amenities



Conference Centre



Conference Centre



Tenant Lounge



Tenant Lounge



Fitness Centre

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.



PLEASE CONTACT

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