

FOR LEASE

CBRE

# Braithwaite Boyle Centre

## Calgary, Alberta

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1701 CENTRE STREET NW



# Property Information



“B” Class Northwest building located on the high profile corner of 16th Avenue and Centre Street



Easy access to downtown and arterial roadways



Easy access/egress via major bus routes



Competitive underground parking ratio



Walking distance to many restaurants and amenities along Centre Street and the Trans-Canada Hwy

**Building Class** B

**Operating Costs** \$18.21 PSF (2025)

**Net Rental Rate** Market

**Space Available** Suite 100: 5,792 SF - Available Immediately  
Suite 120: 1,752 SF - Available Immediately  
Suite 206: 2,751 SF - Available Immediately  
Third Floor: 10,522 SF - Available December 31, 2025

**Parking Rate** \$125/Stall/Month/Underground

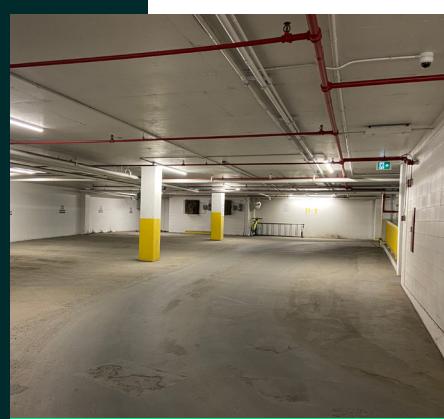
**Parking Ratio** 1 Stall Per 704 SF

**Comments** Security on-site from 6 am to 6 pm

HVAC Hours 8:00 am to 5:00 PM  
(Monday to Friday)



