

736 SIXTH



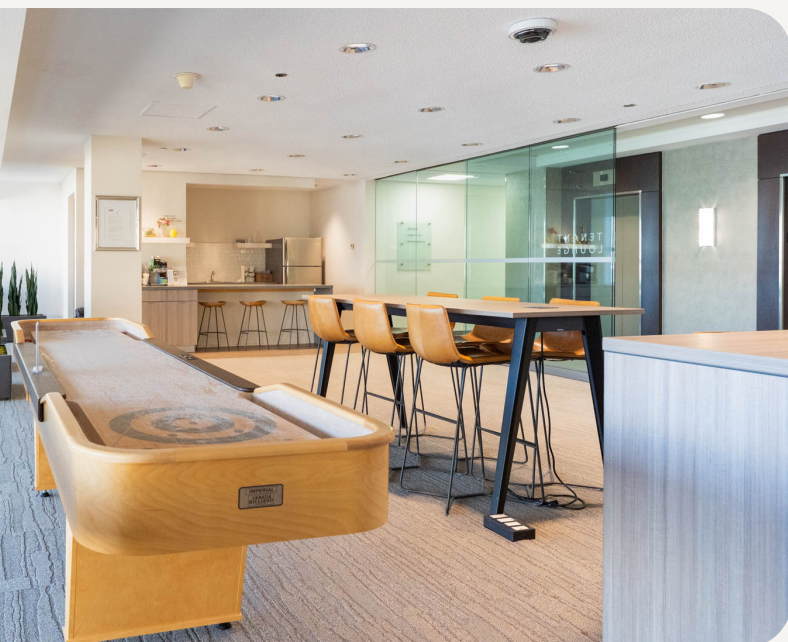
FLEXIBILITY AND ACCESSIBILITY

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.





AVAILABLE SPACE

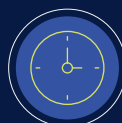
Suite 2050	1,934 square feet *
Suite 1640	1,618 square feet C/L
Suite 1500	9,463 square feet
Suite 1400	6,426 square feet
Suite 1250	5,417 square feet *
Suite 1010	3,707 square feet *
Suite 950	3,885 square feet C/L
Suite 900	5,615 square feet C/L
Suite 825	2,098 square feet
Suite 710	2,509 square feet
Suite 600	5,796 square feet
Suite 550	4,111 square feet
Suite 510	5,356 square feet
Suite 300	7,650 square feet
Suite 250	1,829 square feet
Suite 210	2,069 square feet

*Show suite



AVAILABILITY

December 1, 2026 (Suite 825)
 September 1, 2026 (Suite 600)
 Immediate (All other suites)



TERM

Flexible



NET RENT

Market Rates



ALLOWANCE

Negotiable



2026 OP COSTS & TAXES

\$17.61 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 Ave 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

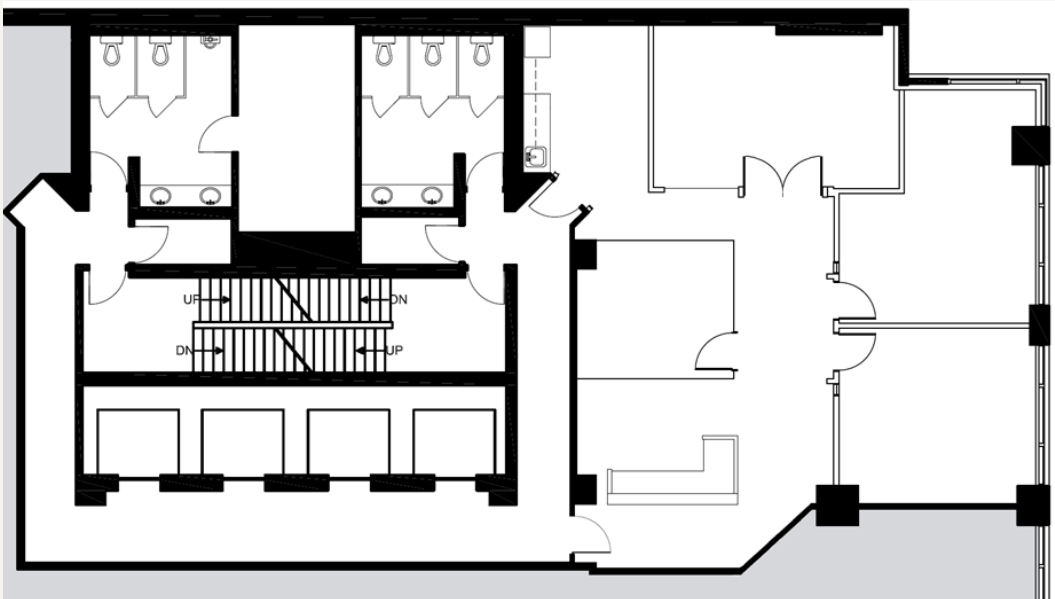
- ☐ On-site manned security
- ☐ Card access
- ☐ Video surveillance



Suite 2050 (Show suite)

