



# STEPHEN AVENUE PLACE

**700 2ND STREET SW | DOWNTOWN SUBLEASE**

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**AVISON  
YOUNG**

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# ELEVATE YOUR WORKDAY

- PRIME LOCATION:

+15 Connected to Brookfield Place, Bow Parkade, and the CORE Shopping Centre.
- CITYSCAPE VIEWS:

Panoramic views of Calgary from upper floors.
- FLEXIBLE SPACES:

Open floor plans with optimal column placement, offering versatile layout options.
- BUSINESS ESSENTIALS:

Complimentary conference facilities, premium fitness centre, tenant lounge, and games room available for tenant’s exclusive use.

# YOUR NEXT OFFICE

- YEAR BUILT:

1977 / 2024 (renov.)

BUILDING AREA:

258,969 sf
- OP. COSTS:

\$20.18/sf (est. 2025)

LANDLORD:

Slate Asset Management
- AVAILABLE:

Immediately

RATES:

Market Sublease Rates
- SUBPREMISES:

Suite 2400: 1,796 sf

HVAC:

Mon-Fri: 6:00 am-6:00 pm  
Sat: 10:00 am - 3:00 pm
- AVG FLOORPLATE:

14,800 sf

PARKING:

1:3,600 sf (includes building parkade and Bow Parkade) availability
- TERM:

Up to September 29, 2029 (flexible / shorter term deals will be considered)





# SUITE 2400 | 1,796 SF

Shared sublease opportunity with privacy & exclusive access

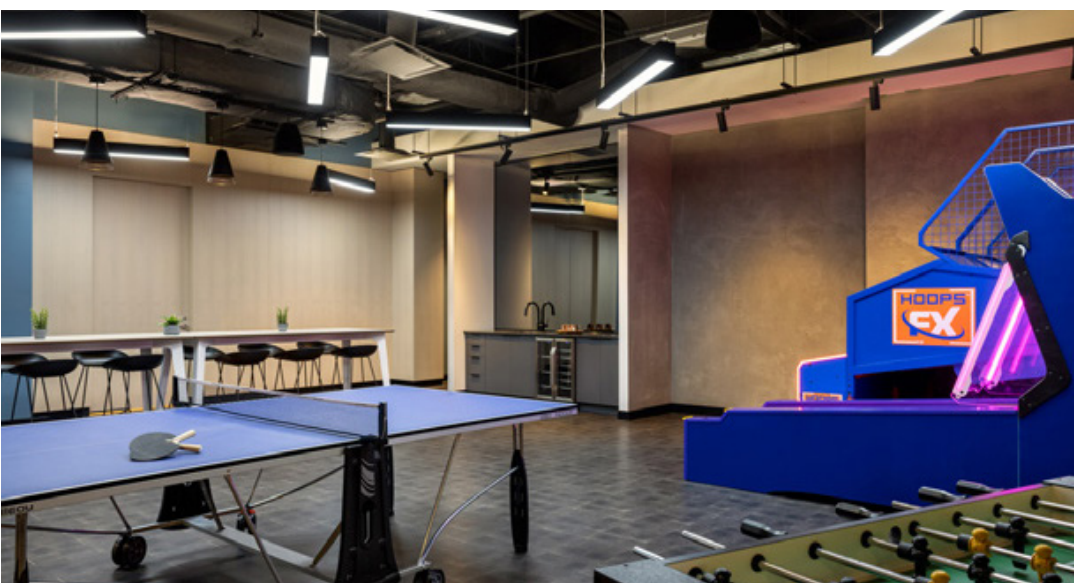


- Sublease area
- Occupied by sublandlord

10 Workstations	Reception/Lounge area	Fully furnished
Large boardroom	Meeting room	Kitchenette
Efficient Layout	Show suite standard	Elevator exposure







# COMMUNITY HIGHLIGHTS

## Building Amenities

### FITNESS & WELLNESS:

Club-quality fitness facility for exclusive use by building tenants at no additional charge.

### PARKING & TRANSIT:

Steps from LRT and close proximity to bus stops. +15 connections to Brookfield Place, Bow Parkade, and CORE shopping centre.

### DINING:

In-building dining options including Pineapple Hall, Pigeonhole, Goro + Gun, Phil & Sebastian, Barbarella and Major Tom.

## Neighbourhood Highlights

### OUTDOOR ACCESS:

Proximity to pathways, Prince's Island Park & Peace Bridge.

### STEPHEN AVE WALK:

A pedestrian friendly corridor lined with heritage architecture, boutique shops, patios, and public art installations.

### HOTELS & SHOPPING:

Eau Claire Sheraton, Westin, The Dorian & CORE Shopping.



