



**SLATE**

FOR LEASE

# STEPHEN AVENUE PLACE



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## This is the place.

Welcome to Stephen Avenue Place, a modern hub for energy, innovation, business, dining and shopping.

Slate, with its partners Oliver & Bonacini and Concorde Group, are creating three singular dining concepts at Stephen Avenue Place: a panoramic 40<sup>th</sup> floor world-class restaurant, a 2<sup>nd</sup> floor chef-driven, market-style Food Hall and a stylish and animated ground floor restaurant, patio and bar. O&B and Concorde are also revitalizing Stephen Avenue fixtures Goro + Gun and National Beer Hall.

CONCORDE GROUP  
ENTERTAINMENT

OLIVER & BONACINI  
HOSPITALITY

**SLATE**

# Building Highlights

Stephen Avenue Place offers 620,000 square feet of rentable space at the nexus of the historic Stephen Avenue Walk and 2<sup>nd</sup> Street.

- +15 connections to Brookfield Place, The Bay, Bow Parkade and CORE Shopping Centre
- Numerous retail amenities both in the building and the surrounding area
- New conference centre and club-quality fitness facility located on the 4<sup>th</sup> floor for exclusive use by building tenants at no additional charge
- New tenant only lounge and games room located on the main floor
- Adjacent to LRT and in close proximity to multiple bus stops
- Virtually column free floorplates providing flexible space planning options
- Expansive high-rise views of Calgary
- Dog friendly



Through partnership with two of Canada’s leading restaurant and entertainment companies, Stephen Avenue Place will feature three new innovative and inspired dining experiences.



