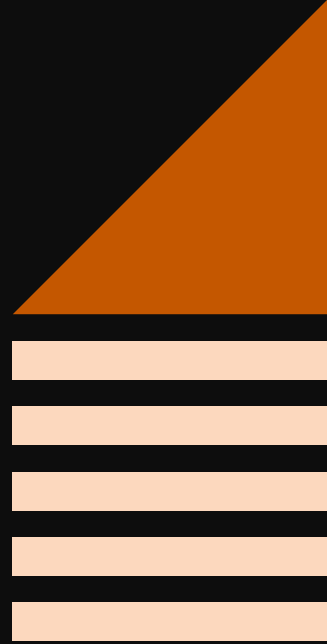




**700 2ND STREET SW**  
**CALGARY, AB**

**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

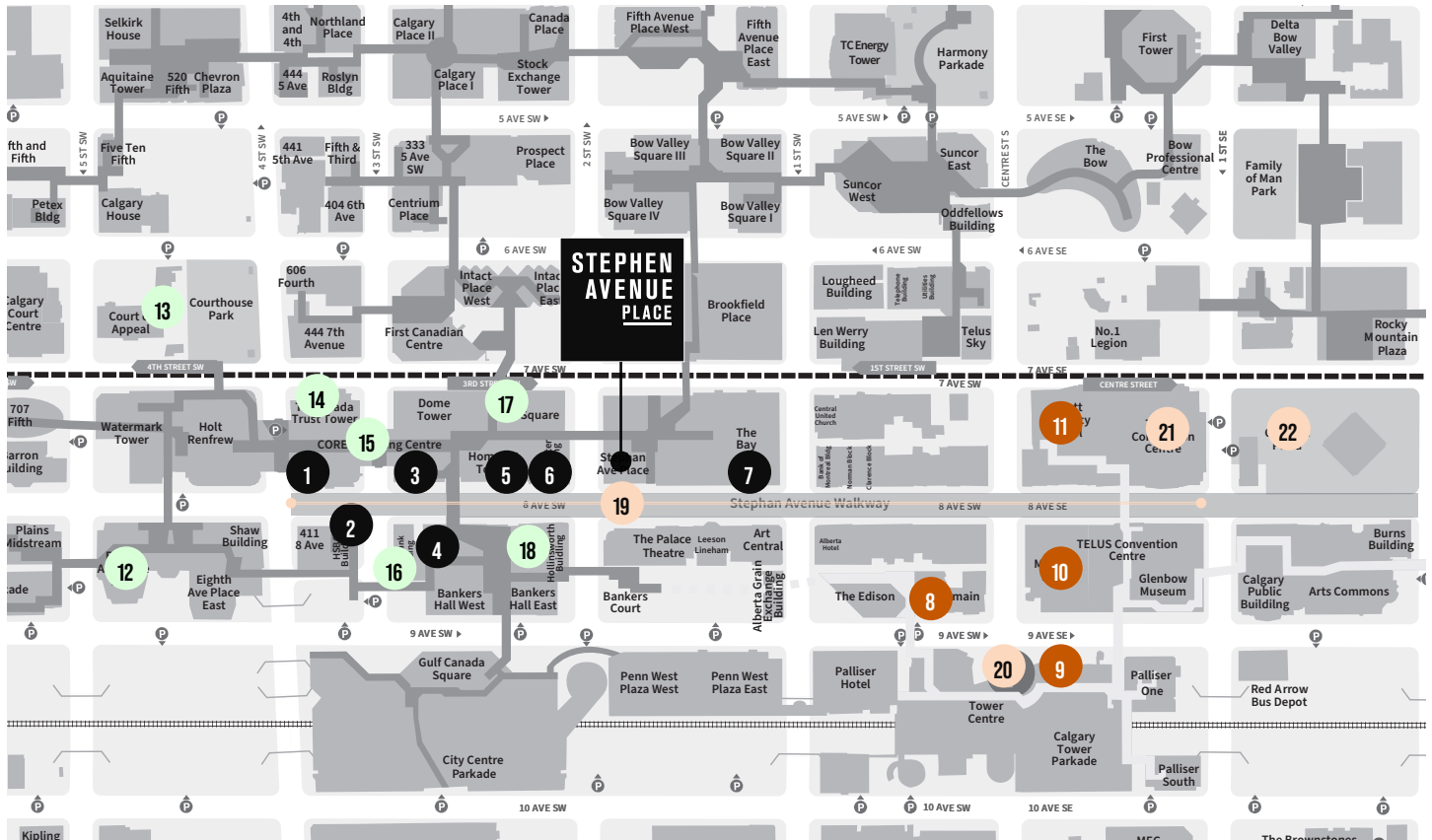
- +15 connected to Brookfield Place, The Bay, Bow Parkade, and The CORE Shopping Centre
- Abundant retail and dining options available nearby; In-building dining options including Pineapple Hall, Pigeonhole, Goro + Gun, Phil & Sebastian, Barbarella, and Major Tom
- Complimentary conference facilities, 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

