

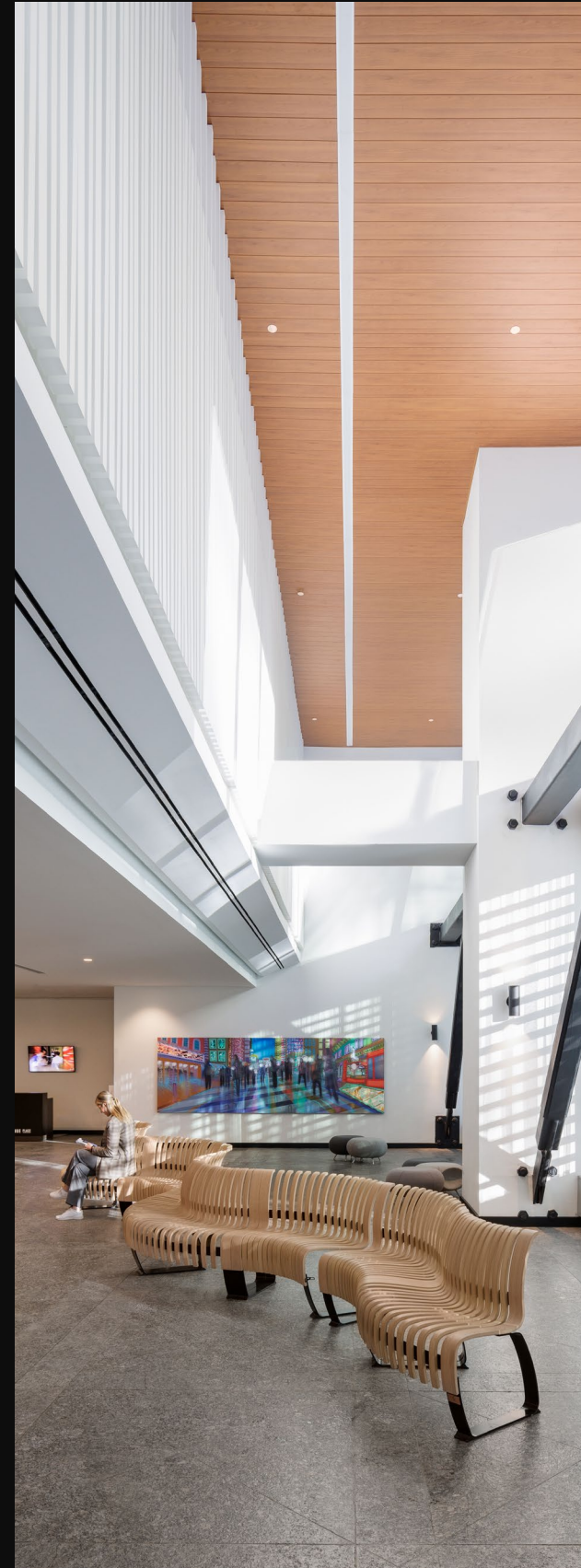
SLATE



700 2ND STREET SW
CALGARY, AB

**STEPHEN
AVENUE
PLACE**





STEPHEN AVENUE PLACE

Stephen Avenue Place is situated in the heart of downtown Calgary. This 40-story building stands at the intersection of Stephen Avenue and 2nd Street SW, offering prime positioning within the city's central business district. The tower's location provides easy access to numerous amenities, including a variety of dining options along the pedestrian-friendly Stephen Avenue Walk. Tenants benefit from the first class building amenities, which include premium conference centre, fitness facility, tenant lounge, and games room. The building is well-connected to public transportation, with the C-Train 3rd Street SW station just steps away. Additionally, the area surrounding Stephen Avenue Place features an array of retail shops, services, and entertainment venues, making it an ideal location for businesses seeking a vibrant and convenient urban setting.



BUILDING DETAILS

- +15 connected to Brookfield Place, The Bay, Bow Parkade, and The CORE Shopping Centre
- Abundant retail and dining options available nearby; In-building dining options including Pineapple Hall, Pigeonhole, Goro + Gun, Phil & Sebastian, Barbarella, and Major Tom
- Complimentary conference facilities, premium fitness centre, tenant lounge, and games room available for tenant's exclusive use
- Conveniently situated next to LRT and close to major bus routes
- Open floor plans with optimal column placement, offering versatile layout options
- Panoramic views of Calgary from upper floors

BUILDING HIGHLIGHTS

	TOTAL AVAILABLE SF	258,969 SF
	AVERAGE FLOOR PLATE	14,800 SF
	AVAILABILITY	Immediate
	RATES	Market Rates
	HVAC	Monday - Friday: 6:00 am - 6:00 pm Saturday: 10:00 am - 3:00 pm
	OPERATING COST	\$20.41 (2026)
	PARKING RATIO	1 : 3,600 SF (includes building parkade and Bow Parkade availability)
	LEASEHOLD IMPROVEMENT ALLOWANCE	Negotiable



LOCATION AND AREA AMENITIES



RESTAURANTS

- 1 Hy's
- 2 Barcelona Tavern
- 3 Cactus Club Cafe
- 4 Earls
- 5 The Office
- 6 Local Public Eatery
- 7 The Guild

HOTELS

- 8 Le Germain
- 9 Fairmont Palliser
- 10 Calgary Marriott Downtown
- 11 Hyatt Regency

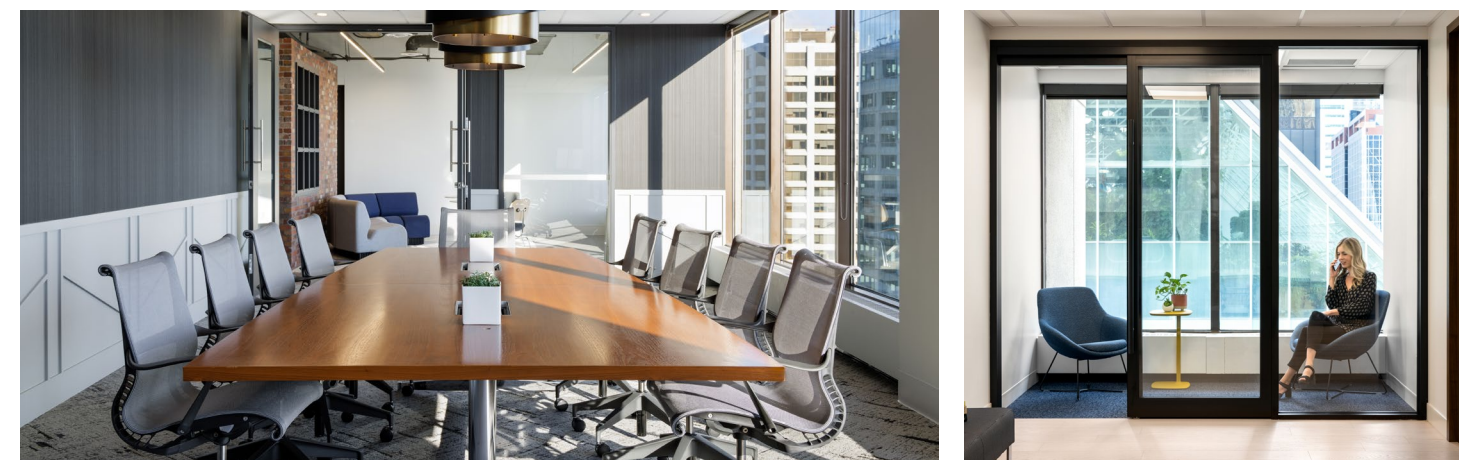
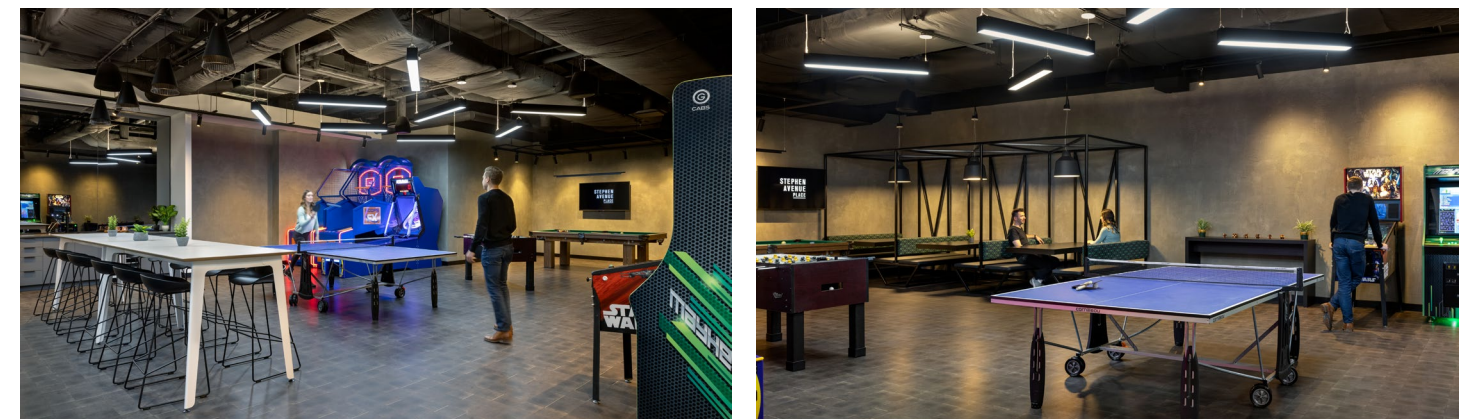
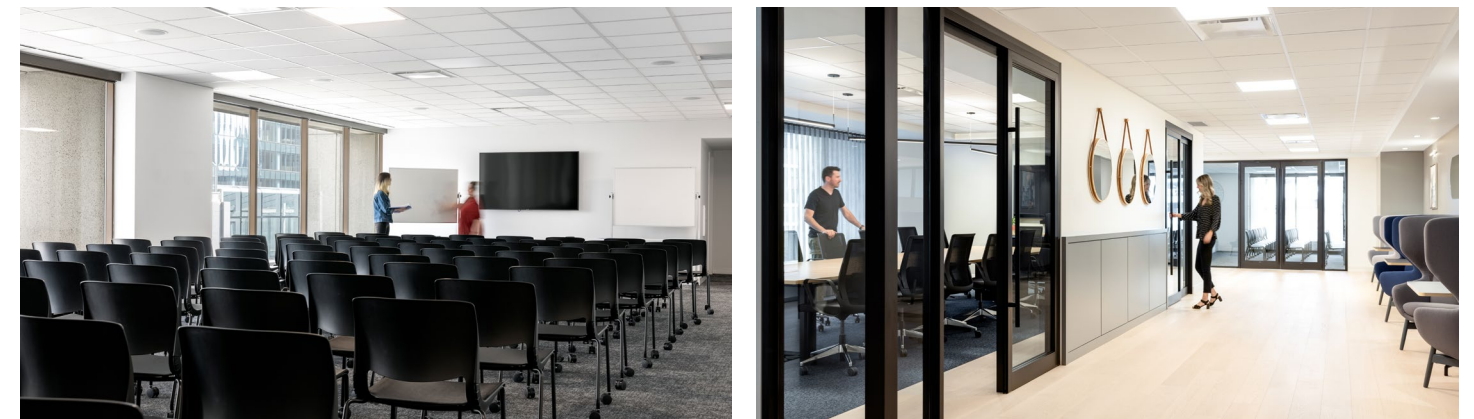
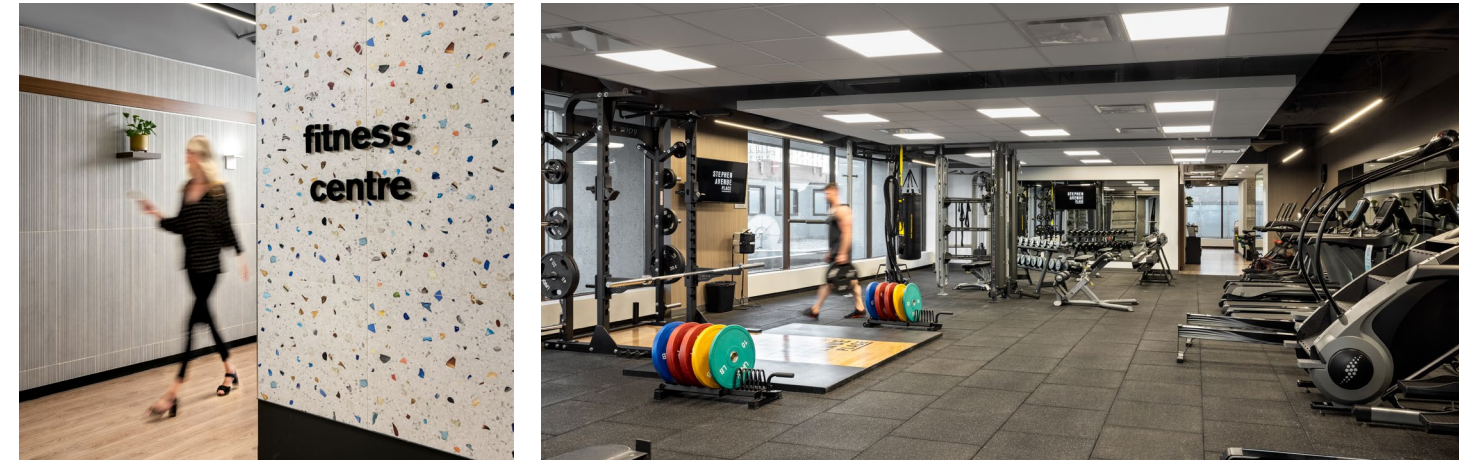
SHOPPING AND SERVICES