1,934 SF

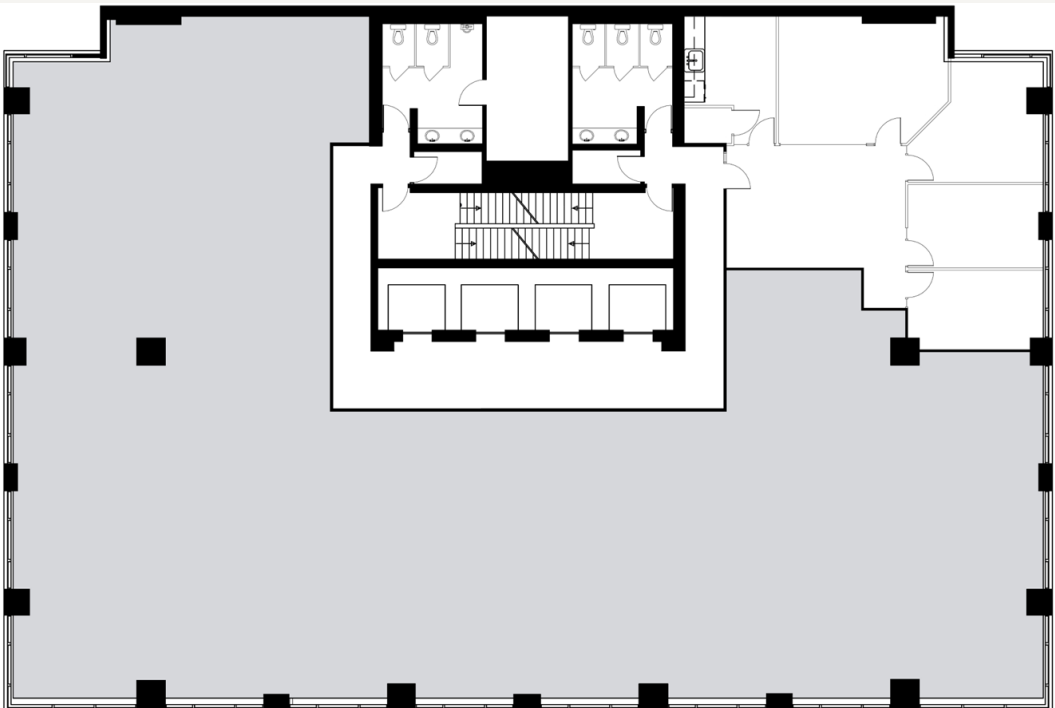
- 2 exterior offices
- Boardroom
- Meeting room / interior office
- Kitchen
- Reception



Suite 1640 - Conditionally Leased

1,618 SF

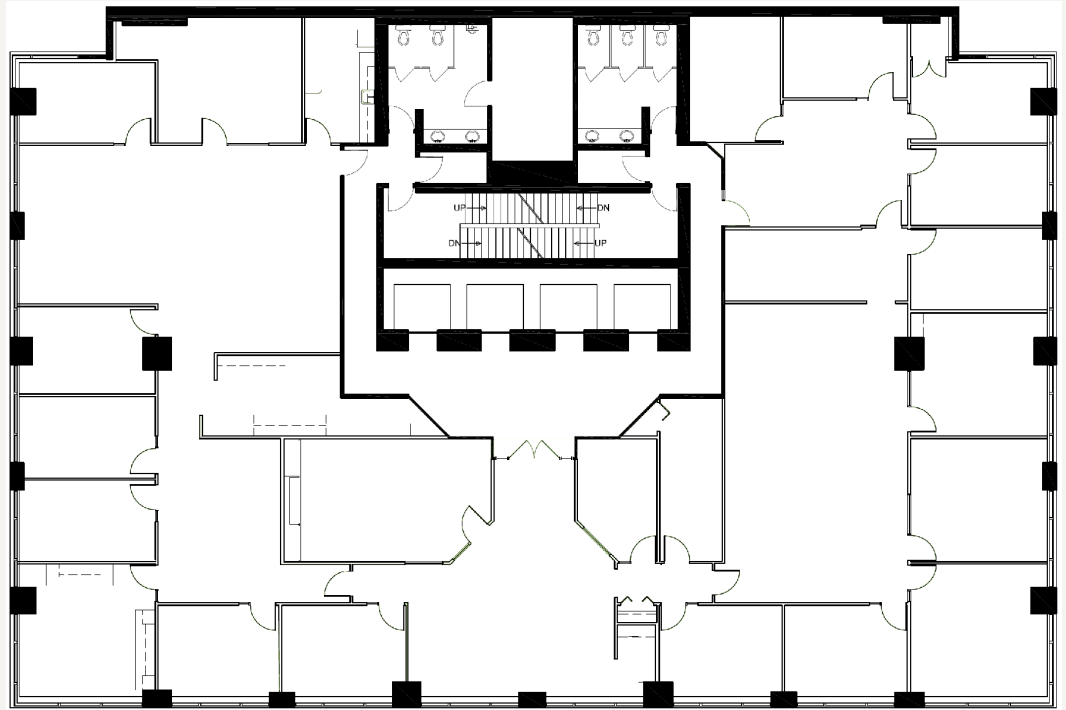
- 3 exterior offices
- Meeting Room
- IT / Data room



Suite 1500

9,463 SF

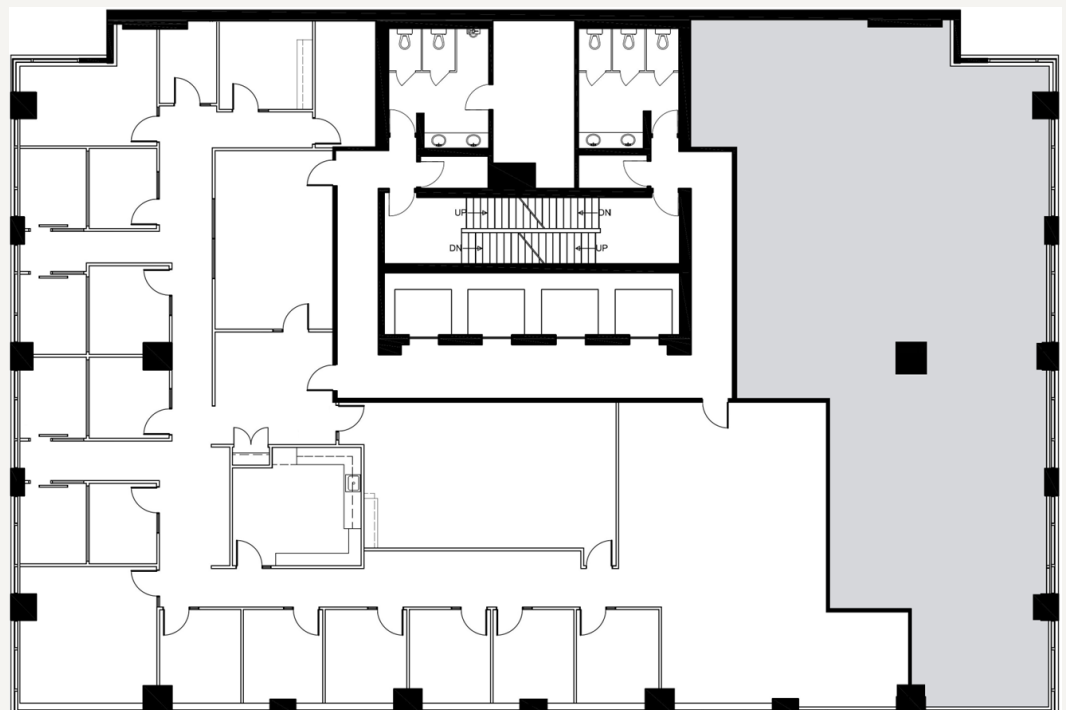
- 15 exterior offices
- Board room
- Kitchen
- Reception area