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

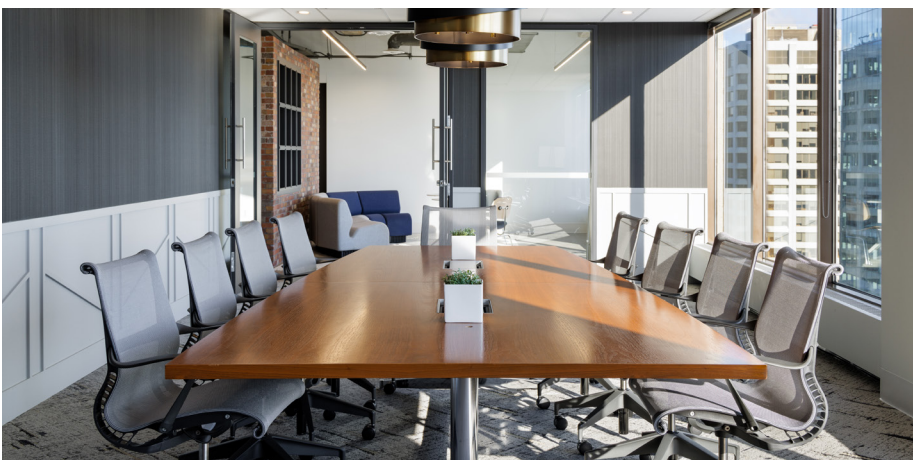
## SHOPPING AND SERVICES

- 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

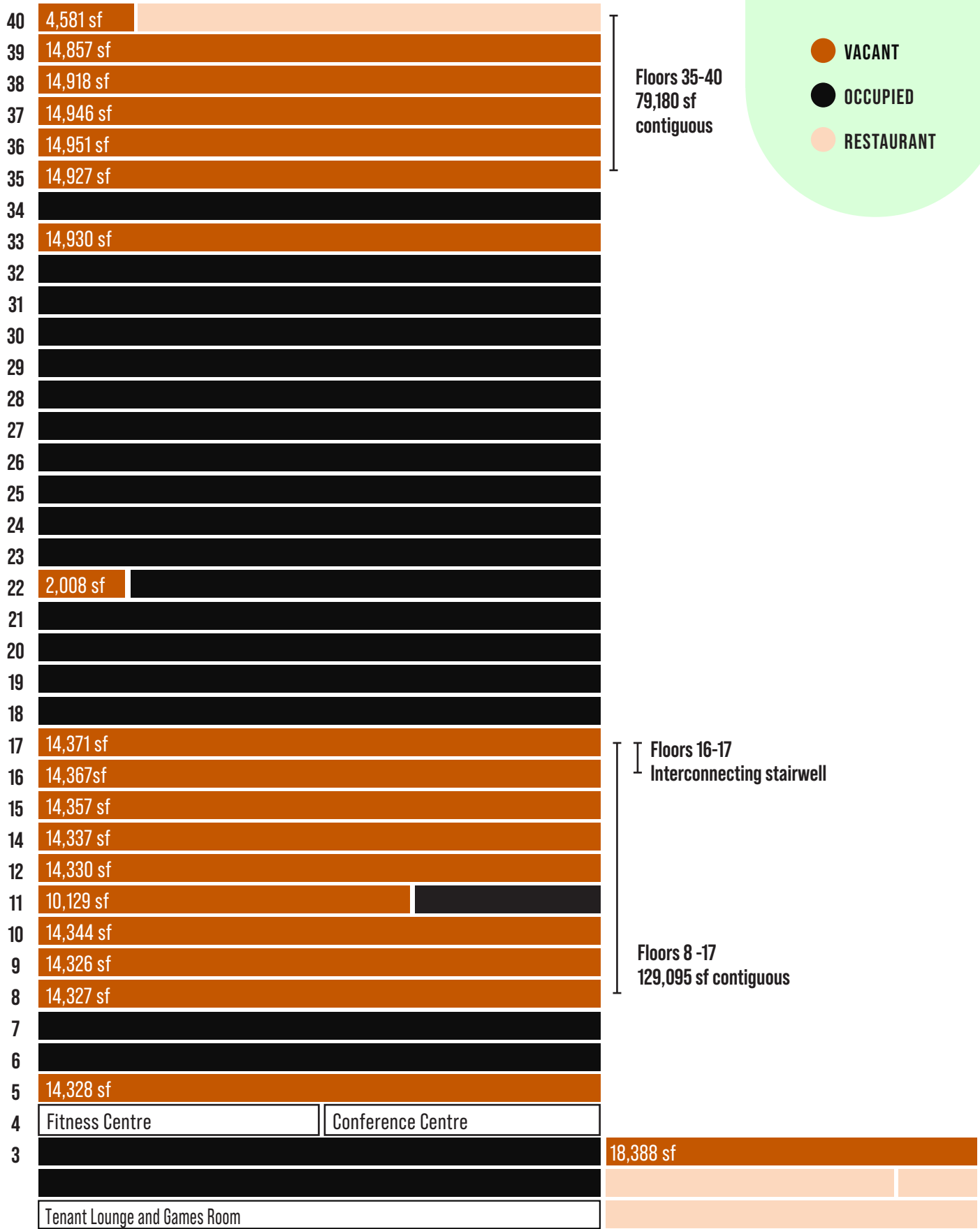
PHIL & SEBASTIAN

PIGEON  
HOLE

PINEAPPLE HALL 



# AVAILABILITIES

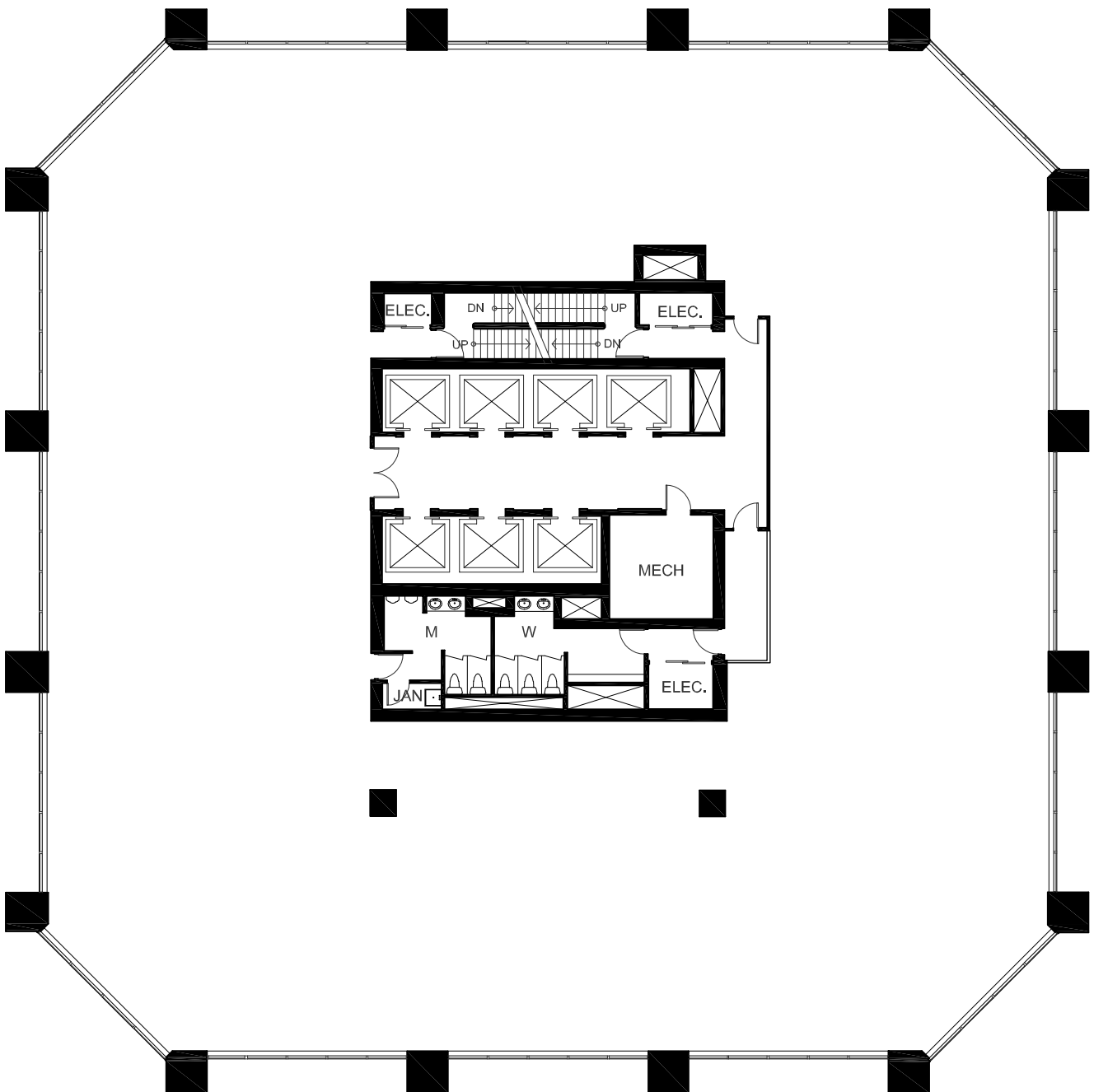


# FLOOR 39 - 35, 33 | 14,857 SF - 79,180 SF Contiguous

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

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

Sample base building floor plan



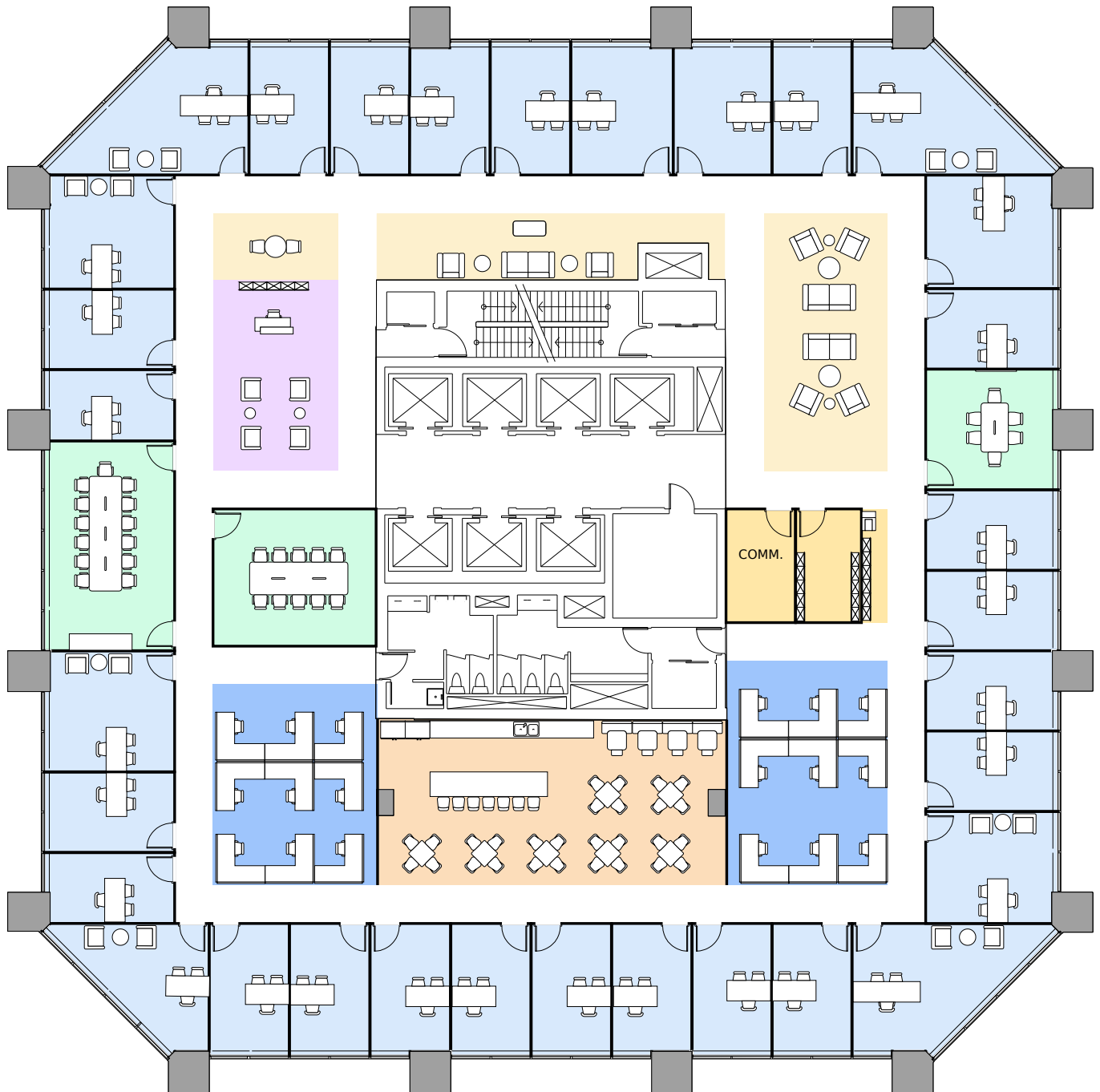
# FLOOR 39 | Sample Base Building Condition