- 12 ATB
- 13 Calgary Court House
- 14 TD Canada Trust
- 15 The CORE Shopping Centre
- 16 RBC
- 17 Canada Post
- 18 CIBC

POINTS OF INTEREST

- 19 Stephen Avenue Walk
- 20 Calgary Tower
- 21 TELUS Convention Centre
- 22 Olympic Plaza

TENANT LOUNGE, FITNESS, AND CONFERENCE CENTRE



ABUNDANT DINING OPTIONS

MAJOR TOM

GORO+GUN

BARBARELLA

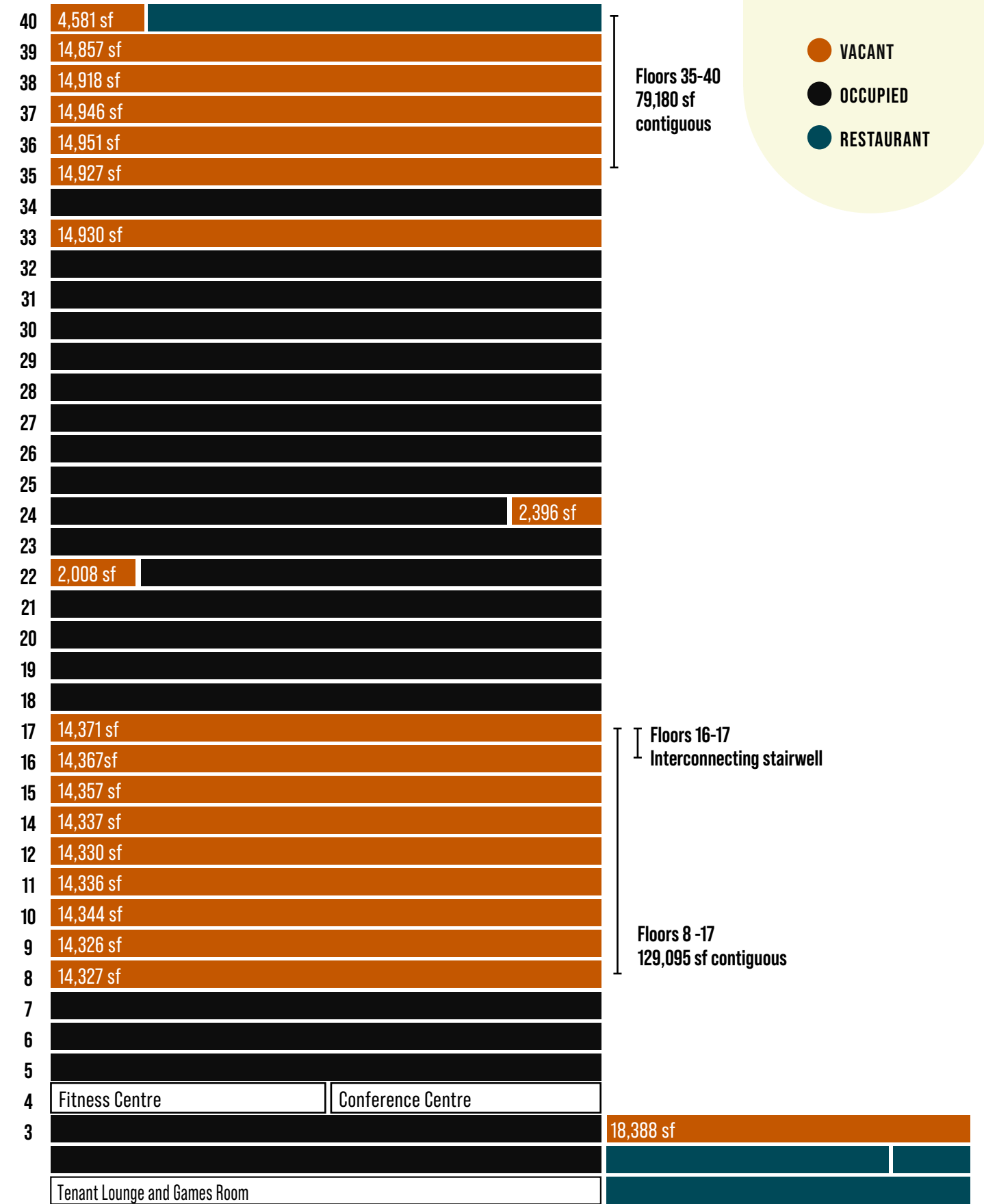
PHIL & SEBASTIAN

PIGEON HOLE

PINEAPPLE HALL



AVAILABILITIES

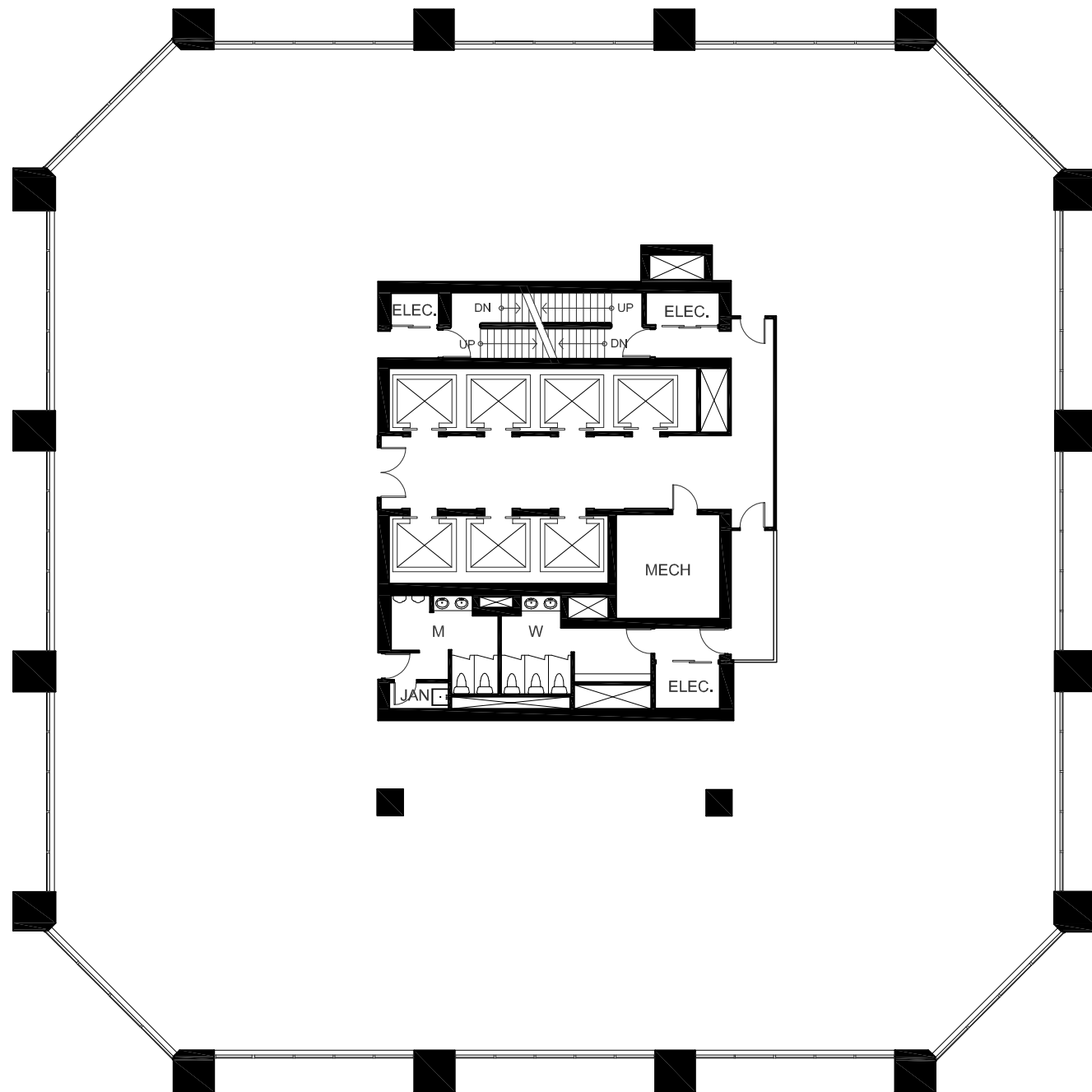


FLOOR 39 - 35, 33 | 14,857 SF - 79,180 SF Contiguous

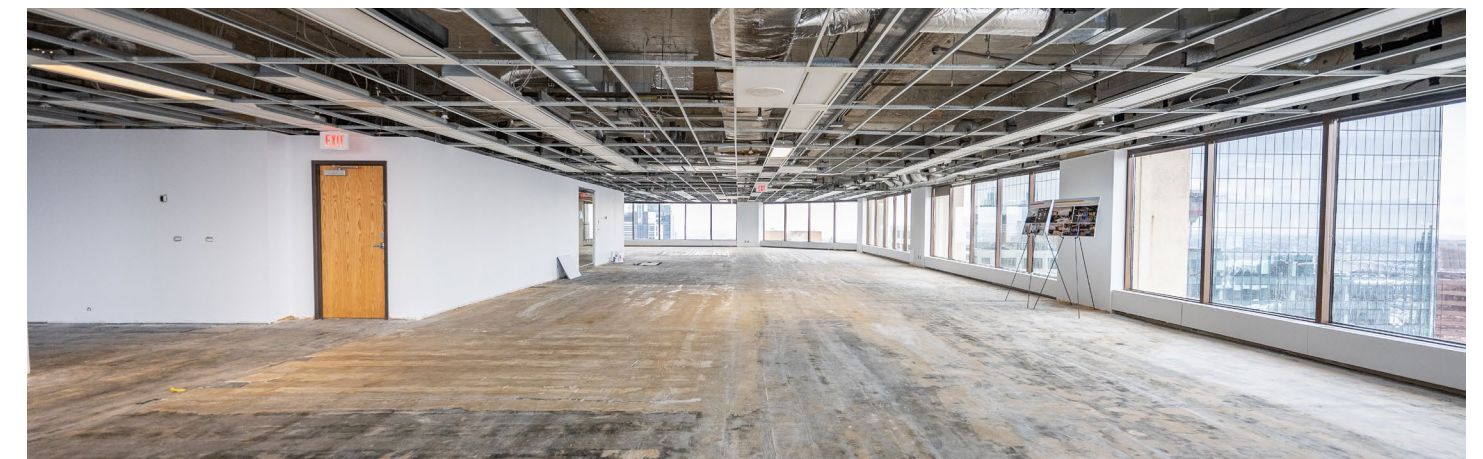