Suite 1400

6,426 SF

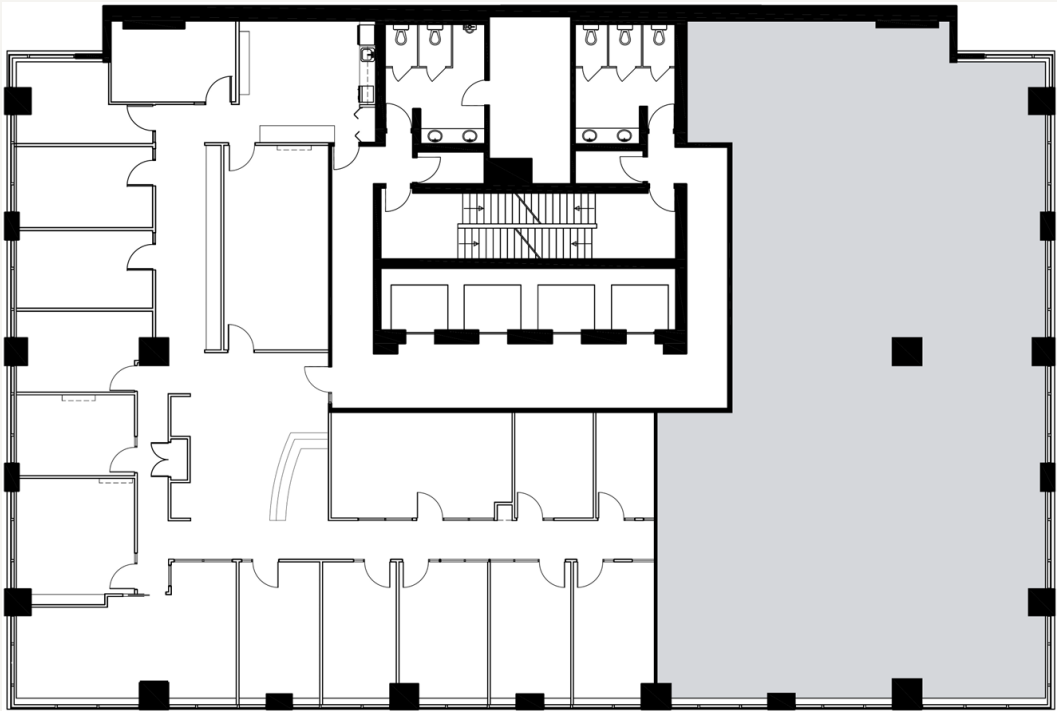
- 11 exterior offices
- 4 interior offices
- 2 Boardrooms
- Meeting room
- Kitchen
- Reception



Suite 1250 [\(Show suite\)](#)

5,417 SF

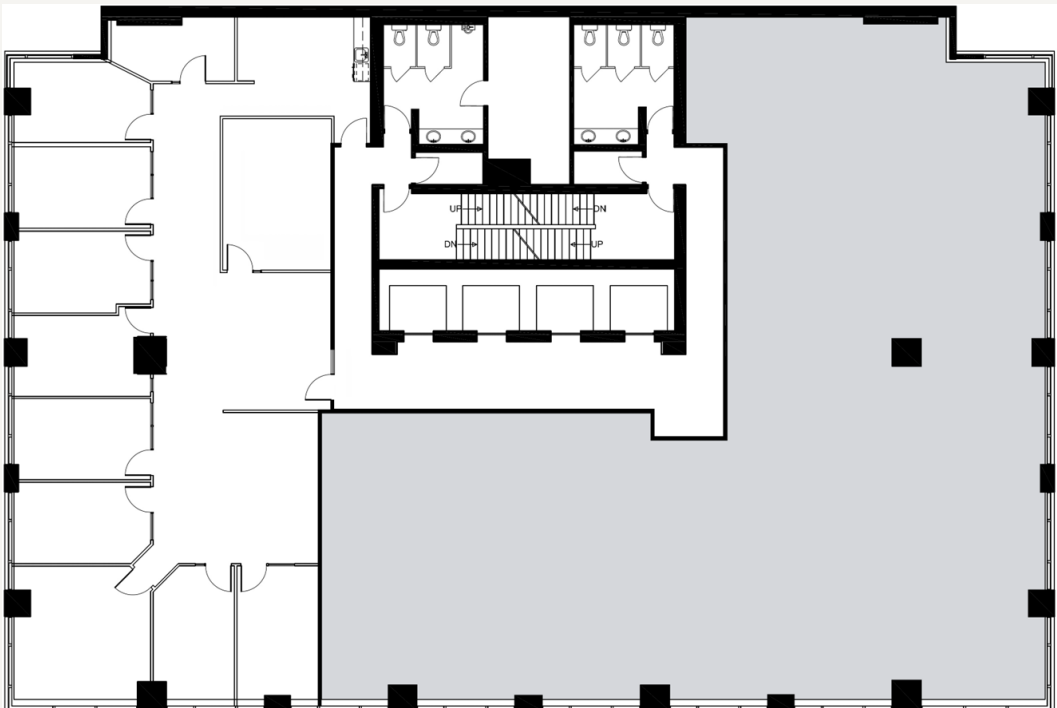
- 12 exterior offices
- 1 Interior office
- 3 Boardrooms
- Kitchen
- Reception area



