

SLATE

Colliers

# Life Plaza

Office space for lease

734 7<sup>th</sup> Avenue SW, Calgary | Alberta

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## Lease Information

Suite	SQ/FT	Availability
Suite 300	1,600 SF	Immediately
Suite 340	5,270 SF	December 1, 2024
Suite 500	14,571 SF	Immediately
Suite 604	3,176 SF	Immediately
Suite 800	5,071 SF	Immediately
Suite 900	5,822 SF	Immediately
Suite 1202	3,784 SF	30 Days Notice
Suite 1208*	1,639 SF	30 Days Notice
Suite 1320	4,089 SF	Immediately
Suite 1500	2,663 SF	November 1, 2024
Suite 1520	~2,200 SF	January 1, 2025
Suite 1600	4,801 SF	Immediately
Suite 1650*	2,251 SF	Immediately
Suite 1700	6,508 SF	January 1, 2025
Suite 1720	8,063 SF	Immediately

Contiguous for 6,870 SF

Contiguous for 14,571 SF



\*Furnished



## Building Information

### Building Details

<b>Constructed</b>	1980
<b>Rentable Area</b>	236,710 square feet
<b>Average Floorplate</b>	14,571 square feet
<b>Number of Floors</b>	18
<b>Landlord</b>	SCREO I Gill Inc.
<b>HVAC</b>	Monday - Friday 7:00 am - 6:00 pm
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs &amp; Taxes</b>	\$15.98 per square foot (2024 estimate)
<b>Parking</b>	1:2,400 square feet   Parkade Height: 6'2" @ \$450.00/stall per month
<b>Security</b>	Main Lobby: Monday - Friday   6:00 am - 7:30 pm Plus 15: Monday - Friday   6:00am - 10:00 am / 3:30 pm - 9:00 pm

### Highlights

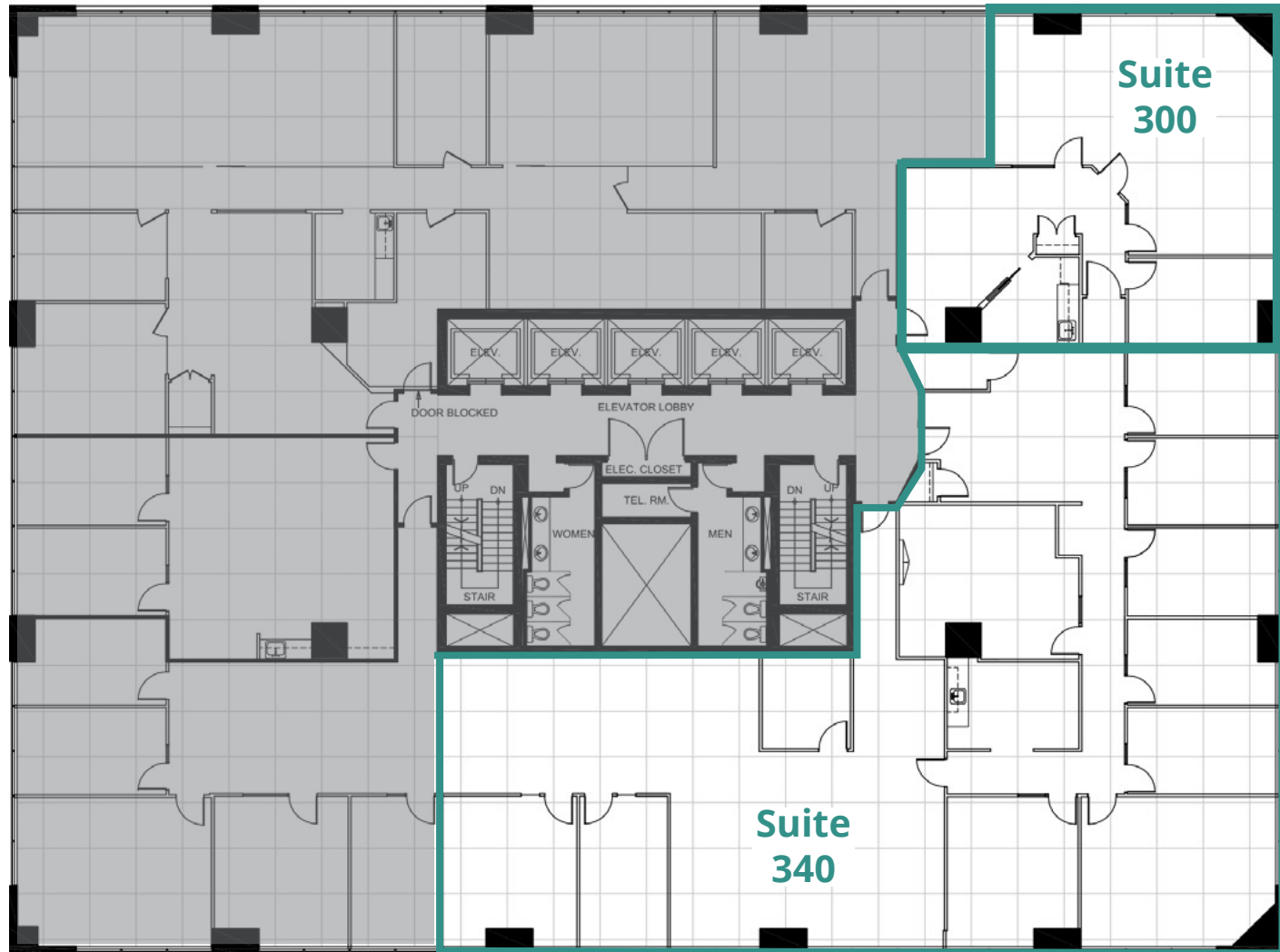
- +15 connections to AMEC Place and 801 Seventh
- Dog friendly
- Fitness facility and golf simulator for tenants exclusive use
- Fitness centre includes squash and racquetball courts
- Directly located on the LRT Line
- A&W and Scotia Bank on the Main Floor
- Bike parking in the parkade
- BOMA Silver Certified
- Fitwel Viral Response Certified