### 40<sup>TH</sup> FLOOR

A world-class restaurant

### 2<sup>ND</sup> FLOOR

A chef-driven contemporary food hall

### 1<sup>ST</sup> FLOOR

A lively restaurant, bar, and patio

## NEW OFFICE & TENANT SERVICES



Expansive & Adaptive Conference Centre



Club-Quality Fitness Facility



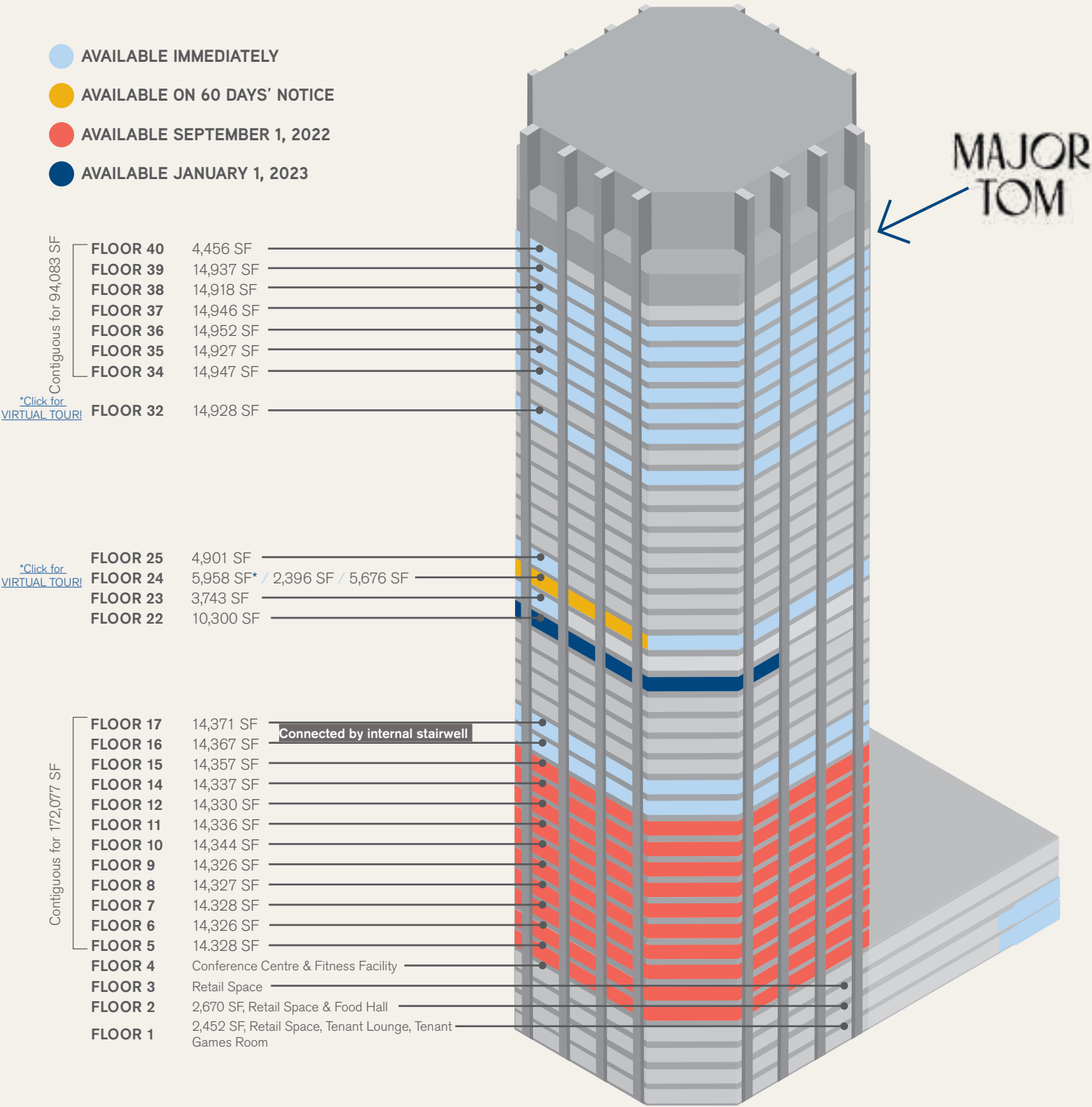
Exclusive Tenant Lounge



Tenant-Only Games Room

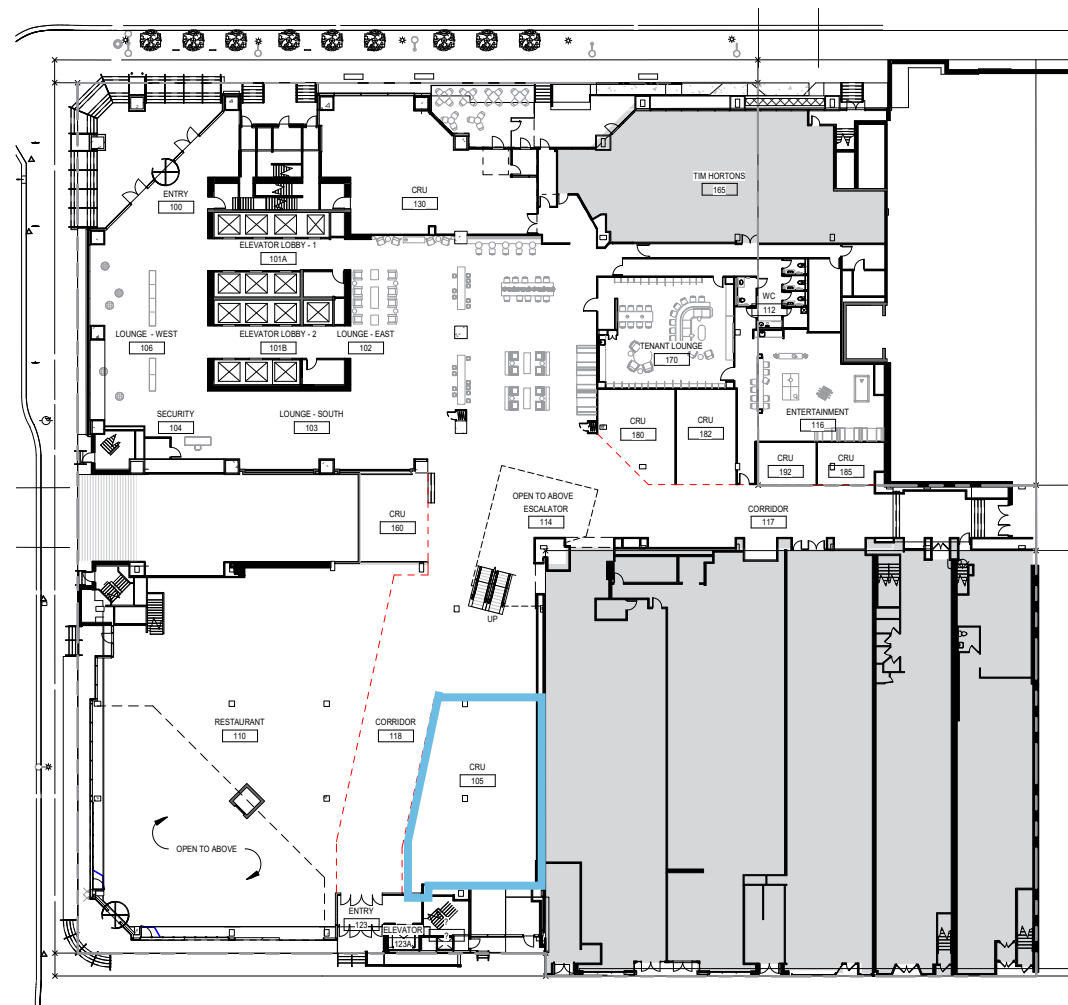
Stephen Avenue Place is being fully transformed into a modern hub for business, dining, and shopping, while respecting and celebrating its history and future as a Calgary landmark.