Suite 1010 [\(Show suite\)](#)

3,707 SF

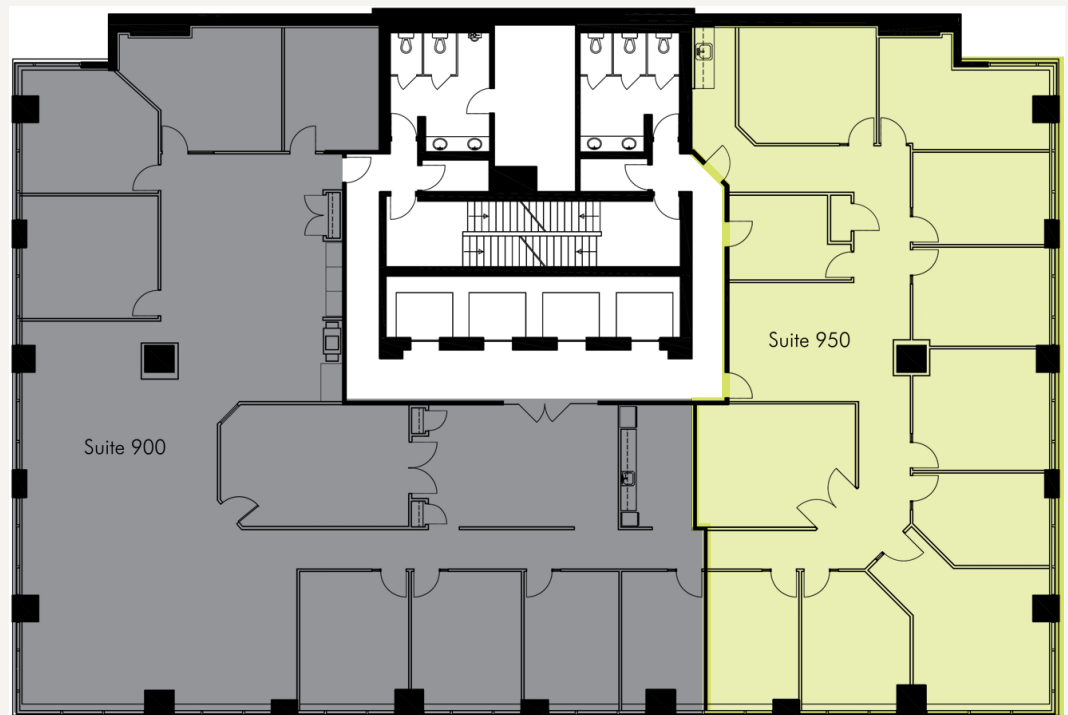
- 10 exterior offices
- Boardroom
- Kitchen
- Reception



Suite 950 - Conditionally Leased

3,885 SF

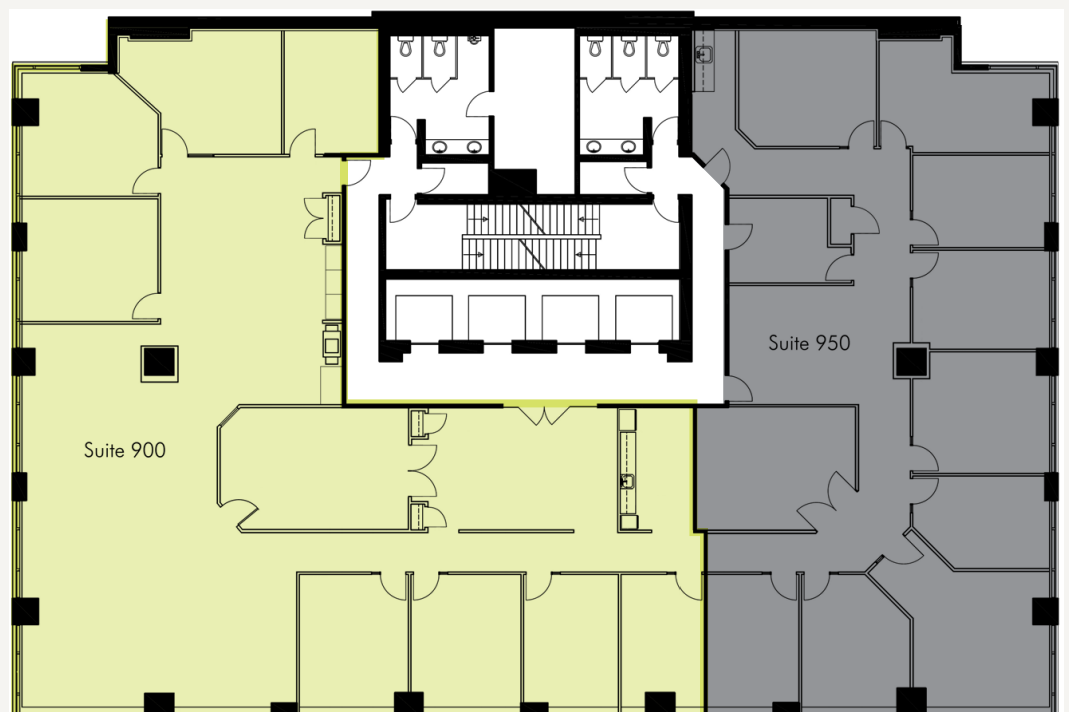
- 9 exterior offices
- Boardroom
- Kitchen
- Reception area



