

DOWNTOWN OFFICE SPACE FOR LEASE

Petex Building

600 6th Avenue SW, Calgary



Allan Jones, EXECUTIVE VICE PRESIDENT

c: 403-850-7621

d: 403-294-7188

ajones@barclaystreet.com

Anders O'Connor, ASSISTANT (UNLICENSED)

c: 516-279-0198

d: 587-393-9331

aoconnor@barclaystreet.com



**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

LEASE INFORMATION

AVAILABLE FOR LEASE:

- » 12,000 sq. ft. – 3rd floor. **FULL FLOOR DEMISABLE**
 - Building show suites 2,500+ sq. ft.
 - Can be demised as required.
 - New ceiling, lighting, HVAC, Tenant lobby and washrooms.
 - Furniture available
- » 3,232 sq. ft. – Suite 410
 - Up to 8 offices, reception, boardroom, kitchen, storage.
 - New carpet and paint.
 - Furniture available.
- » 2,611 sq. ft. – Suite 600 **C/L**
 - 5 offices (most large), reception, boardroom, kitchen, storage, open area.
 - Proposed new carpet and paint.
- » 4,128 sq. ft. – Penthouse
 - Unique space with south exposure
 - 10' high windows, balcony
 - Hardwood floor
 - Drywall ceiling in boardroom
 - Private shower

- » 1,300 sq. ft. – Suite 220 — **LEASED**
- » 1,640 sq. ft. – Suite 430 — **LEASED**
- » 1,838 sq. ft. – Suite 1010 — **LEASED**

OP. COSTS & TAXES: \$12.38 per sq. ft. (est., 2025)

NET RENT RATES: Market; negotiable



- » Across the street from new courthouse.
- » Upgraded HVAC, new chiller installed.
- » After hours security card access.
- » Coffee shop in main lobby.
- » Extensive renovation to main floor, elevator cabs, Tenant lobbies and washrooms.
- » Personal training in fitness centre.



Main lobby

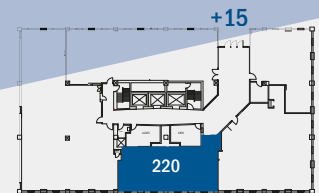
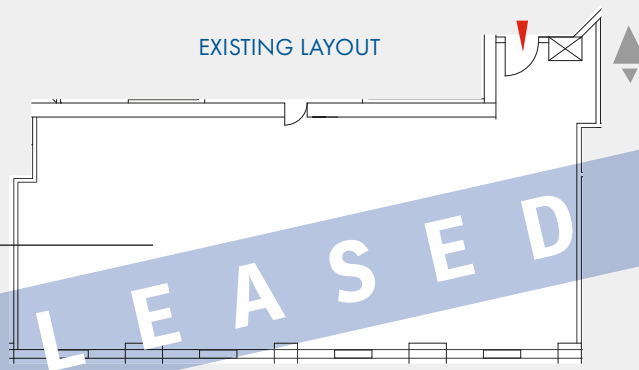


Deville Coffee

2 FLOOR

SUITE 220
1,300 SQ.FT.

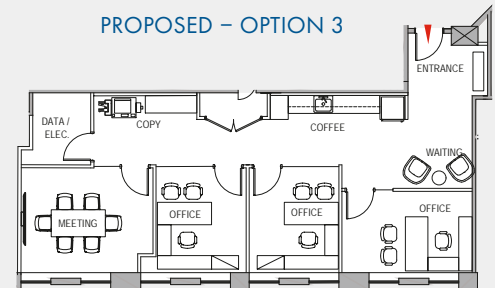
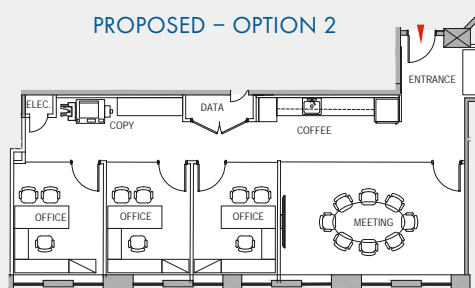
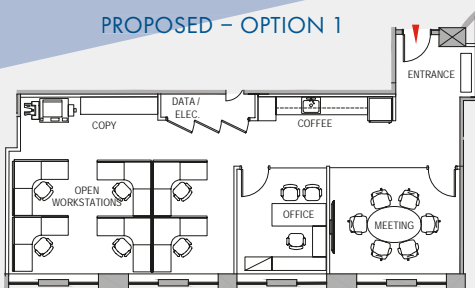
- Connected to +15
- Show suite
- Flexible layout – will build to desired layout