# CONCEPTUAL | Office Intensive

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

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

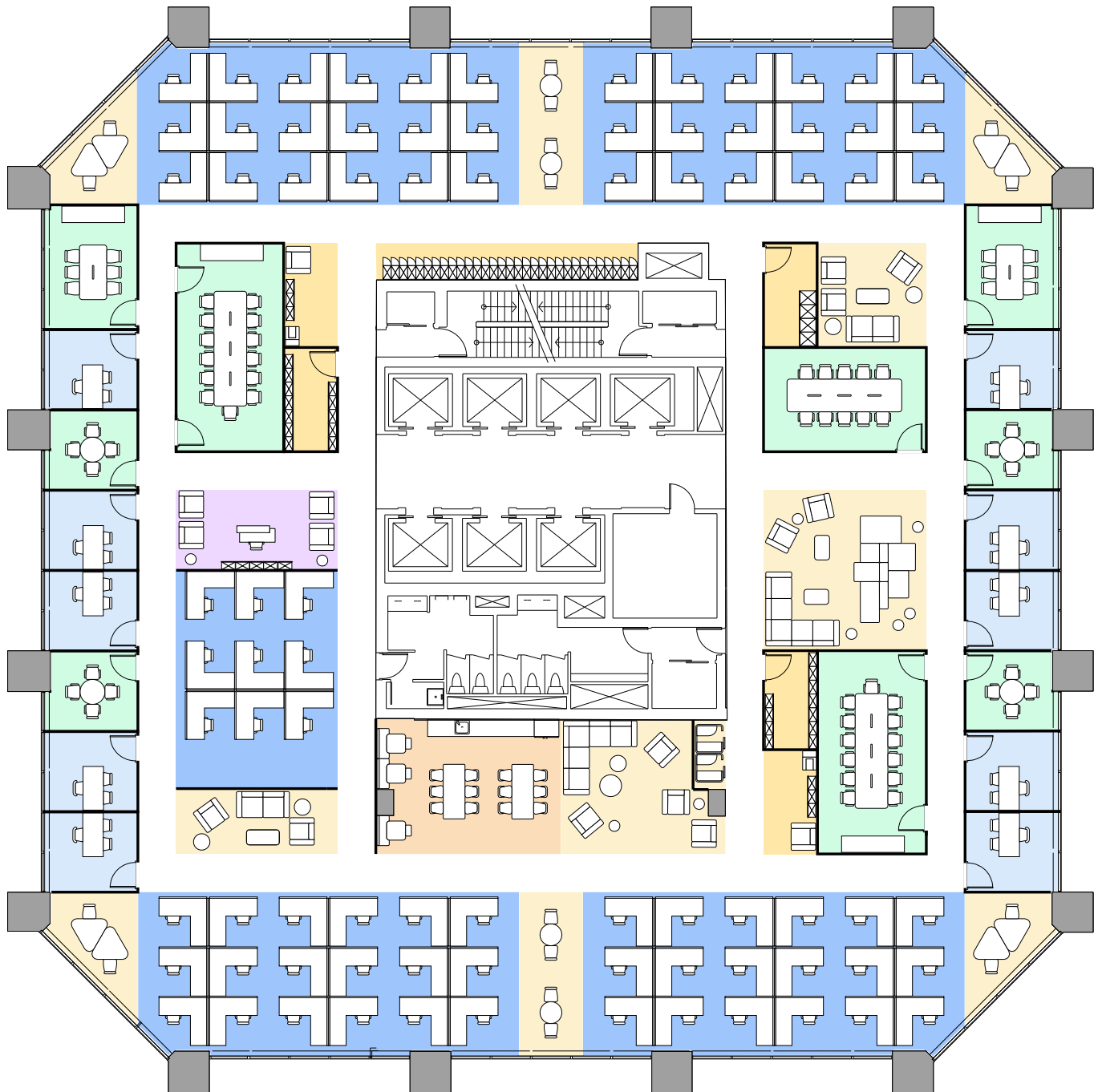











- |   |   |  |
|---|---|--|
|  Office      |  Closed Collab |  Break Room       |
|  Workstation |  Reception     |  Inclusive Space  |
|  Open Collab |  Service Areas |  Specialty Spaces |

# CONCEPTUAL | Open Concept

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

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

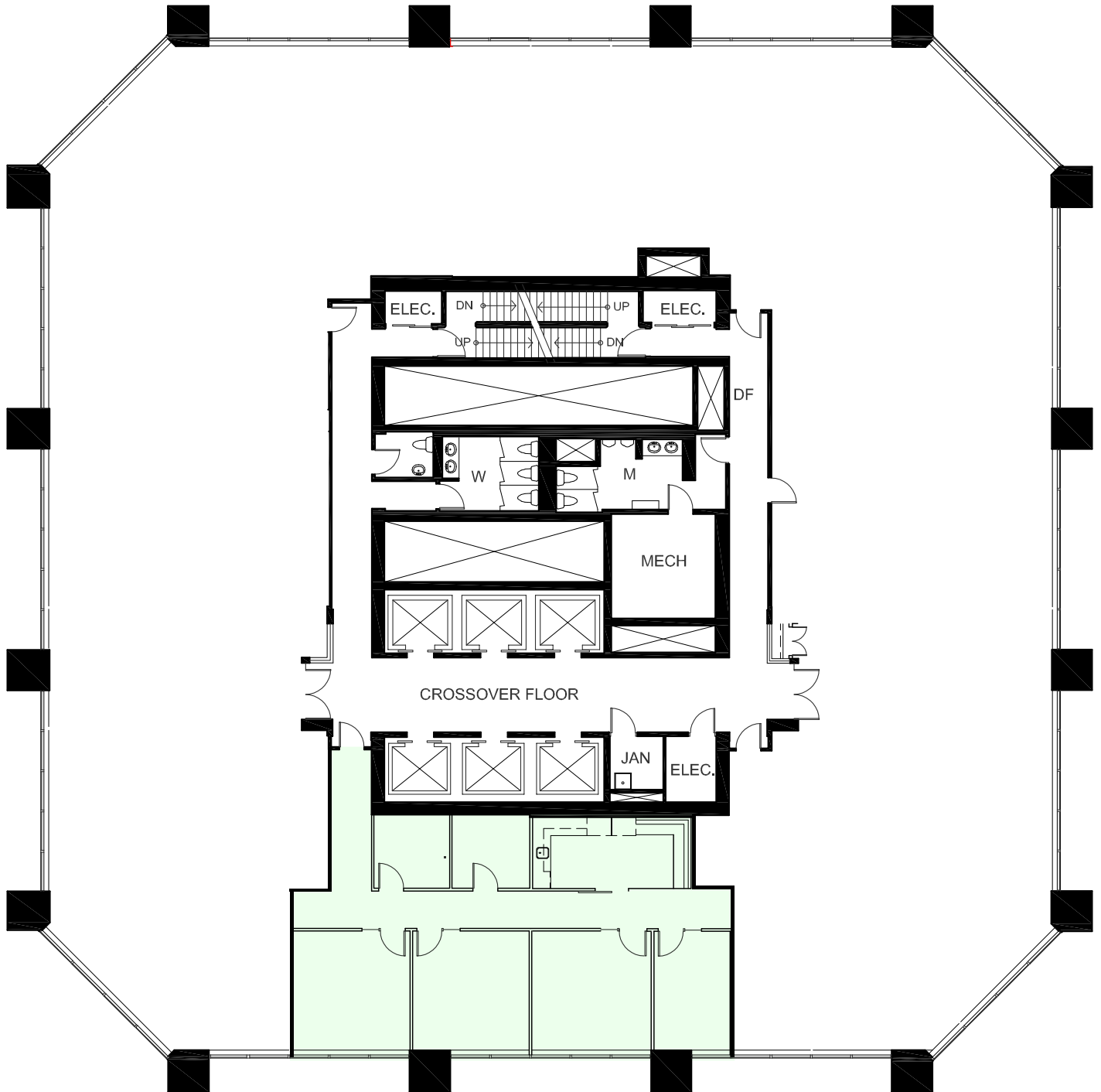


- |   |   |  |
|---|---|--|
|  Office      |  Closed Collab |  Break Room       |
|  Workstation |  Reception     |  Inclusive Space  |
|  Open Collab |  Service Areas |  Specialty Spaces |