Suite 900 - Conditionally Leased

5,615 SF

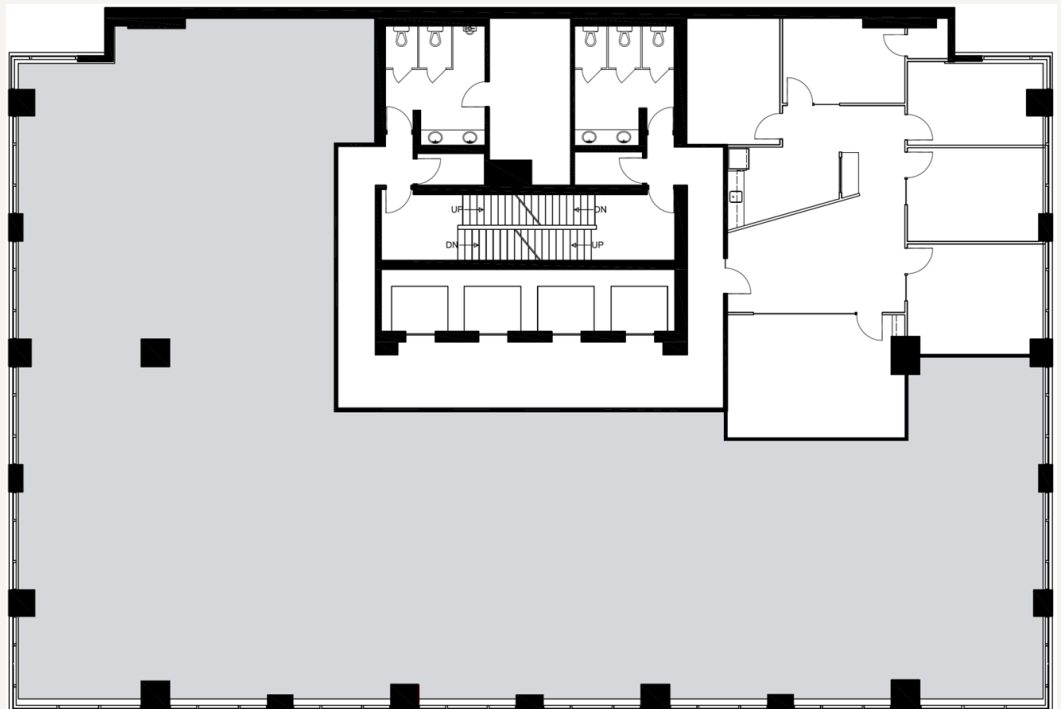
- 6 exterior offices
- Boardroom
- Meeting room
- Kitchen
- Reception area
- Storage room



Suite 825

2,098 SF

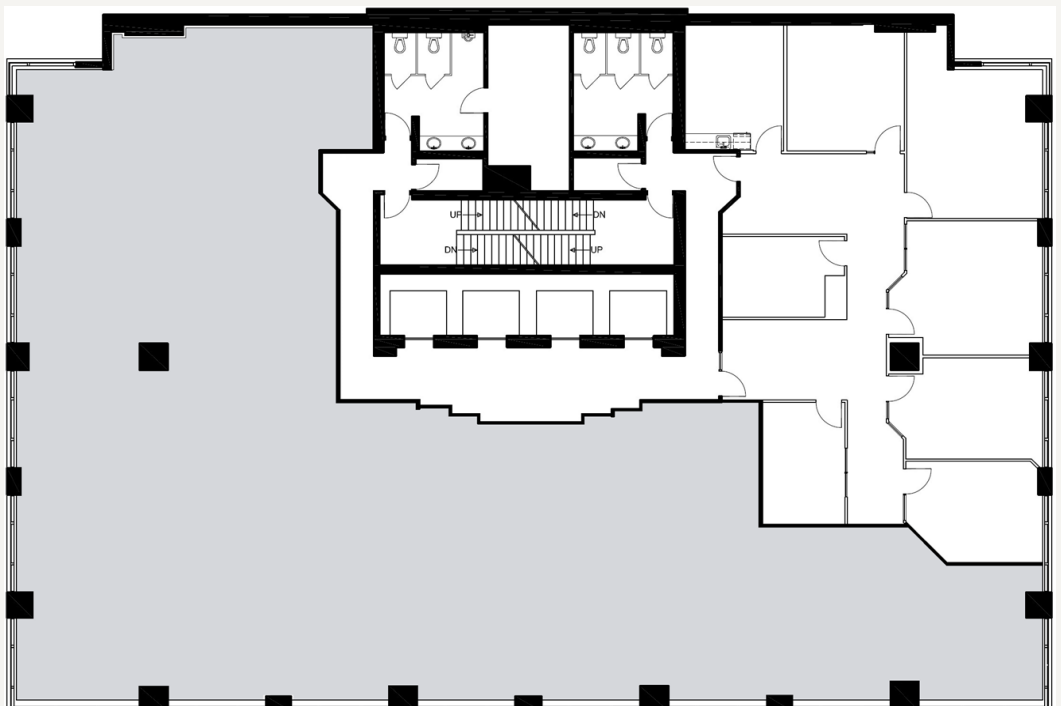
- Available
December 1, 2026
- 5 exterior offices
- Boardroom
- Kitchen