# Floor Plans

## Floor 3

6,870 SF



**Suite 300 | 1,600 SF**

**Suite 340 | 5,270 SF**

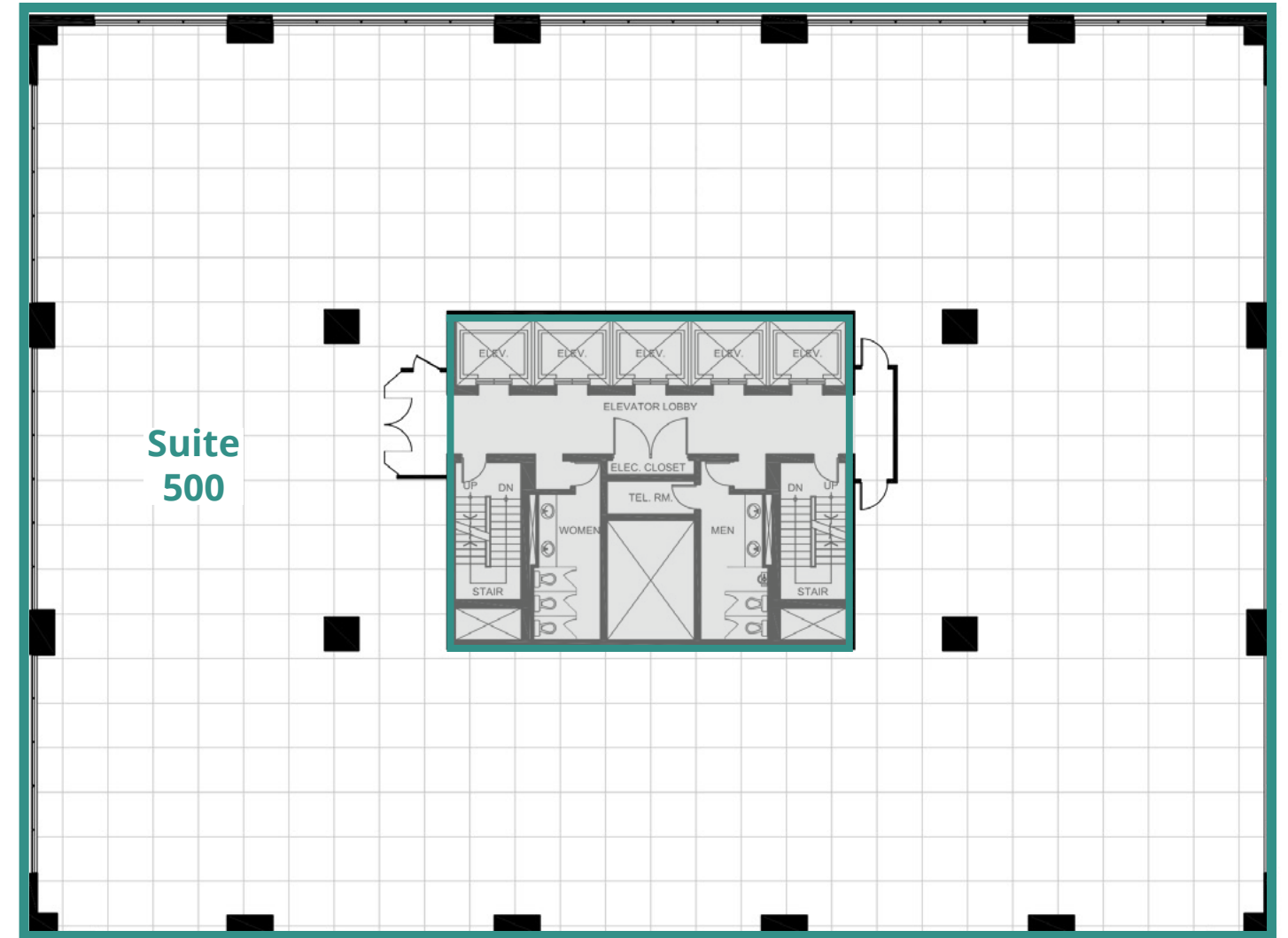
- 2 exterior offices
- kitchen
- small reception area

- 9 exterior offices
- small open area for workstations
- meeting room
- kitchen
- reception
- storage room

