

DOWNTOWN OFFICE SPACE FOR SUBLEASE

6,265 sf

Suite 900

Place 9-6

940 6th Avenue SW, Calgary



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- » Located in the west end of downtown.
- » Within close proximity to Calgary's Kensington district, a unique and trendy village with over 100 shops and restaurants.
- » Bow River Pathway System is only short walk away.
- » Very close to LRT.
- » Fitness facility at no charge.
- » Daycare on the main floor.

SUBLEASE INFORMATION

MUNICIPAL ADDRESS: 940 6th Avenue SW, Calgary

SUBLANDLORD: SeisWare International Inc.

AVAILABLE FOR SUBLEASE:

6,265* sq. ft. – Suite 900

- 13 offices, file room, copy room – bright and modern space with high-end improvements.
- Shared reception, boardroom, kitchen, lounge.
- All spaces separated by card-swipe locking doors.
- Potential shared space: server room (with dual A/C unit and separate secure rack) and training room.
- Separate IT rack available. Existing cabling in place.
- DIRTT wall system.
- Separate men's and ladies' shower and locker rooms within the space.

AVAILABILITY: Immediate

TERM: June 29, 2027

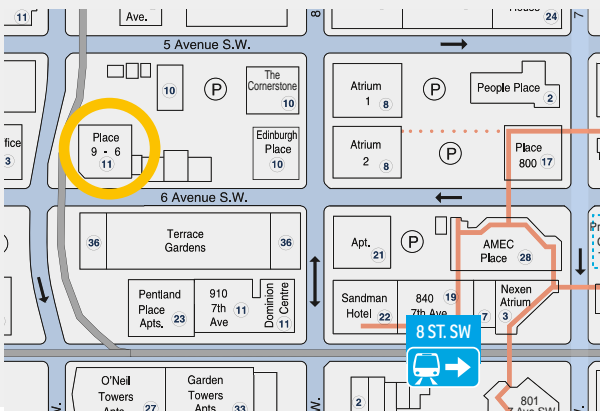
PARKING

- » Up to 7 underground parking stalls available.
- » \$250/mo per U/G stall

OP. COSTS & TAXES: \$15.69 per sq. ft. (est.) Office

SUBLEASE RATES: Market

* Subject to measurement



Building Lobby



Fitness Centre



Daycare

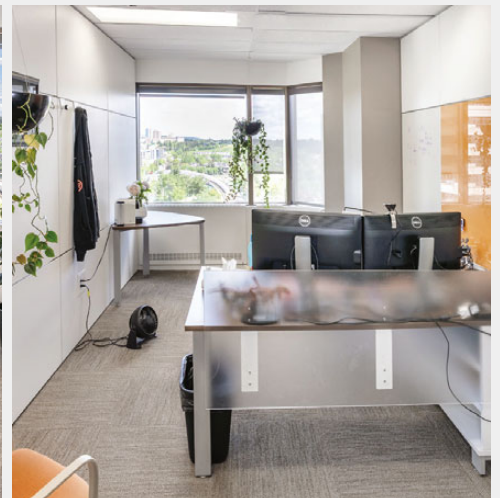
SUITE 900

6,265* SQ.FT.

- 13 offices, file room, copy room, men's and ladies' shower and locker rooms.
- Shared reception, boardroom, kitchen, lounge.
- Potential shared space: server room (with dual A/C unit and separate secure rack) and training room.

- Available
- Shared space
- Potential shared space
- Occupied

* Subject to measurement



SHARED SPACE



Reception



Boardroom



Kitchen



Lounge

POTENTIAL SHARED SPACE



Server room (with dual A/C unit and separate secure rack)



Training room

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