# Current Lease Availabilities



Floor 1

2,452 SF

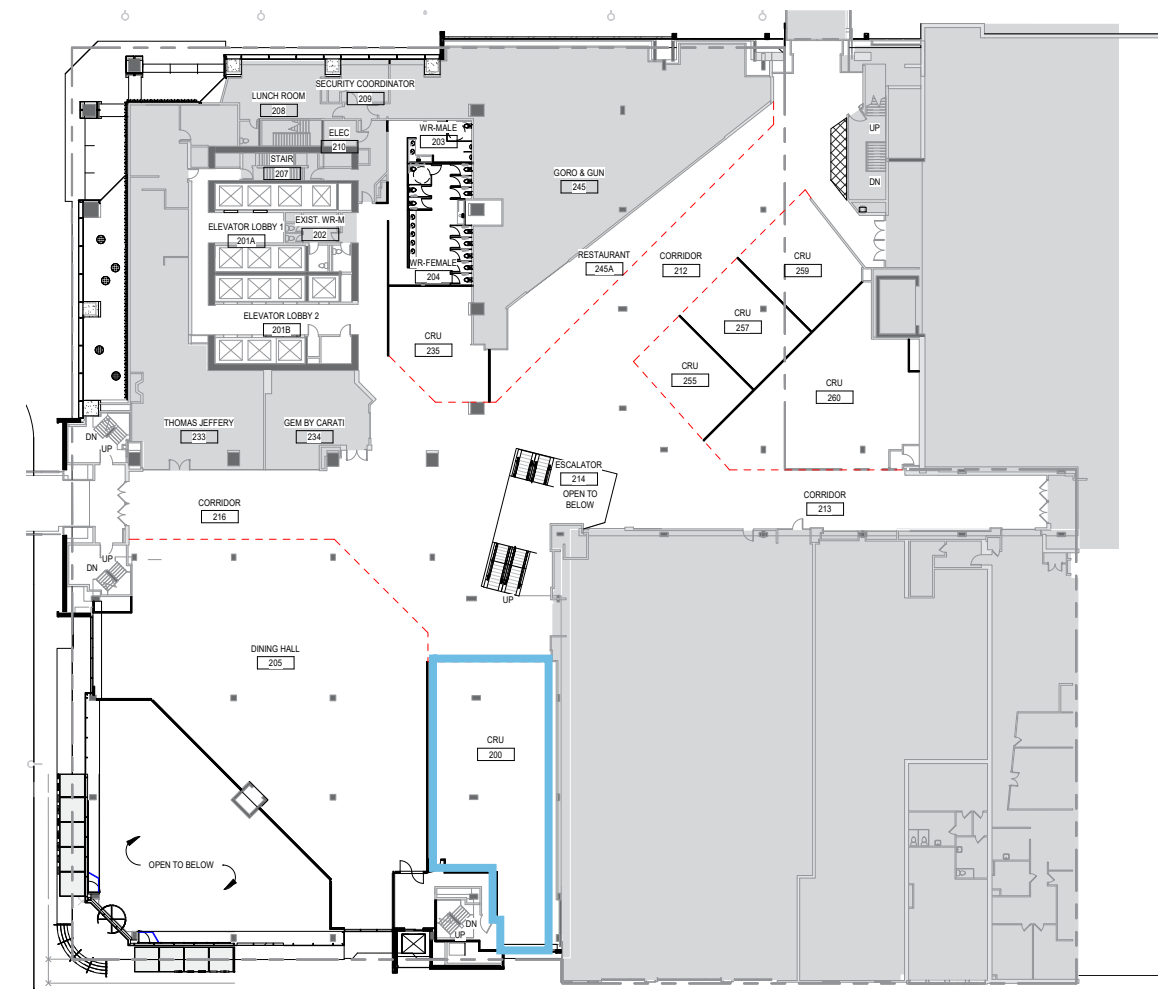


## HIGHLIGHTS

- Main Floor Retail Space

## Floor 2

2,670 SF



## HIGHLIGHTS

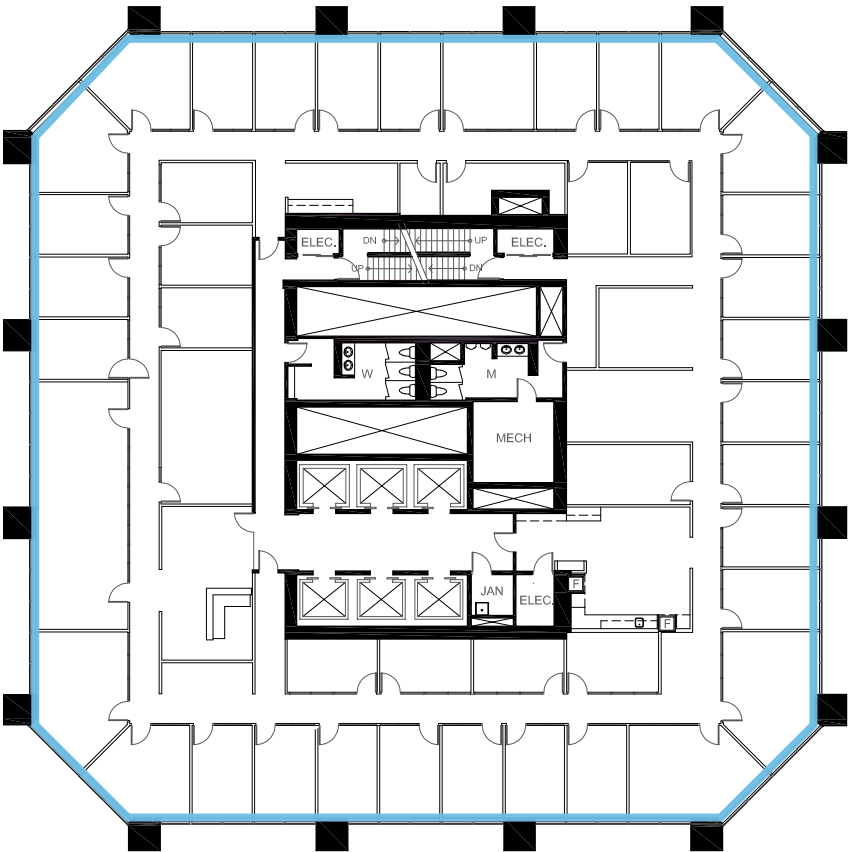
- Plus 15 Retail Space

# Floor 5

14,328 SF

## HIGHLIGHTS

- 32 Exterior Offices
- 9 Interior Offices
- Boardroom
- Meeting Room
- Kitchen
- Reception
- Copy/File Areas
- Server Room
- Storage Room

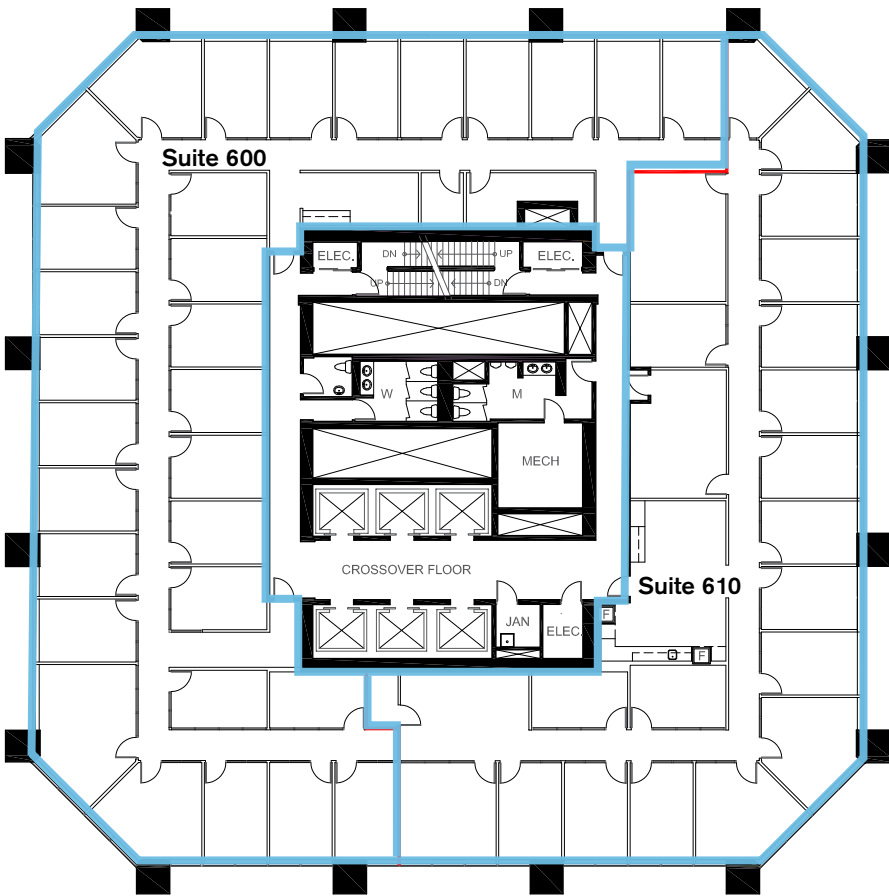


# Floor 6

14,326 SF

## HIGHLIGHTS

- Suite 600 - 8,198 SF**
  - 22 Exterior Offices
  - 9 Interior Offices
  - Copy/File Area
- Suite 610 - 6,128 SF**
  - 16 Exterior Offices
  - 3 Interior Offices
  - 2 Meeting Rooms
  - Kitchen
  - Copy/File Area