# Floor Plans

## Floor 5

14,571 SF



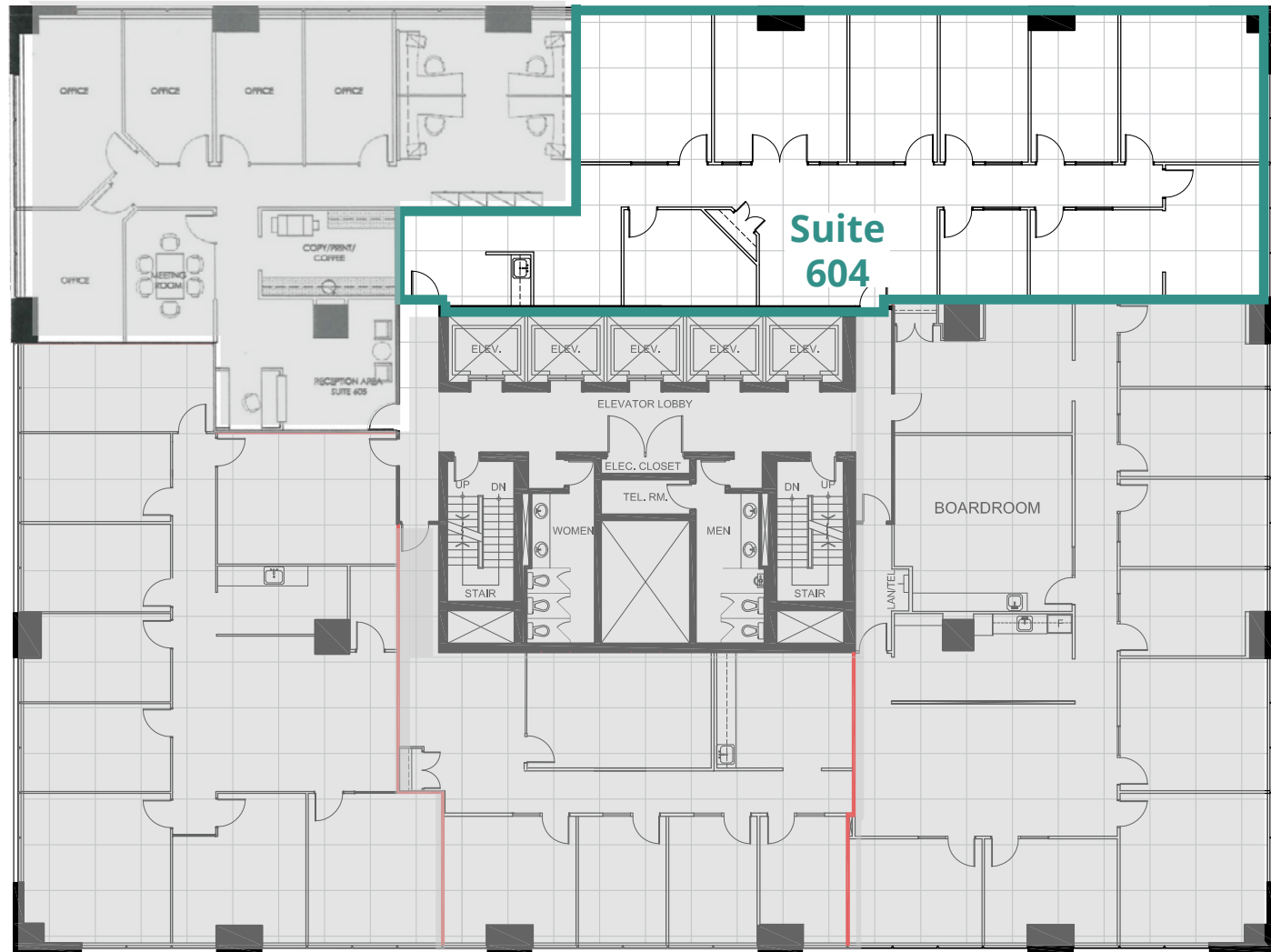
**Suite 500 | 14,571 SF**

- base building condition

# Floor Plans

## Floor 6

3,176 SF



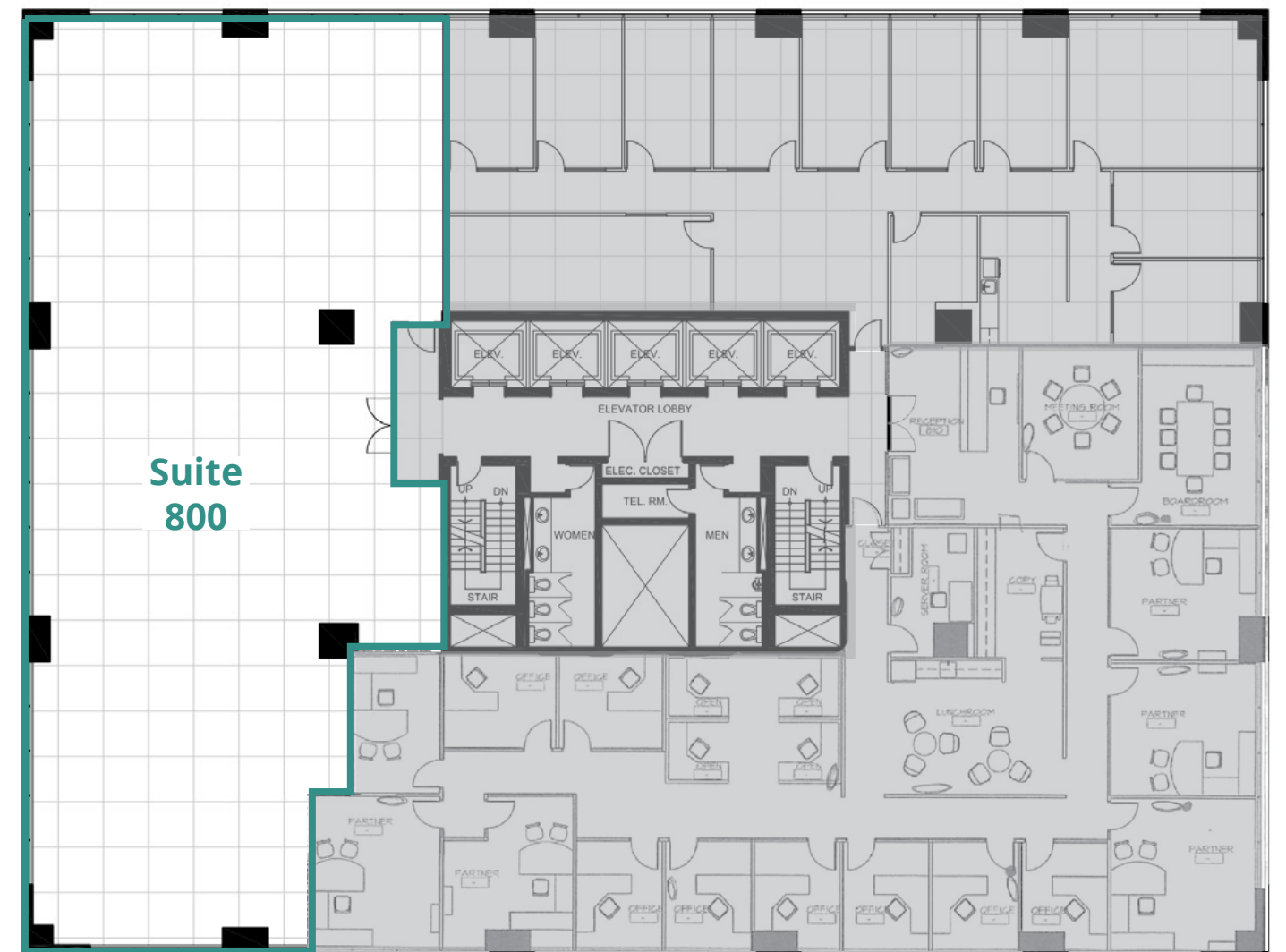
### Suite 604 | 3,176 SF

- 5 exterior offices
- 1 interior office
- meeting room
- boardroom
- kitchen
- copy/file area

