



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

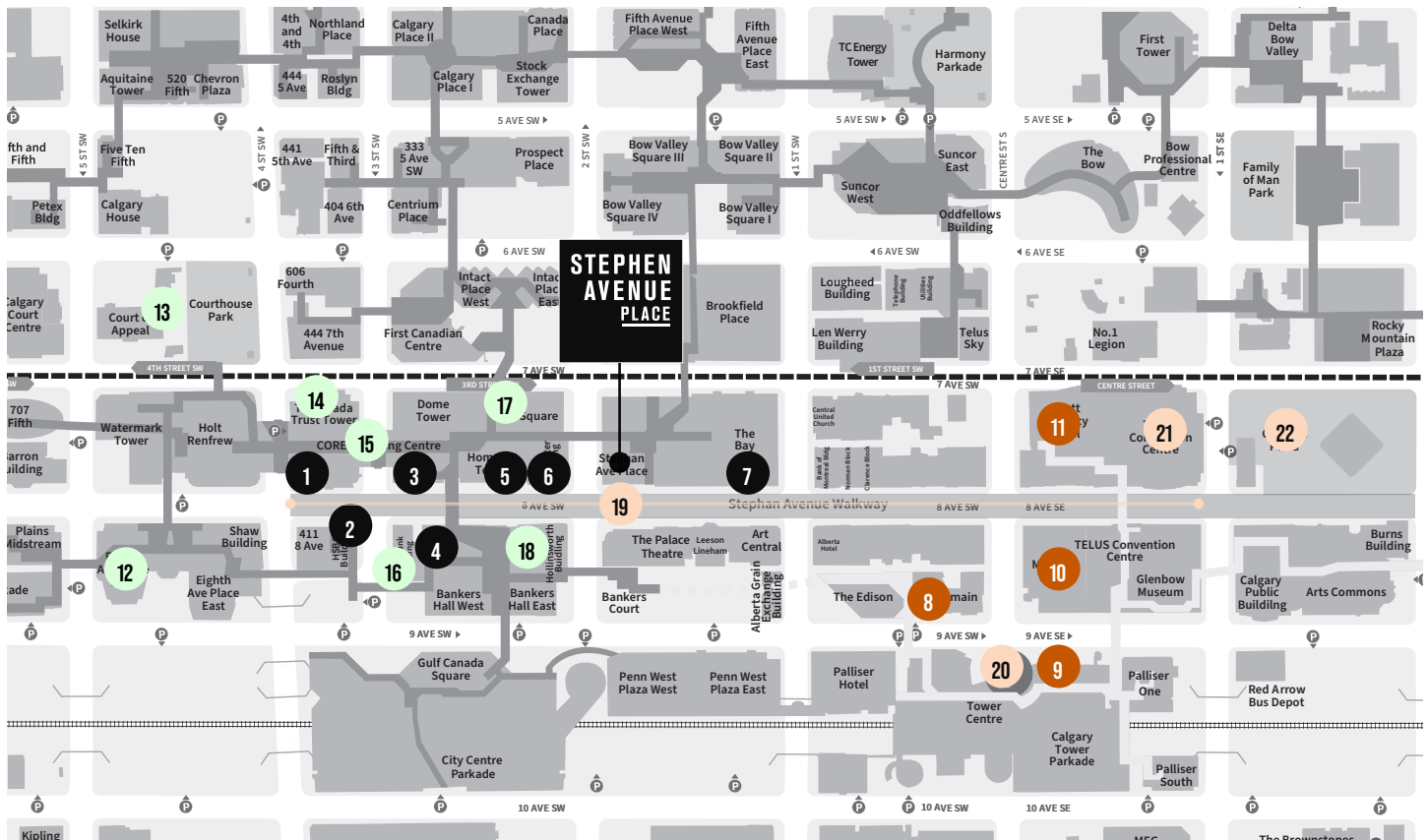
- +15 connected to Brookfield Place, Bow Parkade, and The CORE Shopping Centre
- Abundant retail and dining options available nearby; In-building dining options including Pineapple Hall, Pigeonhole, Goro + Gun, Phil & Sebastian, Barbarella, and Major Tom
- Conference facilities, premium fitness centre, 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	217,026 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	\$19.57 (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

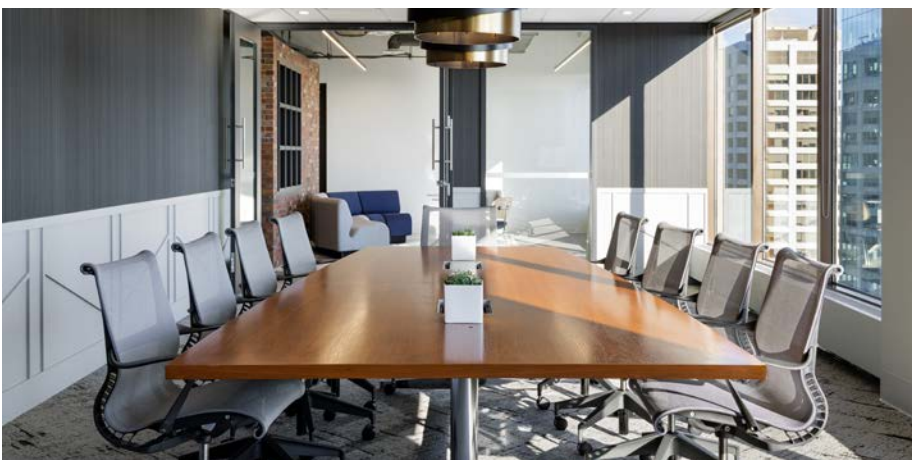
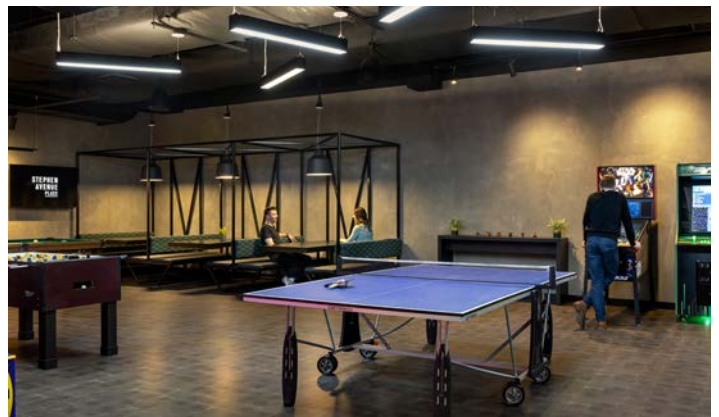
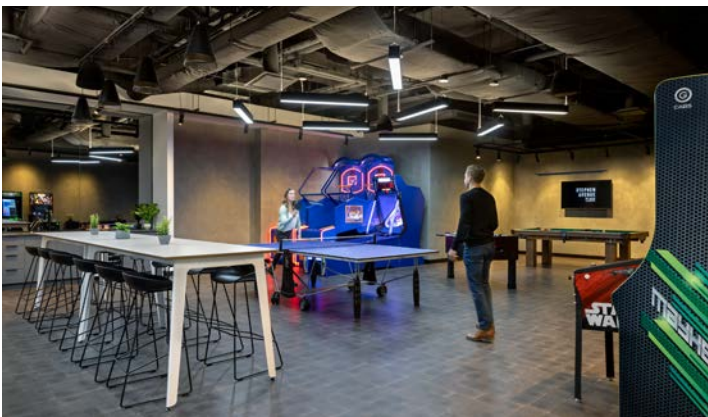
● SHOPPING AND SERVICES

- 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

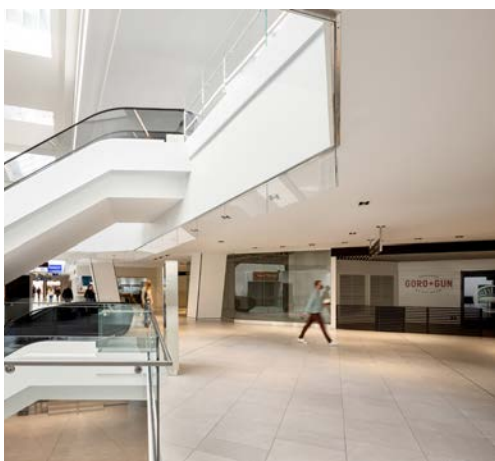
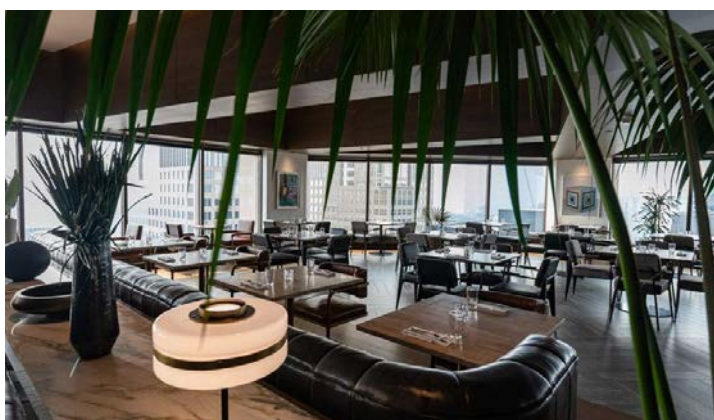
GORO+GUN