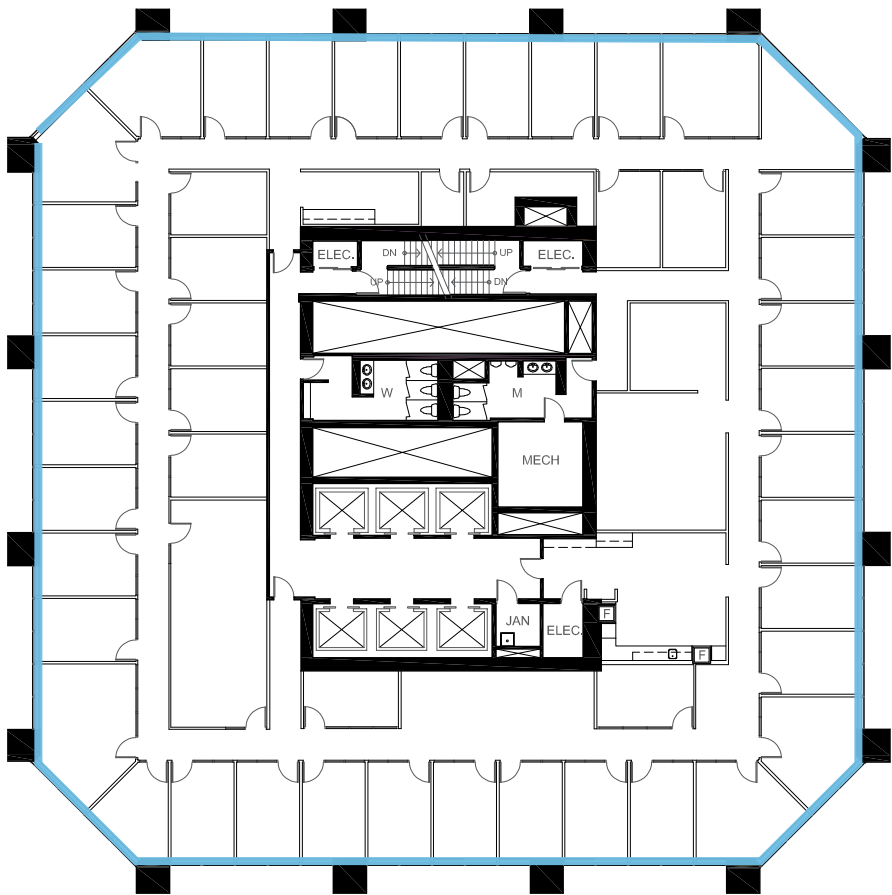


# Floor 7

14,328 SF

## HIGHLIGHTS

- 37 Exterior Offices
- 9 Interior Offices
- Boardroom
- Kitchen
- Copy/File/Storage Areas

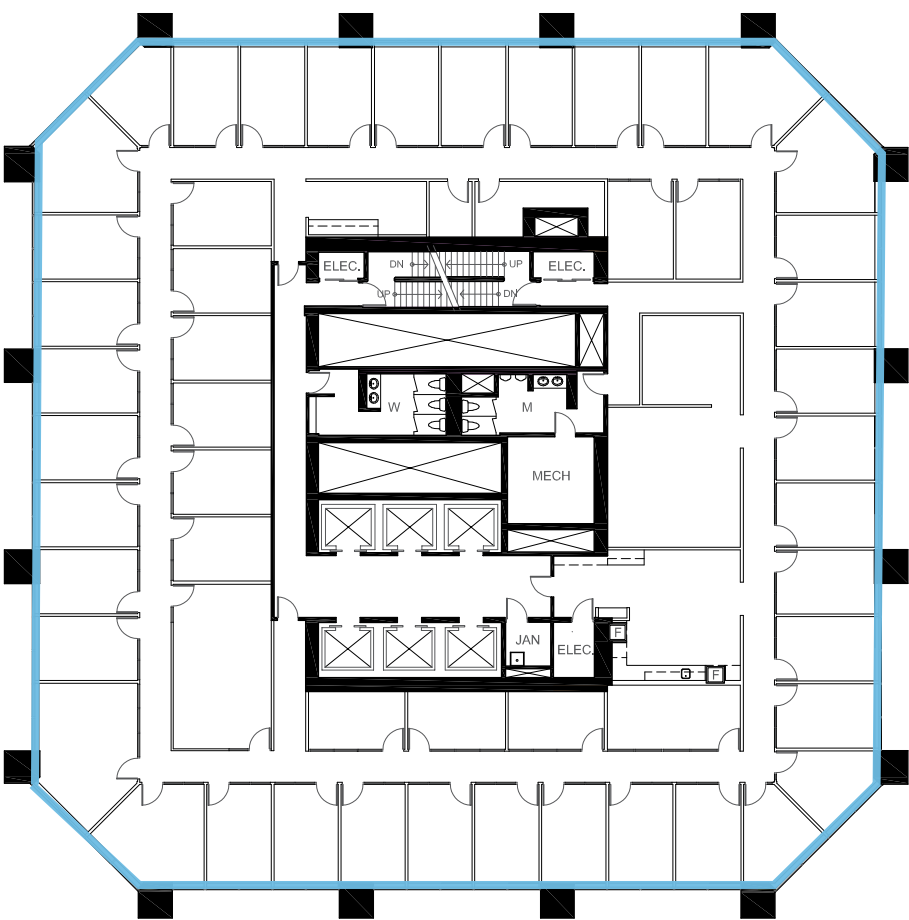


# Floor 8

14,327 SF

## HIGHLIGHTS

- 39 Exterior Offices
- 11 Interior Offices
- Boardroom
- Kitchen
- Copy/File Areas

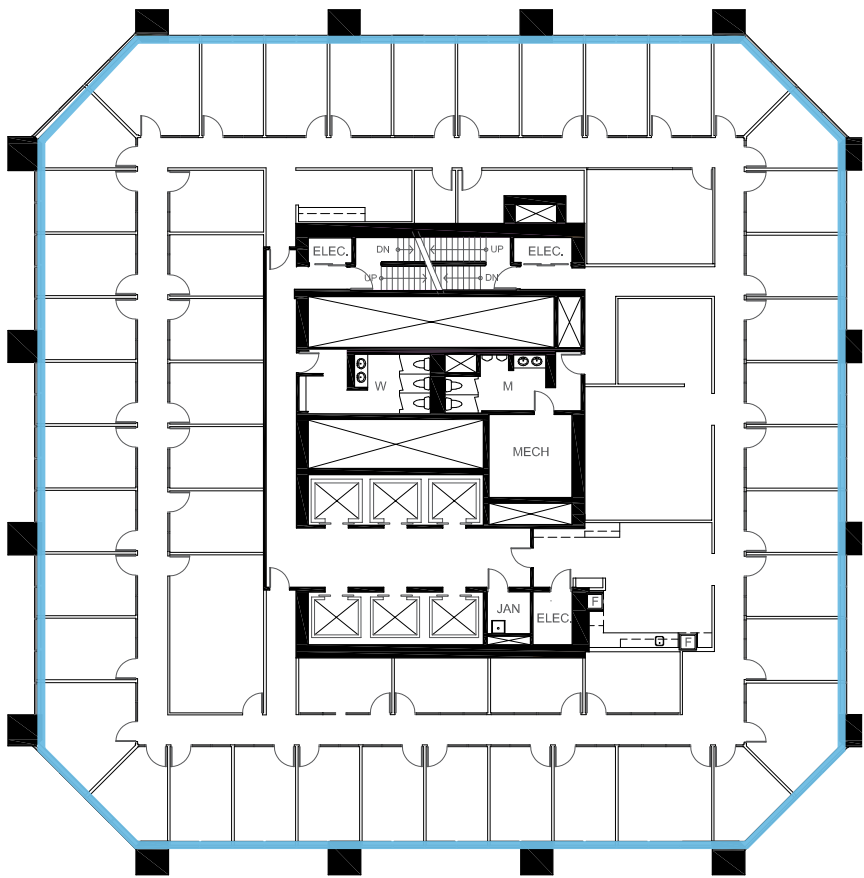


# Floor 9

14,326 SF

## HIGHLIGHTS

- 40 Exterior Offices
- 10 Interior Offices
- Boardroom
- Meeting Room
- Kitchen
- Copy/File/Storage Areas