- Floor 39 - 14,857 SF
- Floor 38 - 14,918 SF
- Floor 37 - 14,946 SF
- Floor 36 - 14,951 SF
- Floor 35 - 14,927 SF
- Floor 33 - 14,930 SF

Sample base building floor plan

 **3D TOUR** | [CLICK TO VIEW](#)

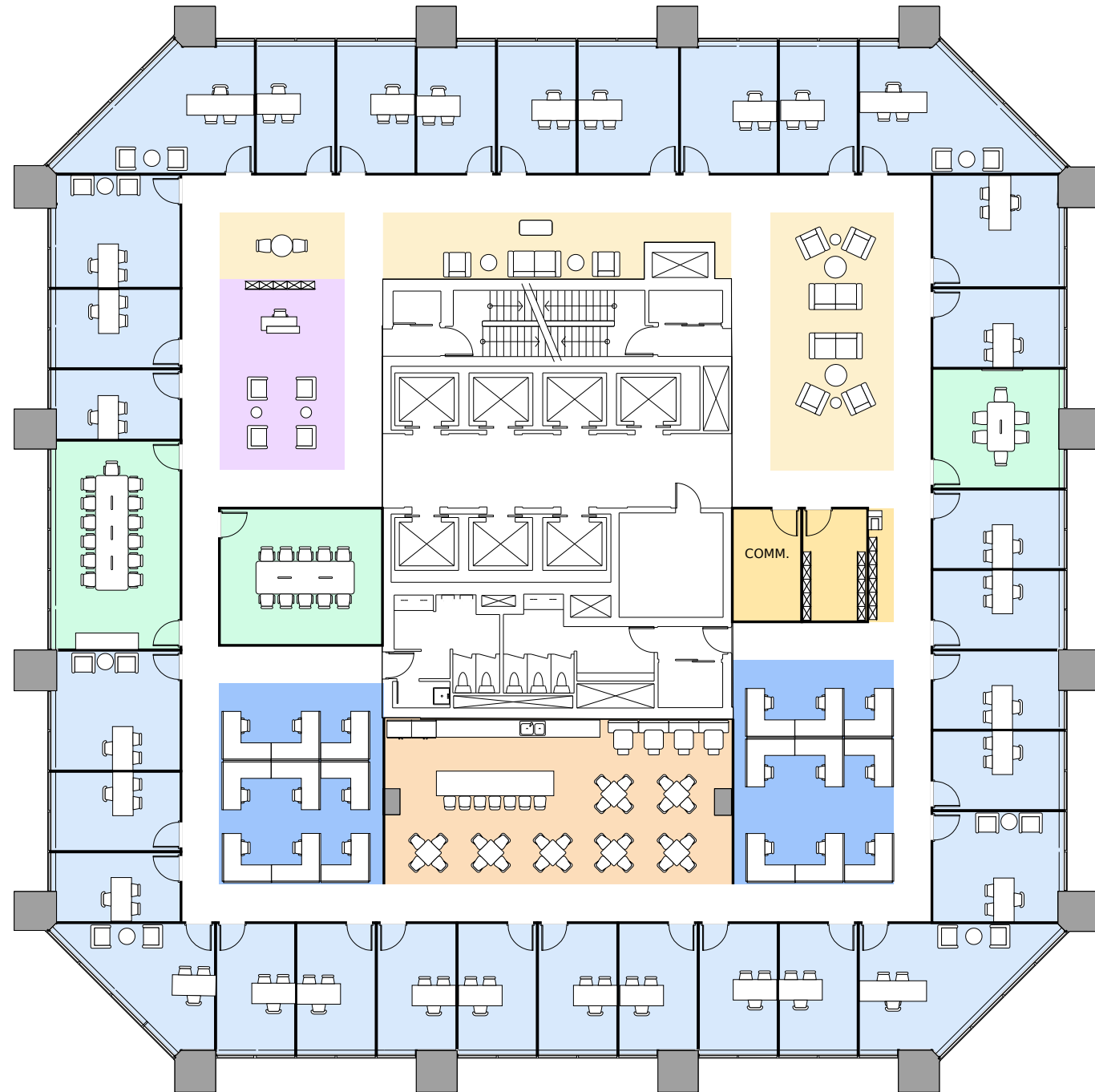


FLOOR 39 | Sample Base Building Condition



CONCEPTUAL PLAN | Office Intensive

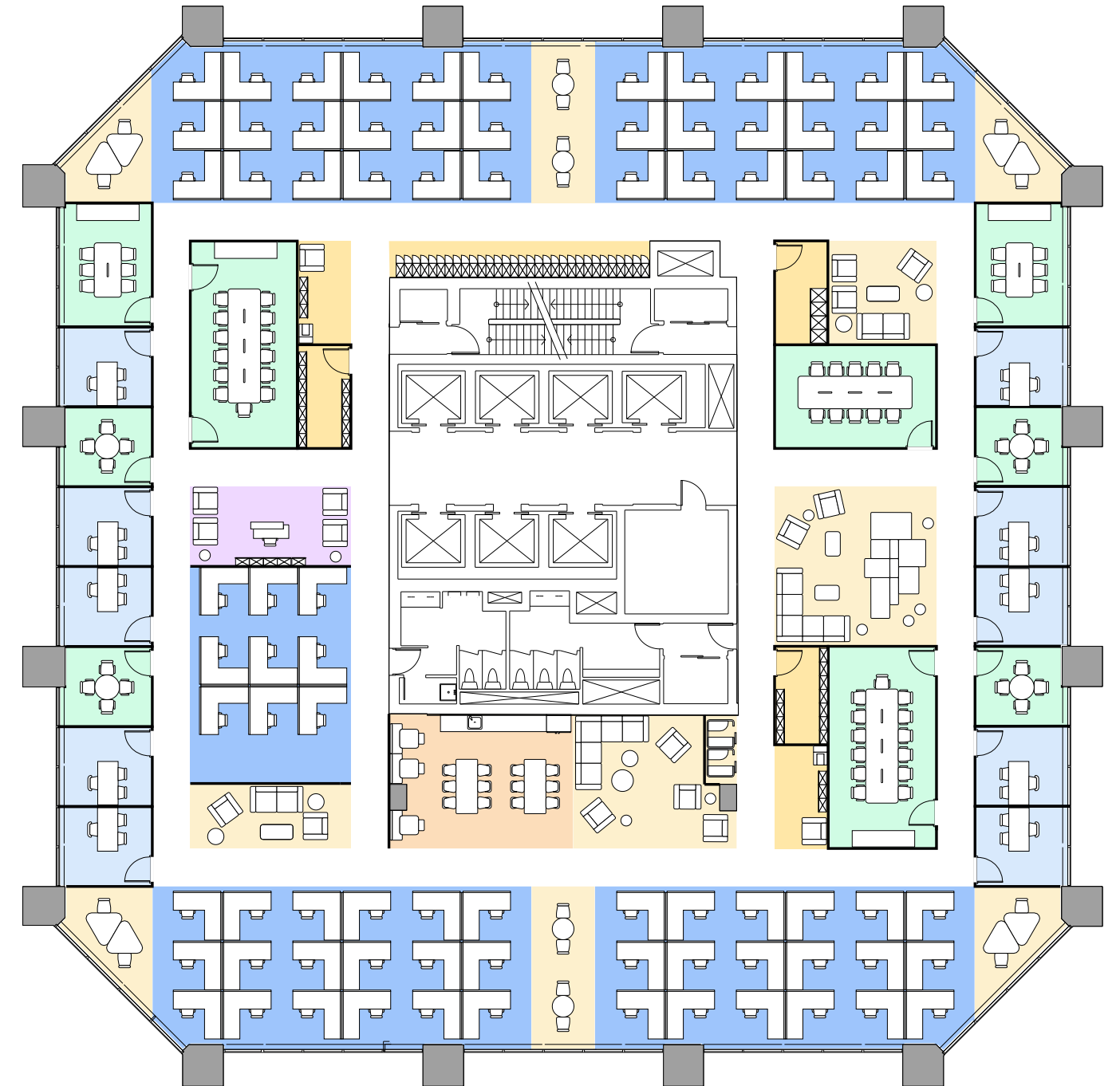
- 3 Meeting Rooms
- 1 Café
- 32 Offices
- 18 Workstations



- Office
- Workstation
- Open Collab
- Closed Collab
- Reception
- Service Areas
- Break Room
- Inclusive Space
- Specialty Spaces