BARBARELLA

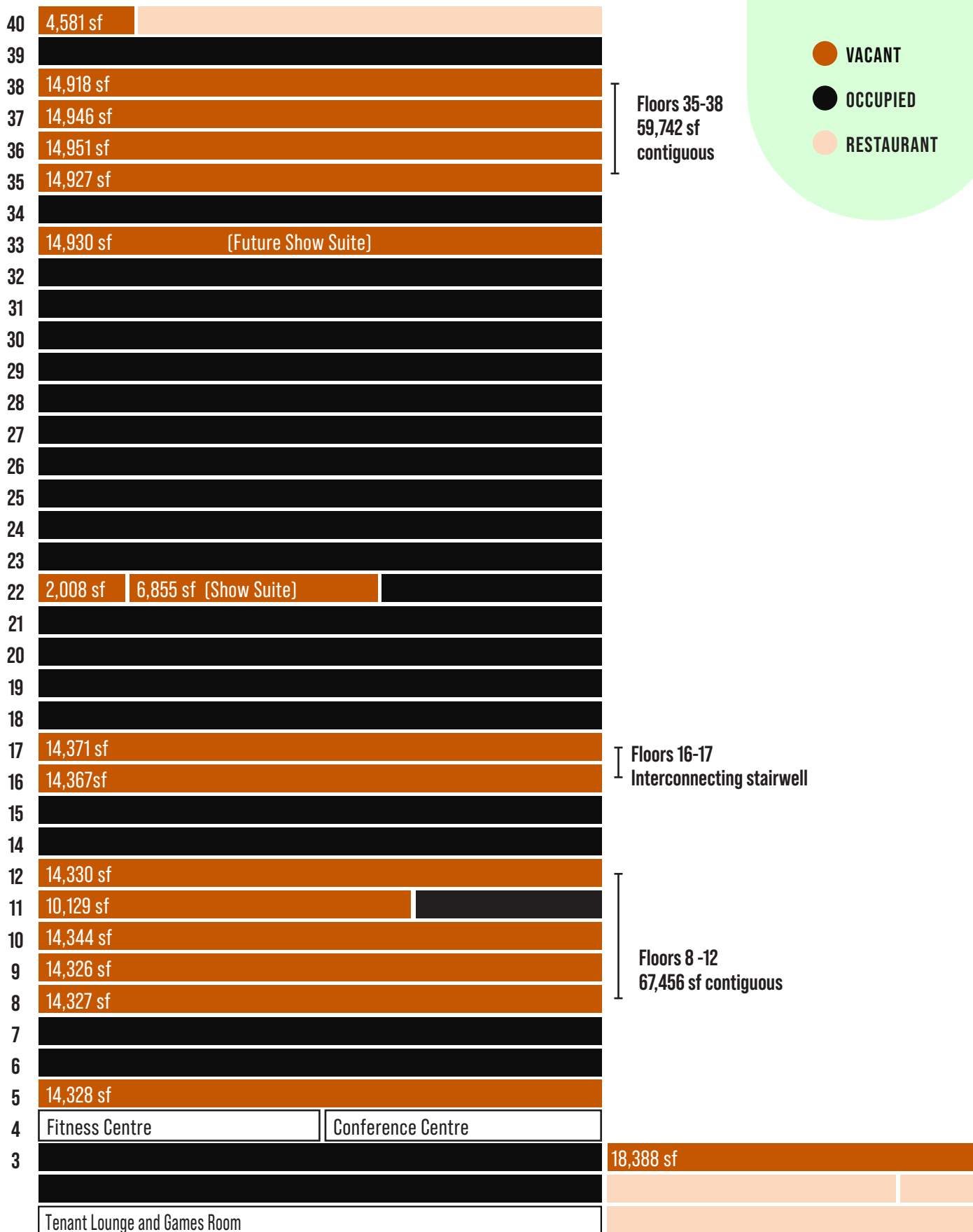
PHIL & SEBASTIAN

PIGEON
HOLE

PINEAPPLE HALL



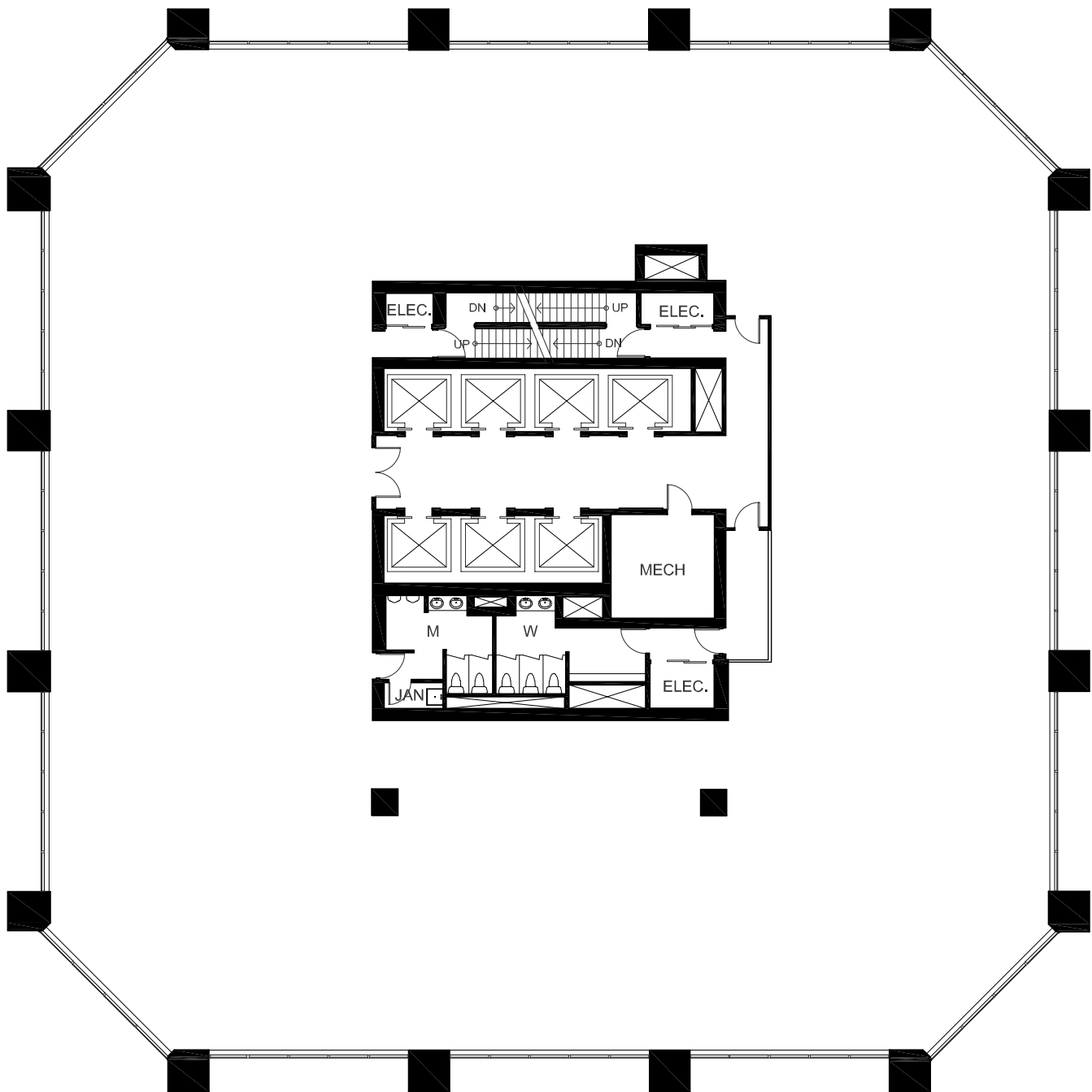
AVAILABILITIES



FLOOR 38 - 35 | 14,857 SF - 59,742 SF Contiguous

- Floor 38 - 14,918 SF
- Floor 36 - 14,951 SF
- Floor 37 - 14,946 SF
- Floor 35 - 14,927 SF