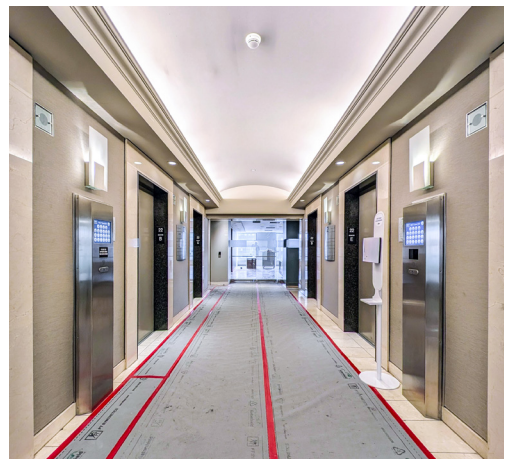
# FLOOR 22 | 2,008 SF

## Suite 2230

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



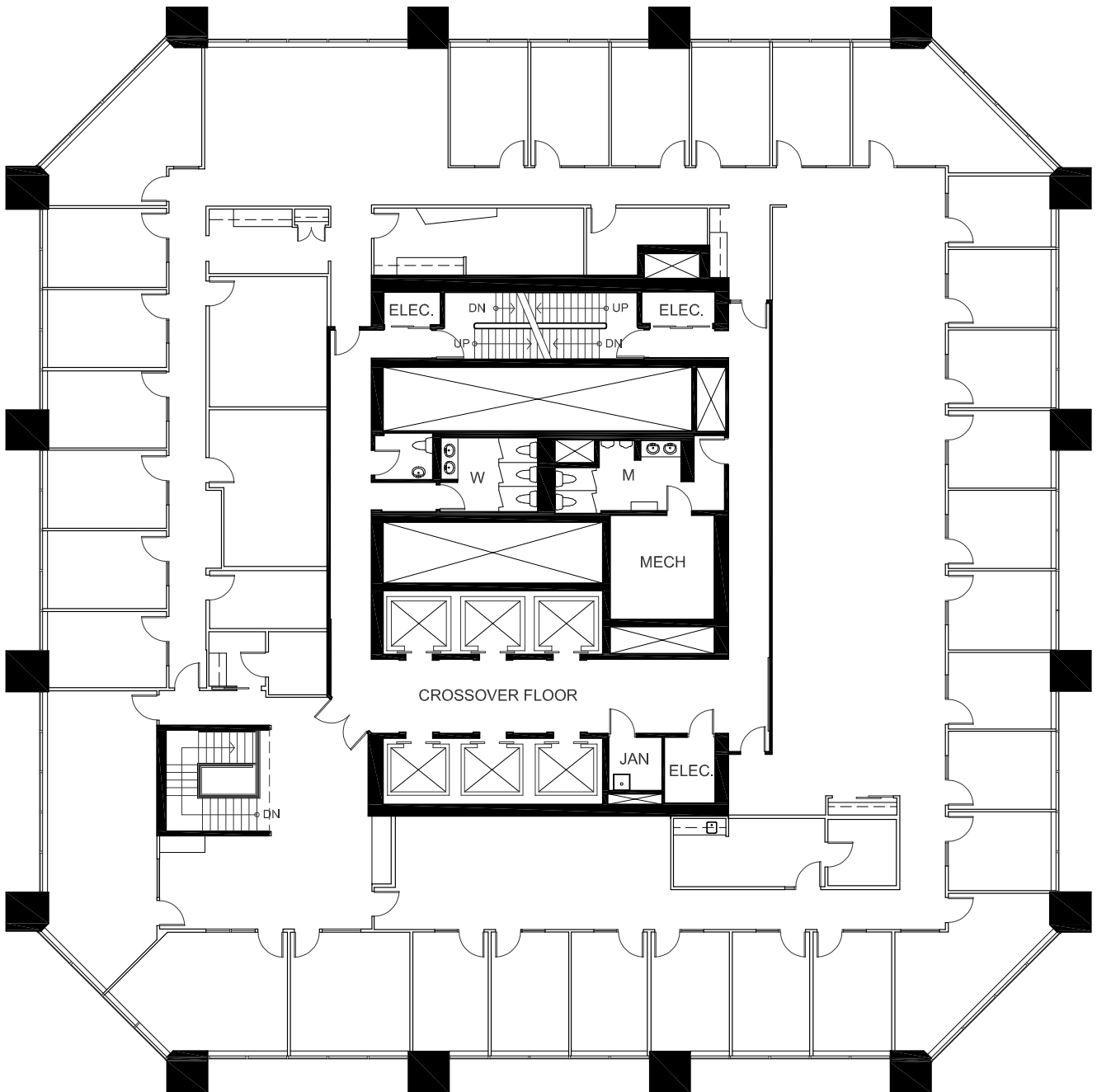
# FLOOR 22 | Gallery



# 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

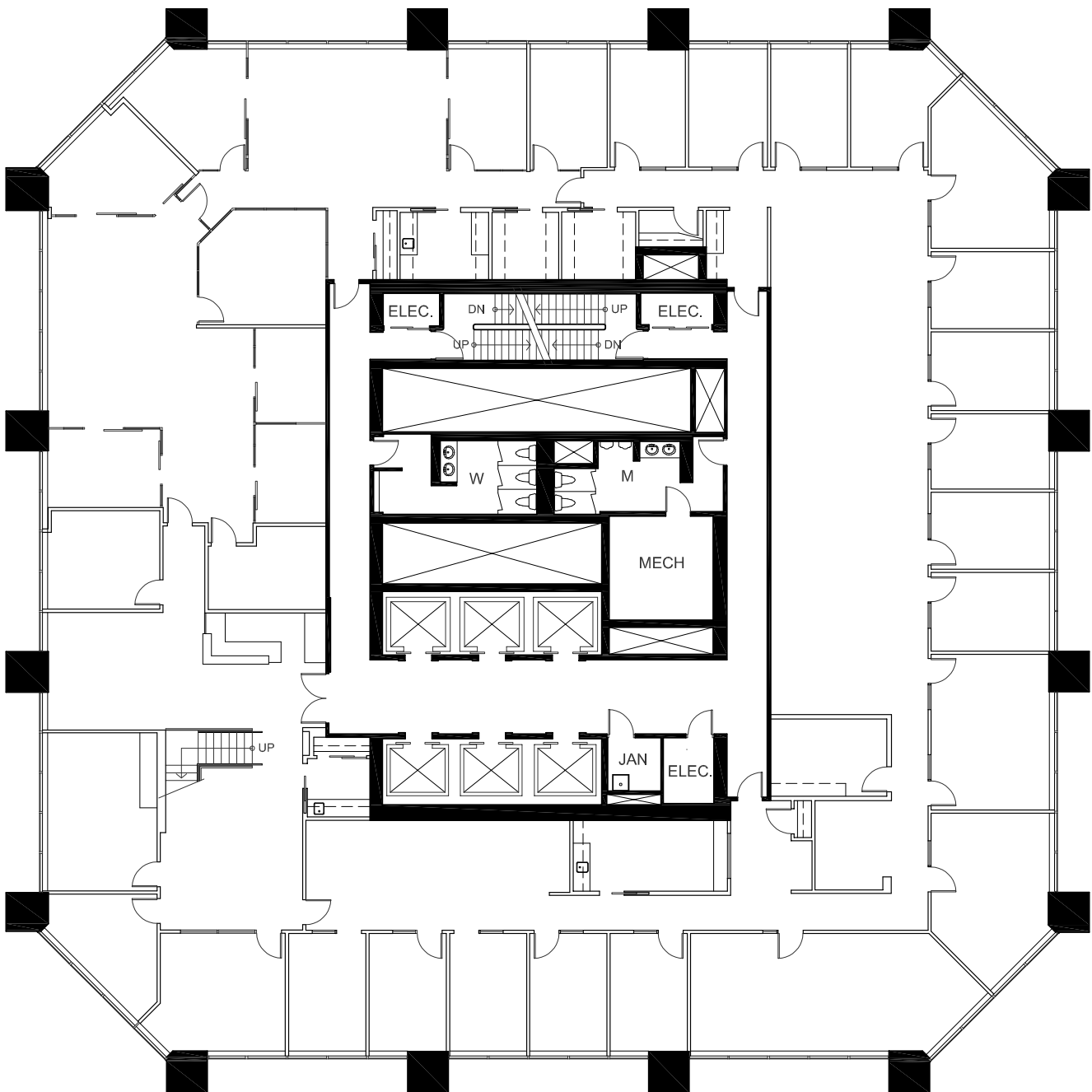