CONCEPTUAL | Open Concept

- 9 Meeting Rooms
- 1 Café
- 10 Offices
- 72 Workstations

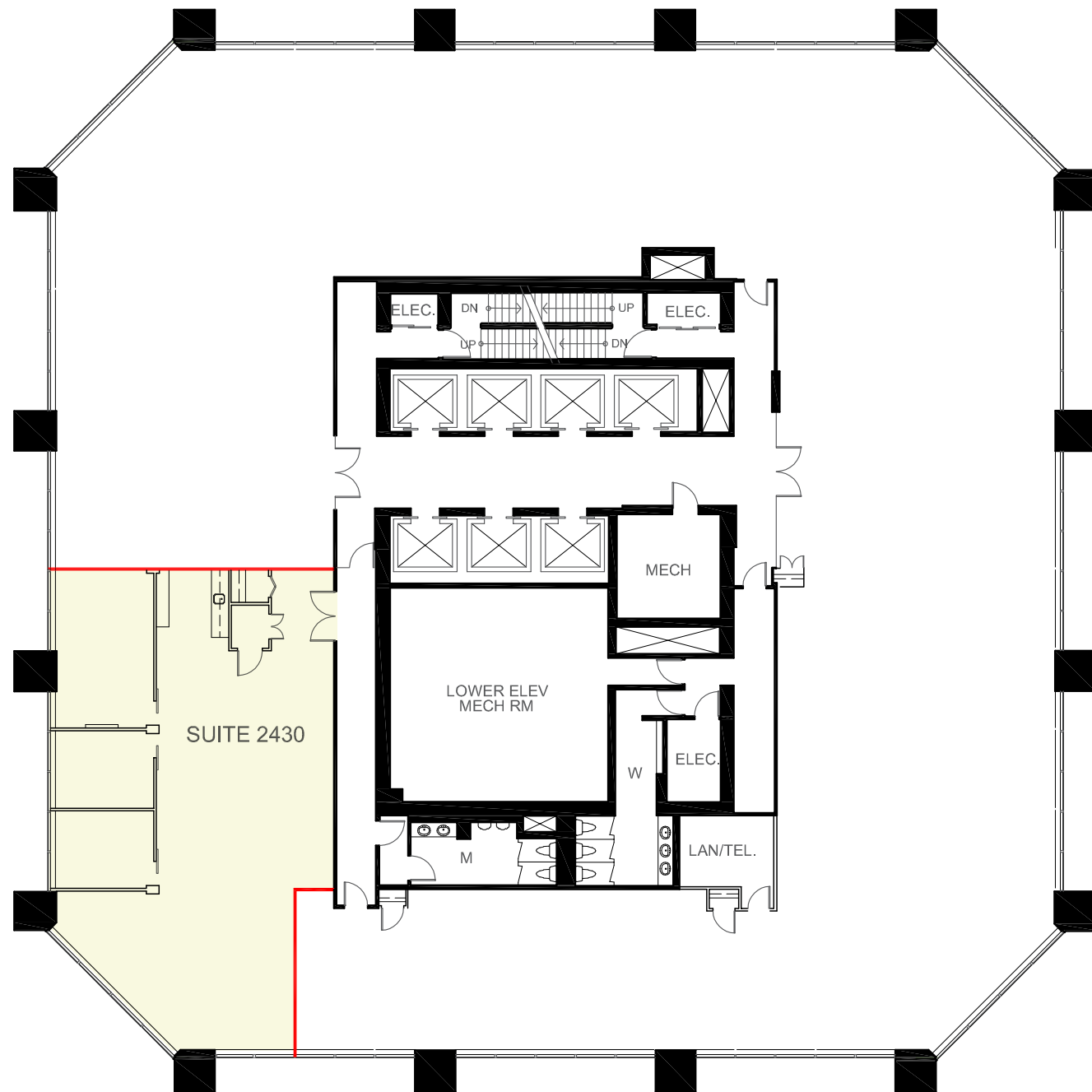


- Office
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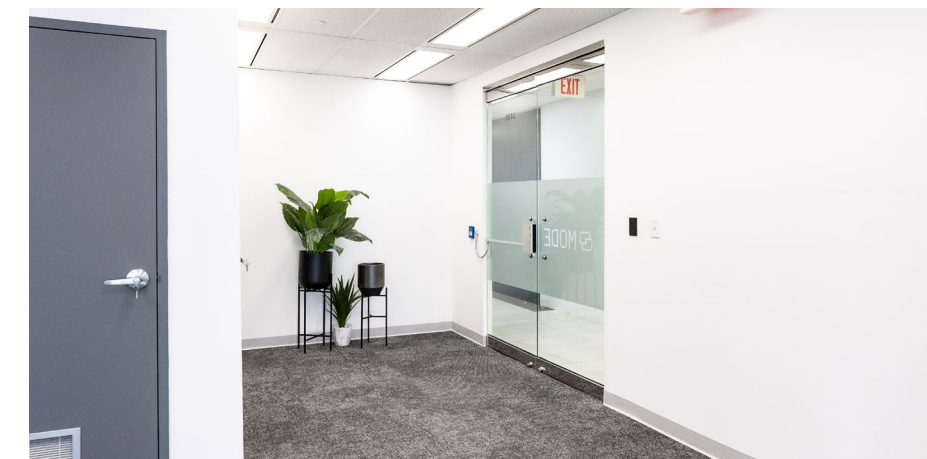
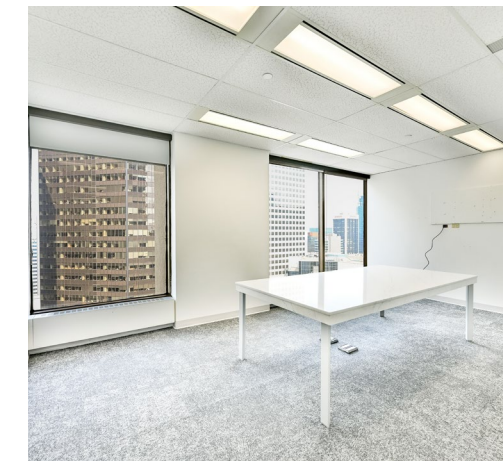
FLOOR 24 | 2,396 SF

Suite 2430

- Exterior Boardroom
- 2 Exterior Offices
- Reception Area
- Open Area for Workstations