Sample base building floor plan

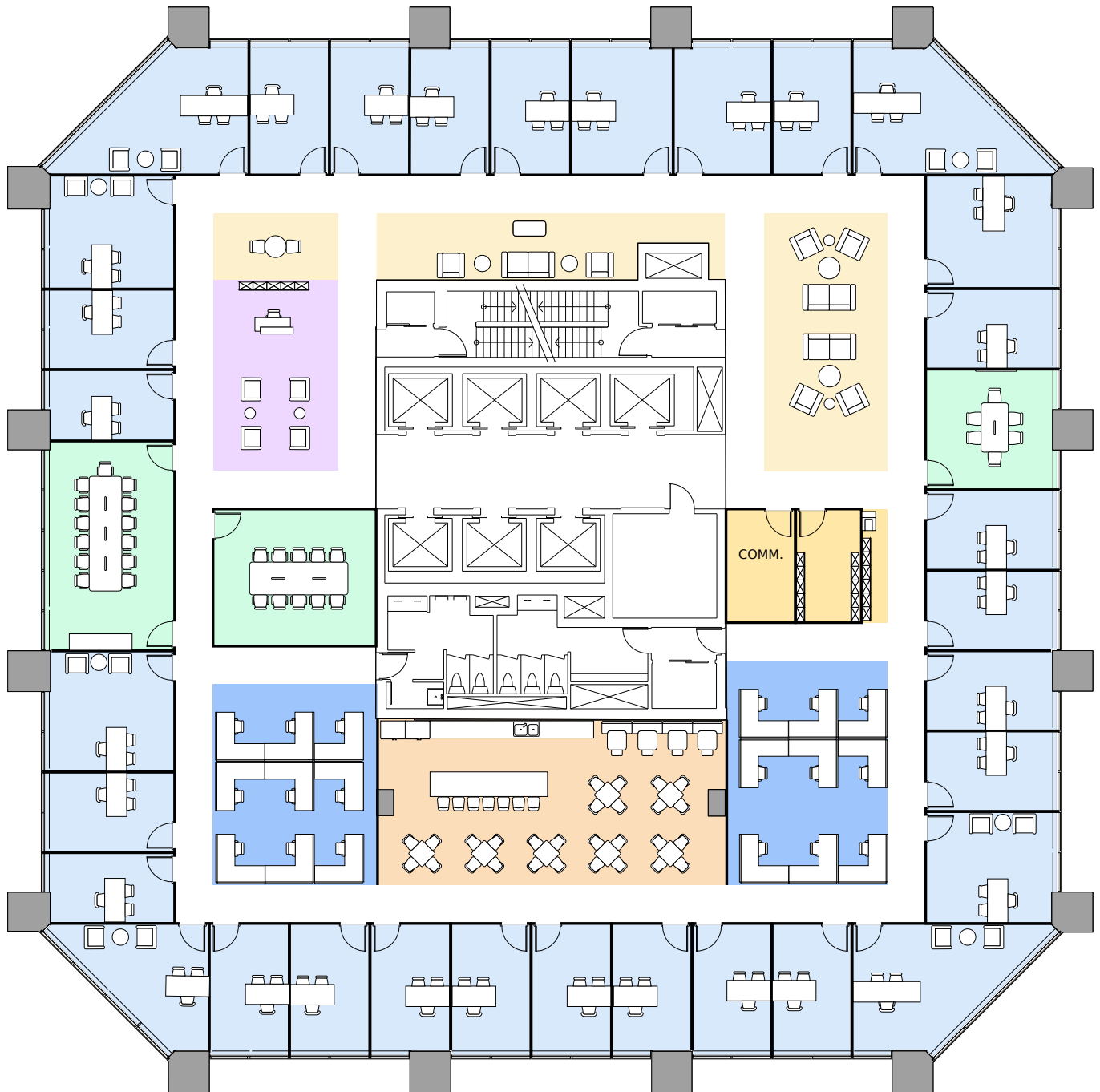


FLOOR 38-35 | Sample Base Building Condition



CONCEPTUAL | Office Intensive

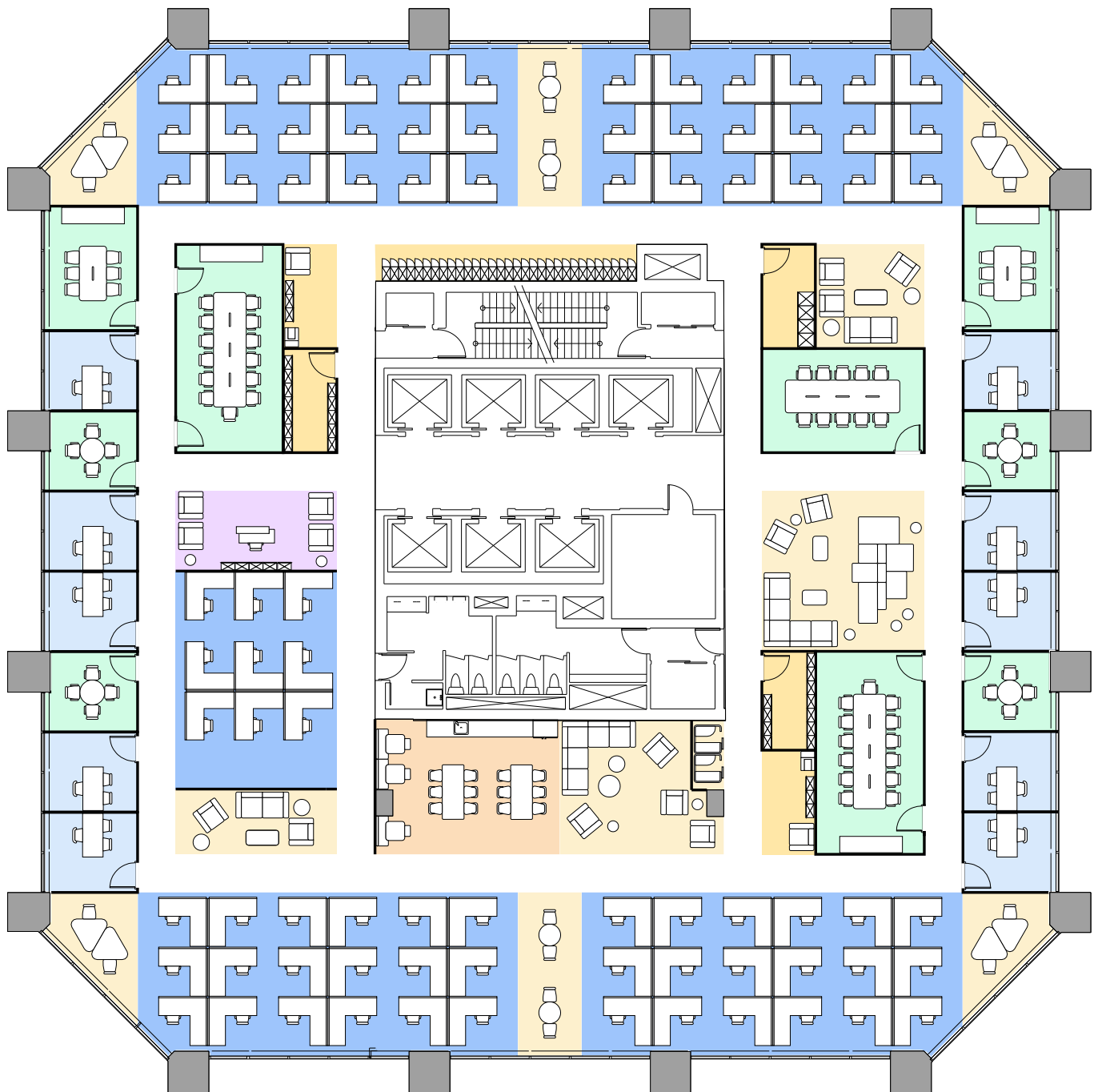
- 3 Meeting Rooms
- 1 Café
- 32 Offices
- 18 Workstations