Suite 710

2,509 SF

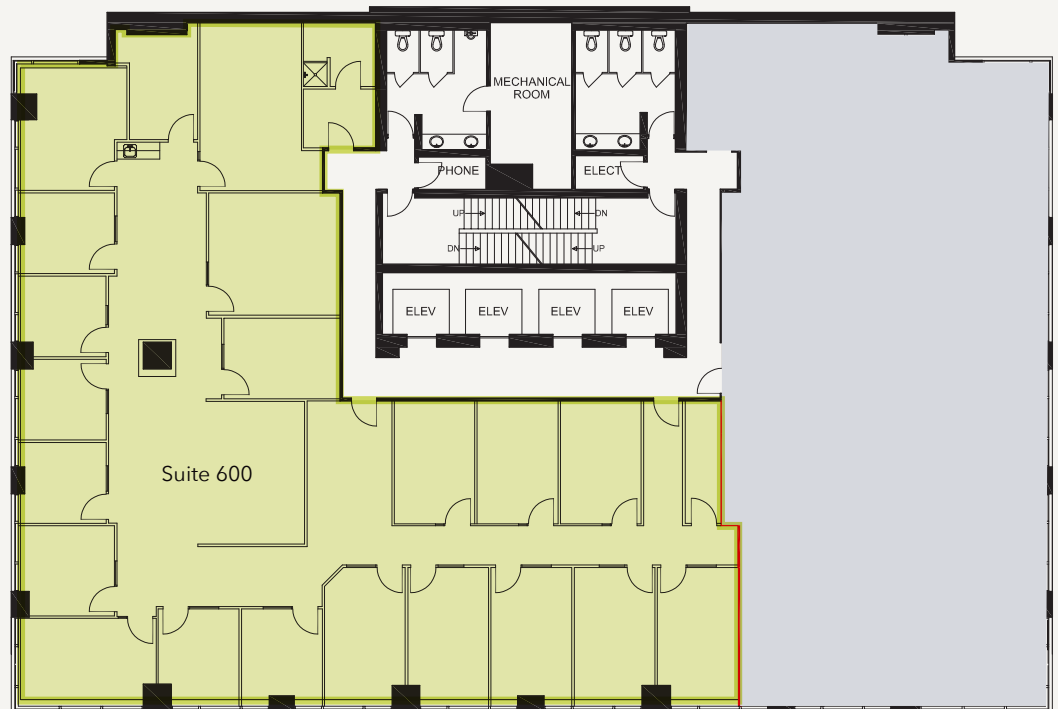
- 5 exterior offices
- 2 interior offices
- Kitchen



Suite 600

5,796 SF

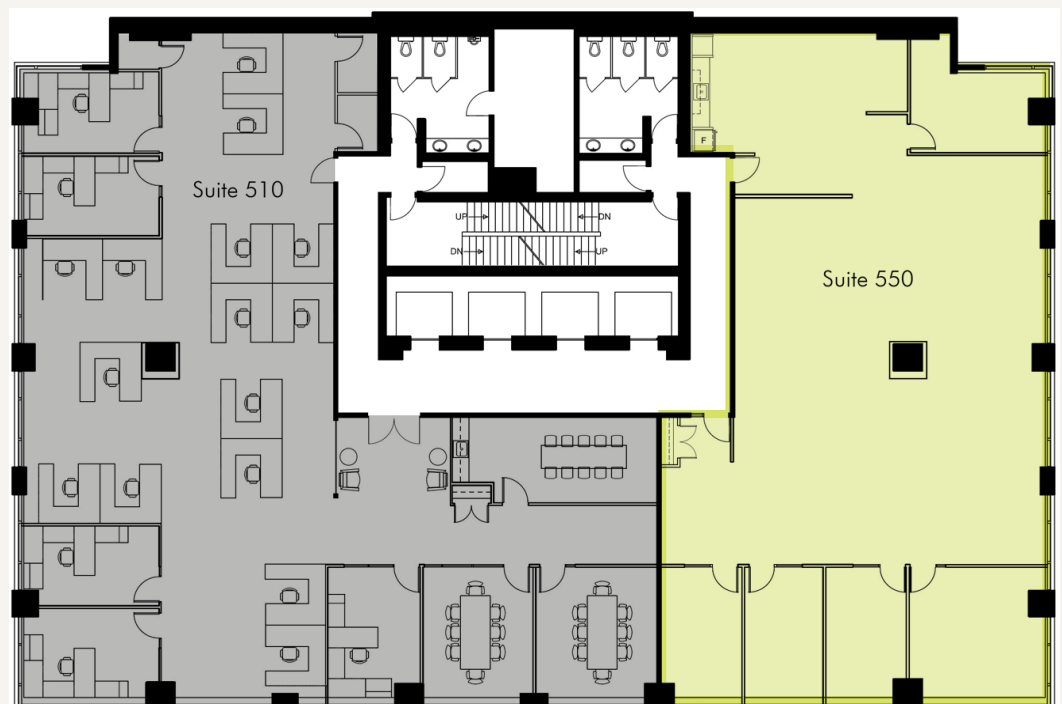
- Available
September 1, 2026
- 14 exterior offices
- 3 interior offices
- Kitchen
- Reception area