# THE HEART OF STEPHEN AVENUE



## Legend

### PARKS & LANDMARKS

- 1 Calgary Tower
- 2 Devonian Gardens

### CHILDCARE

- 1 Bow Valley Child Care Centre

### HOTELS

- 1 Fairmont Palliser Hotel
- 2 Hyatt Regency Hotel
- 3 Le Germain Calgary

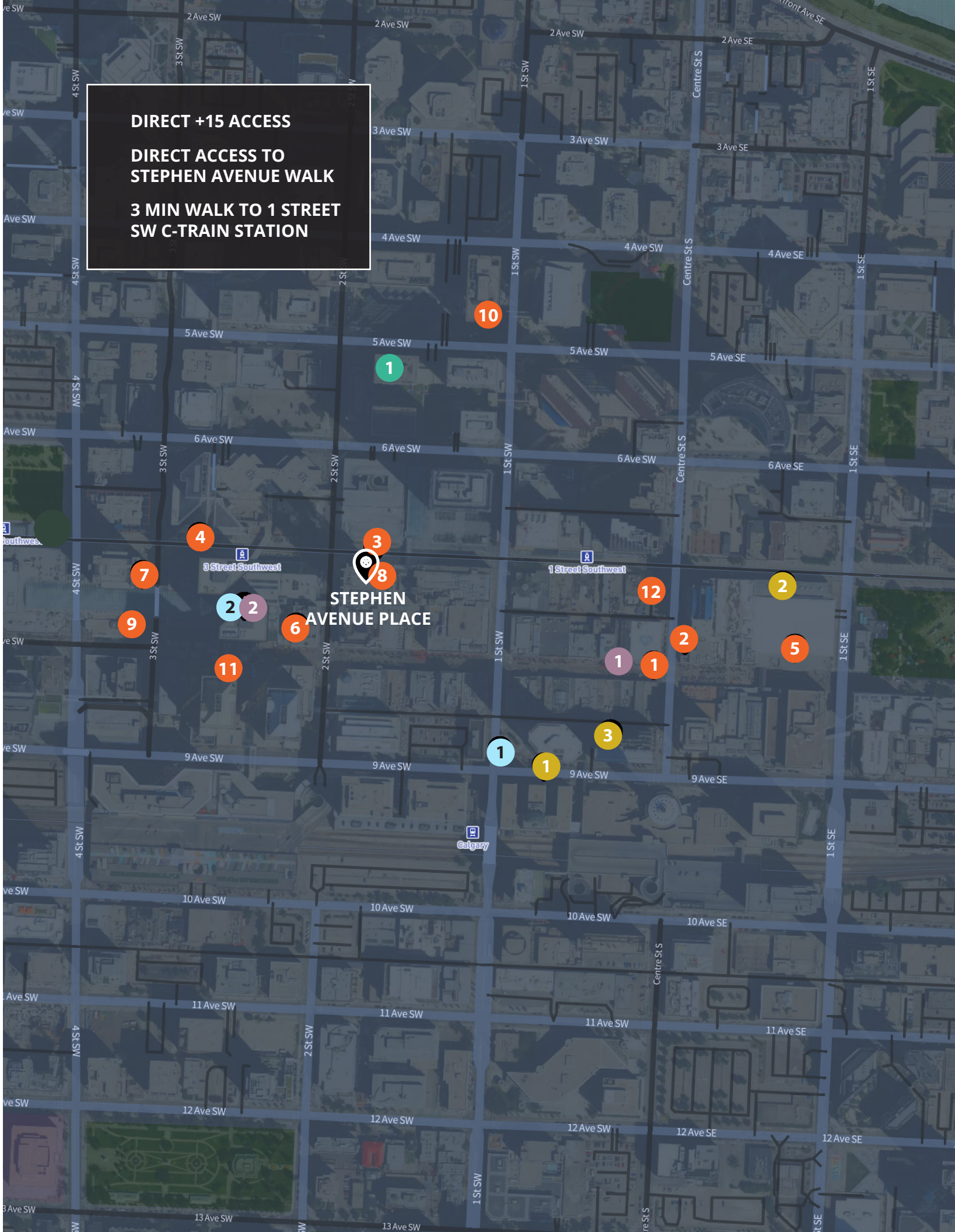
### RECREATION

- 1 HotShop Wellness
- 2 The CORE Shopping Centre

### DINING & COFFEE

- 1 Saltlik
- 2 Modern Steak
- 3 Goro + Gun
- 4 Cactus Club Cafe
- 5 Rosso Coffee Roasters
- 6 Local Public Eatery
- 7 Deville Coffee
- 8 Barbarella
- 9 Hy's Steakhouse
- 10 OEB Breakfast Co.
- 11 Earls Kitchen + Bar
- 12 Palomino Smokehouse

DIRECT +15 ACCESS  
DIRECT ACCESS TO  
STEPHEN AVENUE WALK  
3 MIN WALK TO 1 STREET  
SW C-TRAIN STATION



# LET'S CONNECT

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