

DOWNTOWN OFFICE SPACE FOR LEASE

Petex Building

600 6th Avenue SW, Calgary



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LEASE INFORMATION

AVAILABLE FOR LEASE:

» 1,300 sq. ft. – Suite 220

- Connected to +15
- Show suite
- Flexible layout

» 12,000 sq. ft. – 3rd floor. **FULL FLOOR DEMISABLE**

- Building show suites 2,500+ sq. ft.
- Can be demised as required.
- New ceiling, lighting, HVAC, Tenant lobby and washrooms.
- Furniture available

» 3,232 sq. ft. – Suite 410

- Up to 8 offices, reception, boardroom, kitchen, storage.
- Furniture available.

» 2,611 sq. ft. – Suite 600

- 5 offices (most large), reception, boardroom, kitchen, storage, open area.
- New carpet and paint.

» 1,838 sq. ft. – Suite 1010

- Former show suite, "Like new" condition.
- 5 offices, reception, boardroom, storage, IT room.
- Furniture may be available.

» 4,128 sq. ft. – Penthouse.

- Unique space with south exposure.
- 10' high windows, balcony, hardwood floor, drywall ceiling in boardroom.
- Private shower.
- Workstations.

OP. COSTS & TAXES: \$12.71 per sq. ft. (est., 2024)

NET RENT RATES: Market; negotiable



- » Across the street from new courthouse.
- » Upgraded HVAC, new chiller installed.
- » After hours security card access.
- » Coffee shop in main lobby.
- » Extensive renovation to main floor, elevator cabs, Tenant lobbies and washrooms.
- » Personal training in fitness centre.



Main lobby

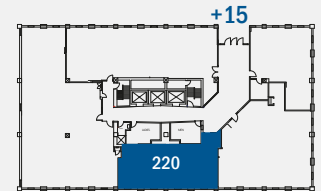


Deville Coffee

2
FLOOR

EXISTING LAYOUT

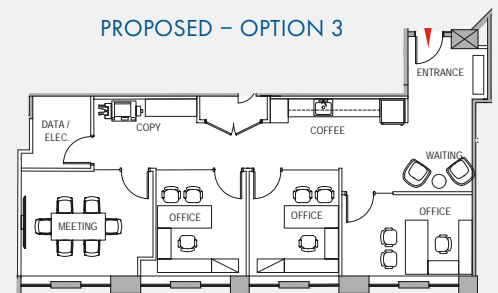
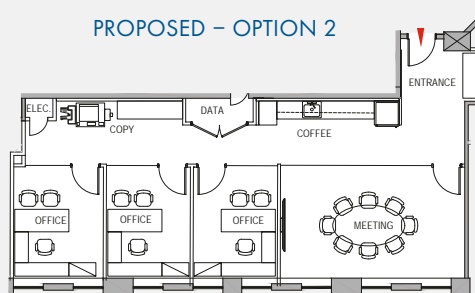
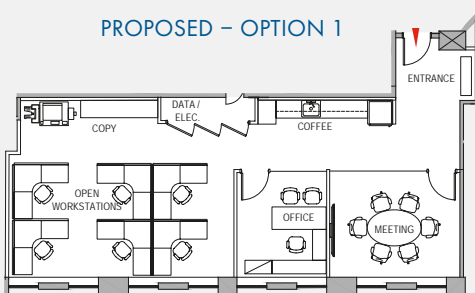
SUITE 220
1,300 SQ.FT.



PROPOSED – OPTION 1

PROPOSED – OPTION 2

PROPOSED – OPTION 3



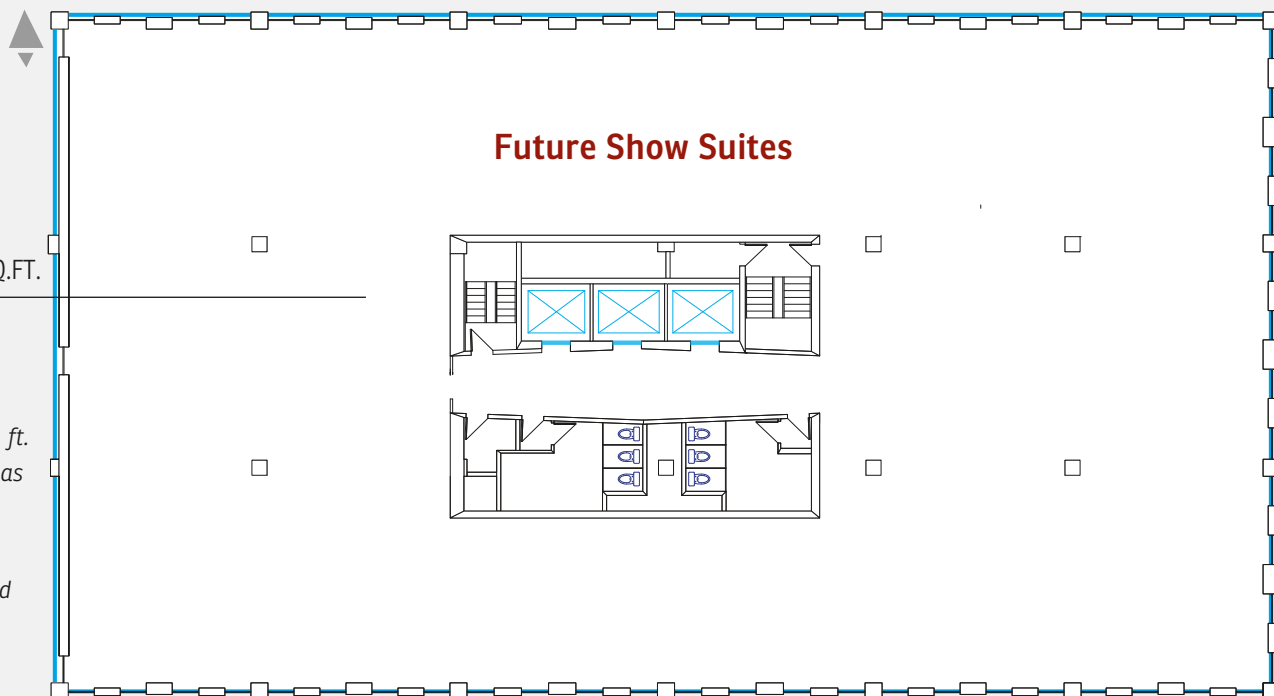
3 FLOOR

12,000 SQ.FT.

FULL FLOOR
DEMISABLE

- Building show suites 2,500+ sq. ft.
- Can be demised as required.
- New ceiling, lighting, HVAC, Tenant lobby and washrooms.
- Furniture available.

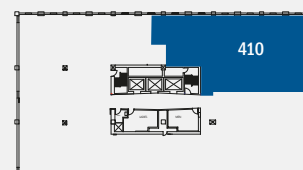
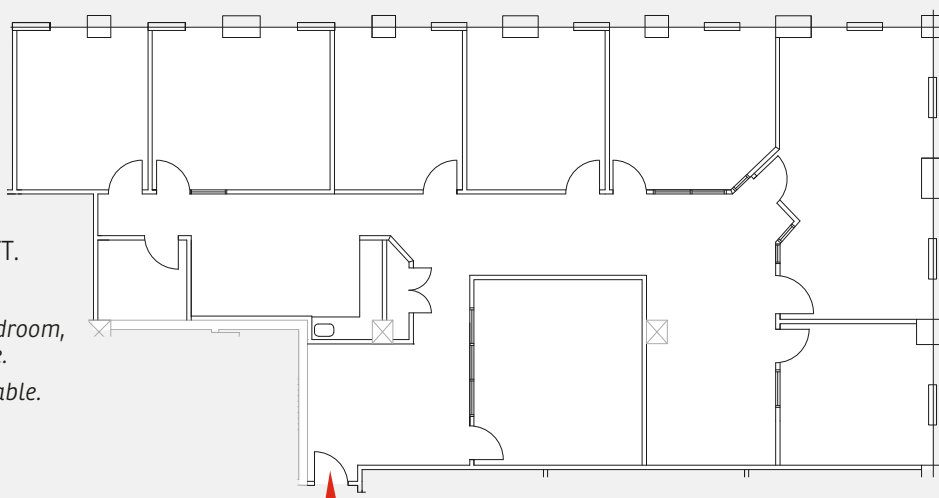
Future Show Suites



4 FLOOR

SUITE 410
3,232 SQ.FT.