# FLOOR 16 | 14,367 SF

 **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

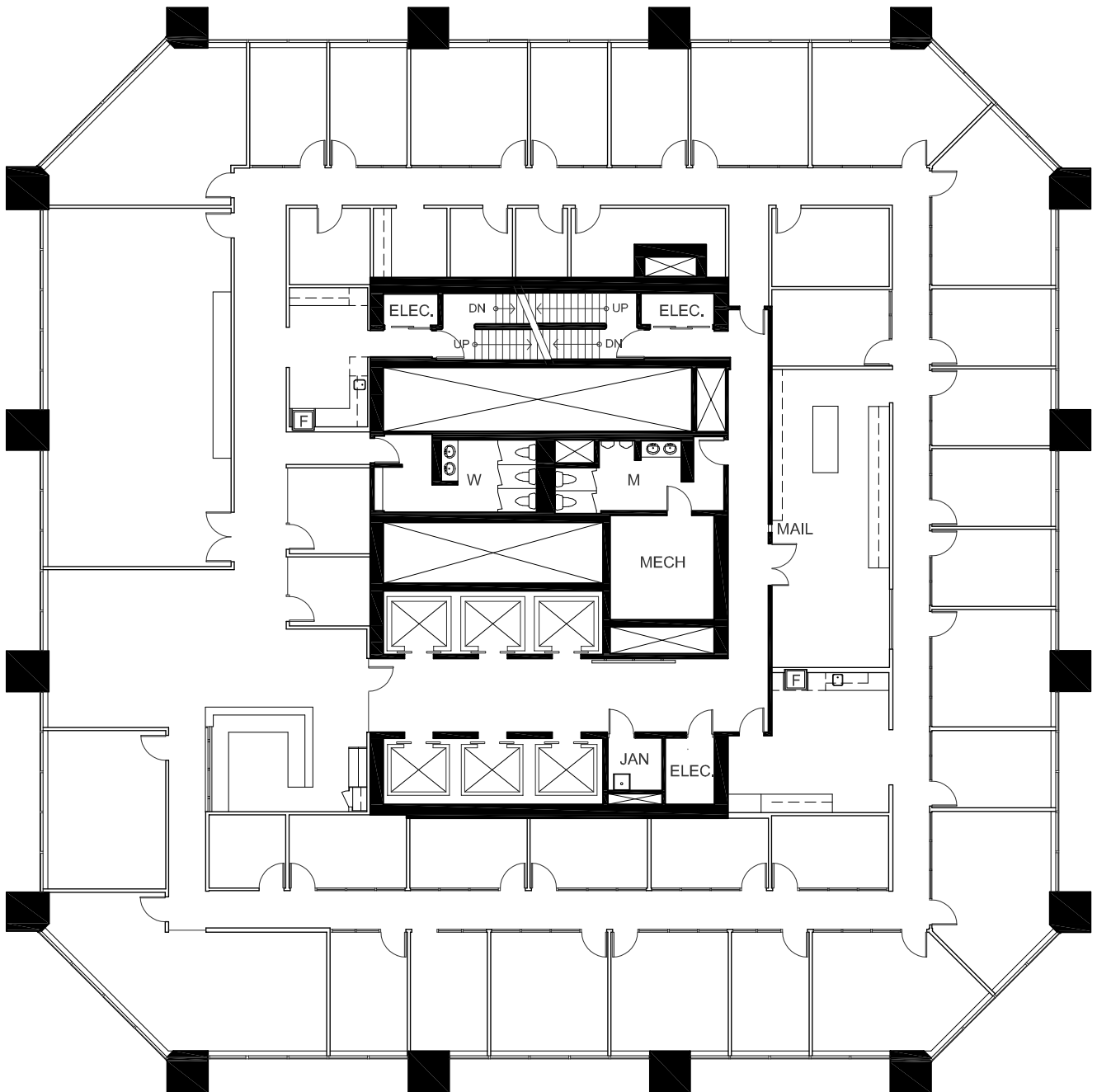


# FLOOR 15 | 14,357 SF

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

## Suite 1500

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



# FLOOR 15 | Gallery

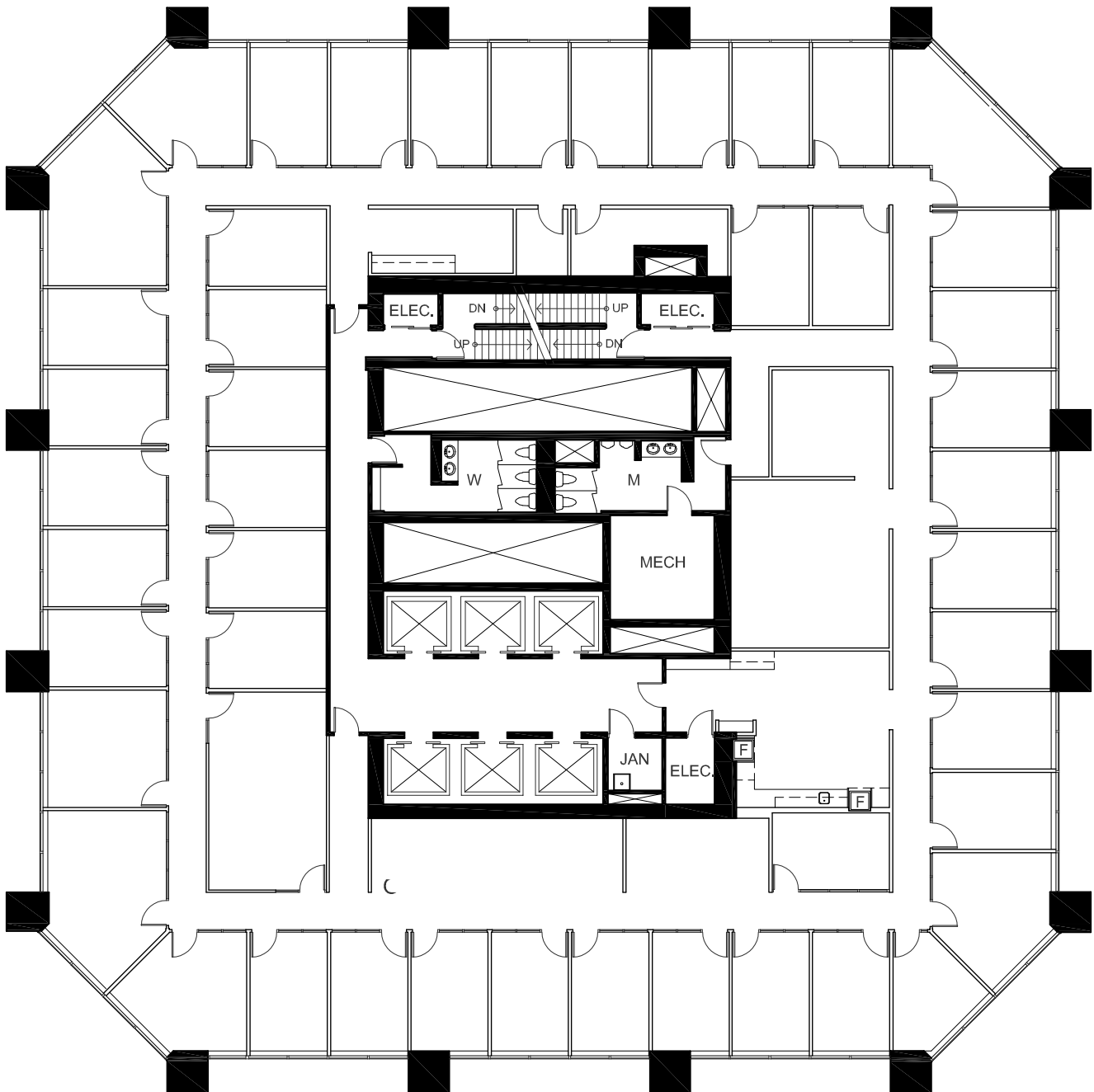


# FLOOR 14 | 14,337 SF

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