# Floor Plans

## Floor 8

5,071 SF



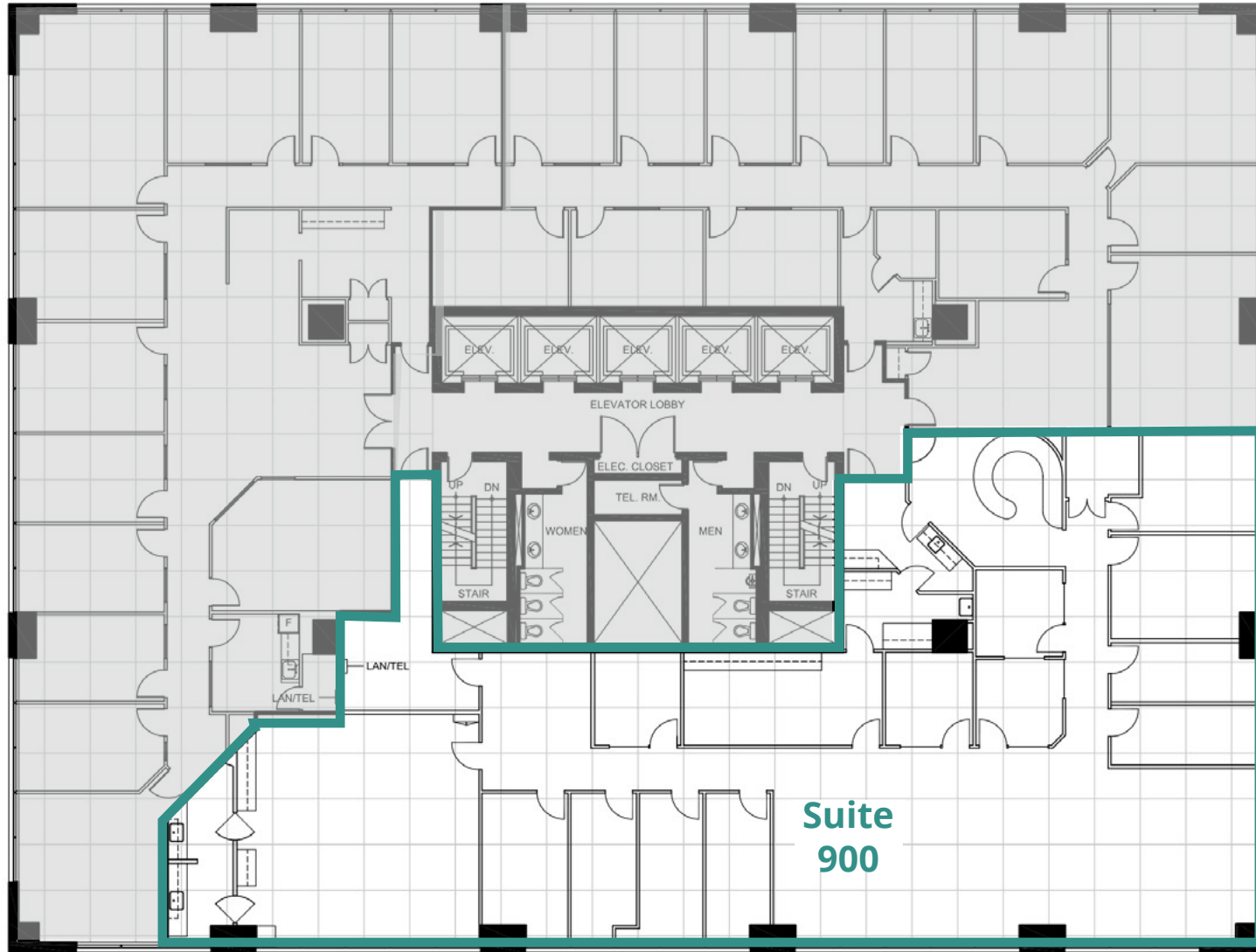
### Suite 800 | 5,071 SF

- base building condition

# Floor Plans

## Floor 9

5,822 SF



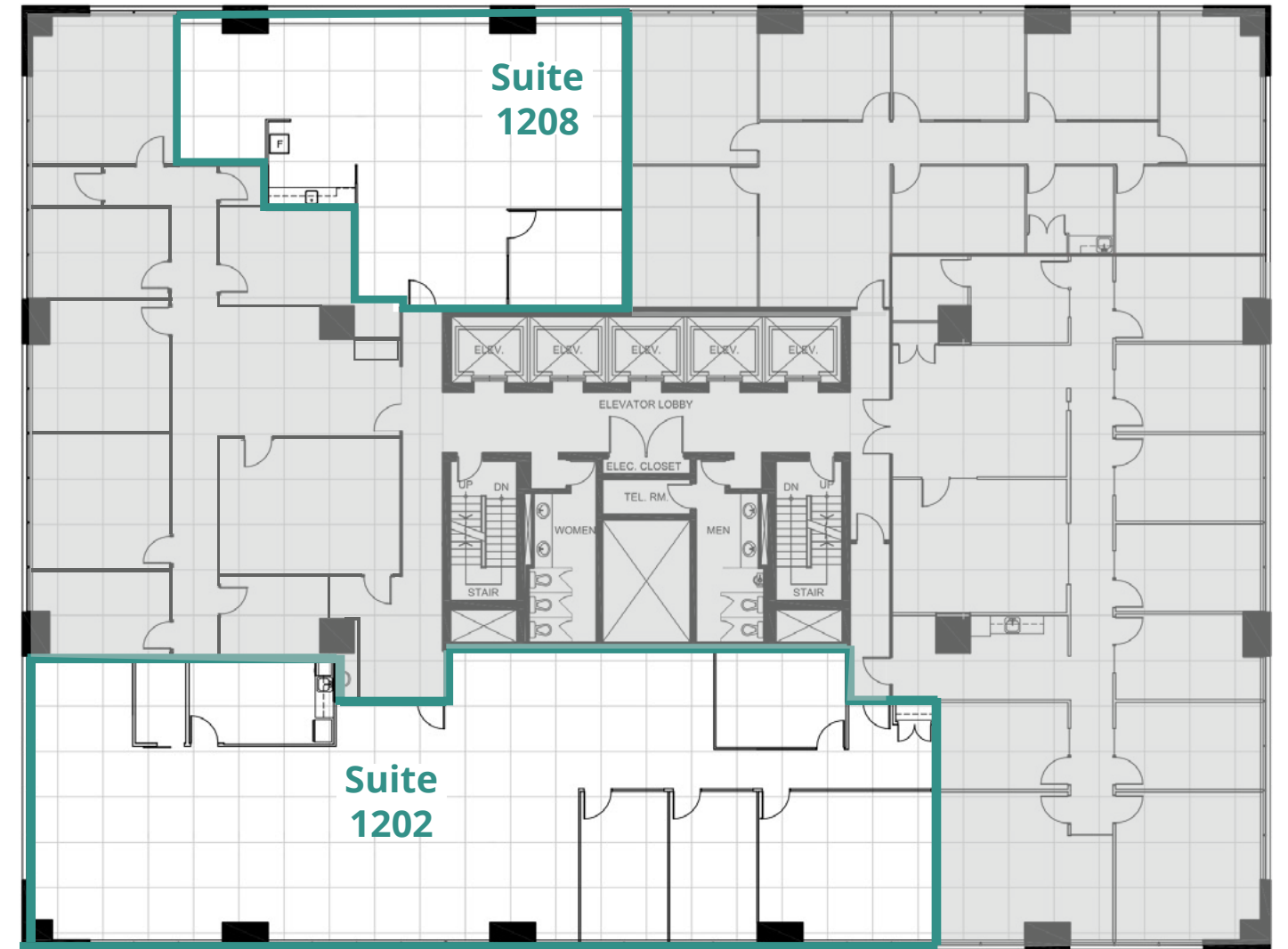
### Suite 900 | 5,822 SF

- 8 exterior offices
- 4 interior offices
- boardroom
- reception
- kitchen
- storage
- server room

# Floor Plans

## Floor 12

5,423 SF



### Suite 1202 | 3,784 SF

- 2 exterior offices
- 1 interior office
- meeting room
- large open space
- storage
- kitchen