Renovated Lobby with Security Desk

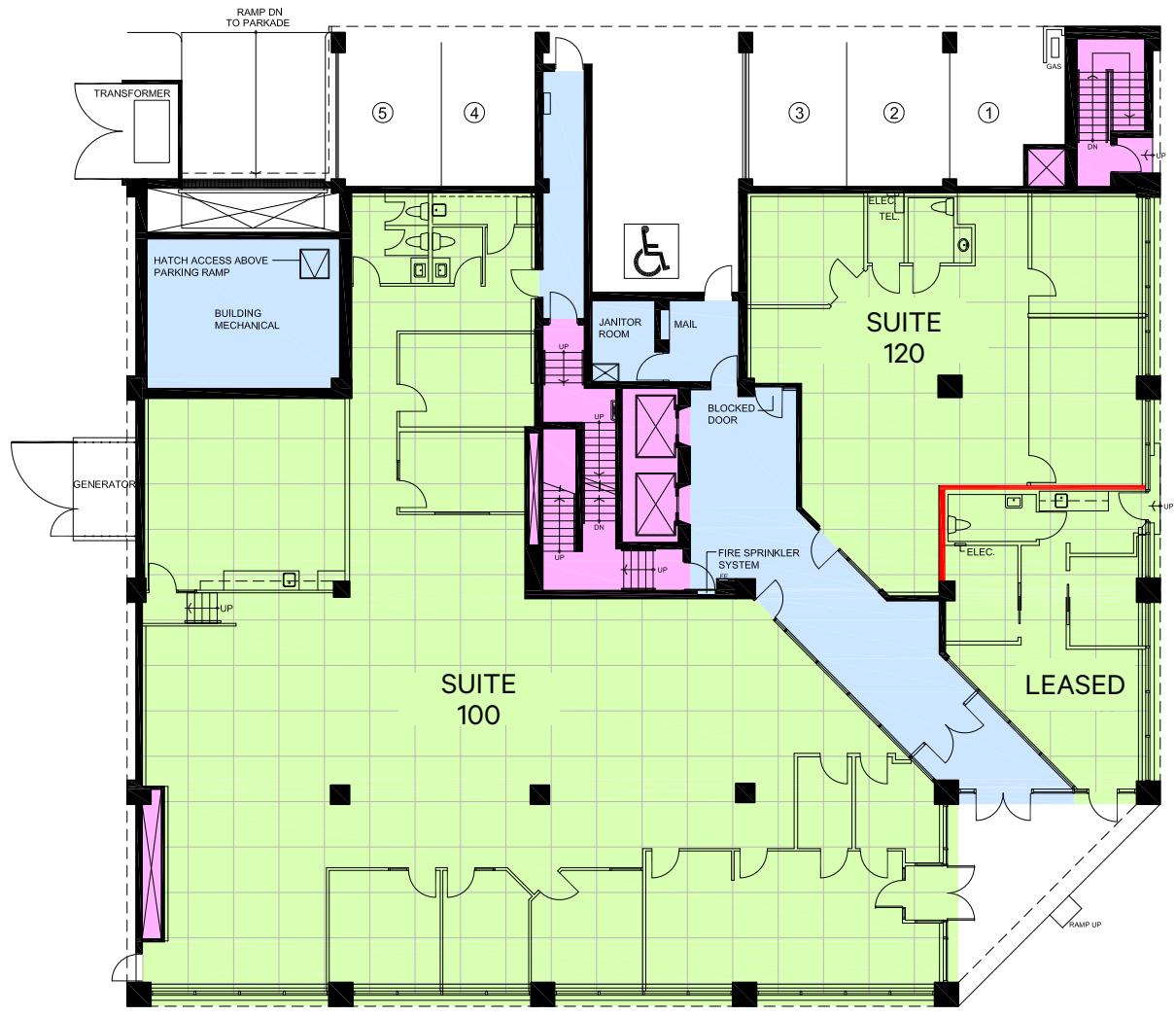


UG Parking with Security Cameras



Exterior Entrance Suite 100

# First Floor



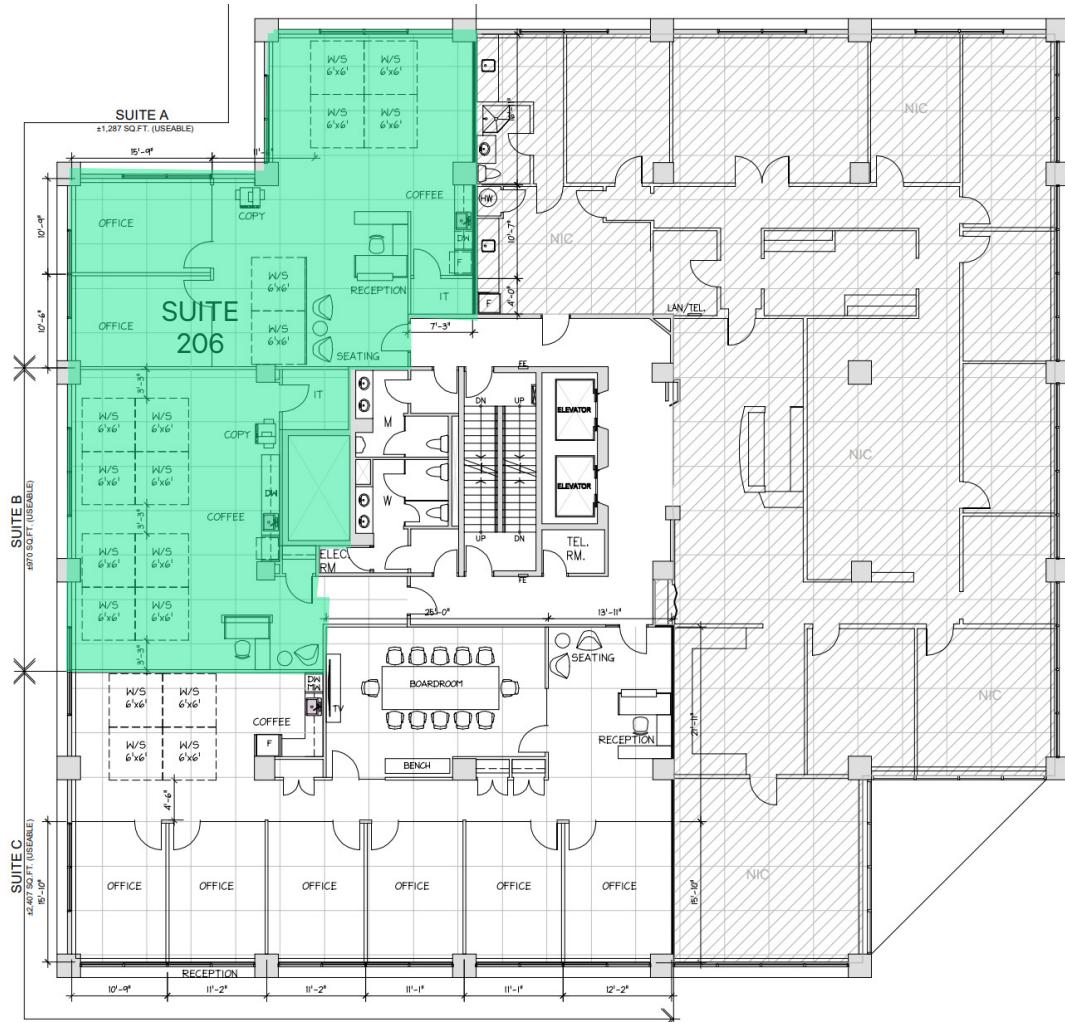