## Suite 1400

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



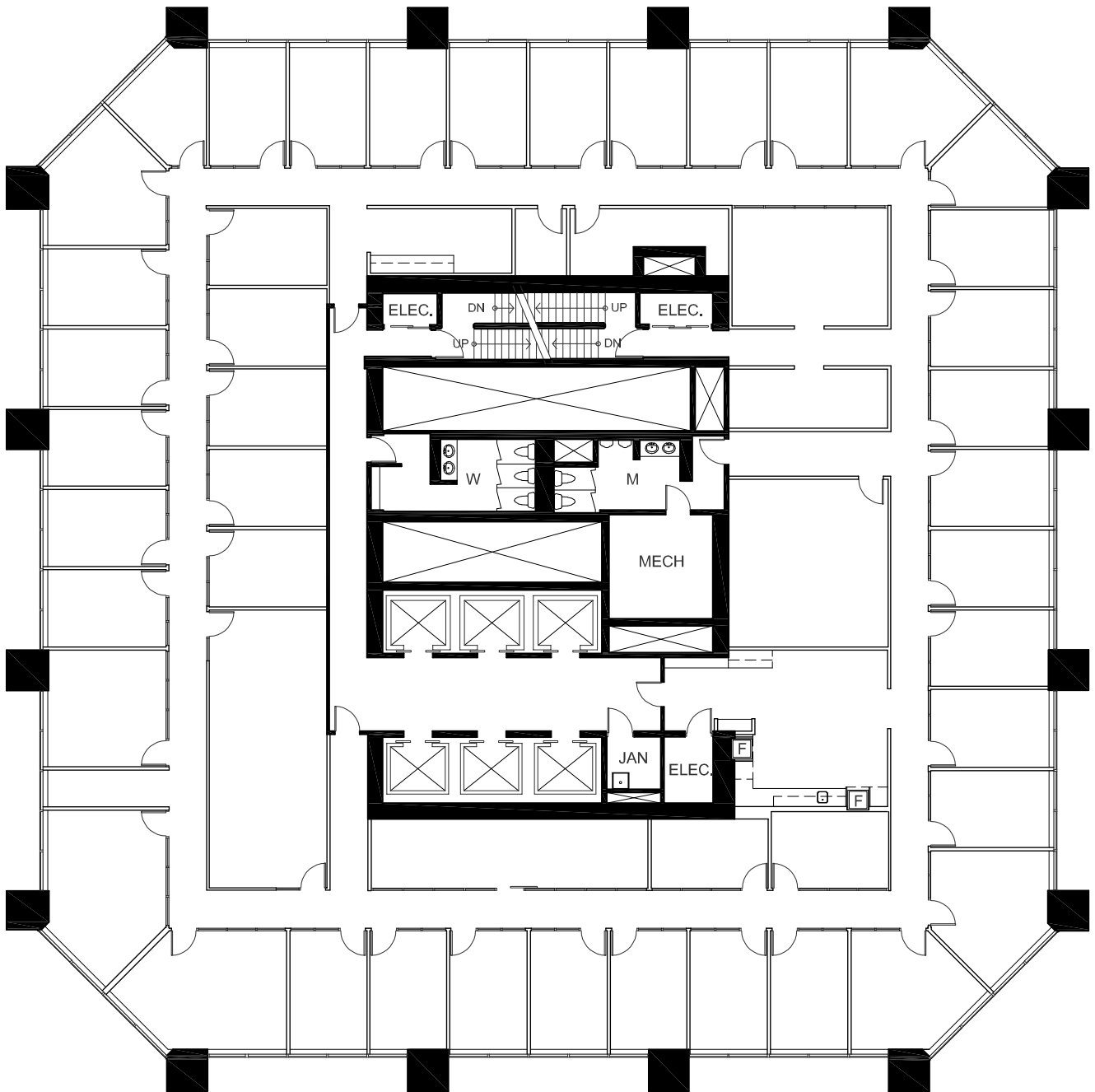
# FLOOR 14 | Gallery



# FLOOR 12 | 14,330 SF

## Suite 1200

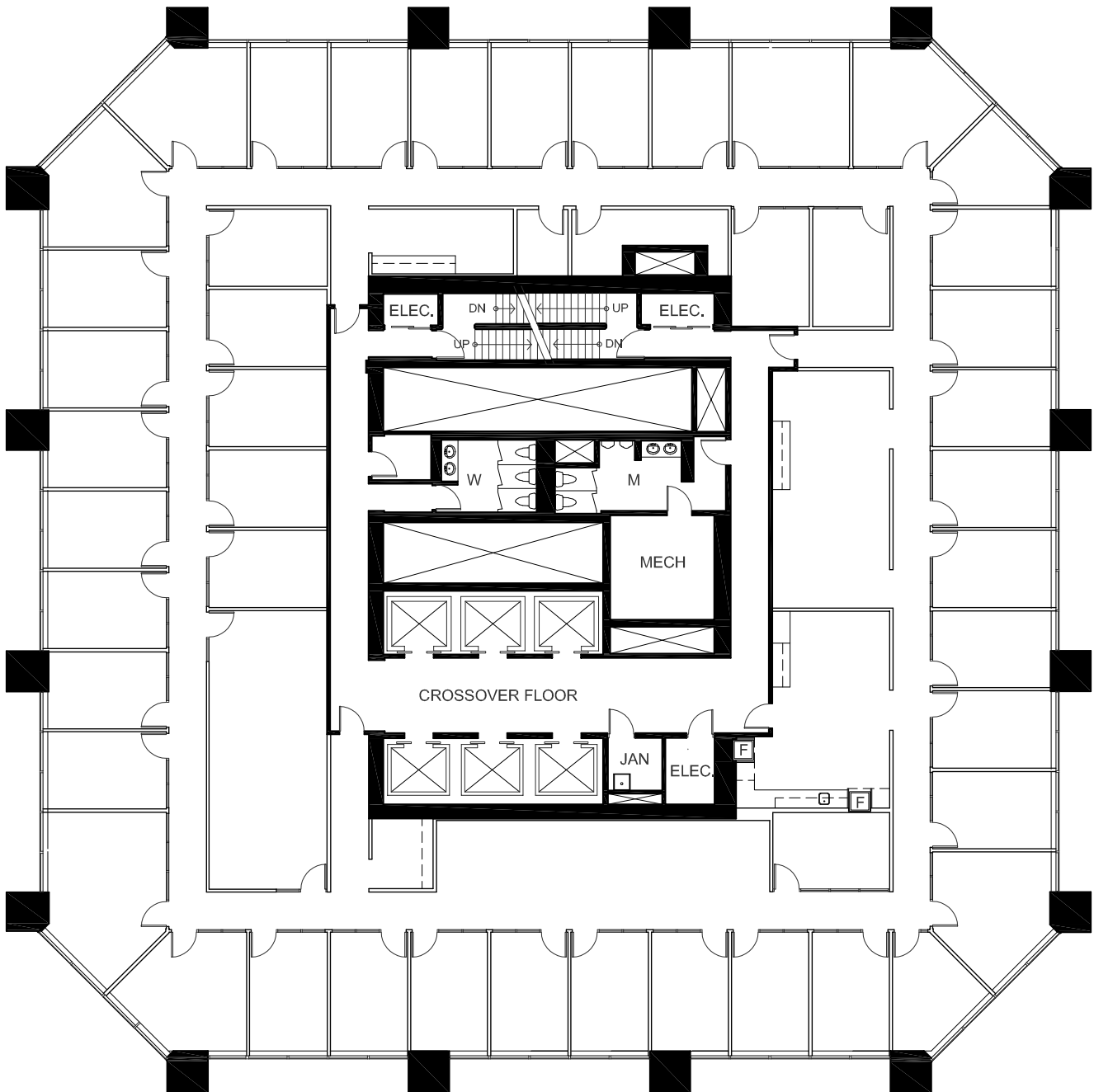
- 37 Exterior Offices
- 7 Interior Offices
- 2 Boardrooms
- Kitchen
- Copy/File Areas