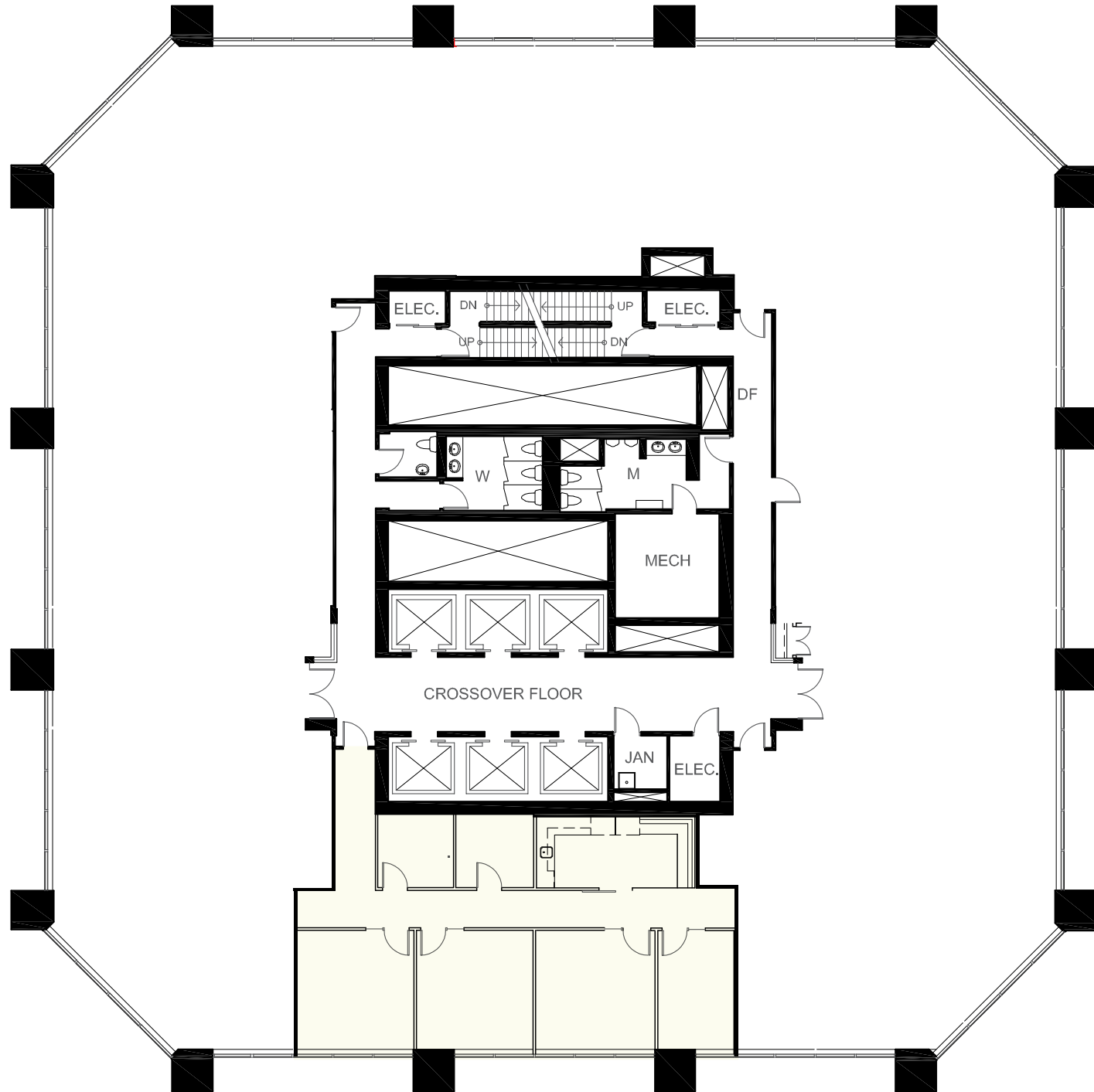
FLOOR 24 | Gallery



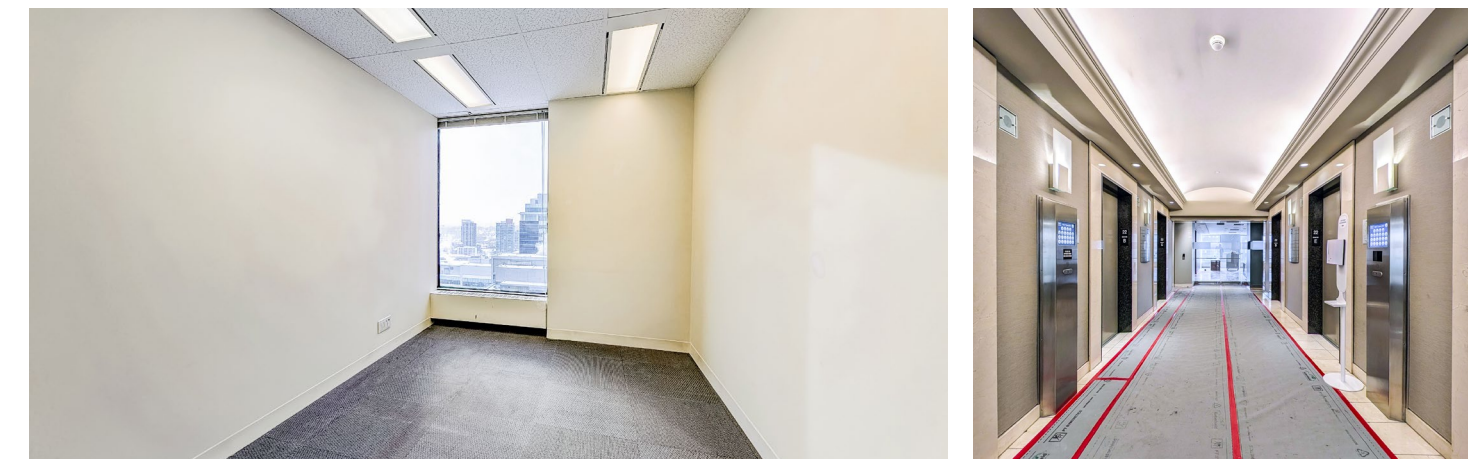
FLOOR 22 | 2,008 SF

Suite 2250

- 4 Exterior Offices
- Kitchen With Lounge Area
- Server Room
- Storage Room



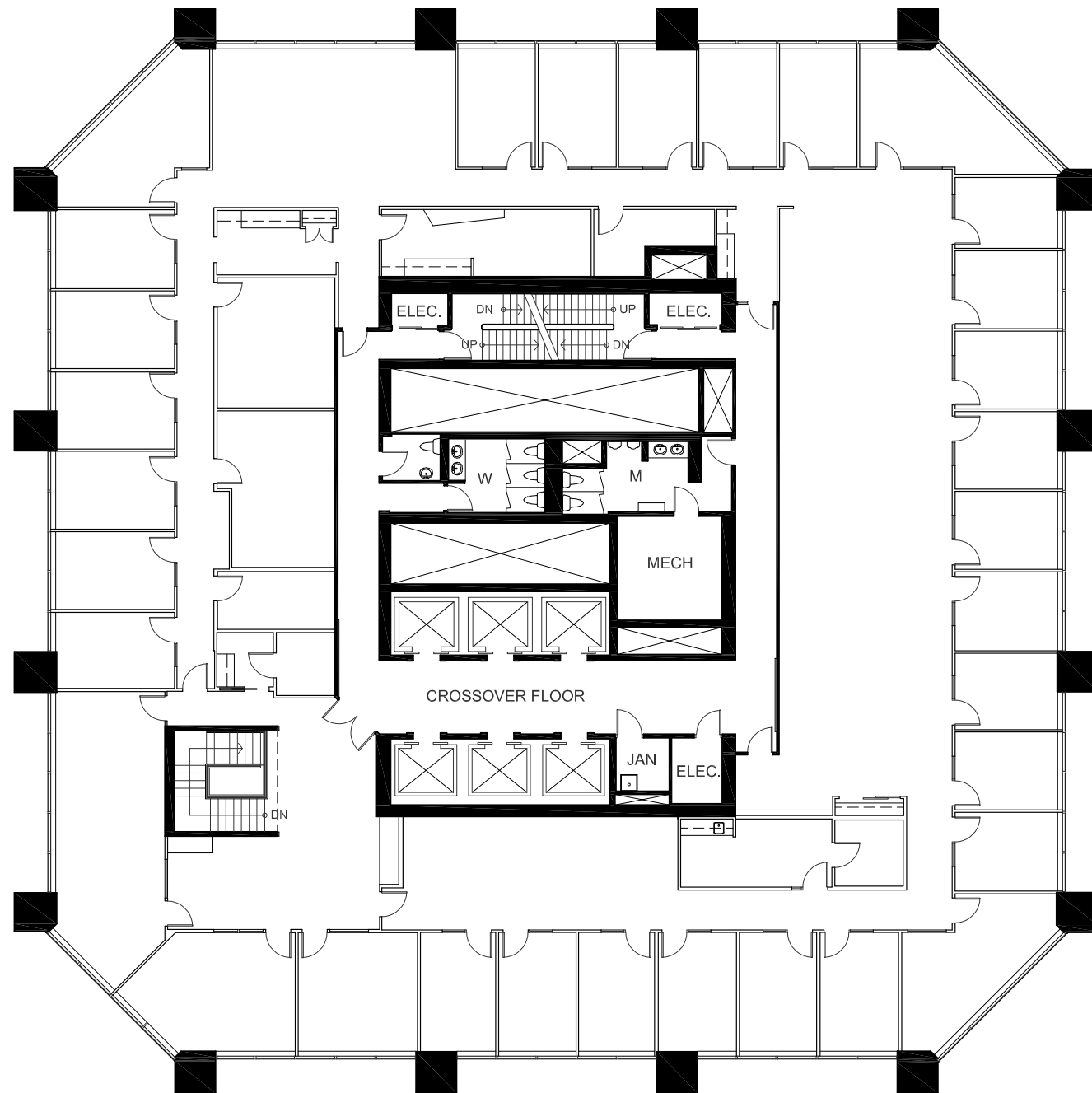
FLOOR 22 | Gallery



FLOOR 17 | 14,371 SF

Suite 1700

- 26 Exterior Offices
- 3 Interior Offices
- 4 Meeting Rooms
- Boardroom
- 2 Kitchens
- Open Area
- Internal stairwell connecting floors 16 - 17



FLOOR 17 | Gallery

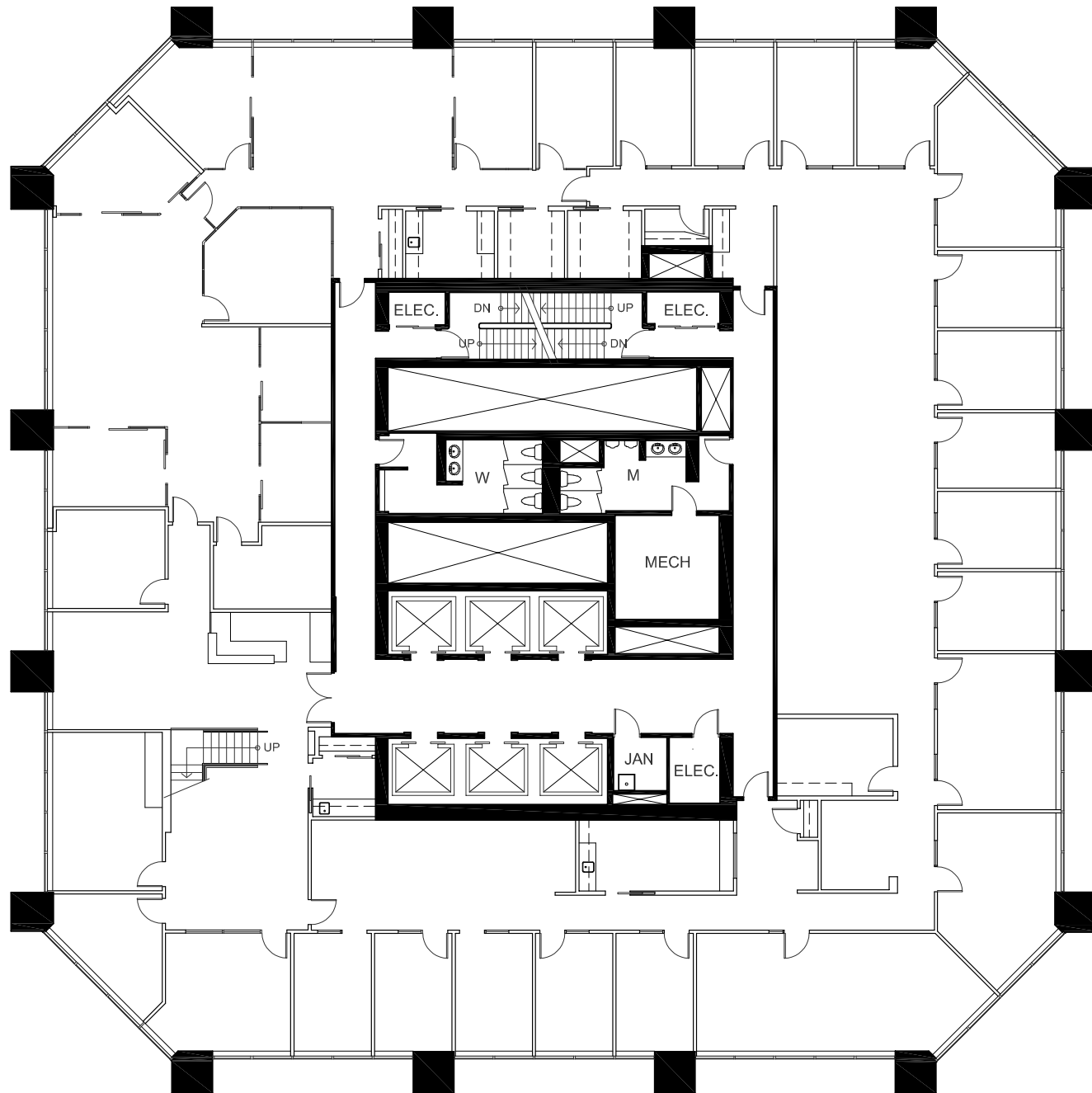


FLOOR 16 | 14,367 SF

 3D TOUR | [CLICK TO VIEW](#)

Suite 1600

- 25 Exterior Offices
- 4 Interior Offices
- 2 Kitchens
- 2 Boardroom
- Reception Area
- Open Area
- Internal stairwell connecting floors 16 - 17