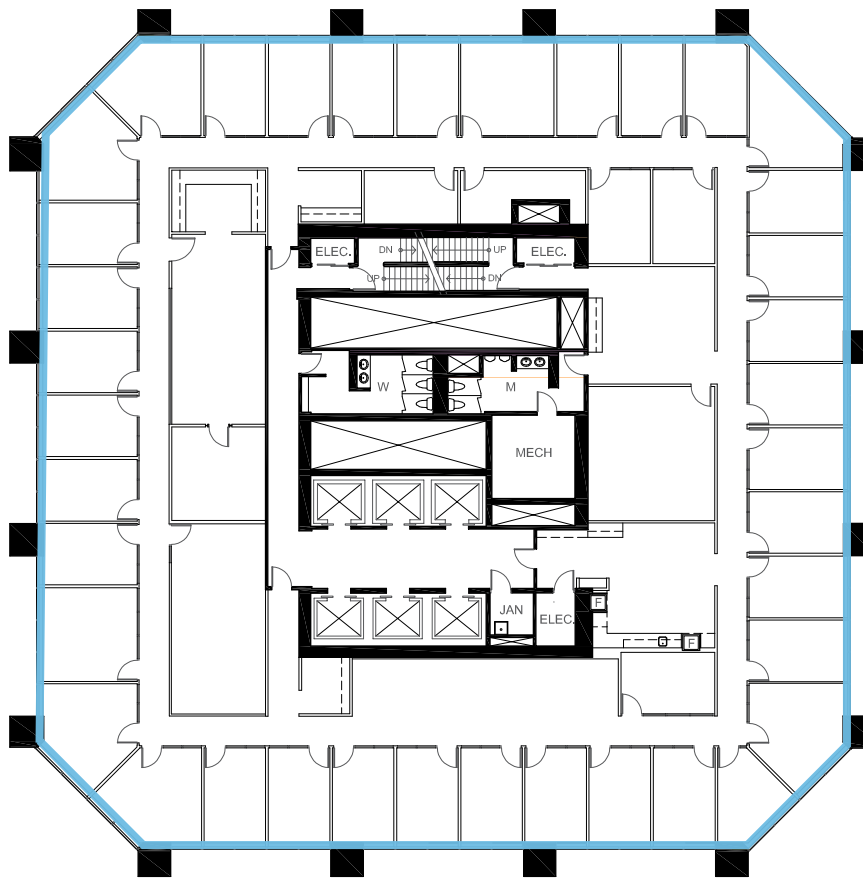


# Floor 10

14,344 SF

## HIGHLIGHTS

- 38 Exterior Offices
- 3 Interior Offices
- 2 Boardrooms
- Kitchen
- Small Internal Open Area
- Copy/File Areas

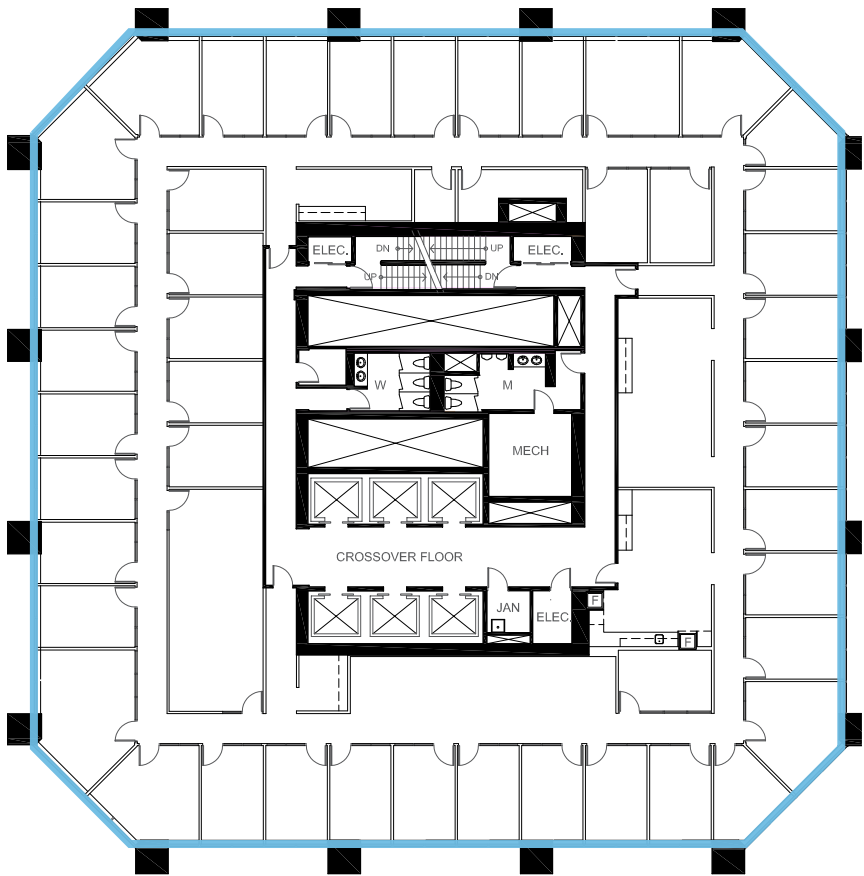


# Floor 11

14,336 SF

## HIGHLIGHTS

- 38 Exterior Offices
- 7 Interior Offices
- Boardroom
- Small Open Areas
- Kitchen
- Copy/File/Storage Areas