# FLOOR 11 | 14,336 SF

## Suite 1100

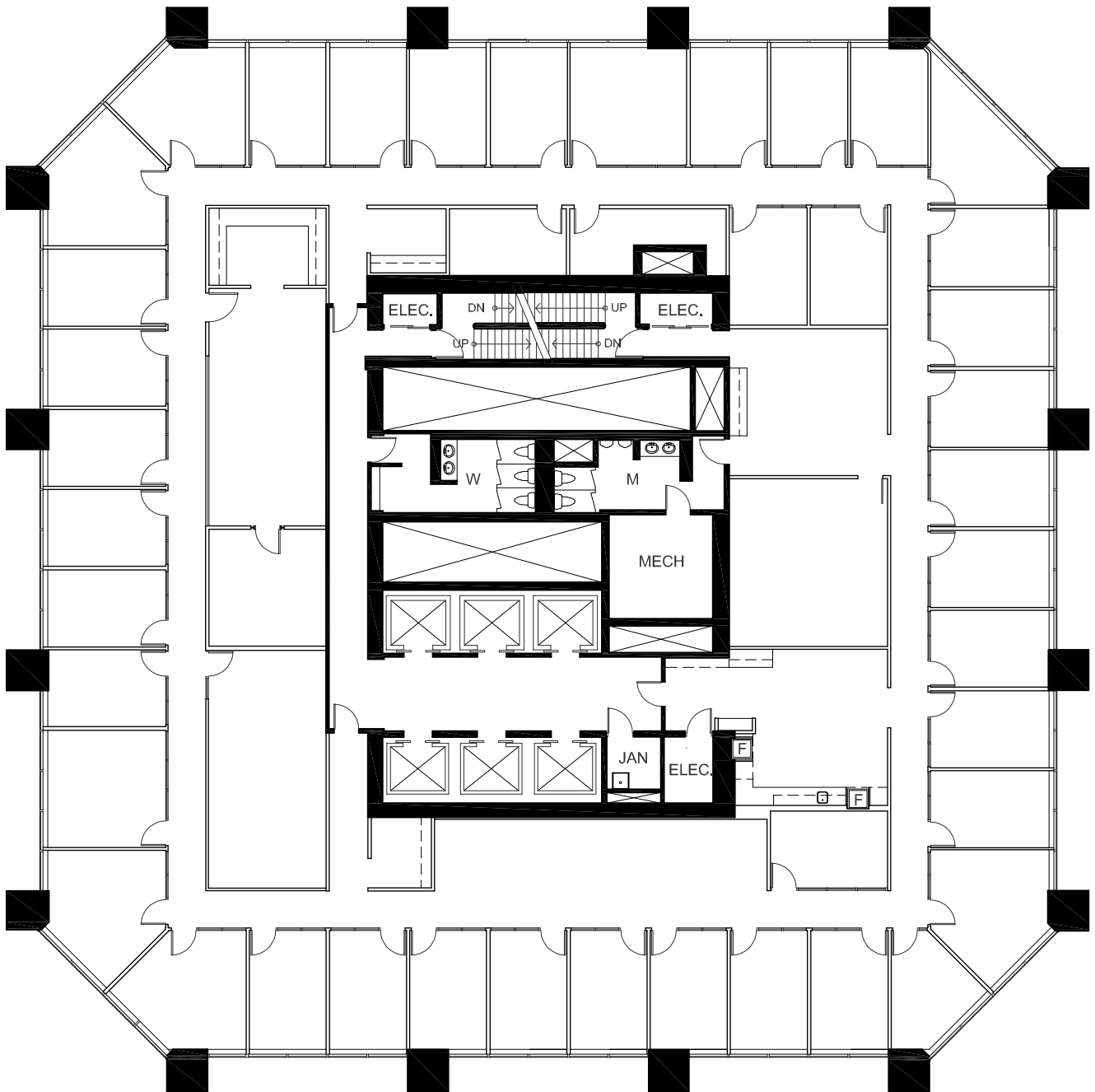
- 38 Exterior Offices
- 7 Interior Offices
- Boardroom
- Small Open Areas
- Kitchen
- Copy/File/Storage Areas



# FLOOR 10 | 14,344 SF

## Suite 1000

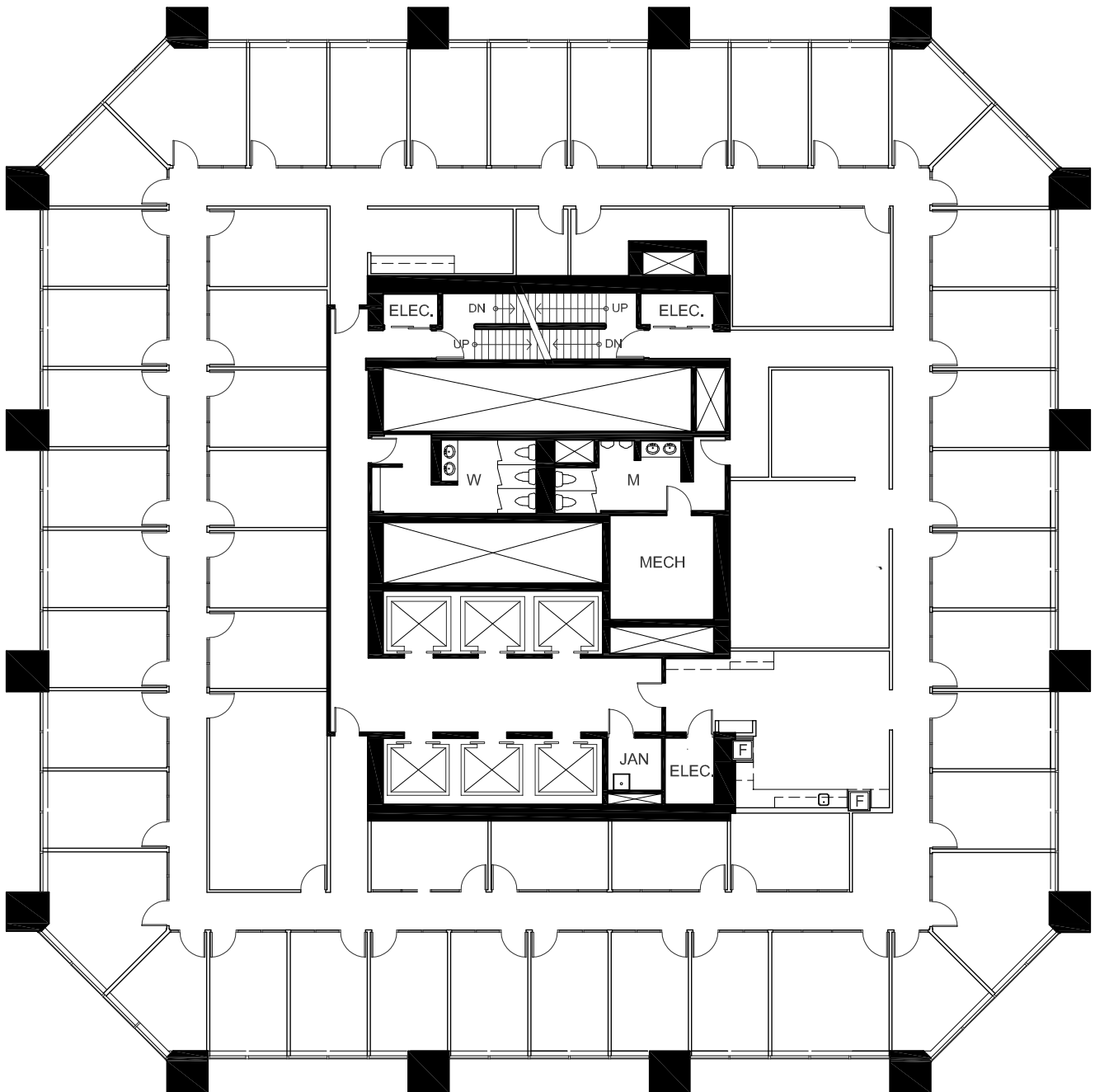
- 38 Exterior Offices
- 3 Interior Offices
- 2 Boardrooms
- Kitchen
- Small Internal Open Area
- Copy/File Areas