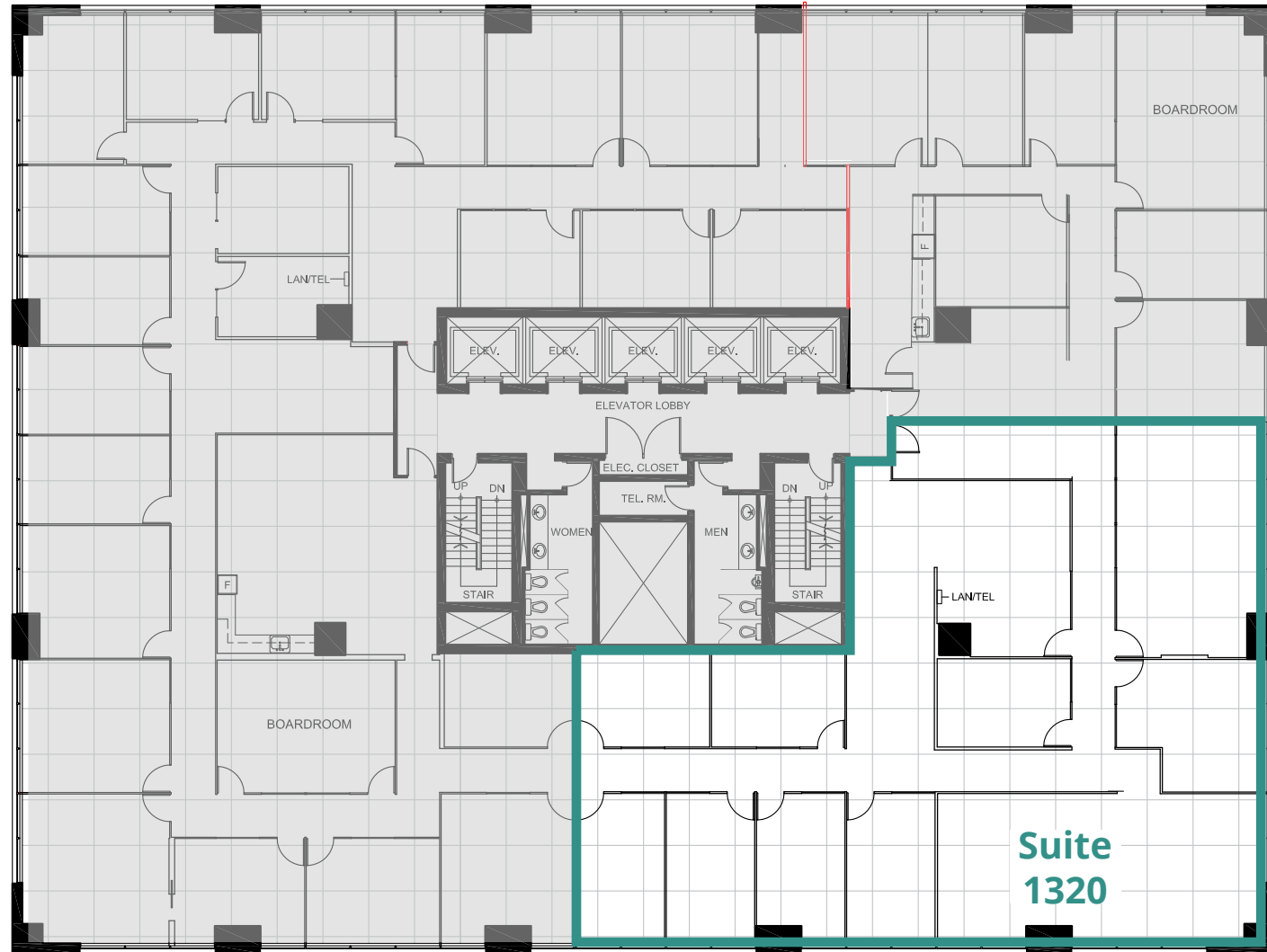
### Suite 1208 | 1,639 SF | Furnished

- 1 interior offices
- open area
- kitchen
- reception area

# Floor Plans

## Floor 13

4,089 SF



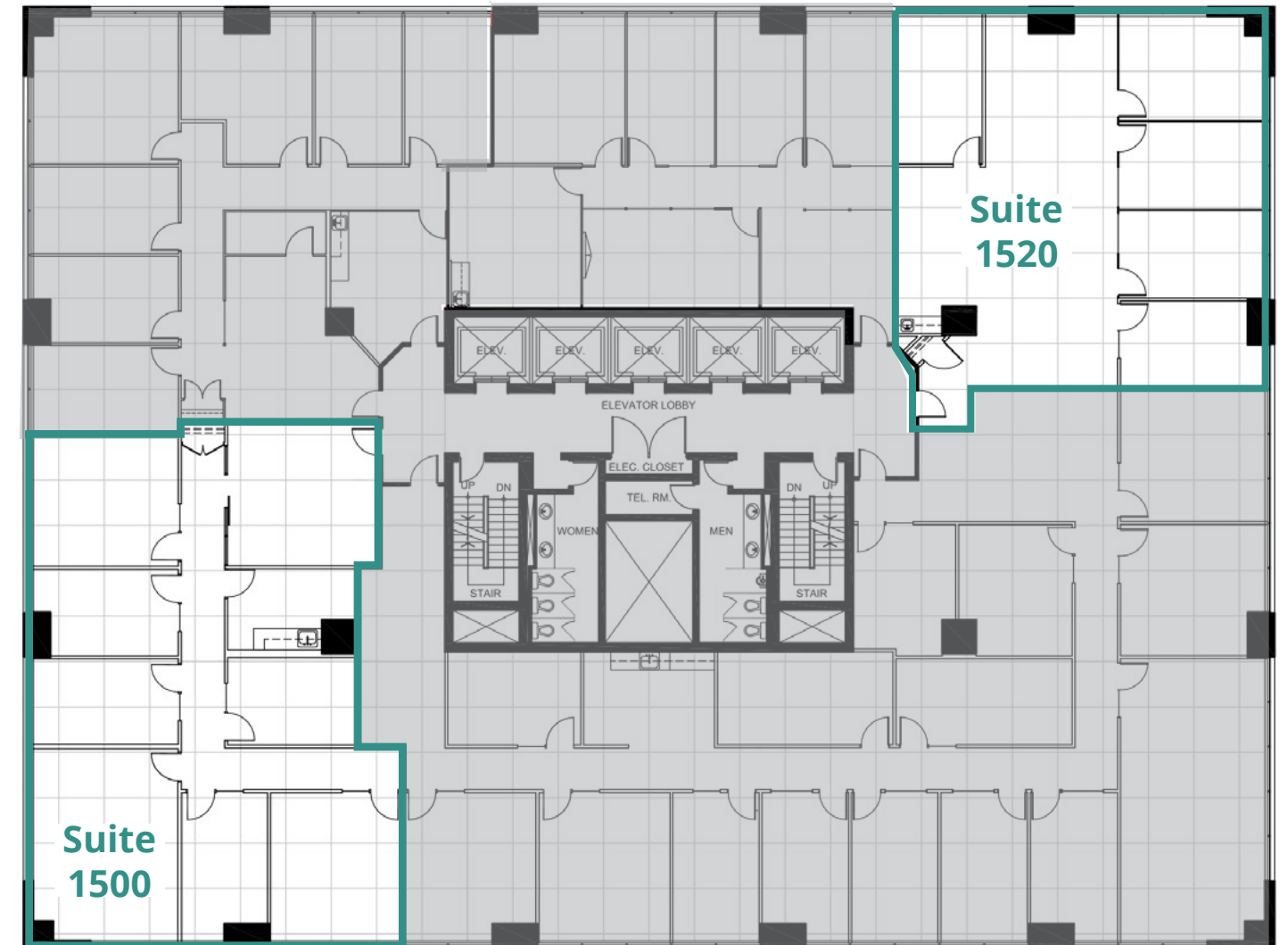
### Suite 1320 | 4,089 SF

- 5 exterior offices
- 3 interior offices
- small open area
- boardroom

# Floor Plans

## Floor 15

4,863 SF



### Suite 1500 | 2,663 SF

- 5 exterior offices
- 1 interior office
- meeting room
- kitchen
- reception area

