

FOR LEASE

CBRE

Braithwaite Boyle Centre

Calgary, Alberta

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

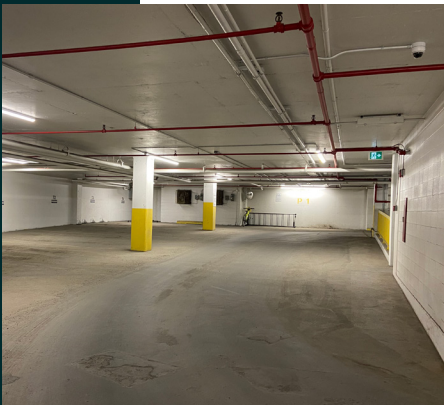


Walking distance to many restaurants and amenities along Centre Street and the Trans-Canada Hwy

| | |
|-----------------|---|
| 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

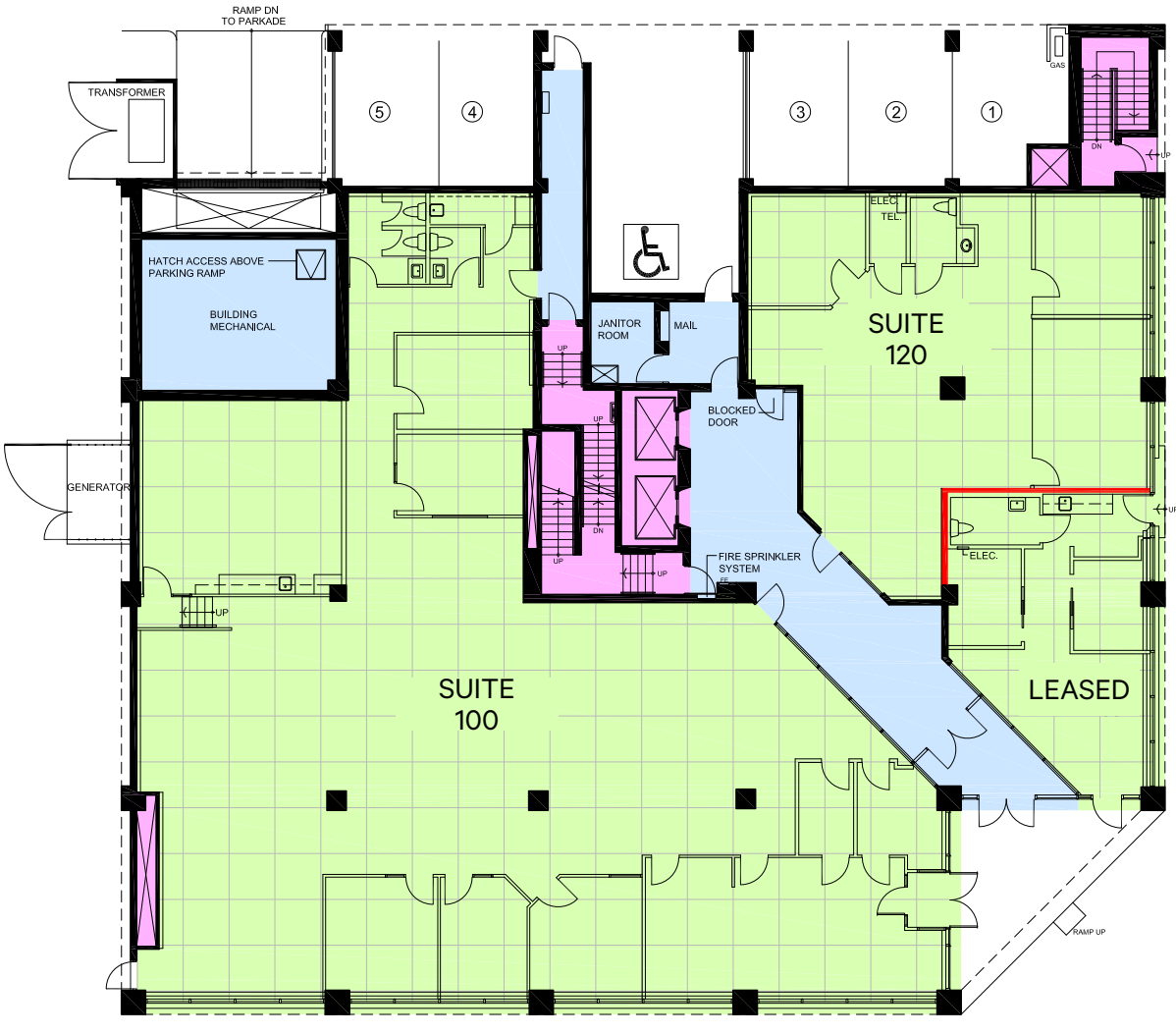


Exterior Entrance Suite 100

First Floor