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

CONCEPTUAL | Open Concept

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

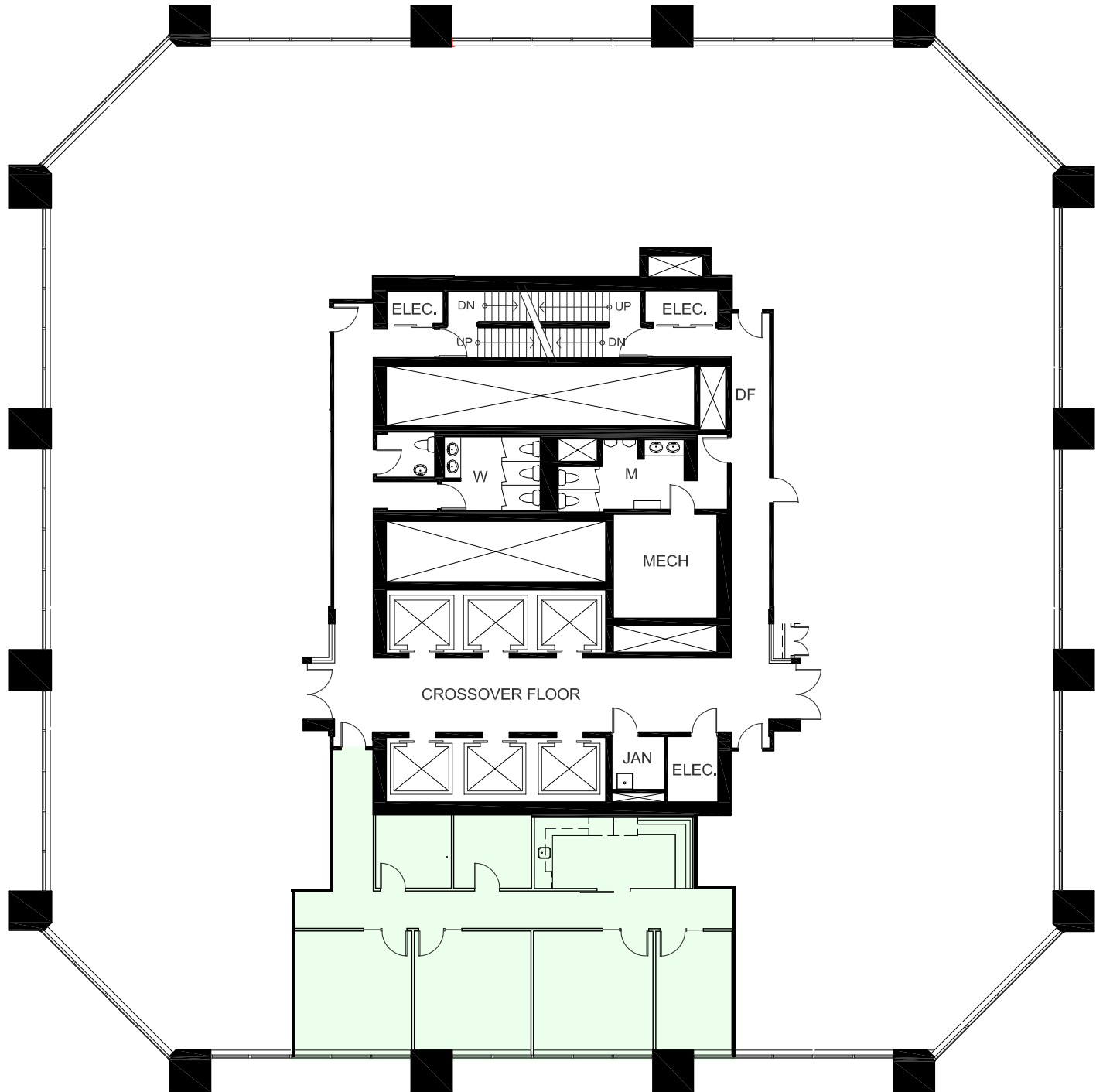


- | | | |
|-------------|---------------|------------------|
| Office | Closed Collab | Break Room |
| Workstation | Reception | Inclusive Space |
| Open Collab | Service Areas | Specialty Spaces |

FLOOR 22 | 2,008 SF

Suite 2230

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



FLOOR 22 | Gallery



FLOOR 22 | 6,855 SF (Fully Furnished)

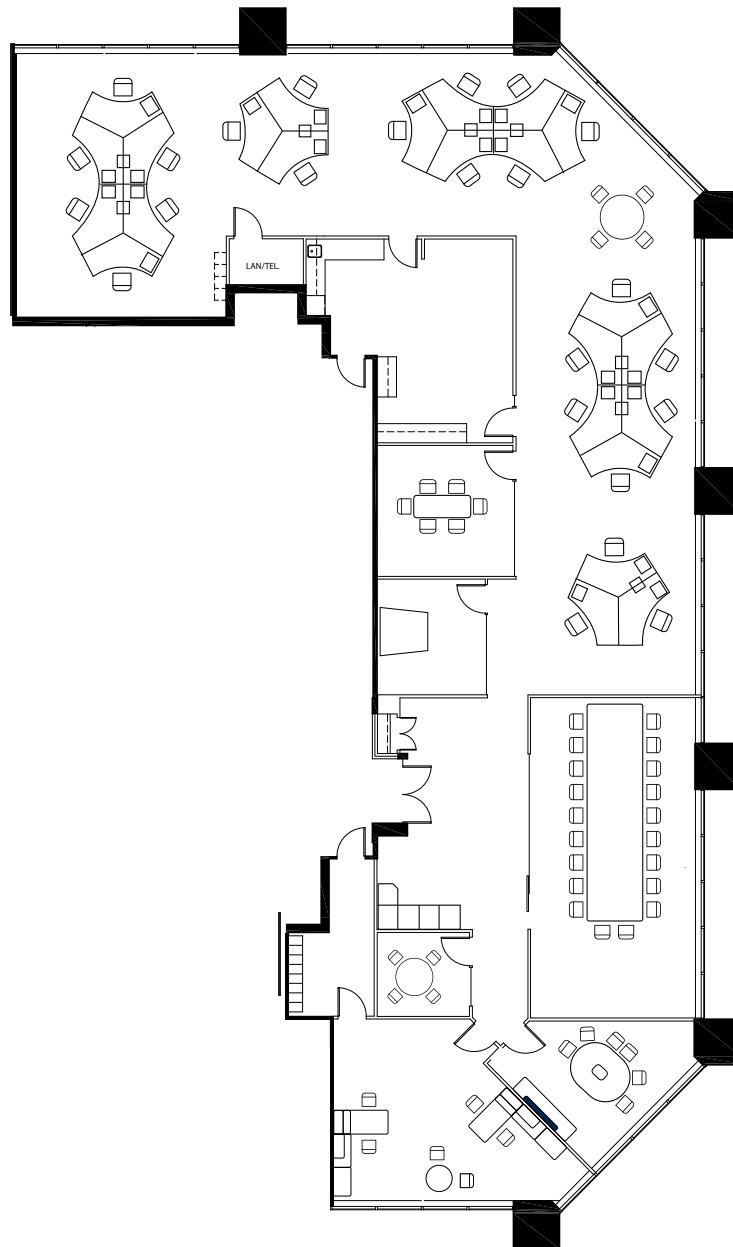
Suite 2250

- 1 Office
- 3 Meeting rooms
- 24 Workstations
- 1 Large Boardroom
- Kitchen
- Lounge area
- IT Room
- Furnished
- Show suite standard
- Locker room
- Elevator exposure