FLOOR 16 | Gallery

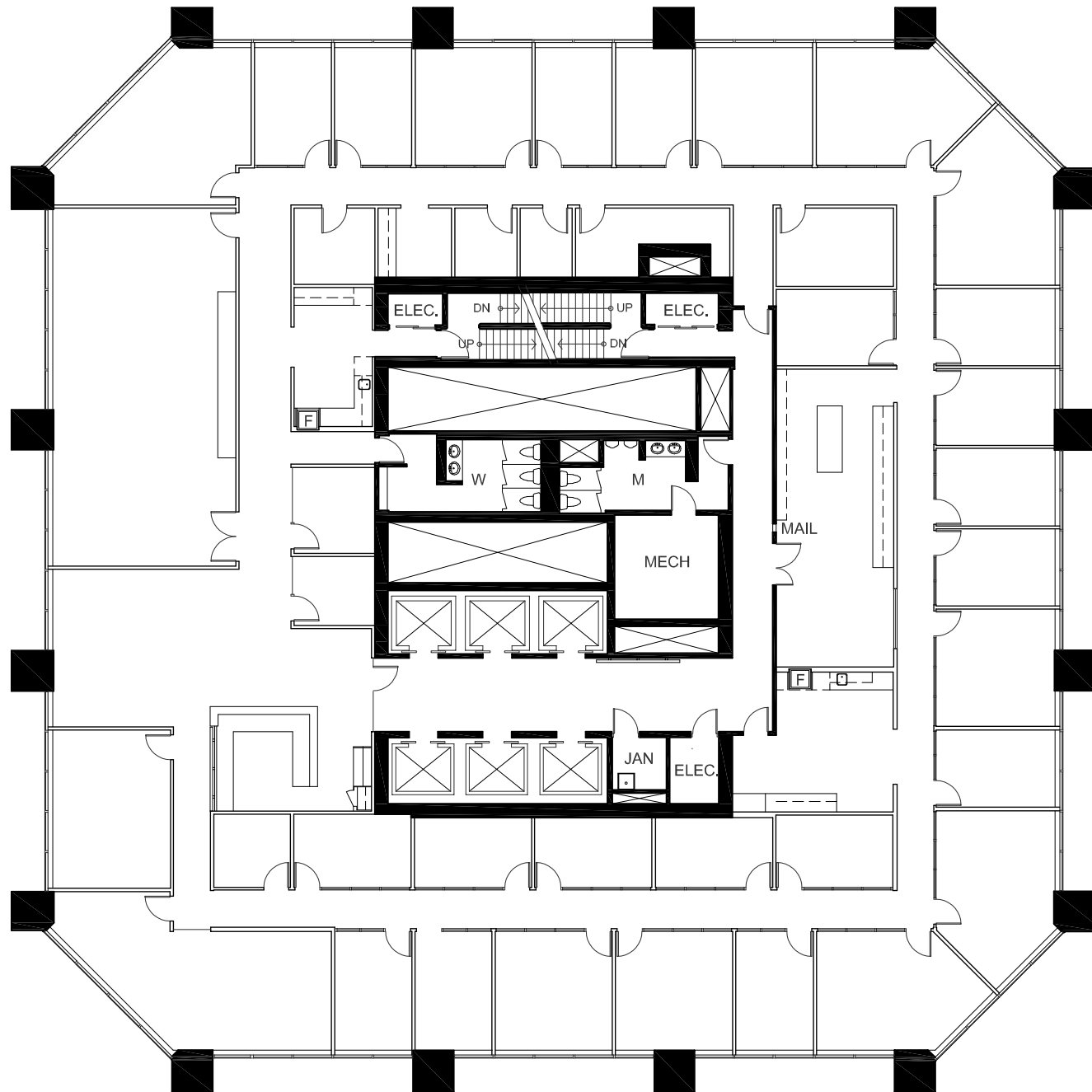


FLOOR 15 | 14,357 SF

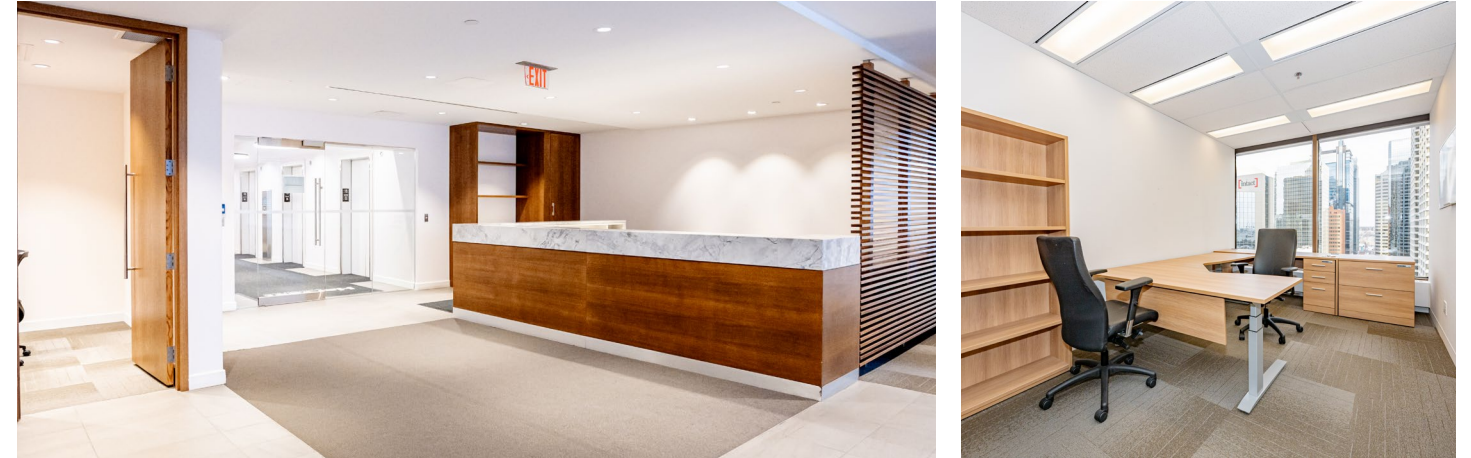
 3D TOUR | [CLICK TO VIEW](#)

Suite 1500

- 24 Exterior Offices
- 11 Interior Offices
- Large Boardroom
- 2 Kitchens
- 2 Copy/File Areas
- Reception Area



FLOOR 15 | Gallery

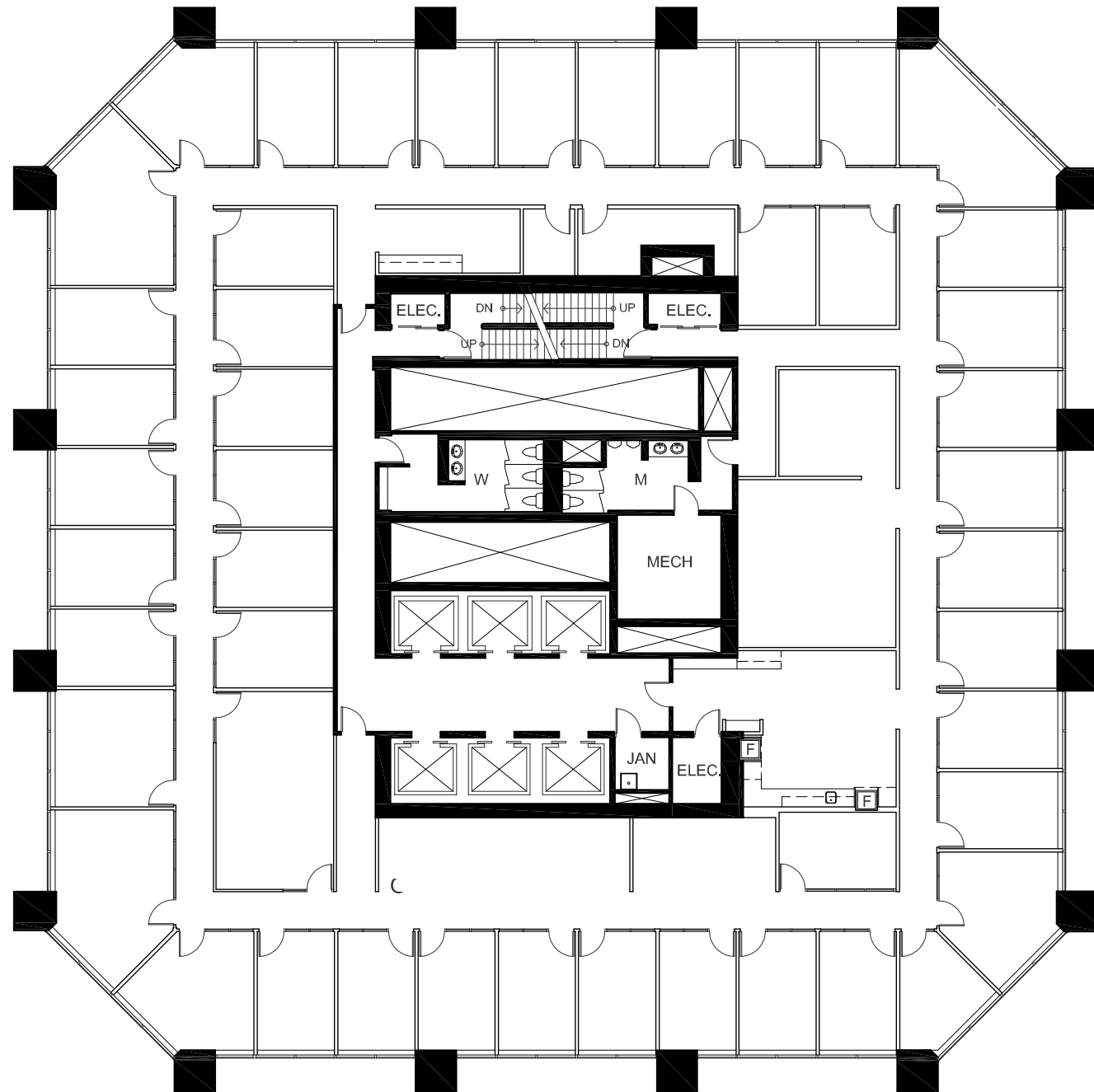


FLOOR 14 | 14,337 SF

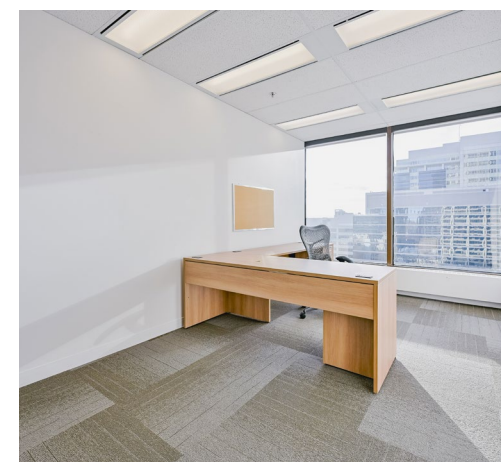
 3D TOUR | [CLICK TO VIEW](#)

Suite 1400

- 37 Exterior Offices
- 9 Interior Offices
- Boardroom
- Small Open Areas
- Kitchen
- Copy/File/Storage Areas