PROPOSED – OPTION 1

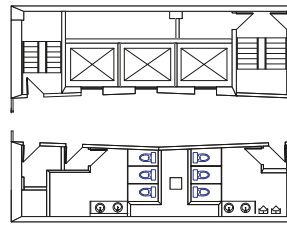
PROPOSED – OPTION 2

PROPOSED – OPTION 3

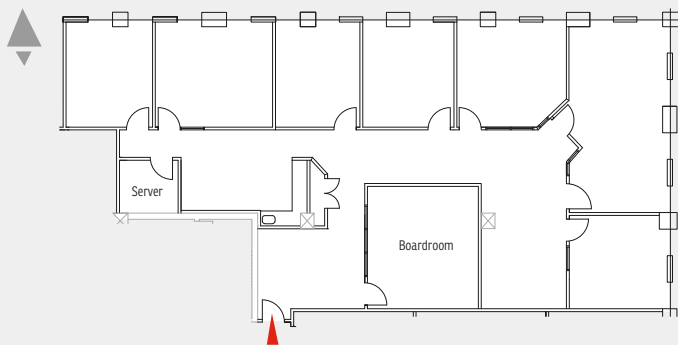


3 FLOOR**12,000** SQ.FT.**FULL FLOOR
DEMISABLE**

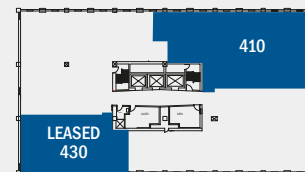
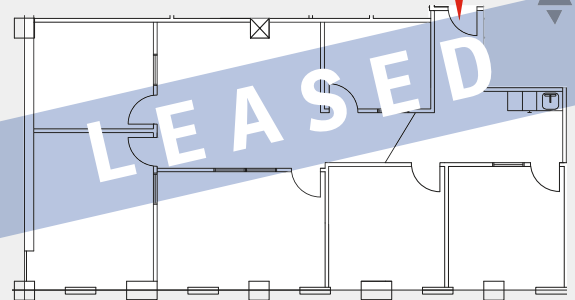
- Building show suites 2,500+ sq. ft.
- Can be demised as required.
- New ceiling, lighting, HVAC, Tenant lobby and washrooms.
- Furniture available.

Future Show Suites**4 FLOOR****SUITE 410
3,232** SQ.FT.

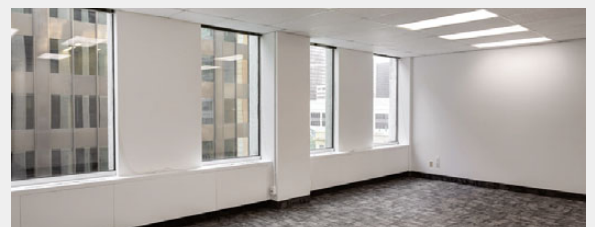
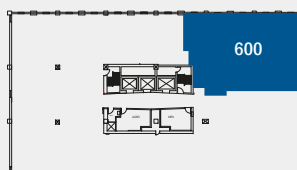
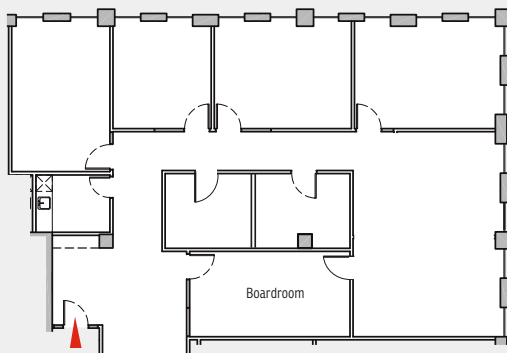
- Up to 8 offices, reception, boardroom, kitchen, storage.
- New carpet and paint.
- Furniture available.