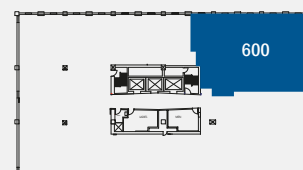
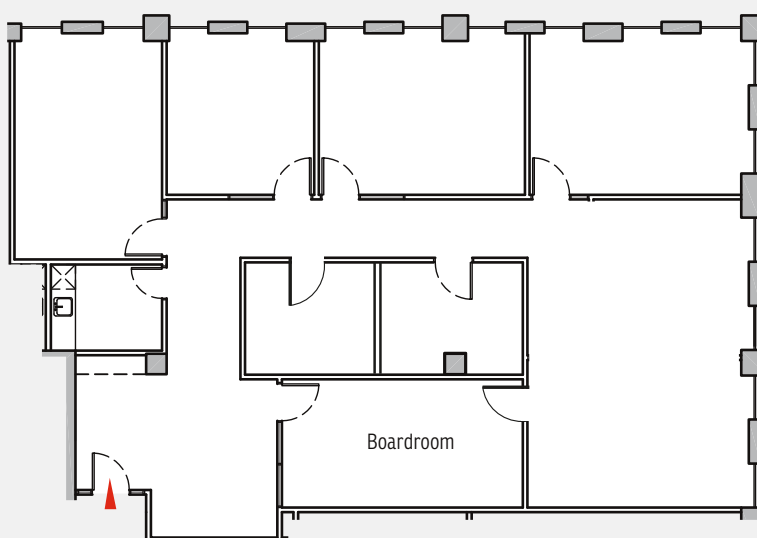
- Up to 8 offices, reception, boardroom, kitchen, storage.
- Furniture available.



6 FLOOR

SUITE 600
2,611 SQ.FT.

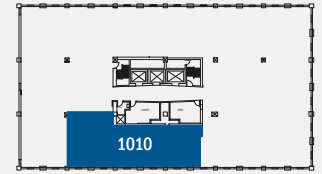
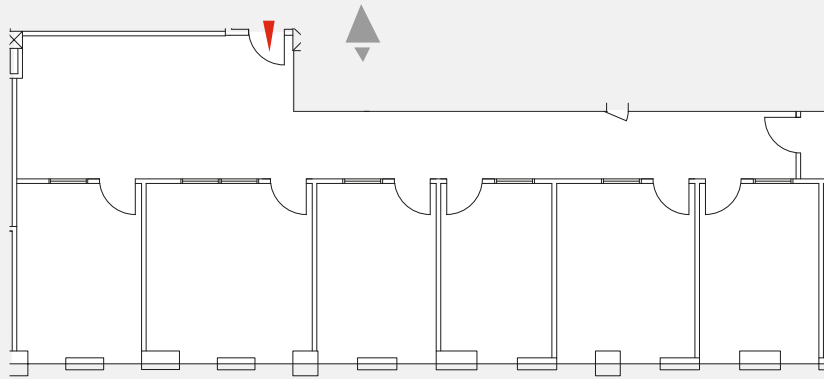
- 5 offices (most large), reception, boardroom, kitchen, storage, open area.
- New carpet and paint.



10 FLOOR

SUITE 1010
1,838 SQ.FT.