# Second Floor



Renovated Washroom Suite 206



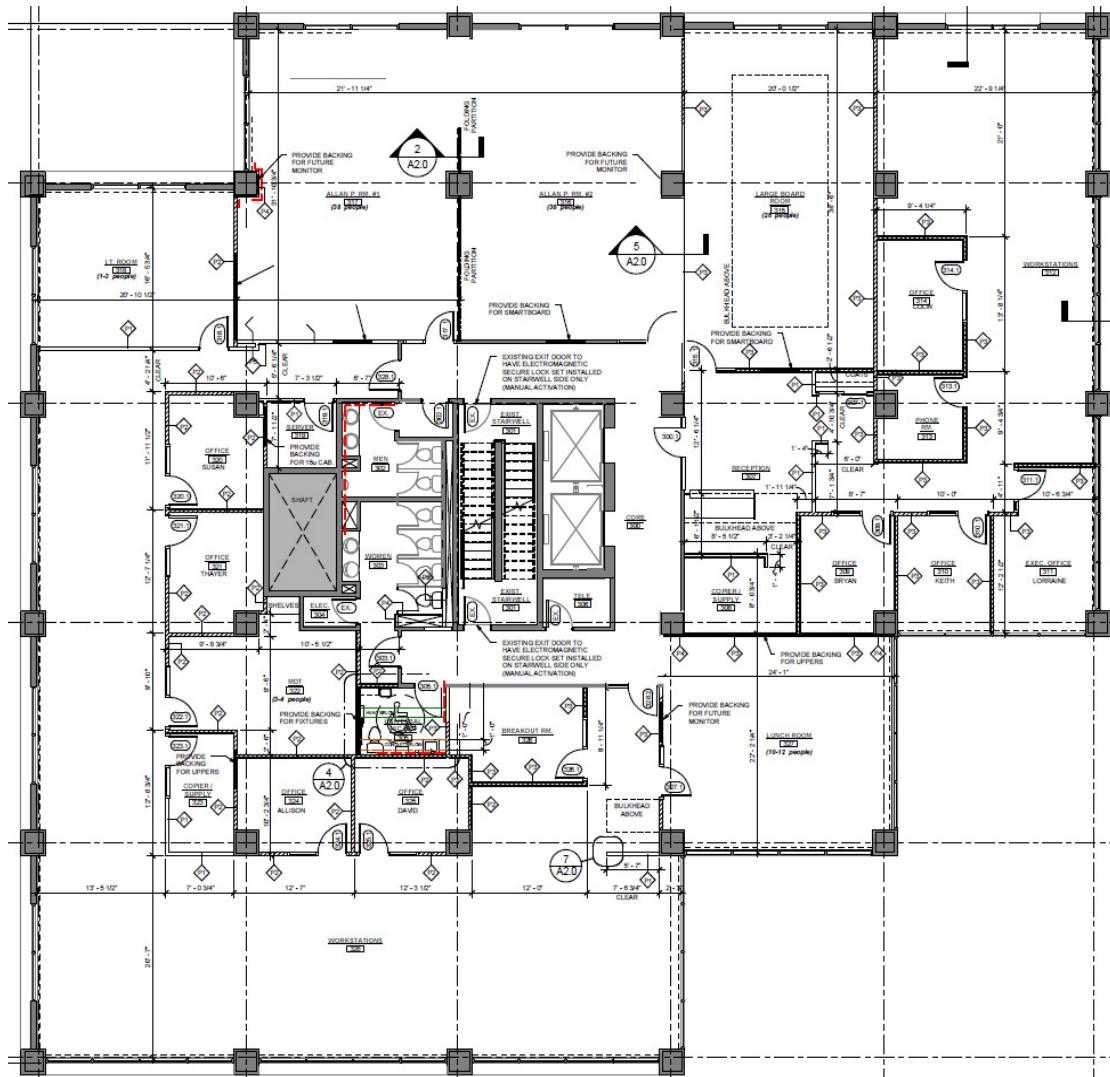
Bright Shell Space Ready for Tenant Fixturing Suite 206