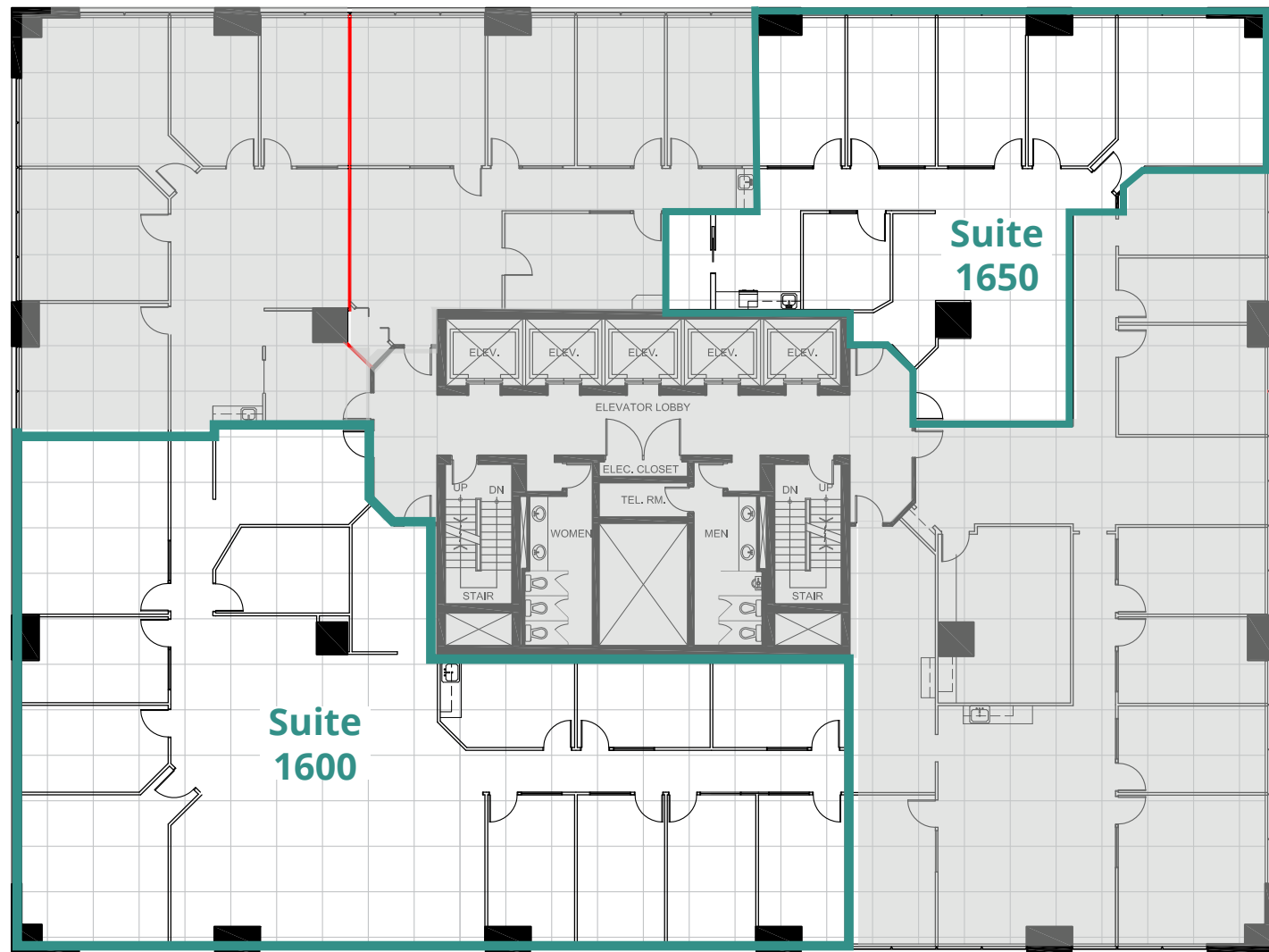
### Suite 1520 | ~2,200 SF

- 5 exterior offices
- kitchenette
- small open area

# Floor Plans

## Floor 16

7,052 SF



### Suite 1600 | 4,801 SF

- 7 exterior offices
- 3 interior offices
- boardroom
- kitchen
- reception
- small open area