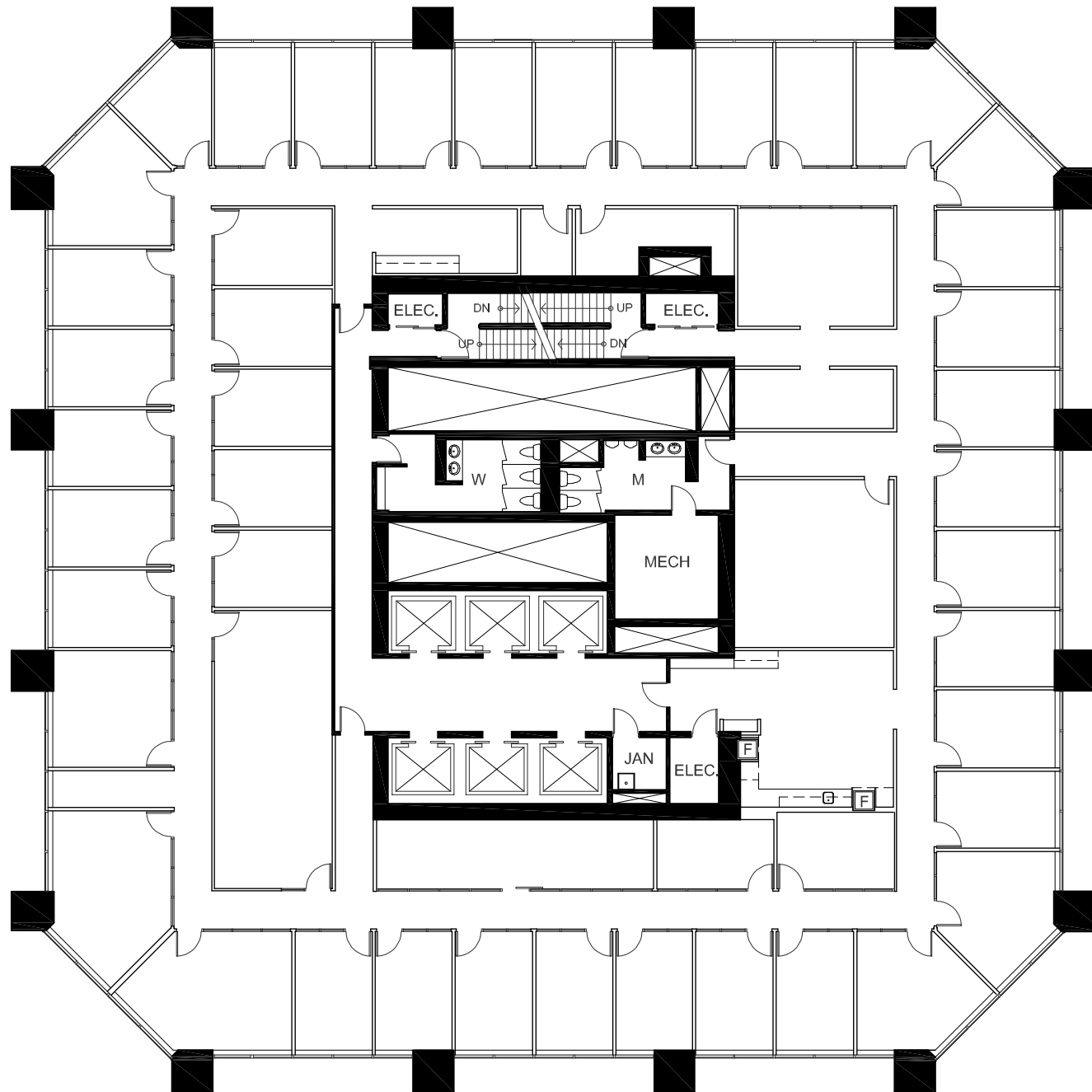
FLOOR 14 | Gallery



FLOOR 12 | 14,330 SF

Suite 1200

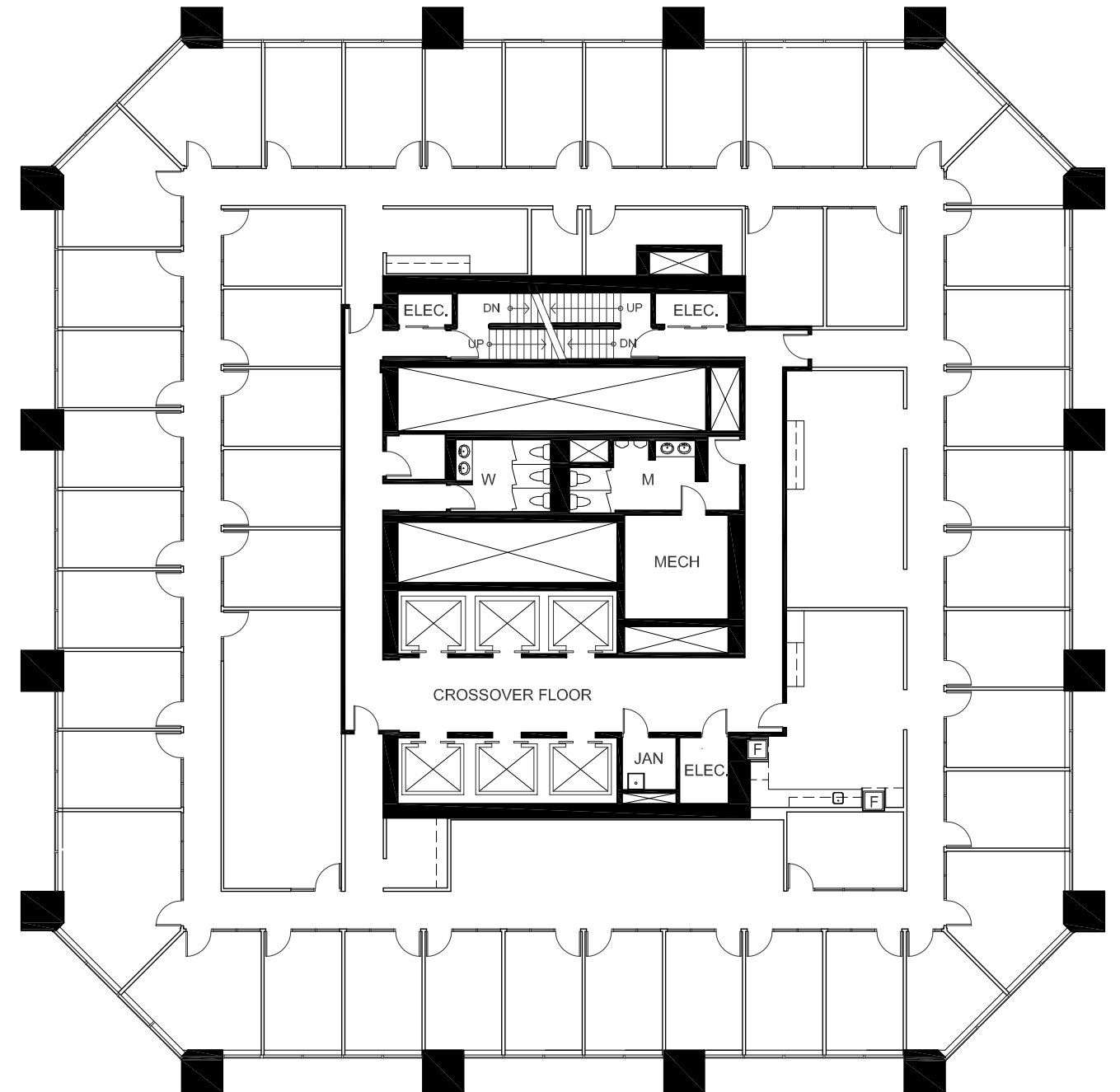
- 37 Exterior Offices
- 7 Interior Offices
- 2 Boardrooms
- Kitchen
- Copy/File Areas



FLOOR 11 | 14,336 SF

Suite 1100

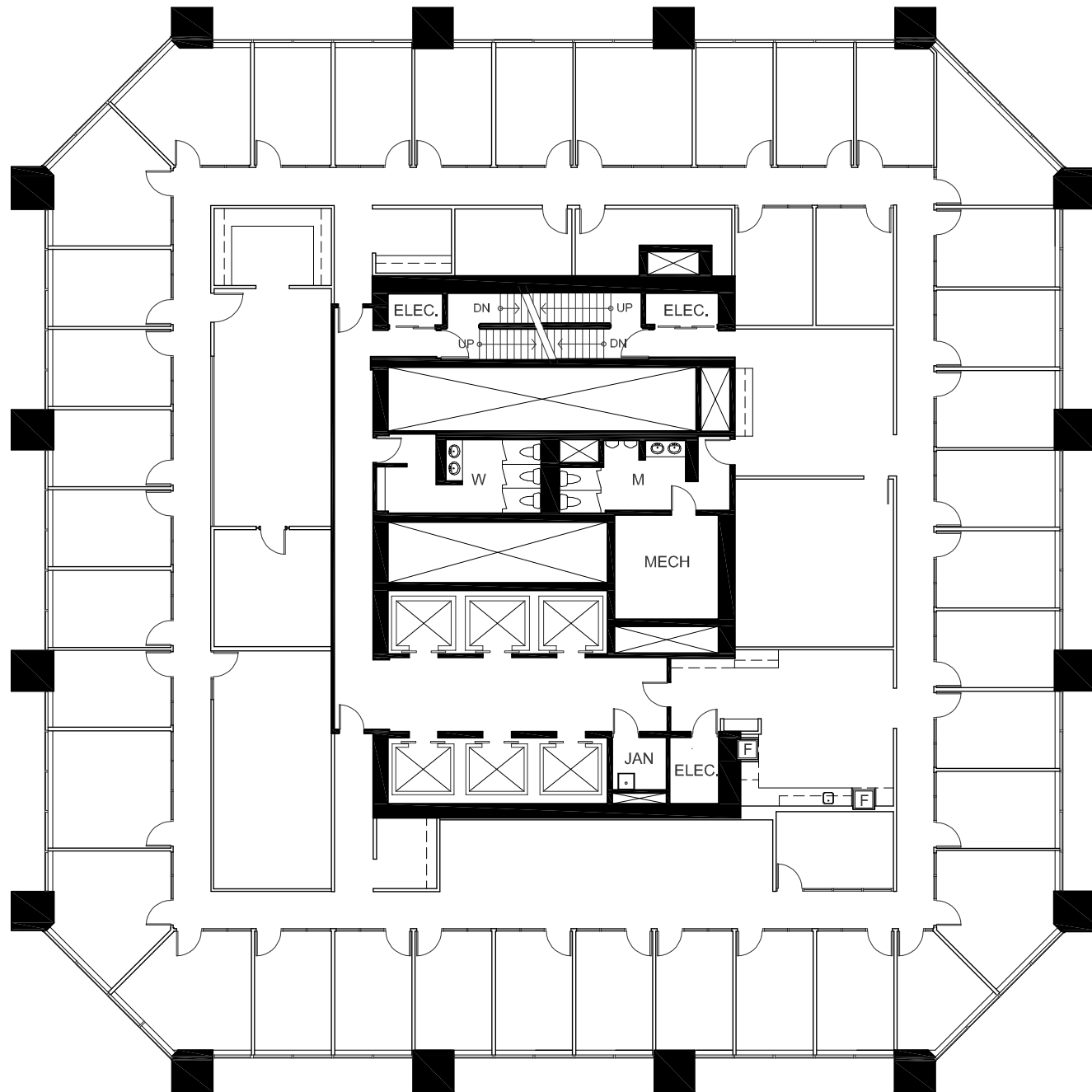
- 38 Exterior Offices
- 7 Interior Offices
- Boardroom
- Small Open Areas
- Kitchen
- Copy/File/Storage Areas