# FLOOR 9 | 14,326 SF

## Suite 900

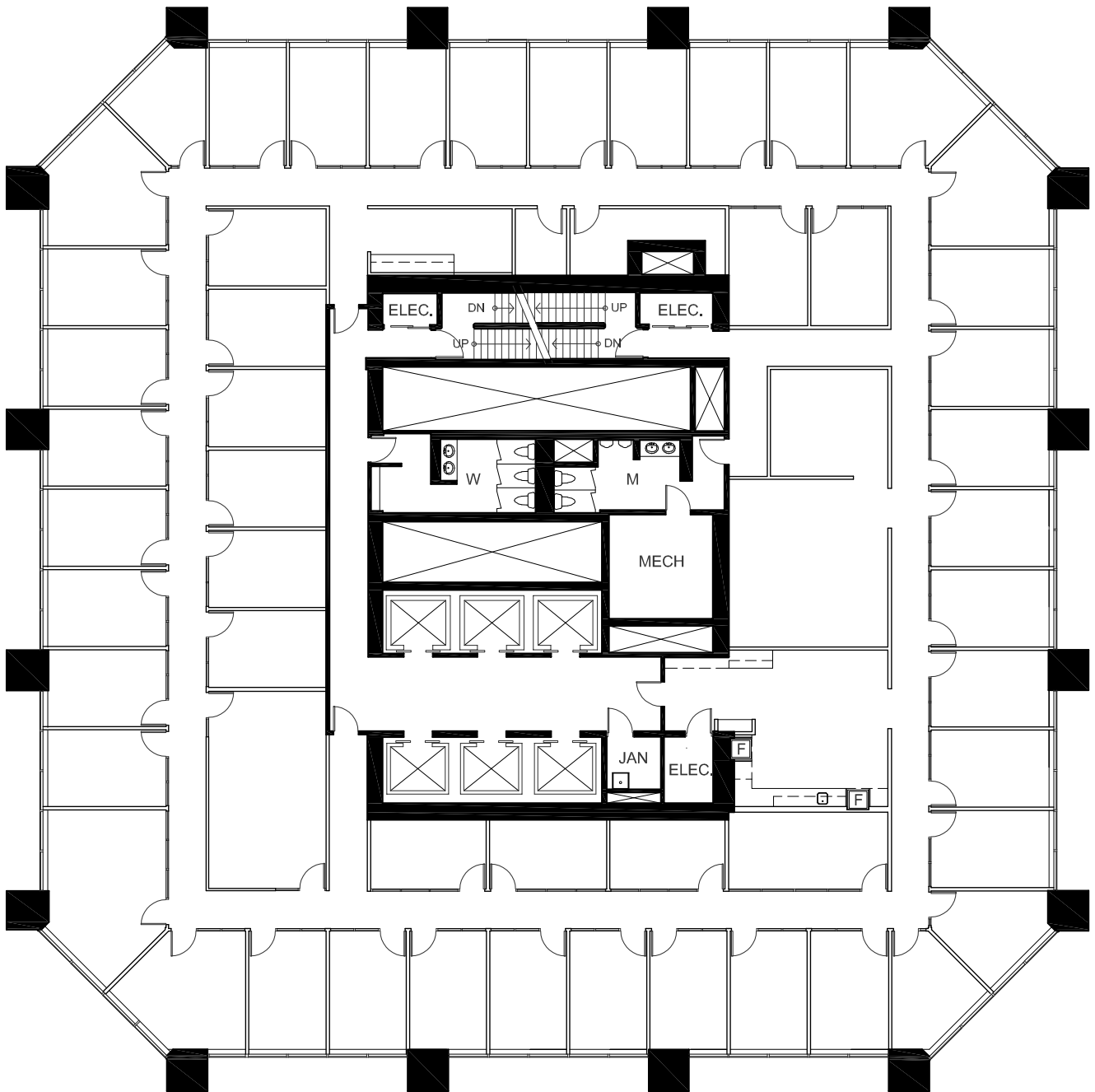
- 40 Exterior Offices
- 10 Interior Offices
- Boardroom
- Meeting Room
- Kitchen
- Copy/File/Storage Areas



# FLOOR 8 | 14,327 SF

## Suite 800

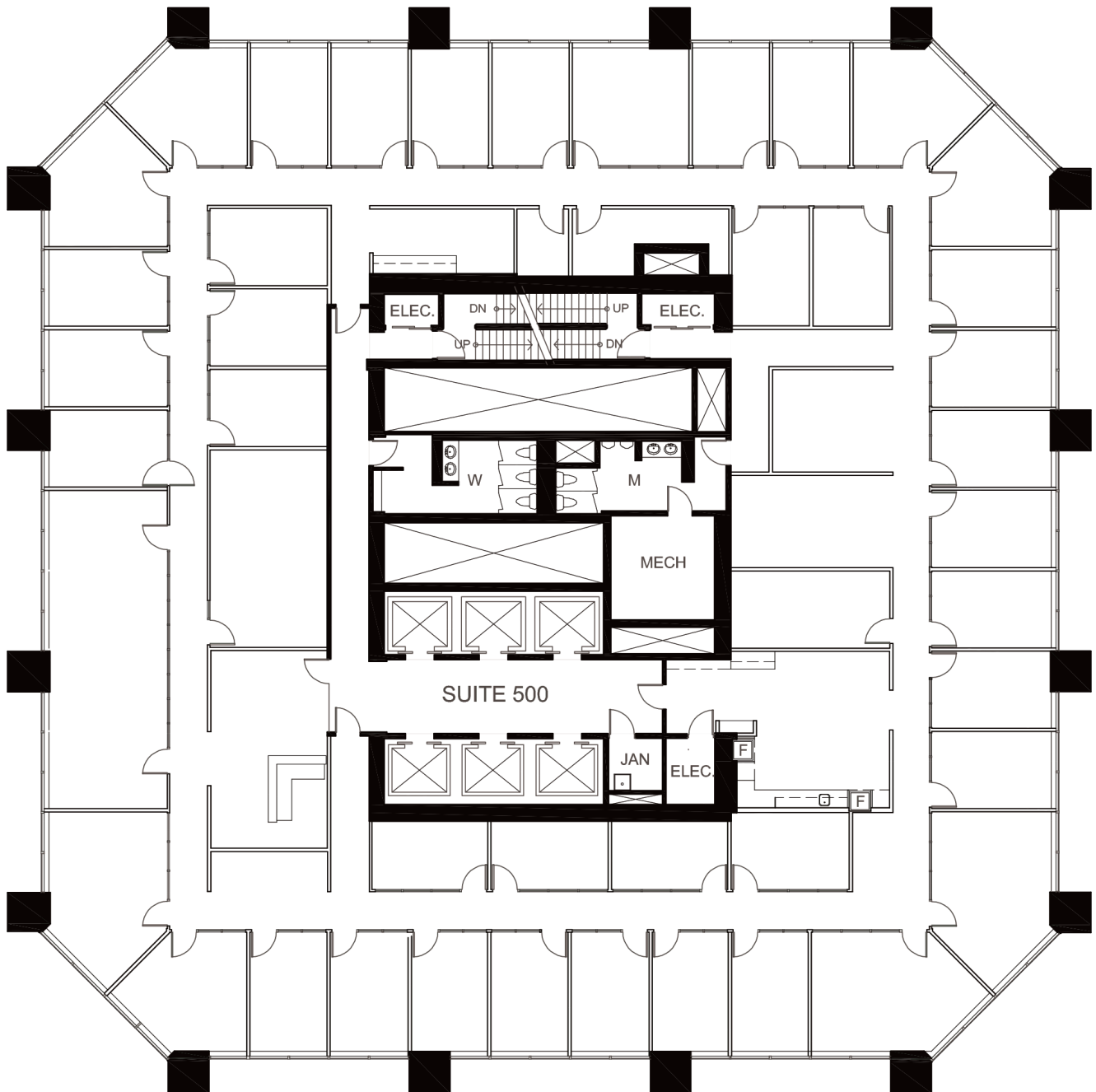
- 39 Exterior Offices
- 11 Interior Offices
- Boardroom
- Kitchen
- Copy/File Areas



# FLOOR 5 | 14,328 SF

## Suite 500

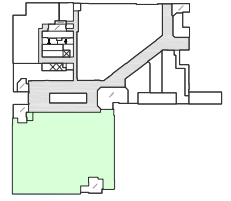
- 32 Exterior Offices
- 9 Interior Offices
- Boardroom and Meeting Room
- Reception
- Kitchen

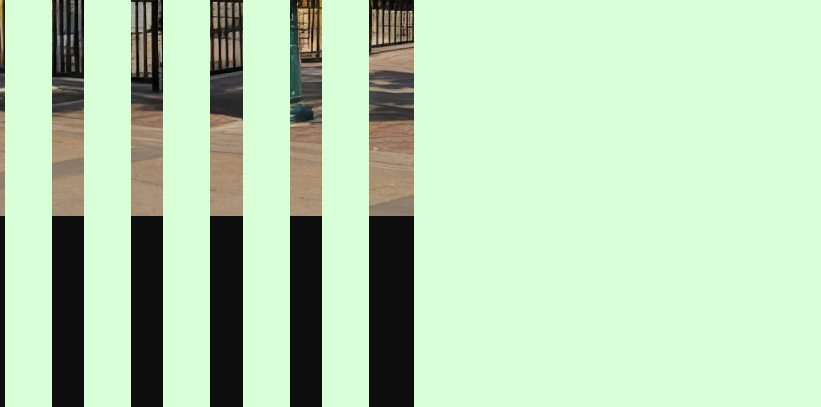
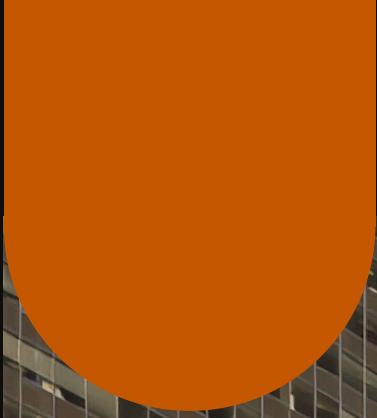


# FLOOR 3 | 18,388 SF

## Suite 300

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





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