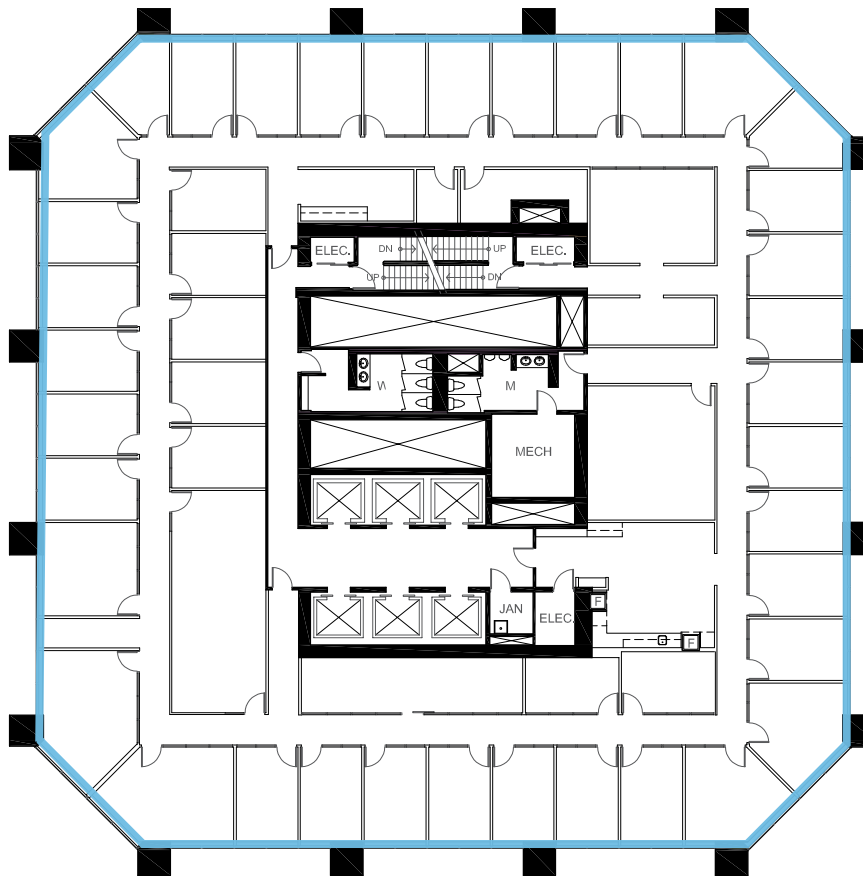


# Floor 12

14,330 SF

## HIGHLIGHTS

- 37 Exterior Offices
- 7 Interior Offices
- 2 Boardrooms
- Kitchen
- Copy/File Areas

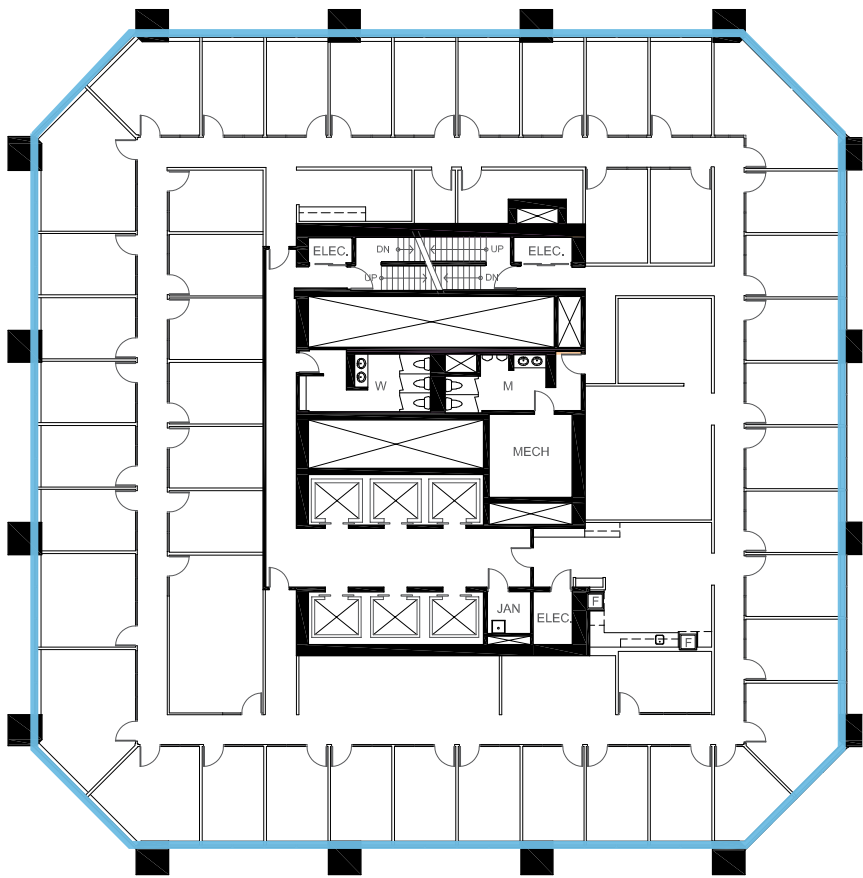


# Floor 14

14,337 SF

## HIGHLIGHTS

- 37 Exterior Offices
- 9 Interior Offices
- Boardroom
- Small Open Areas
- Kitchen
- Copy/File/Storage Areas

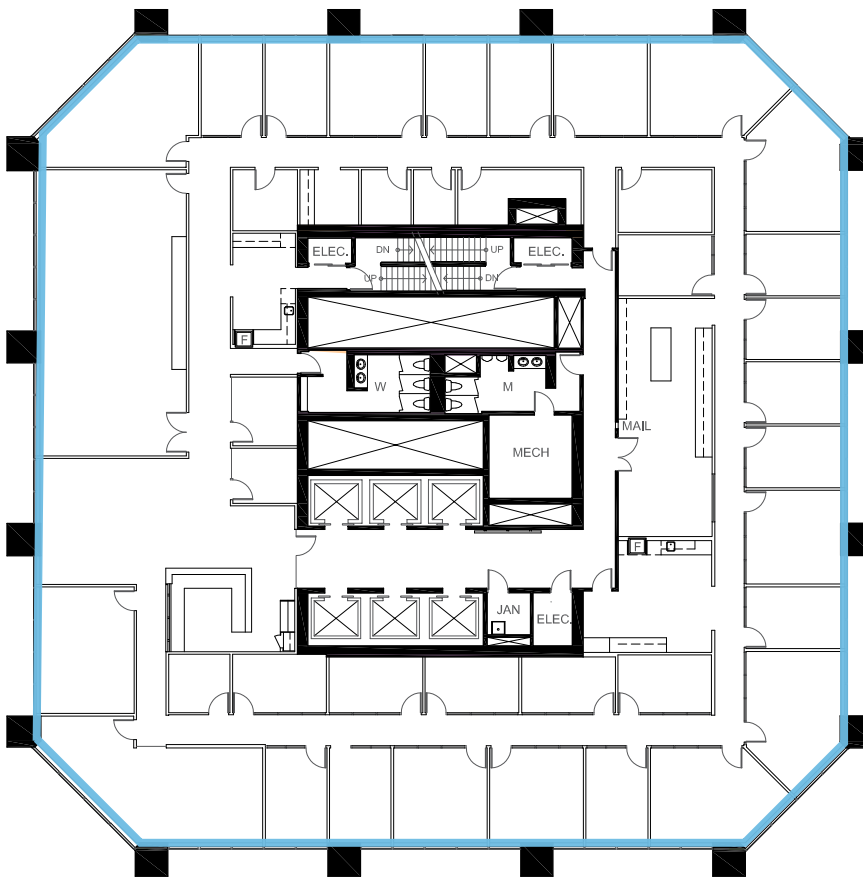


# Floor 15

14,357 SF

## HIGHLIGHTS

- 24 Exterior Offices
- 11 Interior Offices
- Large Boardroom
- 2 Kitchens
- 2 Copy/File Areas
- Reception