FLOOR 10 | 14,344 SF

Suite 1000

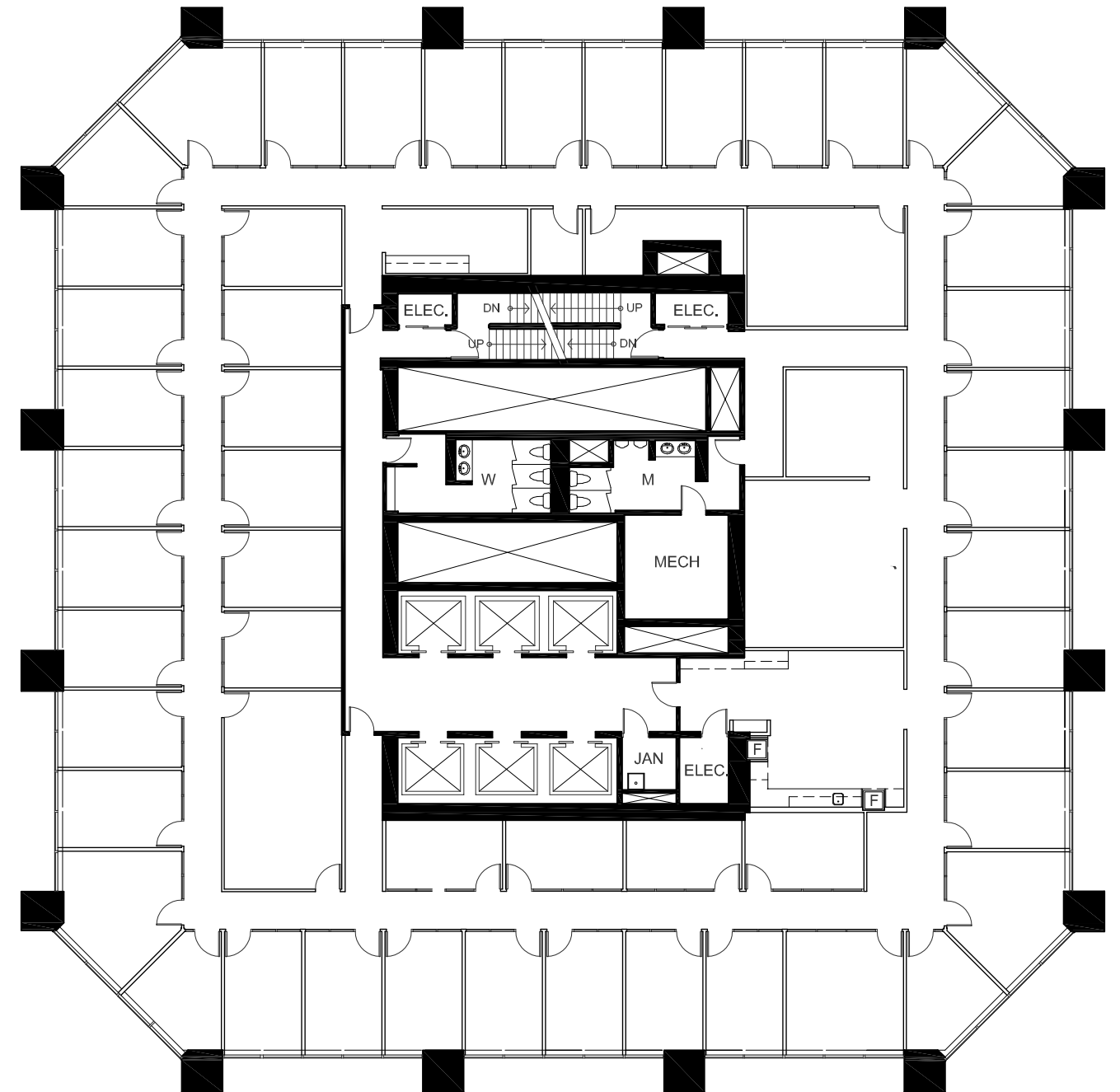
- 38 Exterior Offices
- 3 Interior Offices
- 2 Boardrooms
- Kitchen
- Small Internal Open Area
- Copy/File Areas



FLOOR 9 | 14,326 SF

Suite 900

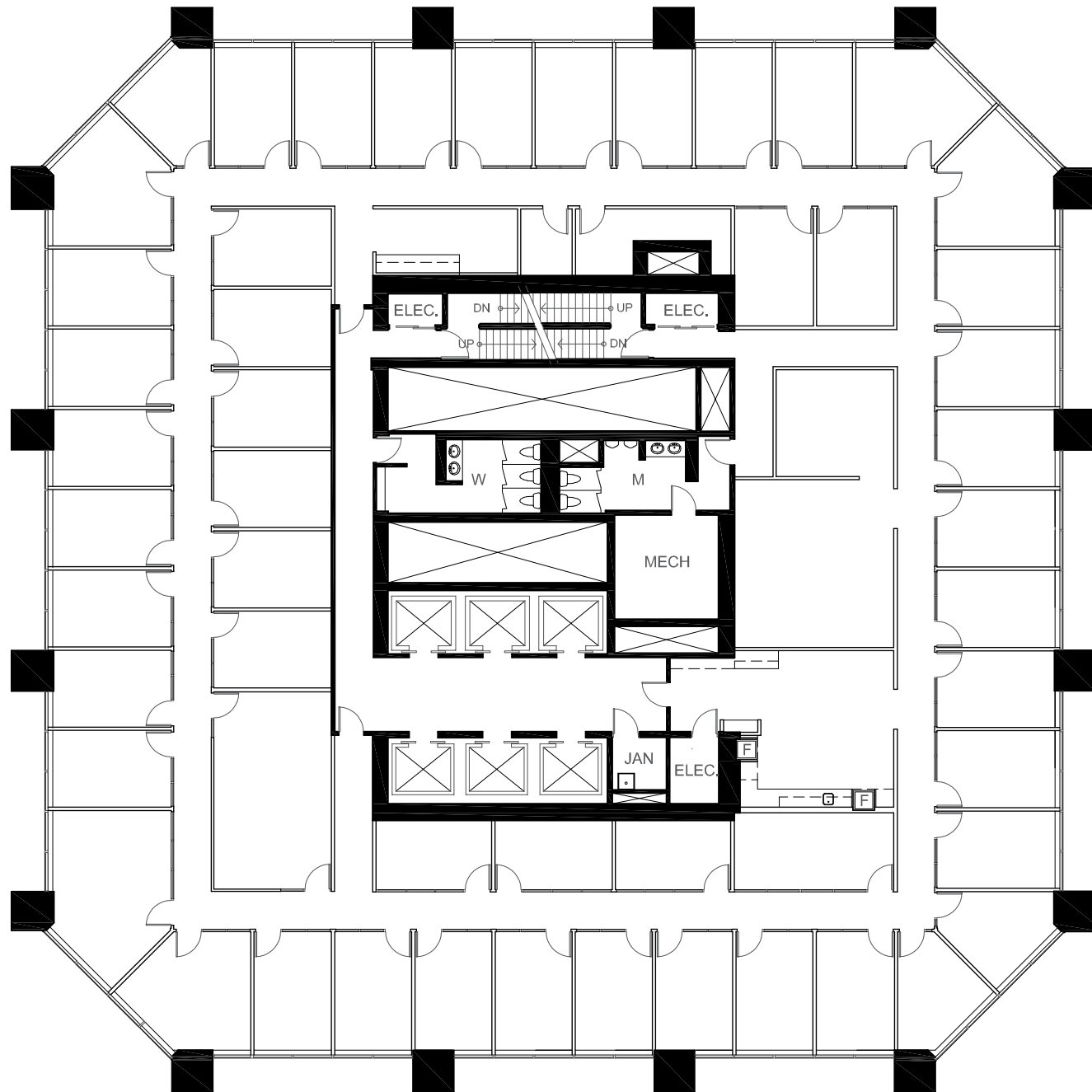
- 40 Exterior Offices
- 10 Interior Offices
- Boardroom
- Meeting Room
- Kitchen
- Copy/File/Storage Areas



FLOOR 8 | 14,327 SF

Suite 800

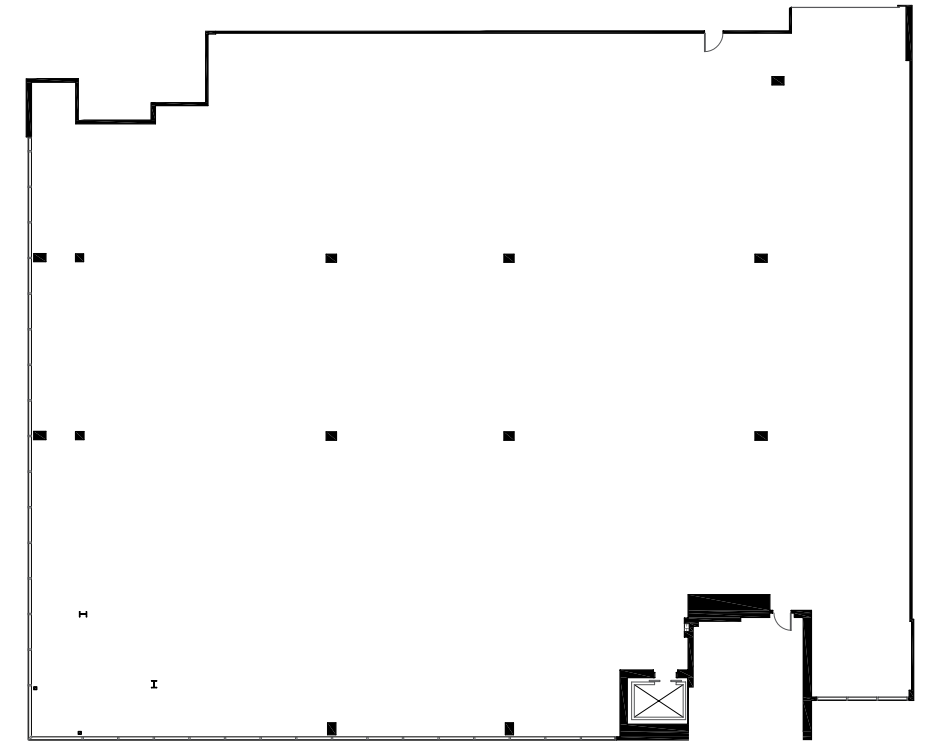
- 39 Exterior Offices
- 11 Interior Offices
- Boardroom
- Kitchen
- Copy/File Areas



FLOOR 3 | 18,388 SF

Suite 300

- Base building suite
- Floor 3 is connected to The CORE Shopping Centre via +30 walkway





FOR MORE INFORMATION PLEASE CONTACT

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