Bright Boardroom Suite 120



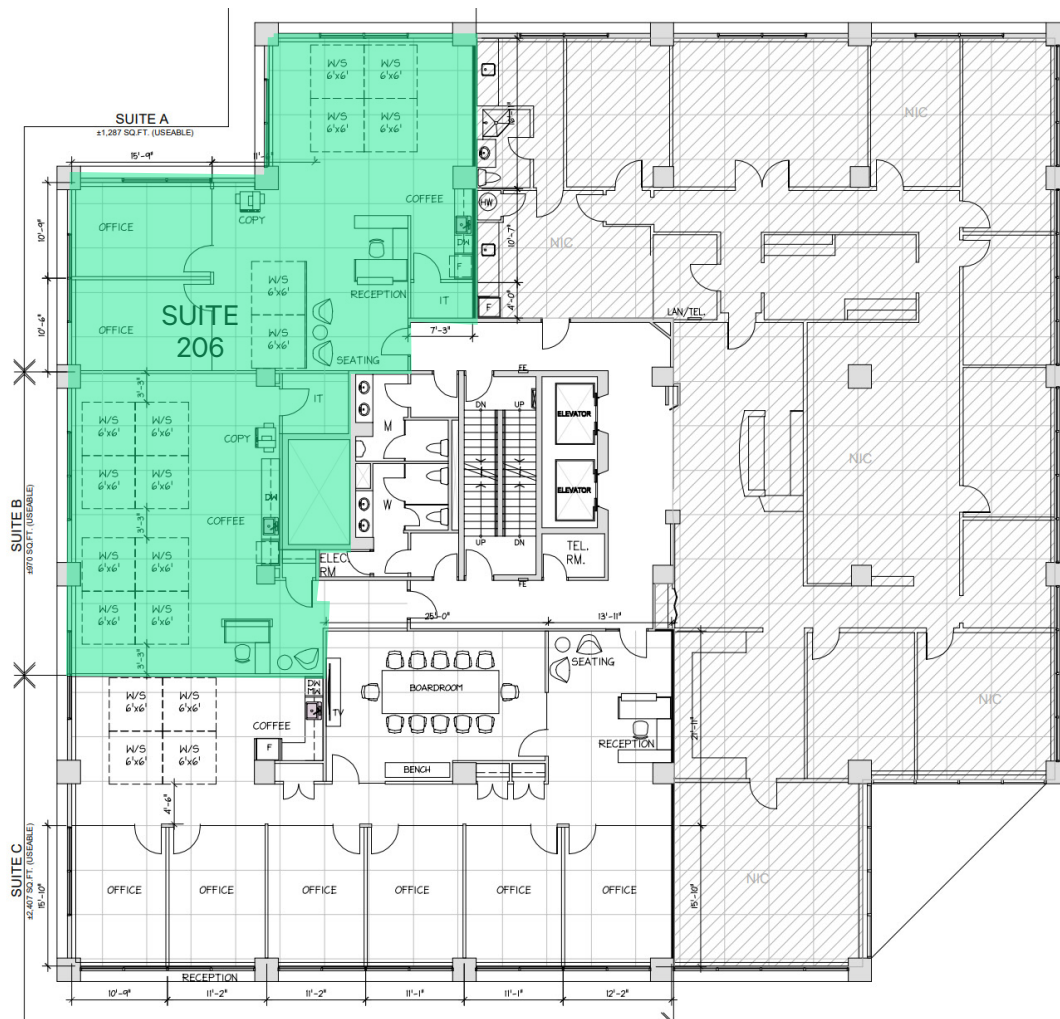
Second Floor



Renovated Washroom Suite 206



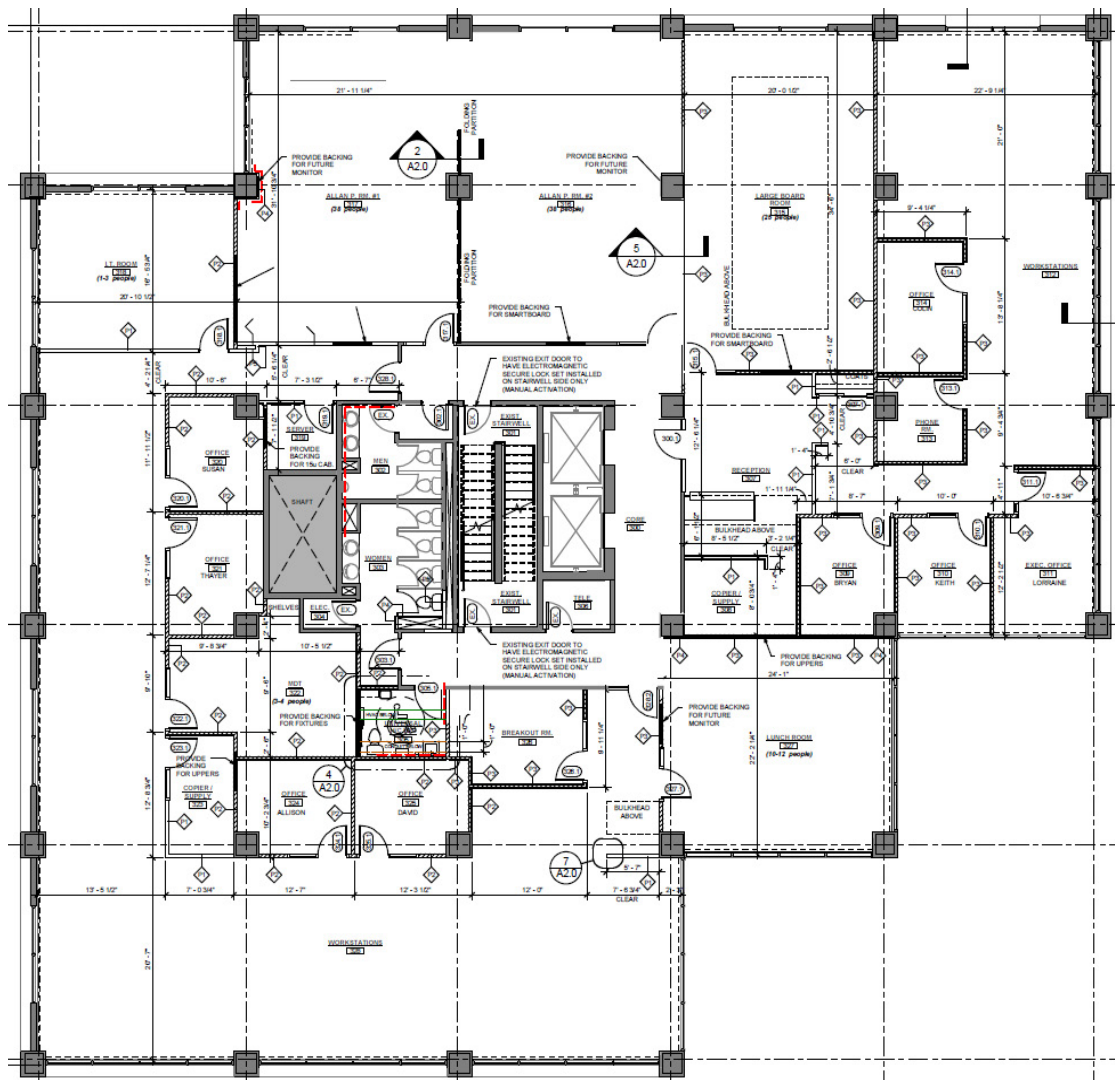
Bright Shell Space Ready for Tenant Fixturing Suite 206