3D TOUR

CLICK OR SCAN TO VIEW



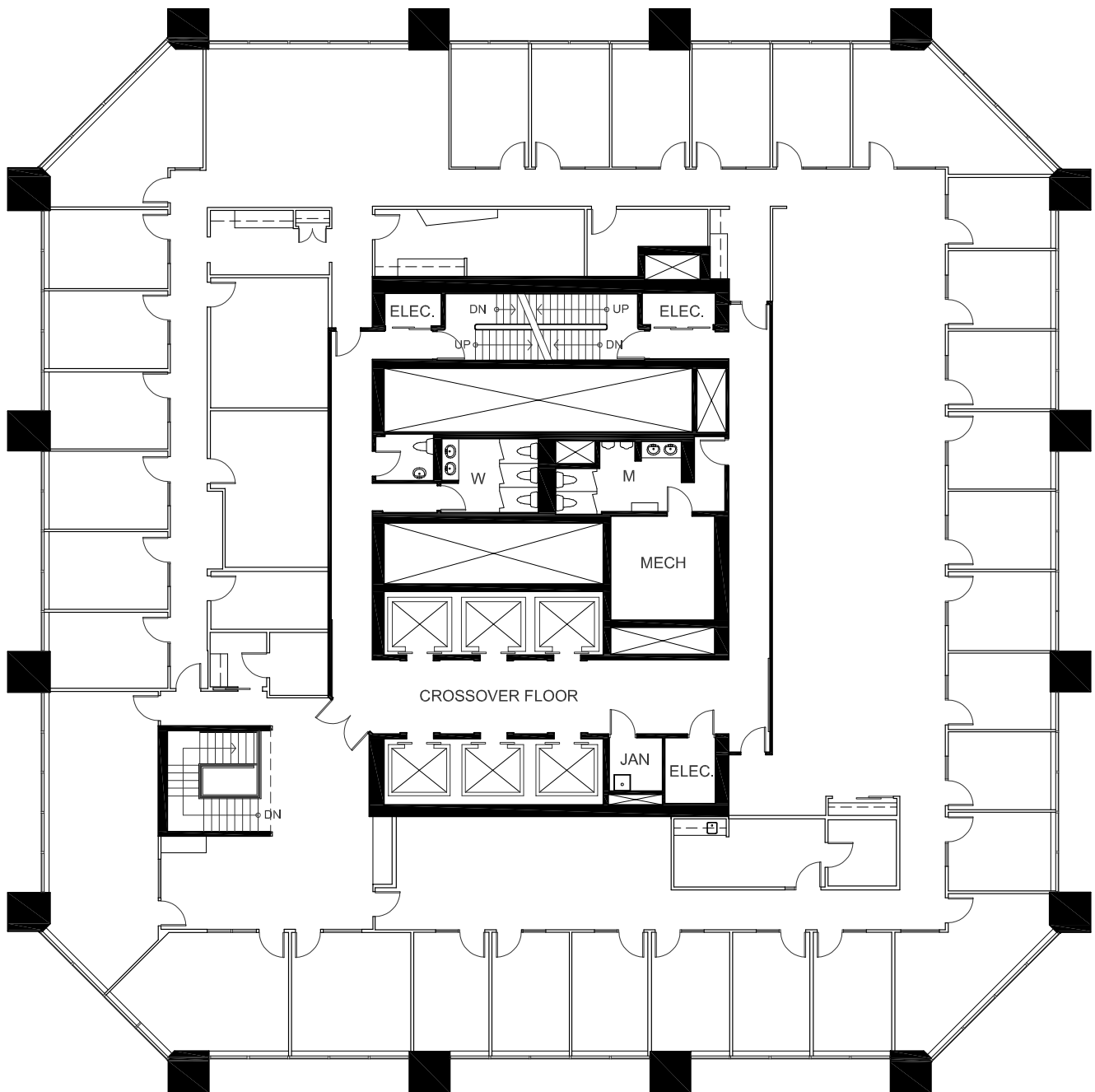
FLOOR 22 | Gallery



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

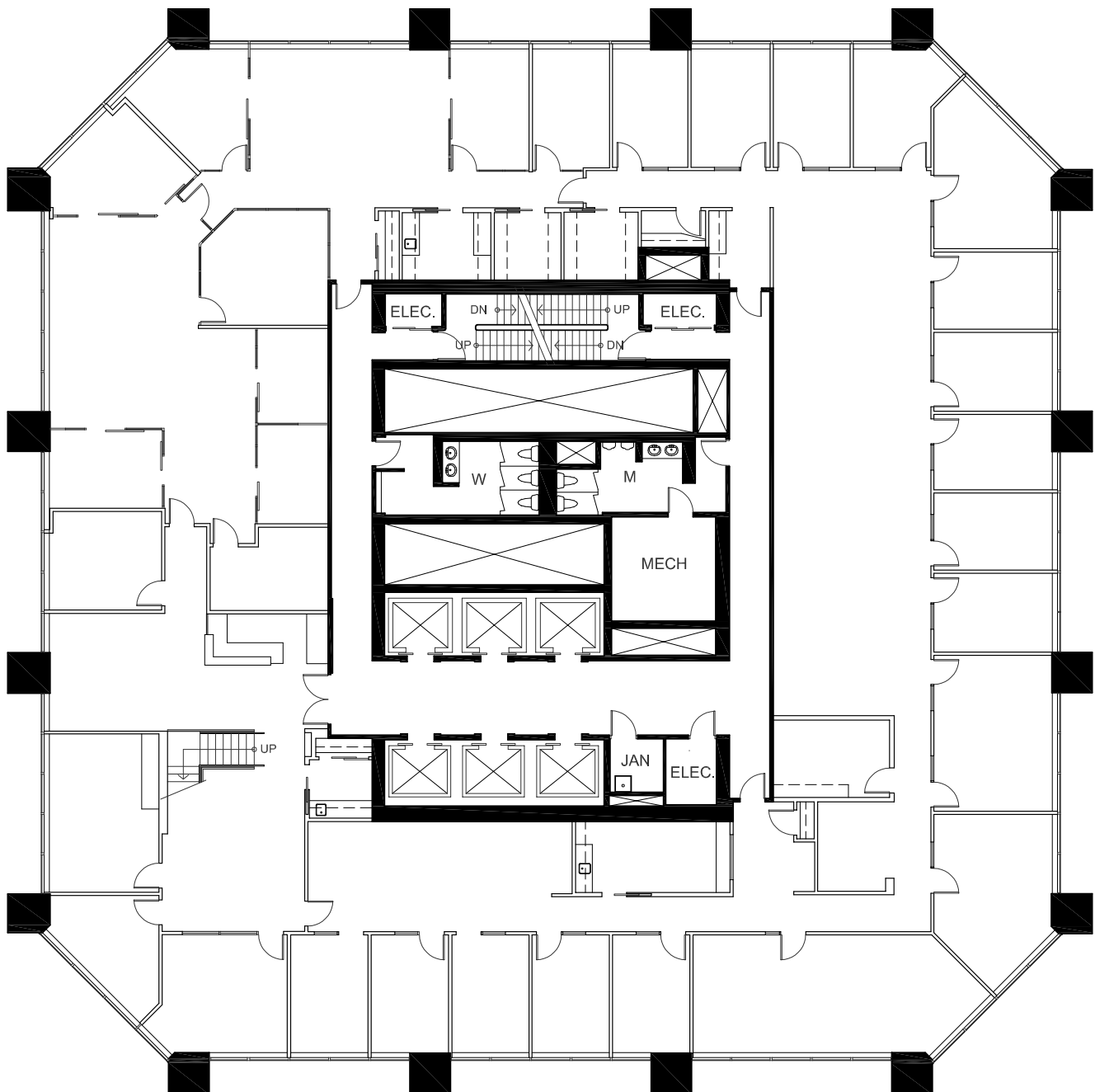
Suite 1600

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



3D TOUR

CLICK OR SCAN TO VIEW



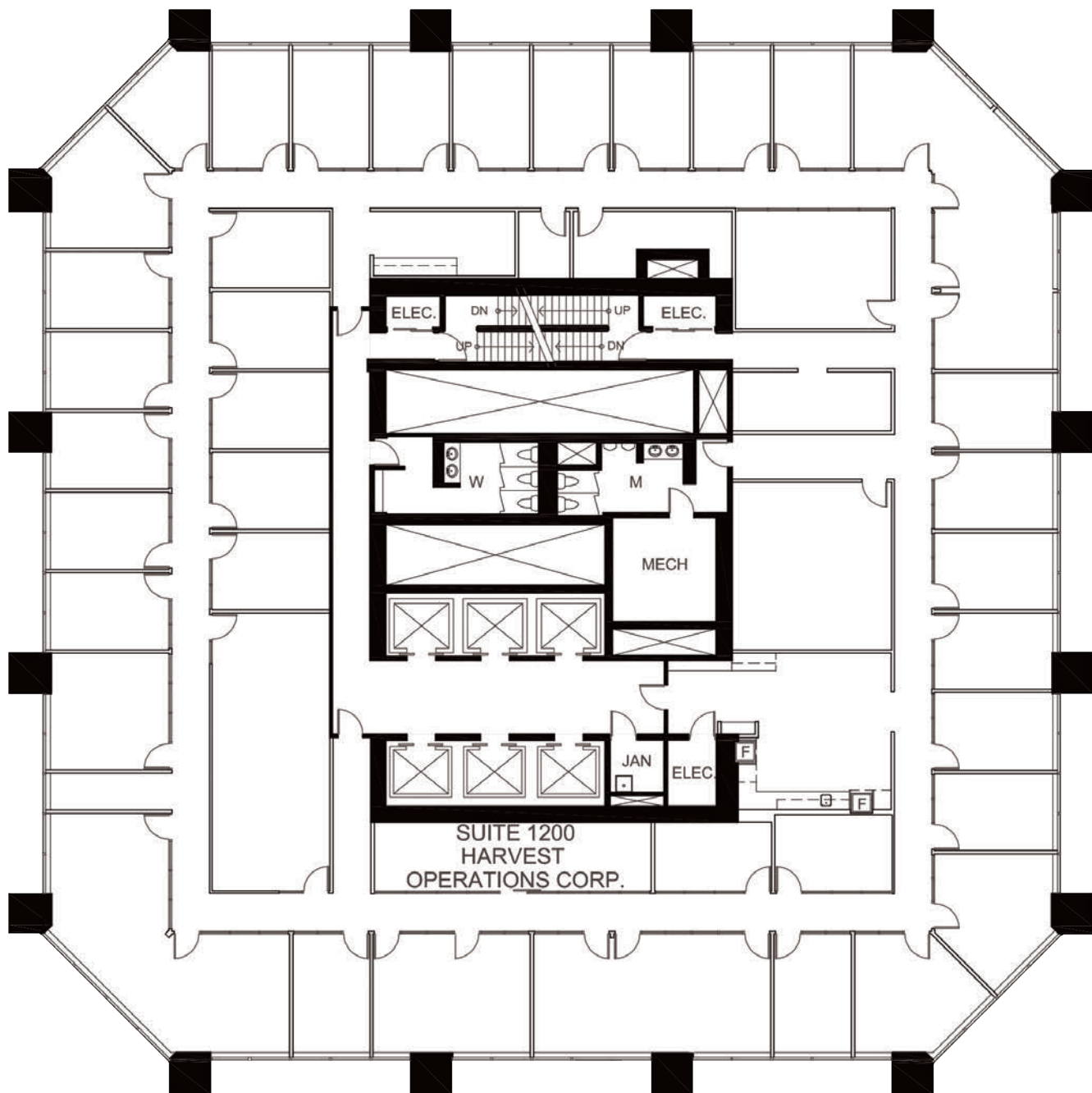
FLOOR 16 | Gallery



FLOOR 12 | 14,330 SF

Suite 1200

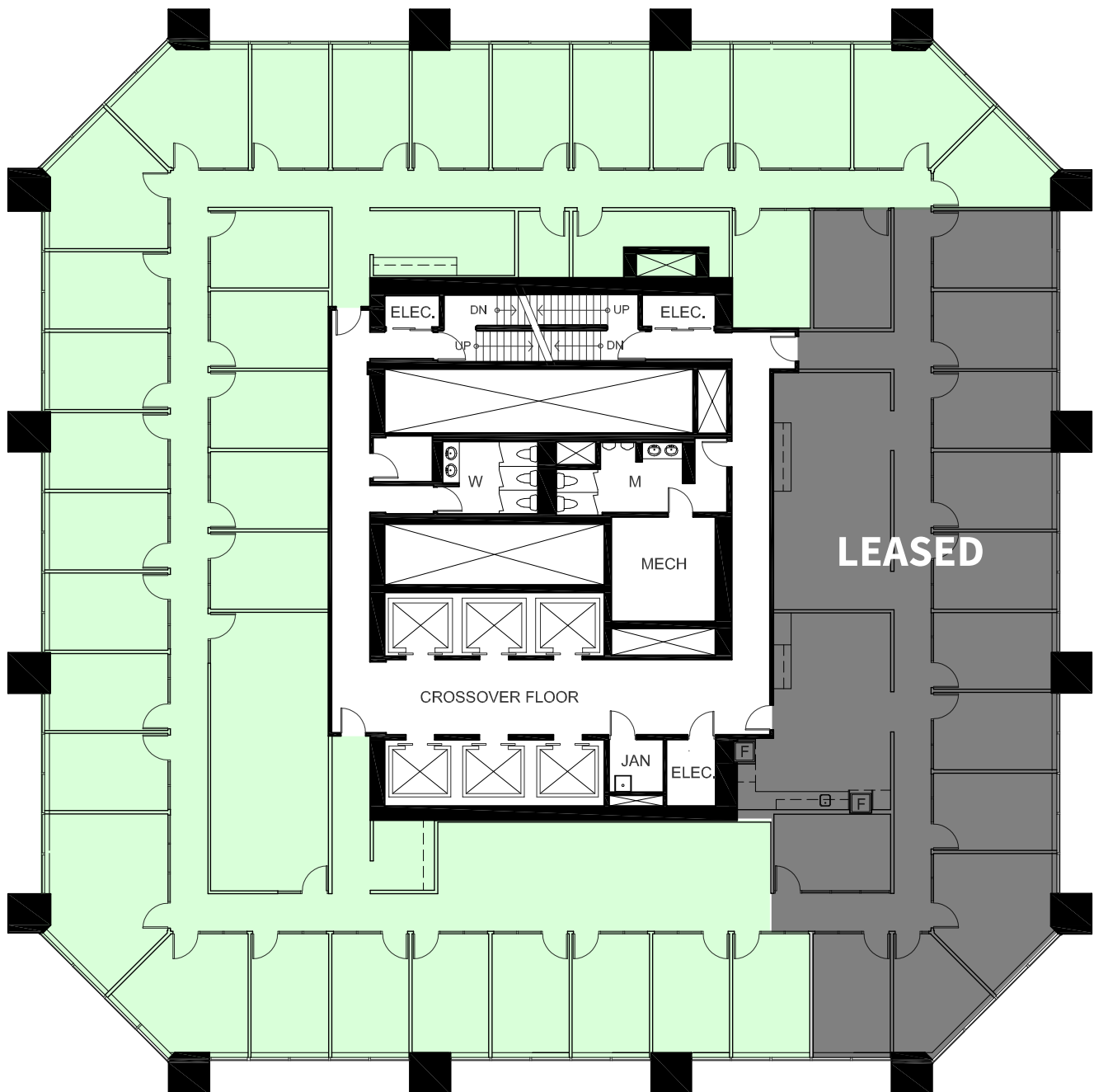
- 37 Exterior Offices
- 7 Interior Offices
- 2 Boardrooms
- Kitchen
- Copy/File Areas



FLOOR 11 | 10,129 SF

Suite 1100

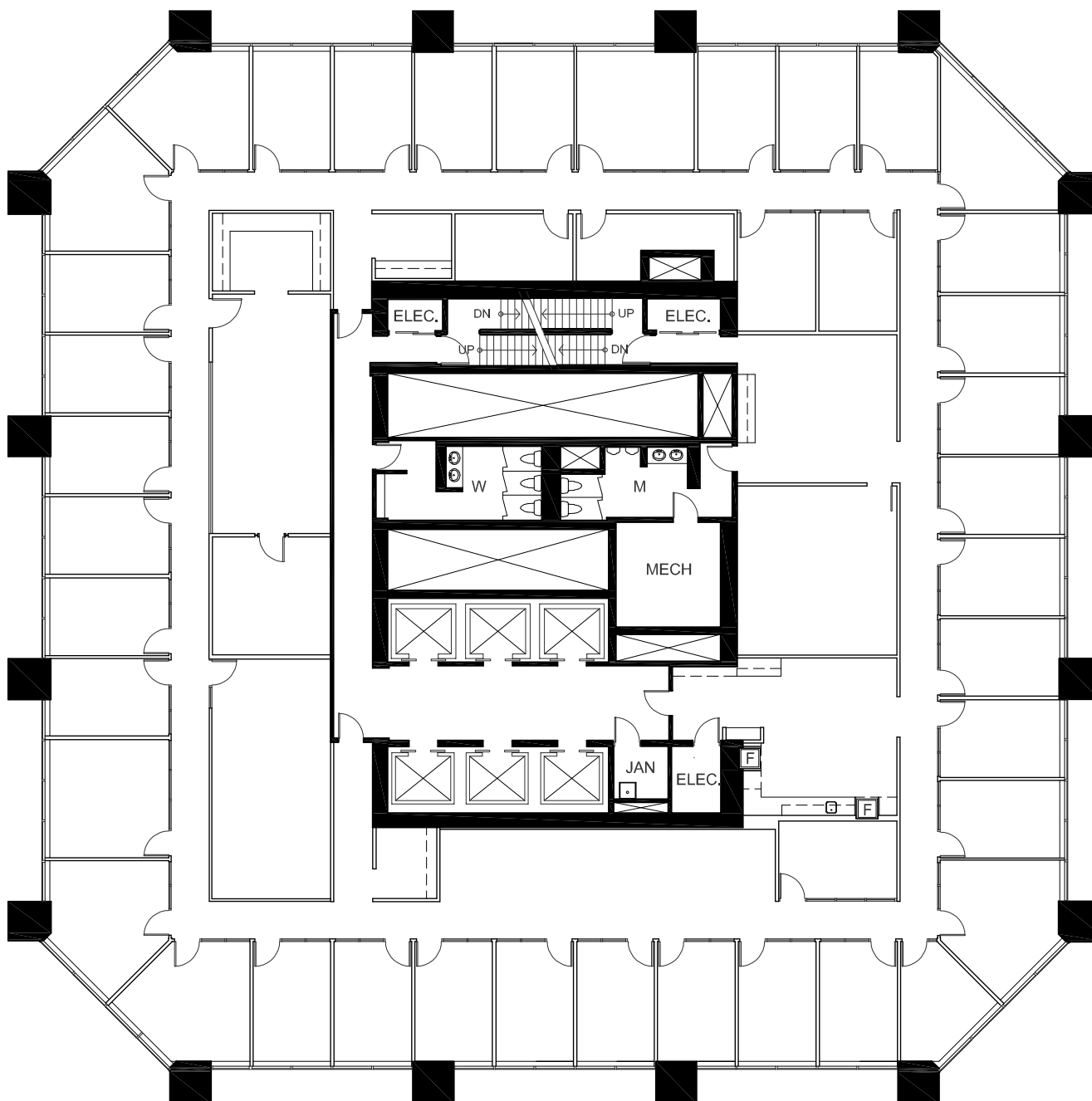
- 38 Exterior Offices
- 7 Interior Offices
- Boardroom
- Small Open Areas
- Kitchen
- Copy/File/Storage Areas