The space can be demised



# Third Floor



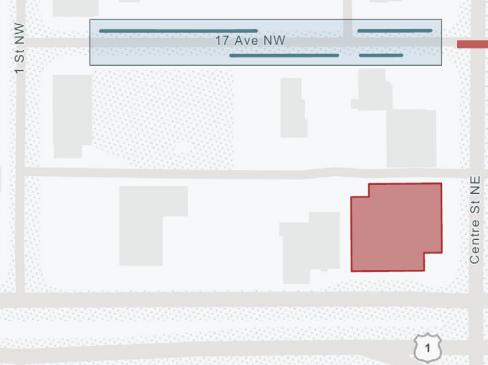
The space can be demised

N

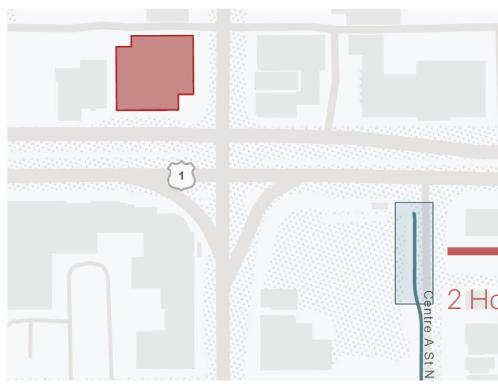
# Location



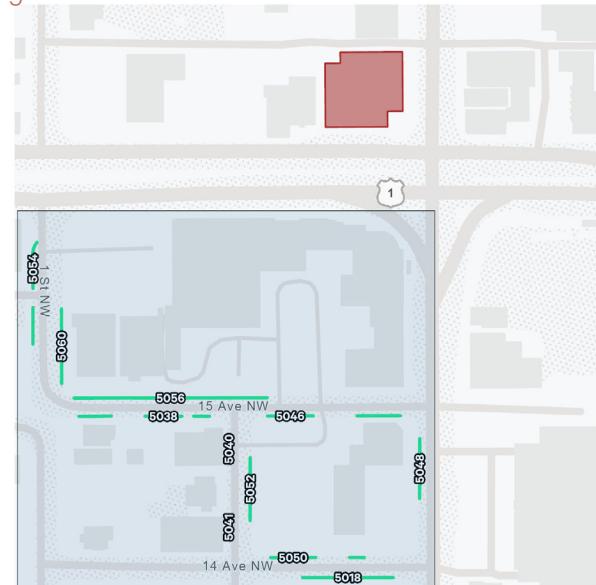
# Parking Maps



2 Hour Free Parking



2 Hour Free Parking

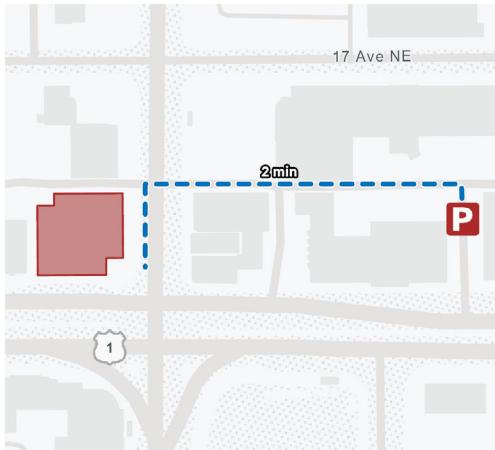


City paid parking areas –  
primarily 9 hours max

\$5.25

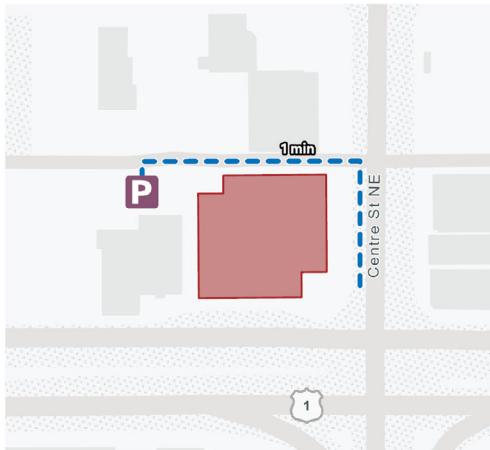
## Impark: Lot 390 (2 min walk)

Hourly Rate	\$3.00
Daily Rate	\$7.00
Monthly Rate	\$150.00
Reserved (Mon-Fri)	\$175.00
Reserved	



## Indigo: Lot C253 (1 min walk)

Daily Rate	\$2.52 - \$11.00
Monthly Rate	\$74.64

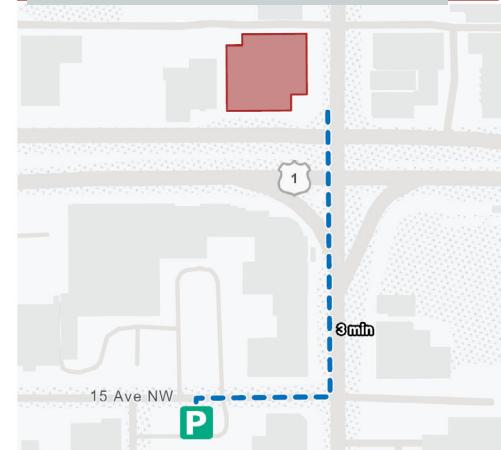


## Calgary Parking: Lot 22 (3 min walk)

Daily Rate (Mon-Fri)	\$5.50
Monthly Rate	\$115.00

### Flex Pass Option:

If you only need to park a few times per month, Flex Pass offers more flexibility for 25% less than the daily rate.





# Braithwaite Boyle Centre

## 1701 Centre Street NW

For more information, please contact:

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