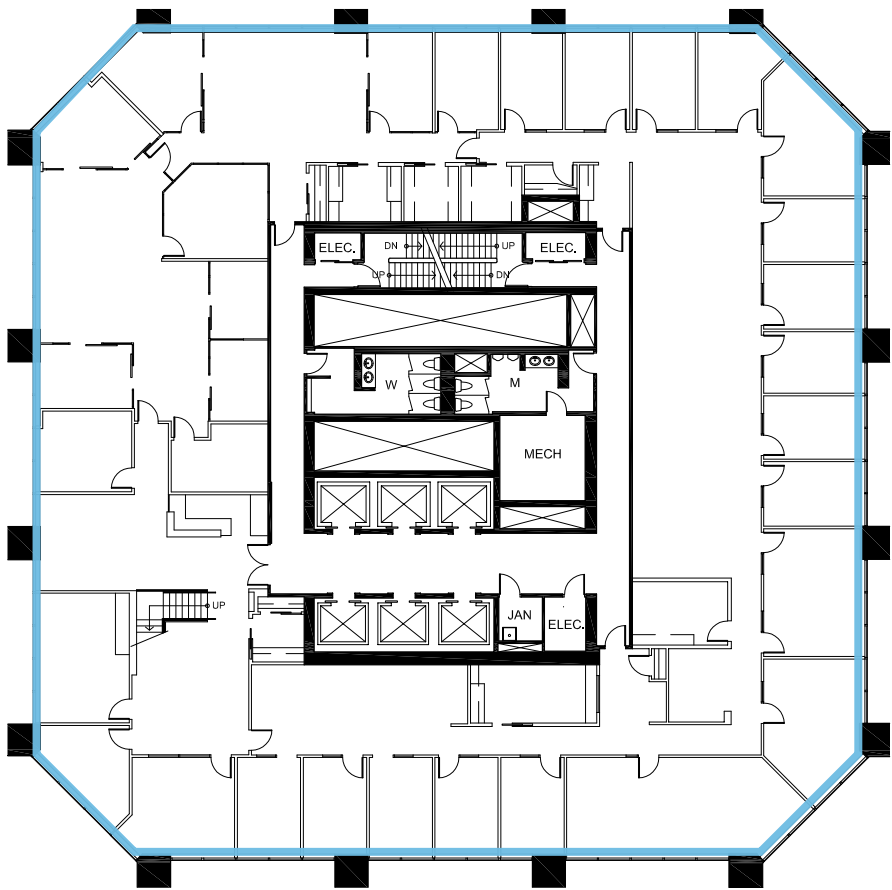


# Floor 16

14,367 SF

## HIGHLIGHTS

- 25 Exterior Offices
- 4 Interior Offices
- 2 Kitchens
- 2 Boardrooms
- Reception
- Open Area
- Internal stairwell connecting floors 16 - 17

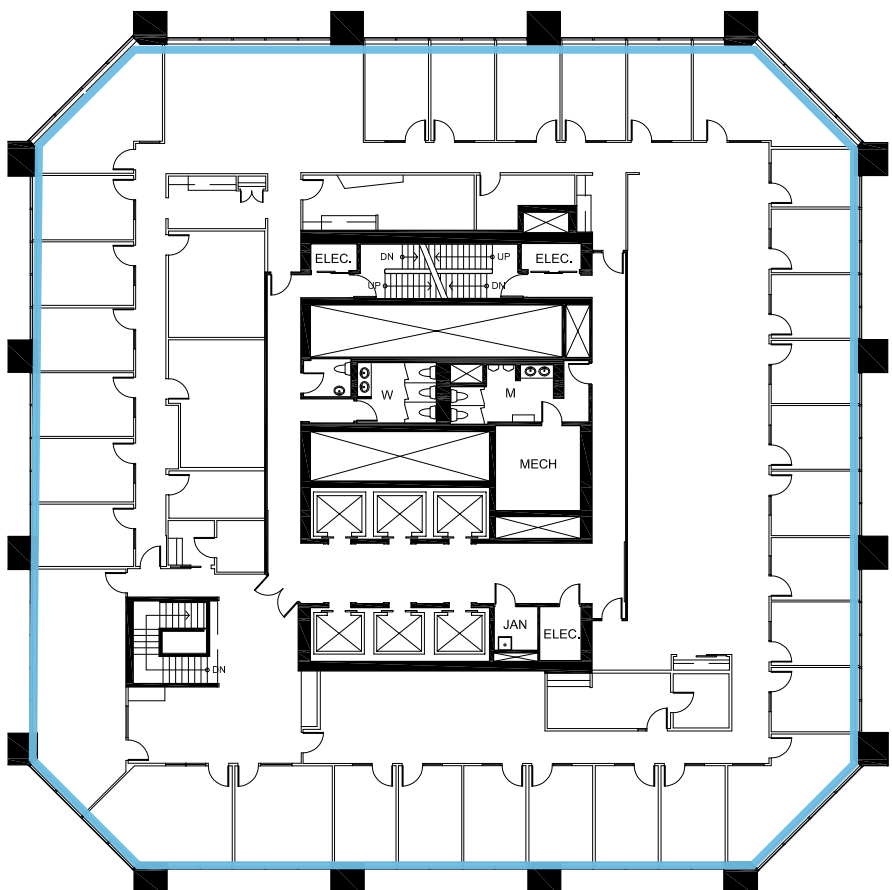


# Floor 17

14,371 SF

## HIGHLIGHTS

- 26 Exterior Offices
- 3 Interior Offices
- 4 Meeting Rooms
- Boardroom
- 2 Kitchens
- Open Area
- Internal stairwell connecting floors 16 - 17