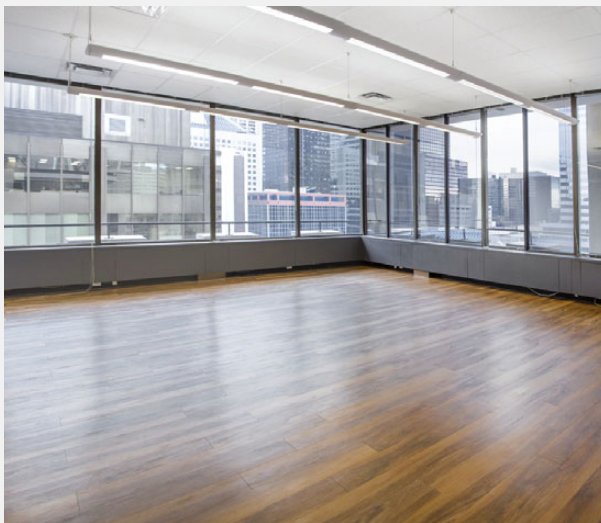
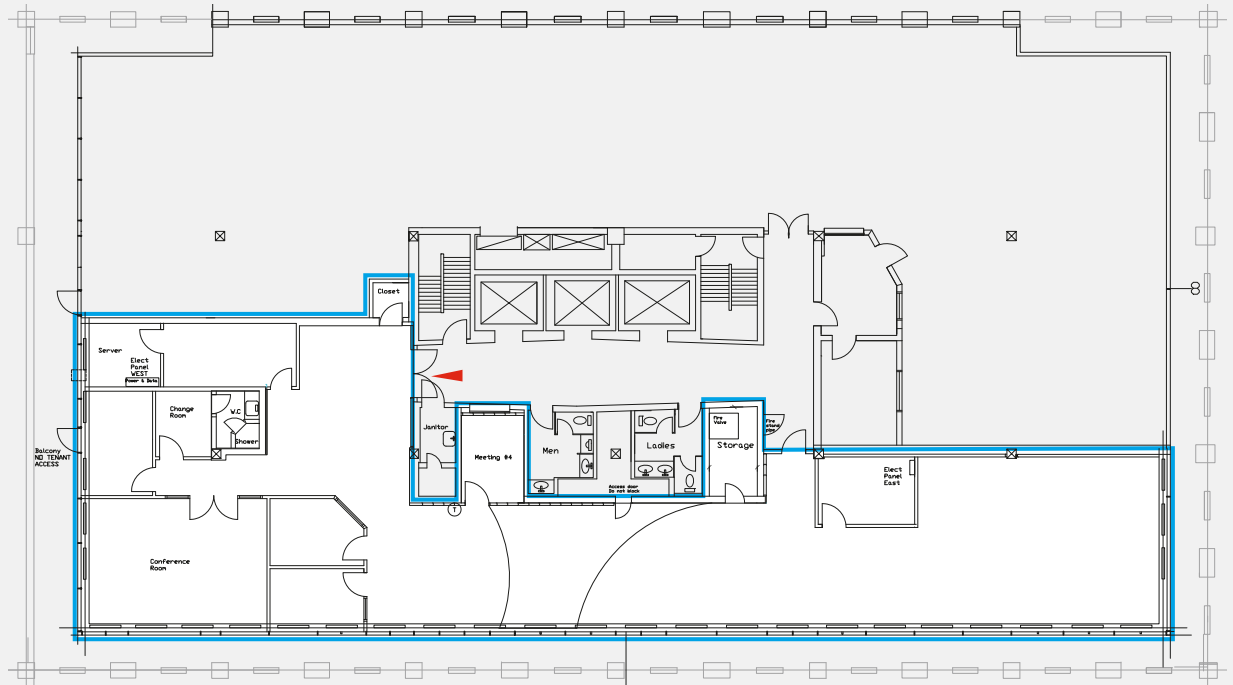
- Former show suite.
- "Like new" condition.
- 5 offices, reception, boardroom, storage, IT room.
- Furniture may be available.



PENTHOUSE

4,128 SQ.FT.

- Unique space with south exposure
- 10' high windows, balcony
- Hardwood floor
- Drywall ceiling in boardroom
- Private shower
- Workstations.



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