FLOOR 10 | 14,344 SF

Suite 1000

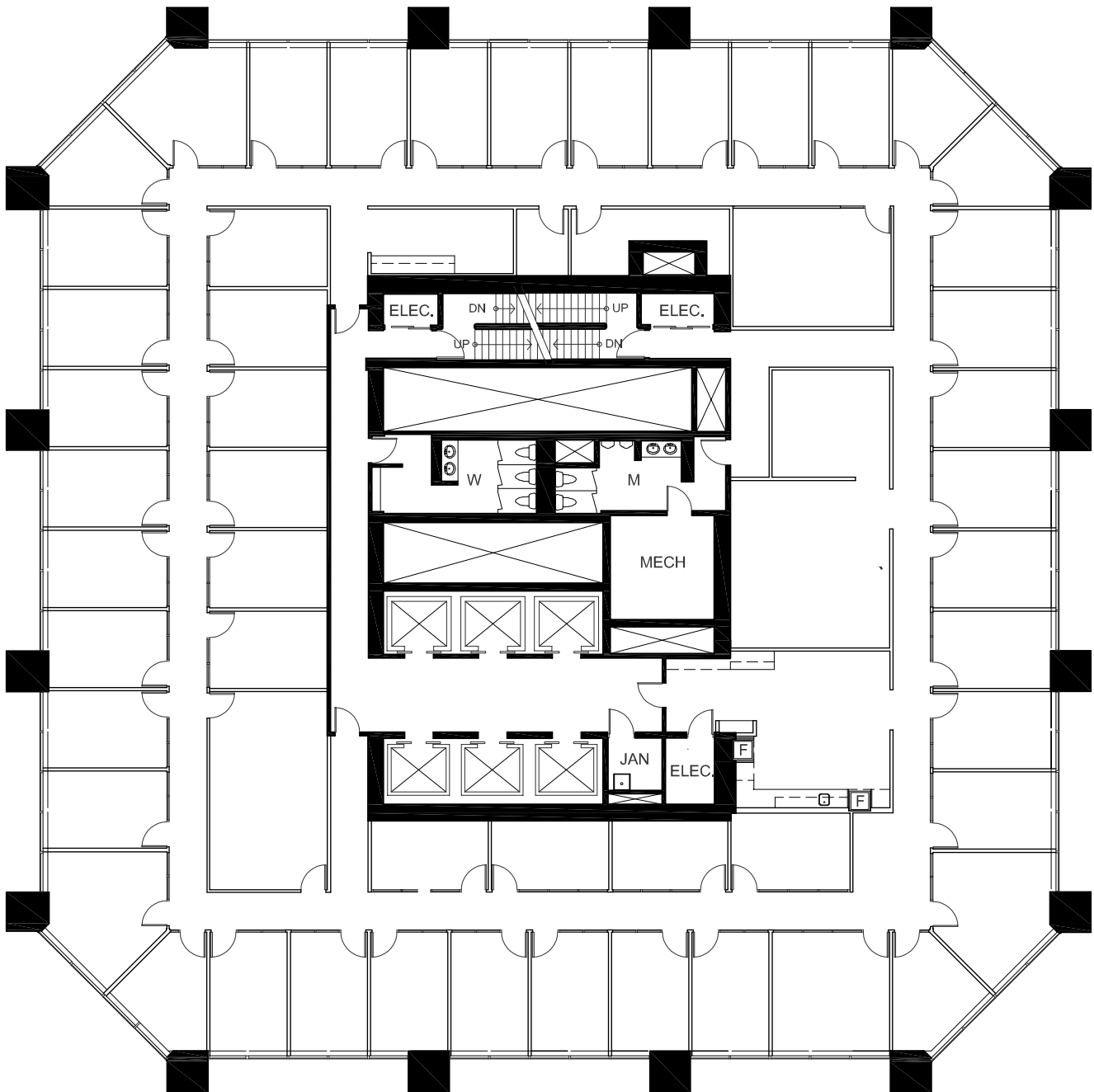
- 38 Exterior Offices
- 3 Interior Offices
- 2 Boardrooms
- Kitchen
- Small Internal Open Area
- Copy/File Areas



FLOOR 9 | 14,326 SF

Suite 900

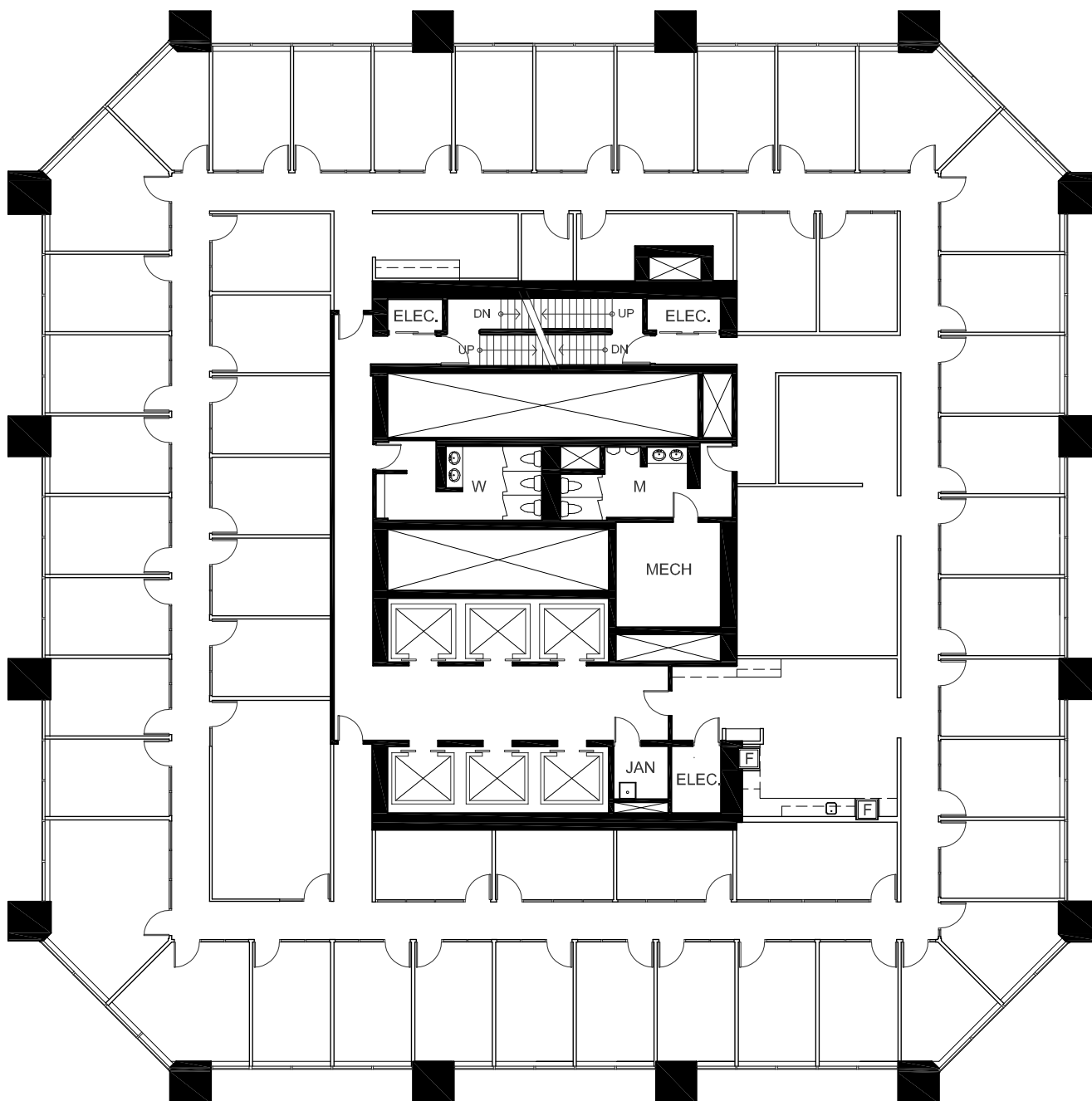
- 40 Exterior Offices
- 10 Interior Offices
- Boardroom
- Meeting Room
- Kitchen
- Copy/File/Storage Areas