Suite 550

4,111 SF

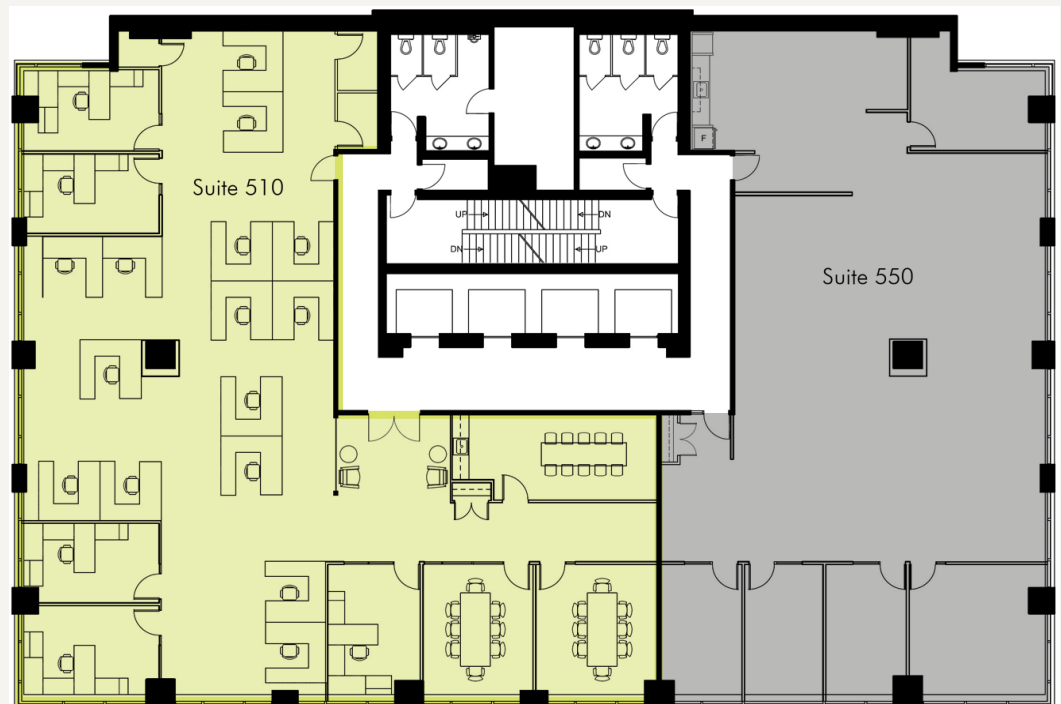
- 5 exterior offices
- Kitchen
- Open area



Suite 510

5,356 SF

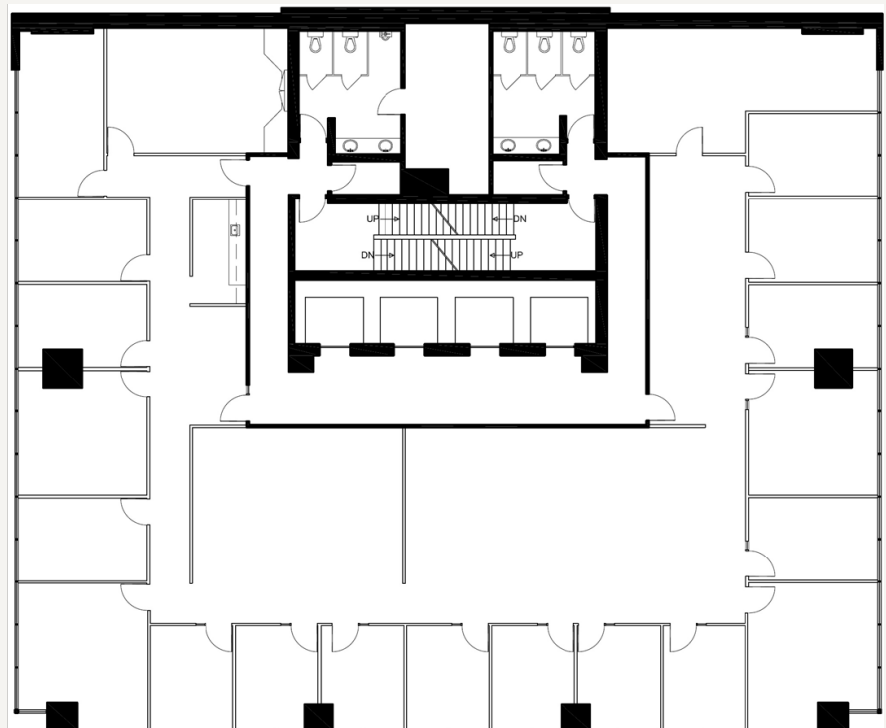
- 5 exterior offices
- 15 workstations
- 2 meeting rooms
- Kitchen
- Reception area
- Storage room
- Server room



Suite 300

7,650 SF

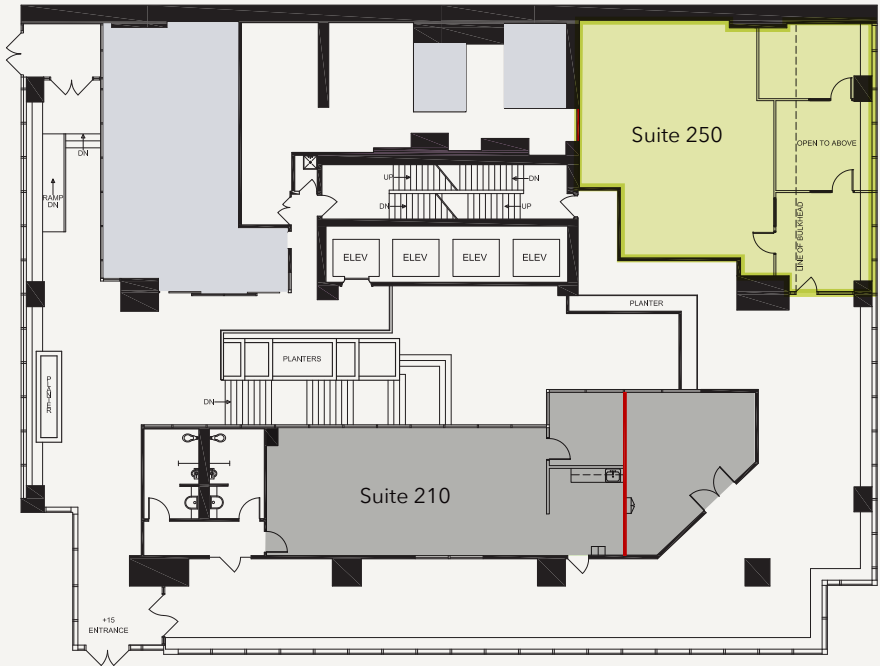
- 19 exterior offices
- 2 meeting rooms
- Kitchen
- Open area