**SUITE 430
1,640** SQ.FT.

- Available Nov. 1, 2024 or sooner
- Former show suite, "Like new" condition.
- 5 offices, meeting room, kitchen
- SW corner.
- Furniture available.

**6 FLOOR****SUITE 600
2,611** SQ.FT. **C/L**

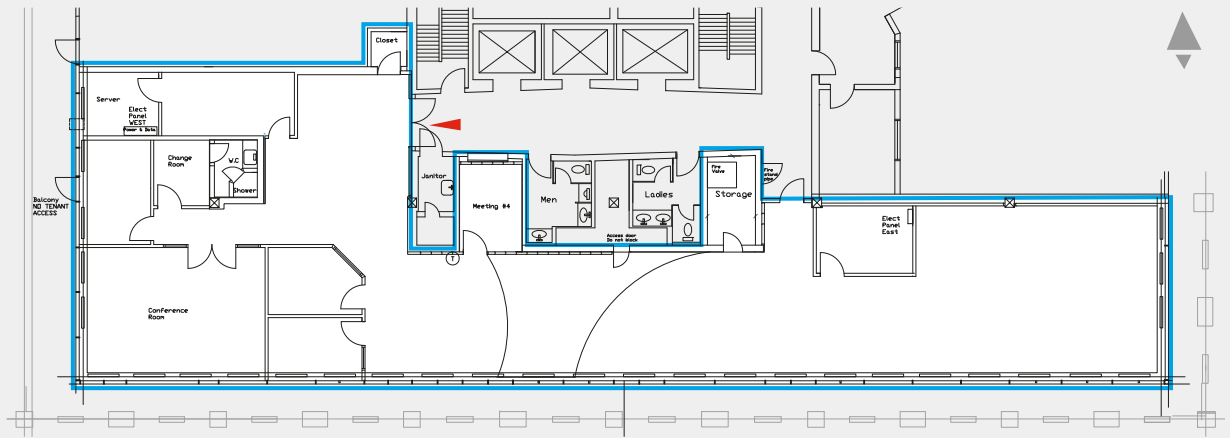
- 5 offices (most large), reception, boardroom, kitchen, storage, open area.
- Proposed new carpet and paint.



PENTHOUSE

4,128 SQ.FT.

- Unique space with south exposure
- 10' high windows, balcony
- Hardwood floor
- Drywall ceiling in boardroom
- Private shower

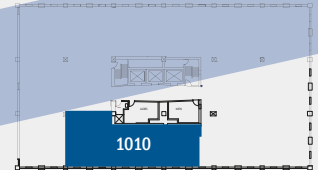
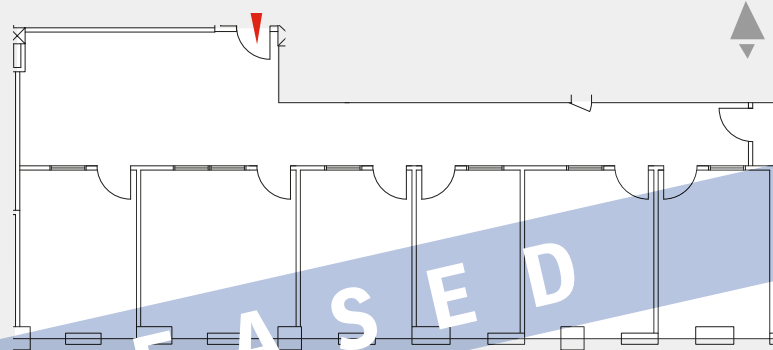


10 FLOOR

SUITE 1010

1,838 SQ.FT.

- Former show suite.
- "Like new" condition.
- 5 offices, reception, boardroom, storage, IT room.
- Furniture available.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS