

# DOWNTOWN OFFICE SPACE FOR SUBLEASE

## Place 9-6

940 6th Avenue SW, Calgary

6,265 sf – 15,359 sf

Suite 900



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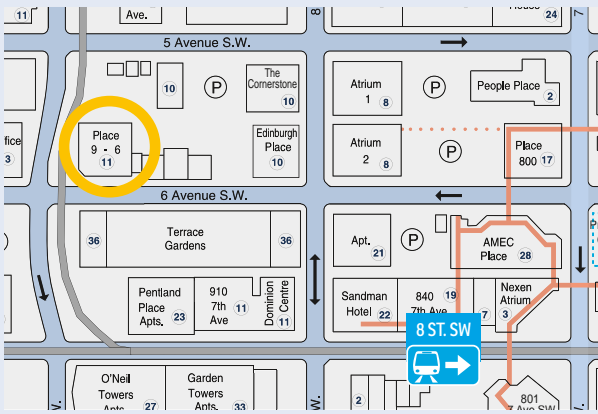


**BARCLAY  
STREET**  
REAL ESTATE

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WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





- » Located in the west end of downtown.
- » Within close proximity to Calgary's Kensington district, a unique and trendy village with over 100 shops and restaurants.
- » Bow River Pathway System is only short walk away.
- » Very close to LRT.
- » Fitness facility at no charge.
- » Daycare on the main floor.

## SUBLEASE INFORMATION

**MUNICIPAL ADDRESS:** 940 6th Avenue SW, Calgary

**SUBLANDLORD:** SeisWare International Inc.

**AVAILABLE FOR SUBLEASE:**

6,265\* to 15,359 sq. ft. – Suite 900:

- » 6,265\* option:
  - 13 offices, file room, copy room – bright and modern space with high-end improvements.
  - Shared reception, boardroom, kitchen, lounge.
  - All spaces separated by card-swipe locking doors.
  - Potential shared space: server room (with dual A/C unit and separate secure rack) and training room.
  - Separate IT rack available. Existing cabling in place.
  - DIRT wall system.
  - Separate men's and ladies' shower and locker rooms within the space.

Office

- » 15,359 option – full floor

**AVAILABILITY:** Immediate

**TERM:** June 29, 2027

**PARKING**

- » 6,265\* option – up to 7 underground parking stalls available.
- » 15,359 option – up to 10 underground parking stalls available.
- » \$250/mo per U/G stall

**OP. COSTS & TAXES:** \$15.69 per sq. ft. (est.)

**SUBLEASE RATES:** Market

\* Subject to measurement



Building Lobby



Fitness Centre



Daycare



SUITE 900

6,265\* TO 15,359 SF

6,265\* SF

- 13 offices, file room, copy room, men's and ladies' shower and locker rooms.
- Shared reception, boardroom, kitchen, lounge.
- Potential shared space: server room (with dual A/C unit and separate secure rack) and training room.

Available

Shared space

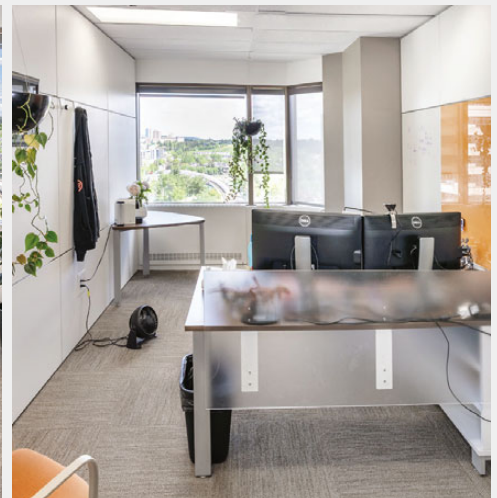
Potential shared space

Occupied

15,359 SF

- Full floor

\* Subject to measurement





## SHARED SPACE



Reception



Boardroom



Kitchen



Lounge

## POTENTIAL SHARED SPACE



Server room (with dual A/C unit and separate secure rack)



Training room

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