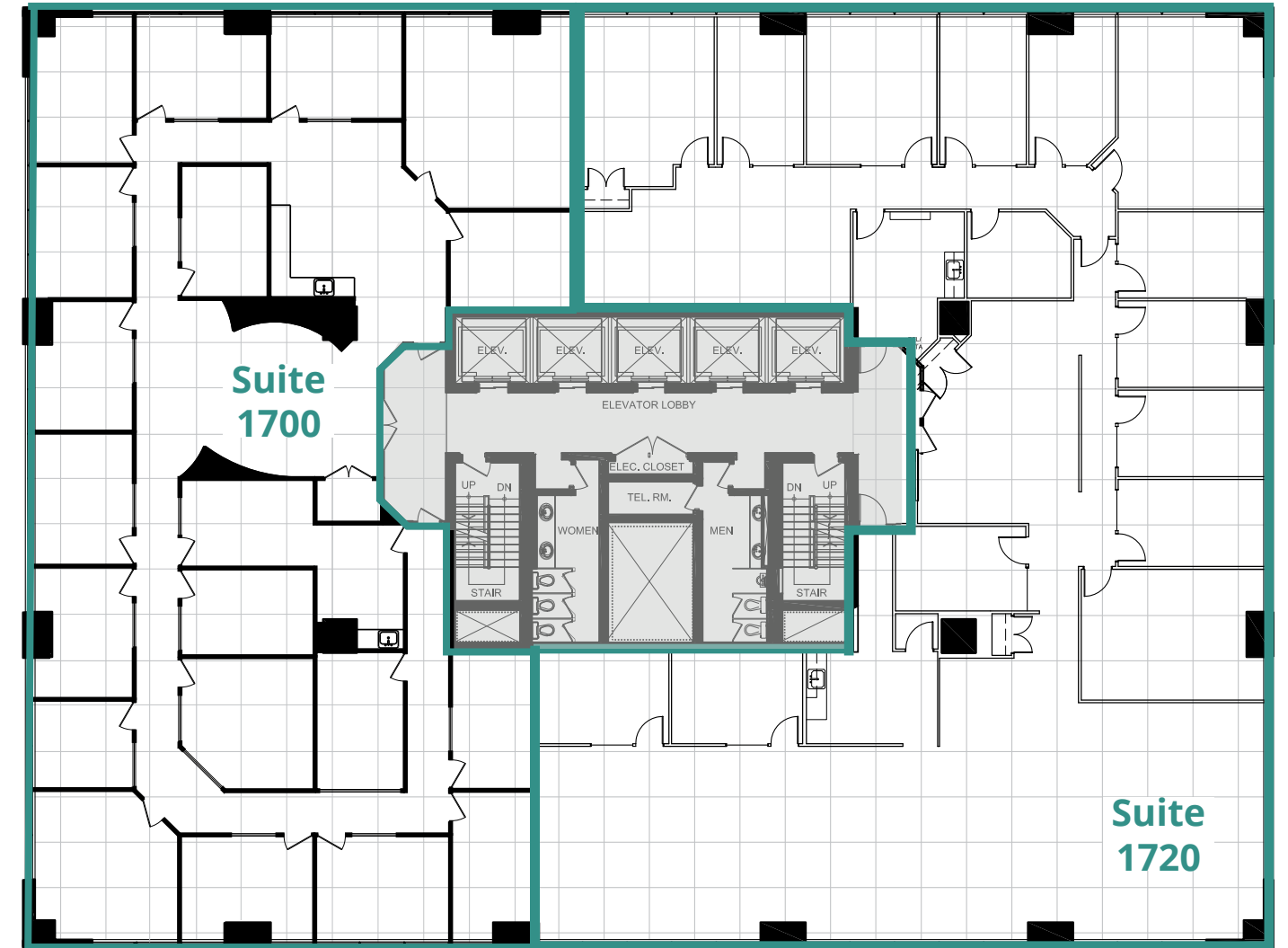
### Suite 1650 | 2,251 SF | Furnished

- 5 exterior offices
- meeting room
- kitchen
- phone room
- reception
- small open area

# Floor Plans

## Floor 17

14,571 SF



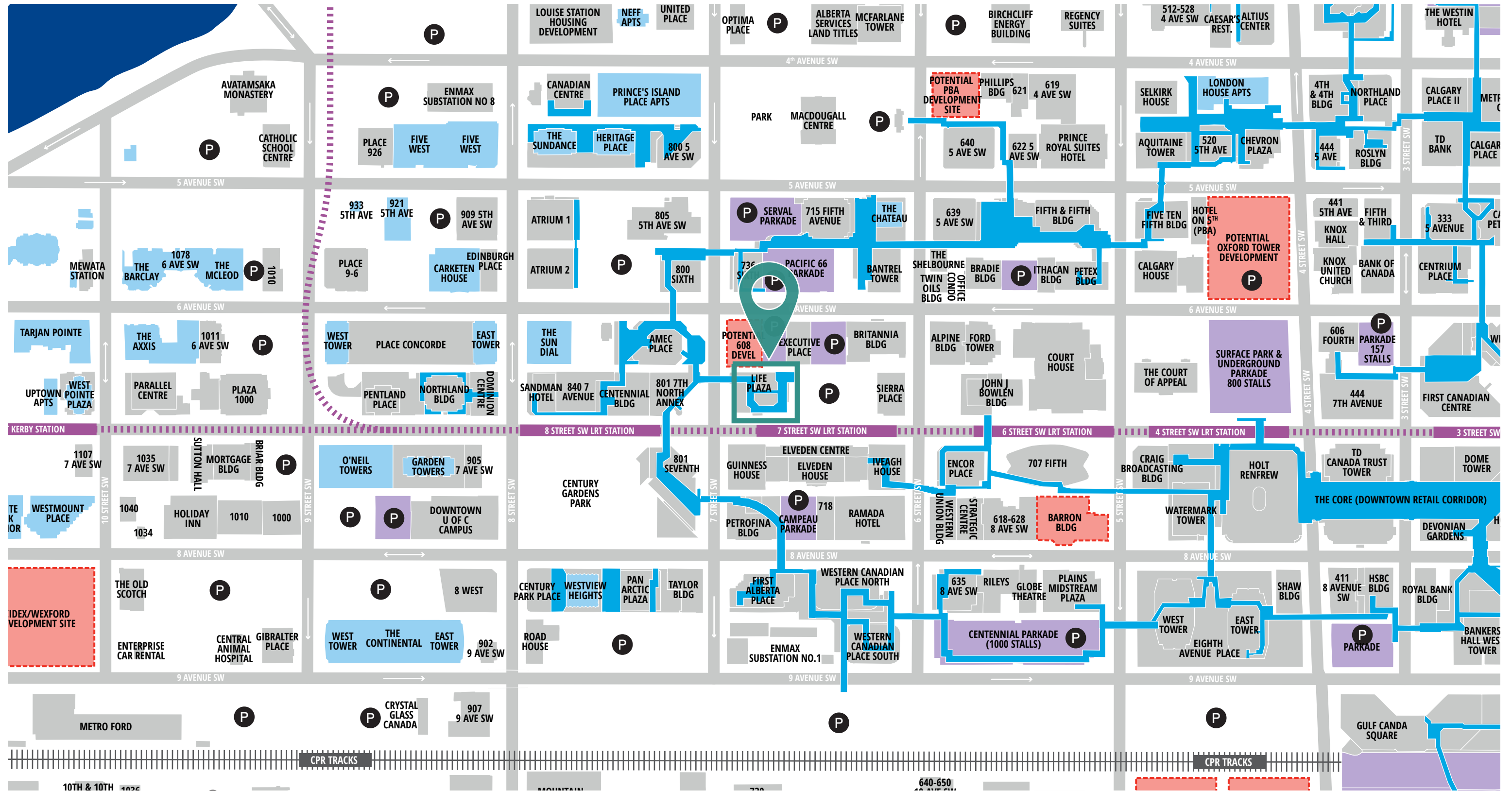
### Suite 1700 | 6,508 SF

- 12 exterior offices
- 6 interior offices
- meeting room
- 2 kitchens
- reception

### Suite 1720 | 8,063 SF

- 11 exterior offices
- 4 interior offices
- 2 kitchens
- reception
- open area for workstations

# Surrounding Area





734 7<sup>th</sup> Avenue SW, Calgary, Alberta

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