Suite 250

1,829 SF

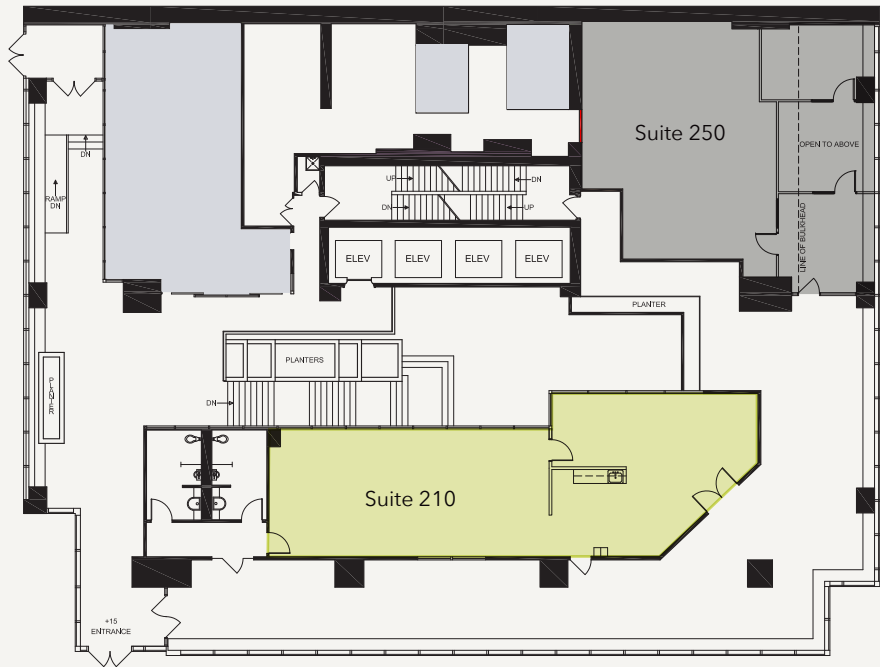
- 1 exterior office
- Open area



Suite 210

2,069 SF

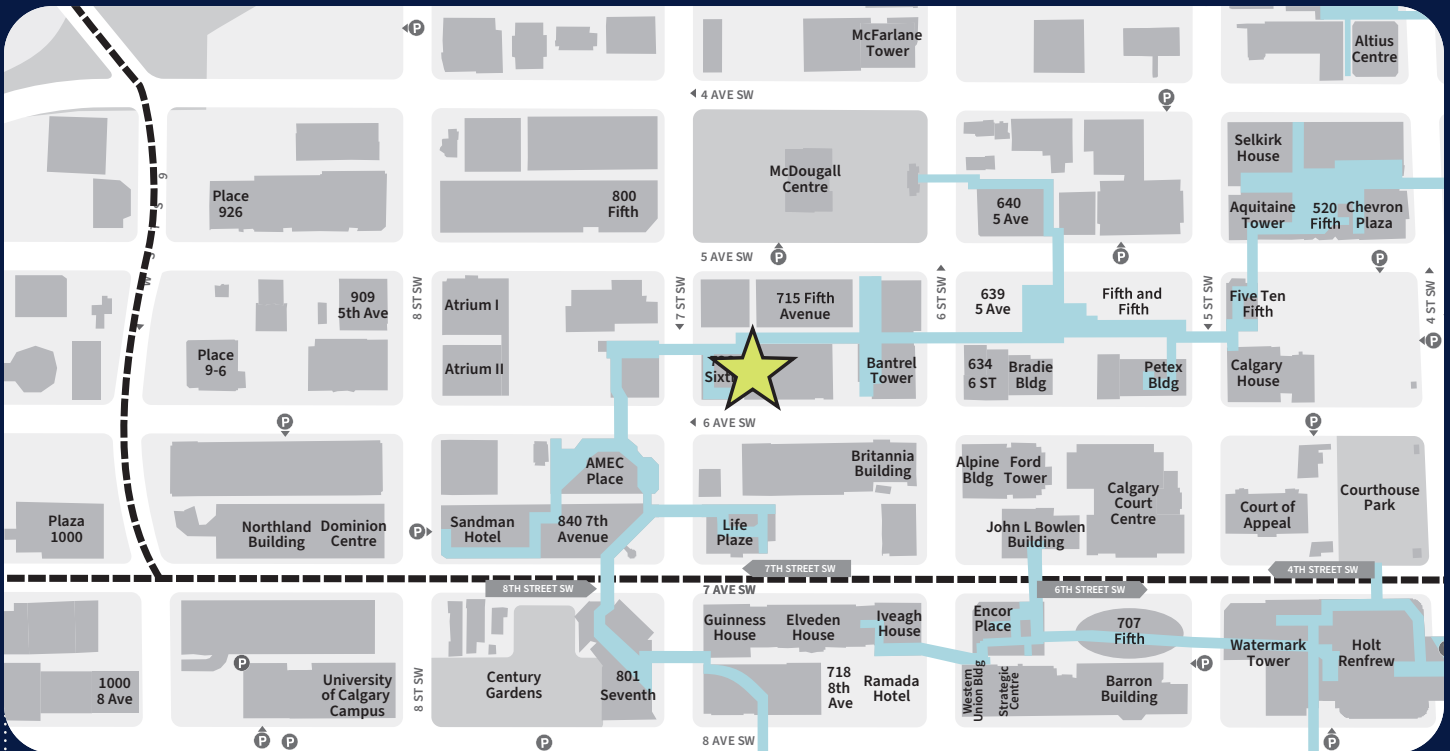
- 1 exterior office
- Open area
- Kitchen





NOTES

NOTES



736 SIXTH

For More information Please Contact

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