FLOOR 8 | 14,327 SF

Suite 800

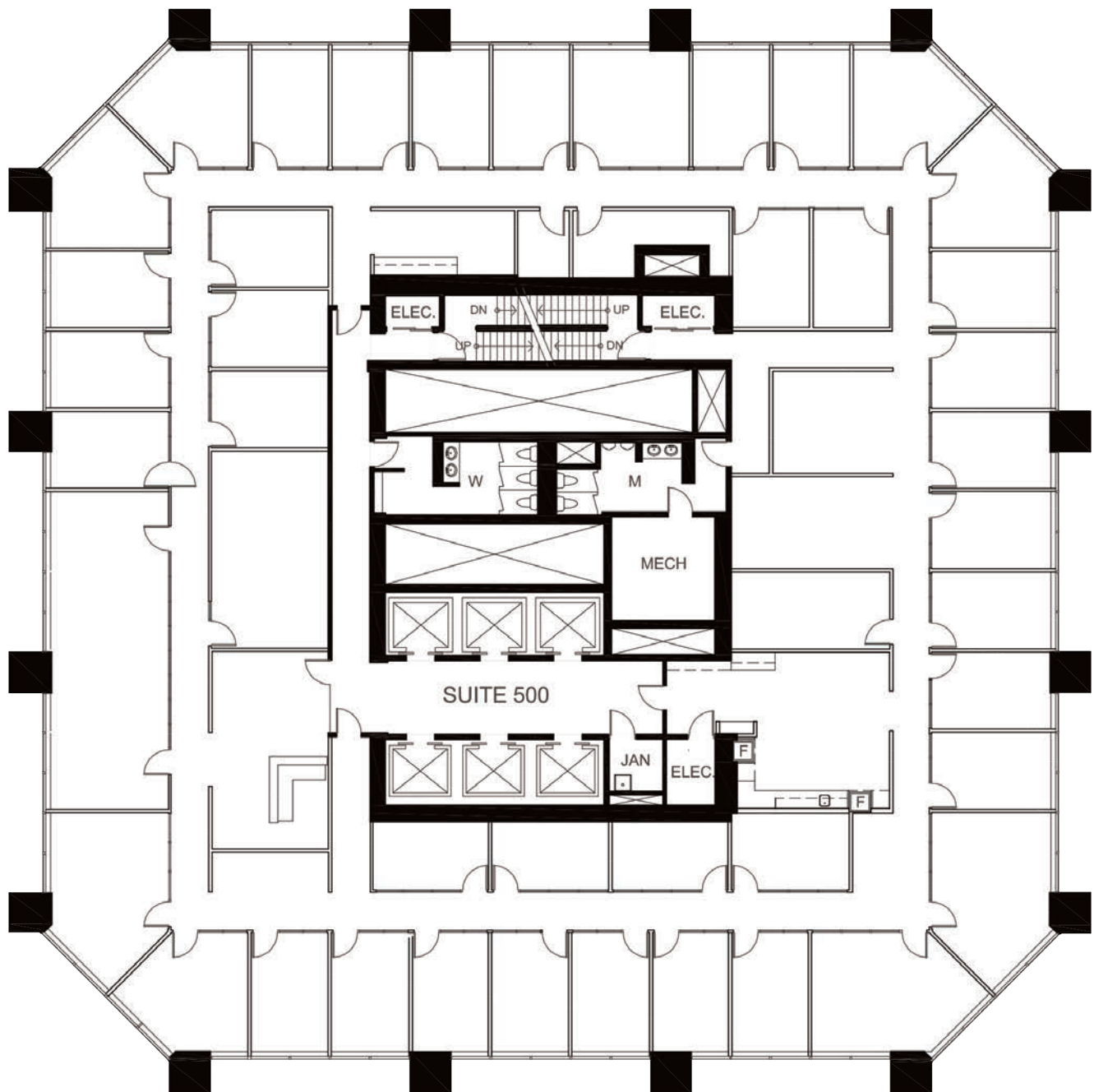
- 39 Exterior Offices
- 11 Interior Offices
- Boardroom
- Kitchen
- Copy/File Areas



FLOOR 5 | 14,328 SF

Suite 500

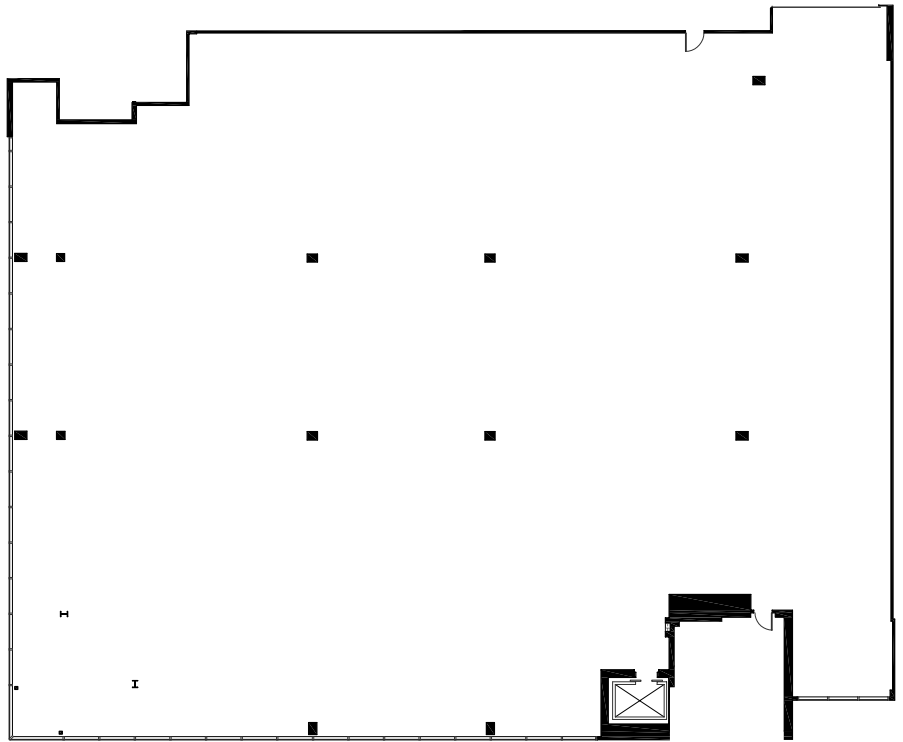
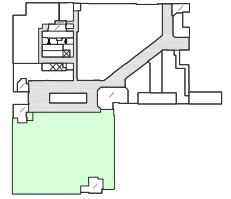
- 32 Exterior Offices
- 9 Interior Offices
- Boardroom and Meeting Room
- Reception
- Kitchen



FLOOR 3 | 18,388 SF

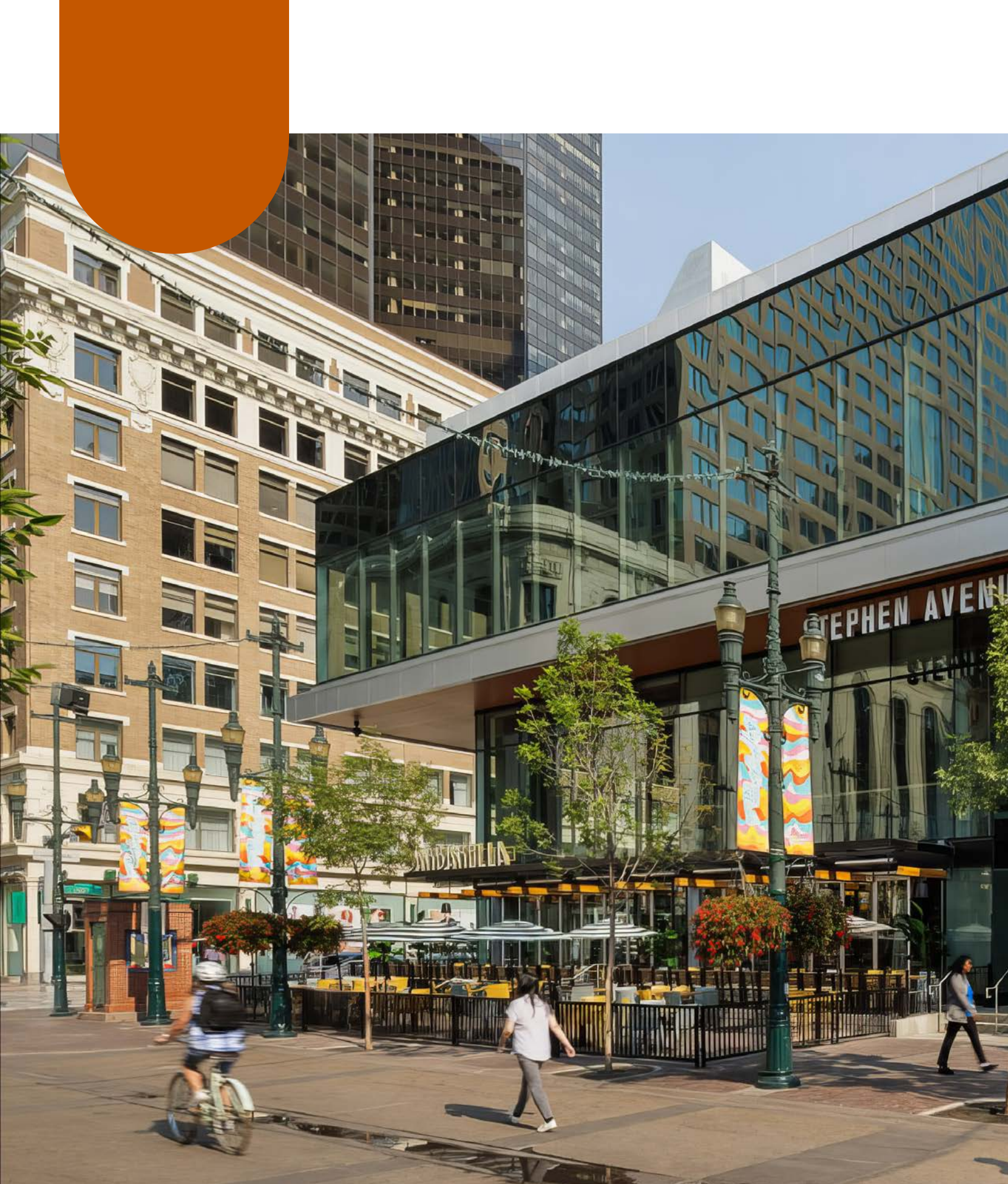
Suite 300

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





NOTES





FOR MORE INFORMATION PLEASE CONTACT

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