The space can be demised



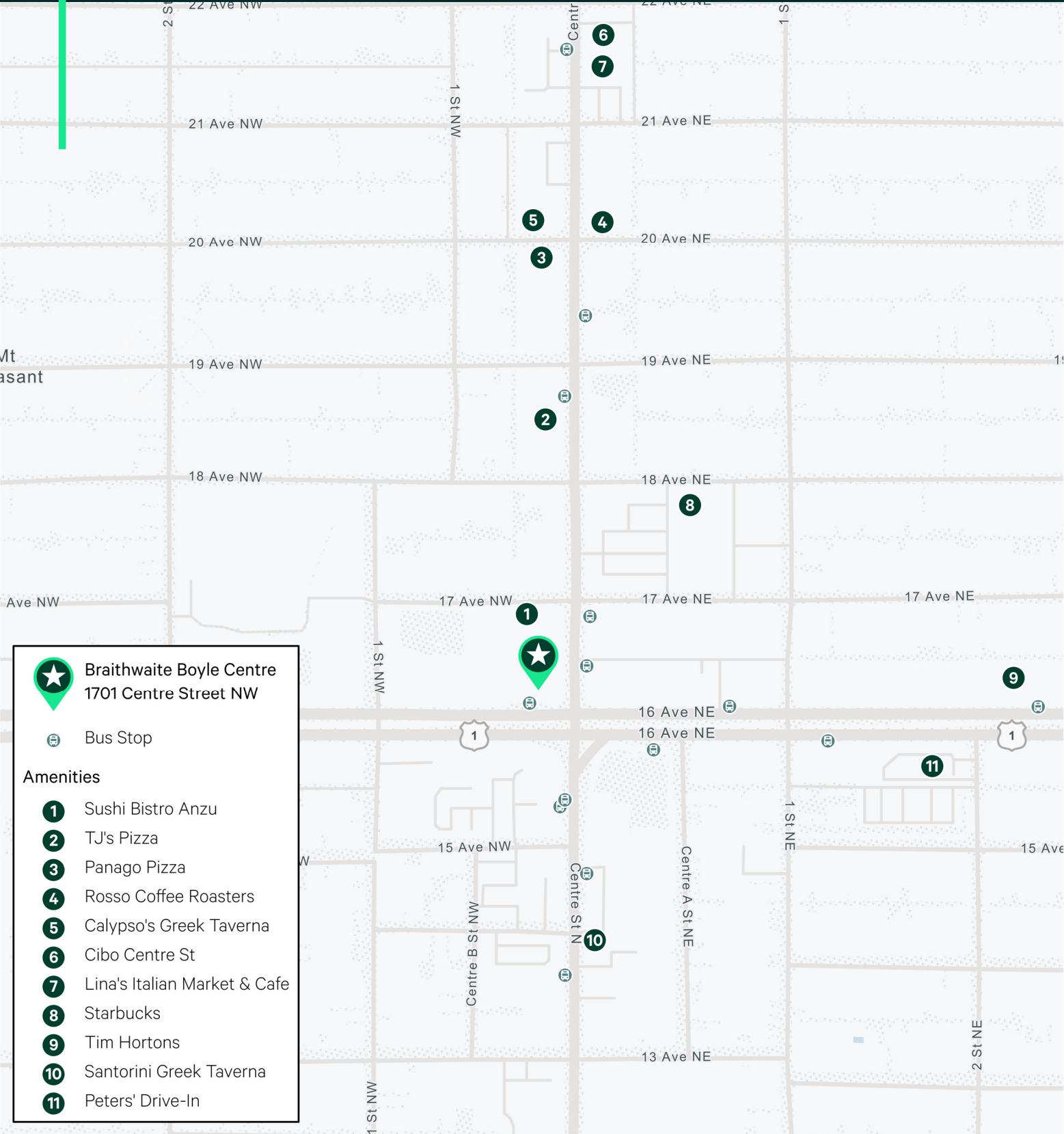
Third Floor



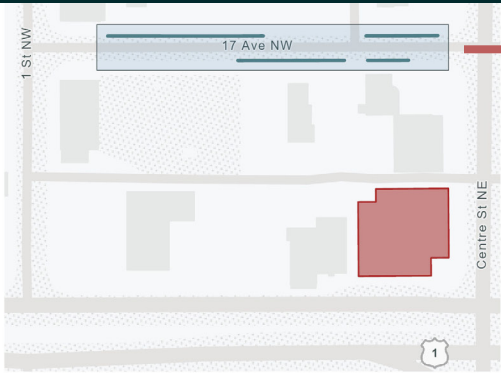
The space can be demised



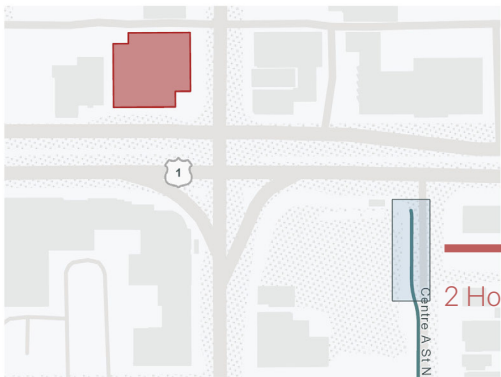
Location



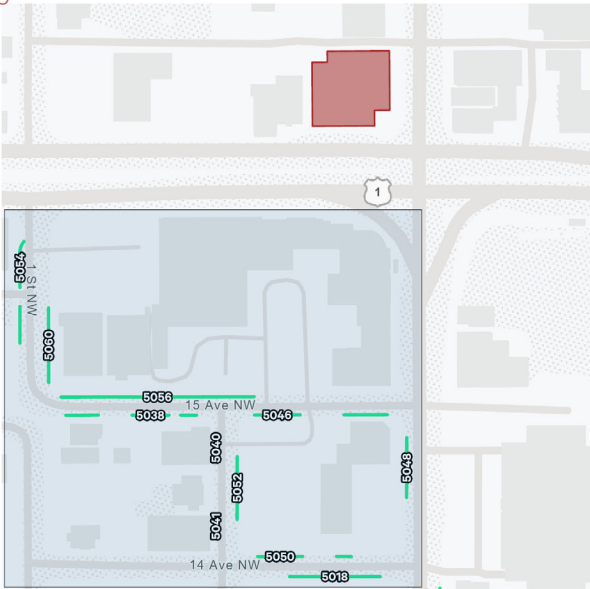
Parking Maps



2 Hour Free Parking



2 Hour Free Parking

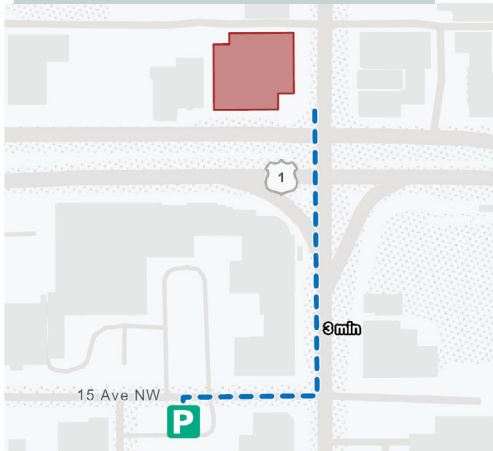
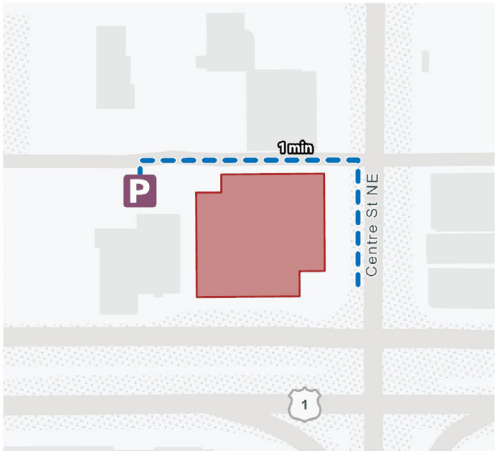
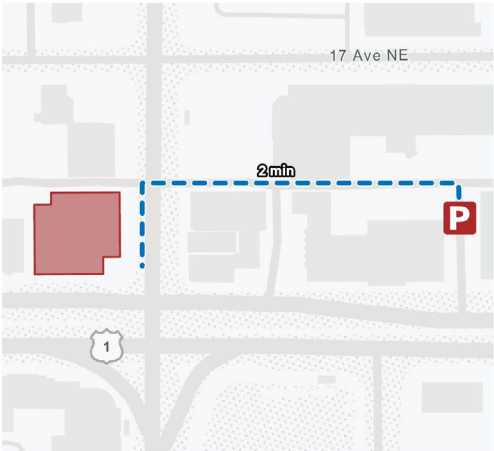


City paid parking areas -
primarily 9 hours max
\$5.25

| Impark: Lot 390 (2 min walk) | |
|------------------------------|----------|
| Hourly Rate | \$3.00 |
| Daily Rate | \$7.00 |
| Monthly Rate | |
| Reserved (Mon-Fri) | \$150.00 |
| Reserved | \$175.00 |

| 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:

Stuart Watson

Senior Vice President

T 403 750 0540

stuart.watson@cbre.com

Katie Sapieha

Senior Vice President

T 403 750 0529

katie.sapieha@cbre.com

CBRE

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