# Floor 22

14,390 SF

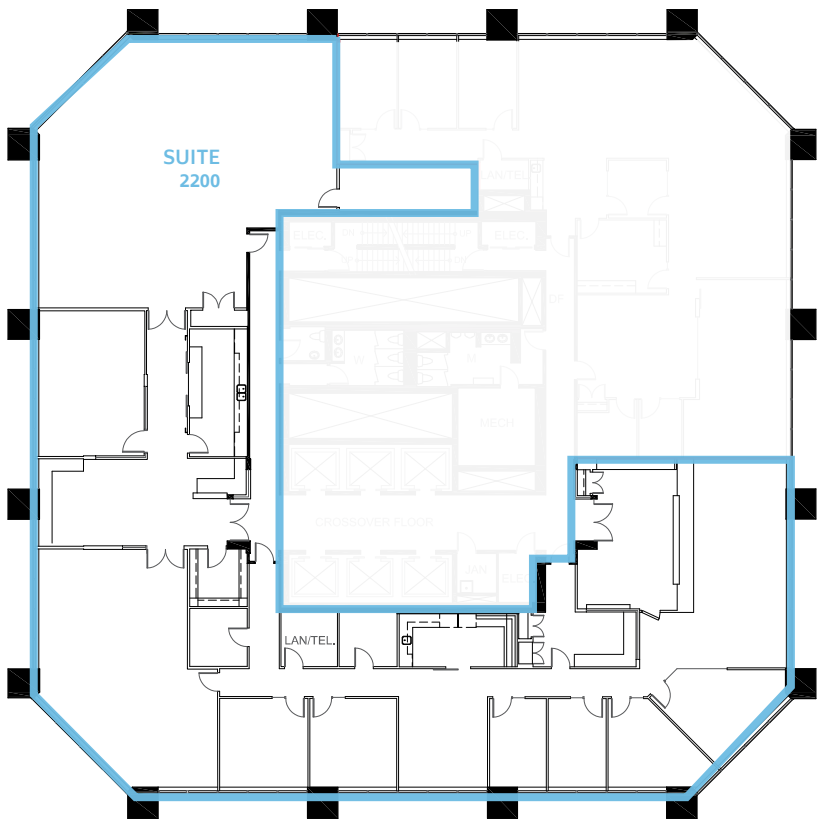
# Floor 23

3,743 SF

## HIGHLIGHTS

Suite 2200 • 10,300 SF

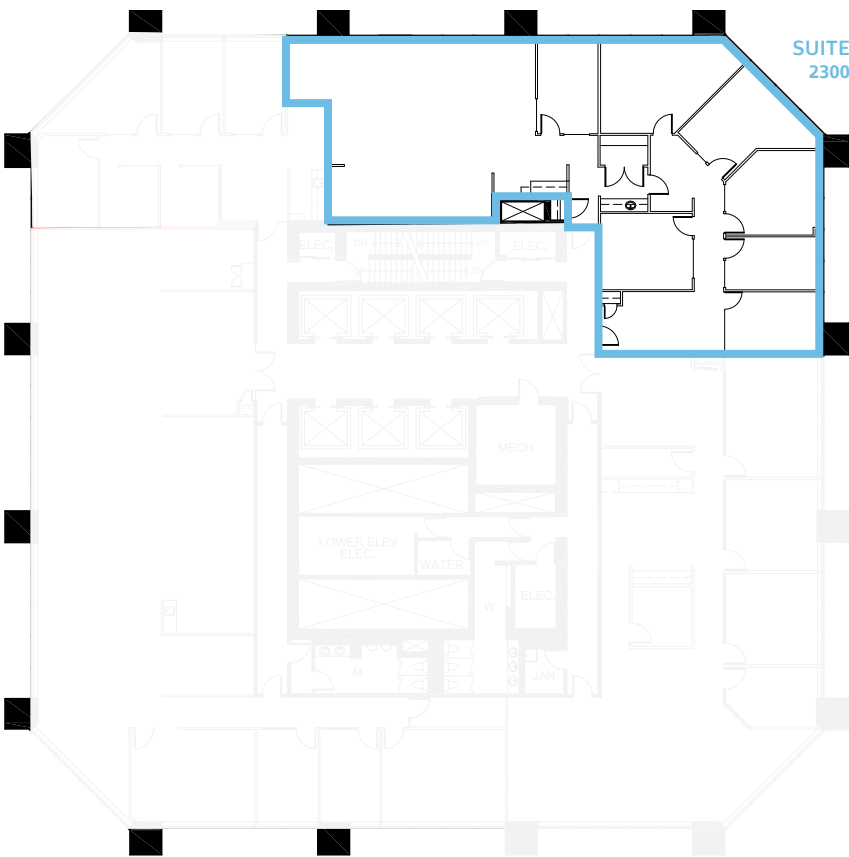
- 6 Exterior Offices
- Boardroom
- Meeting Room
- 2 Kitchens
- Reception
- 3 Storage/File Rooms
- Copy Area
- Large Open Area
- Server Room



## HIGHLIGHTS

Suite 2300 • 3,743 SF

- 6 Exterior Offices
- Meeting Room
- Kitchen
- Open Area



# Floor 24

14,030 SF

# Floor 25

4,901 SF

## HIGHLIGHTS

**Suite 2400 • 5,958 SF**

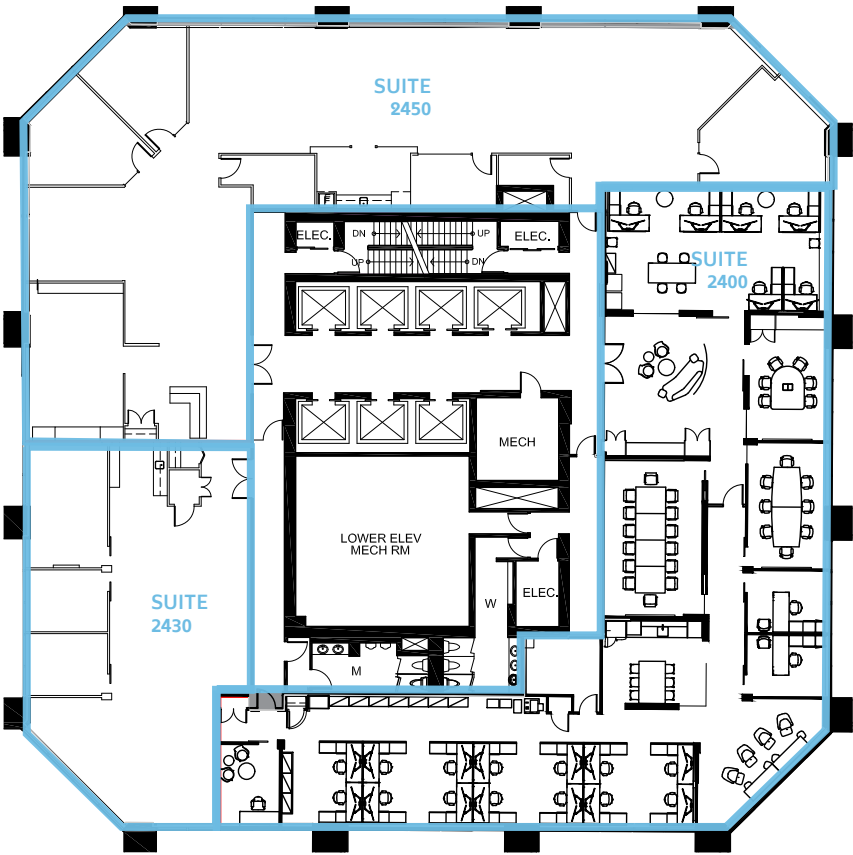
- 3 Exterior Offices
- 2 Meeting Rooms
- 20 Workstations
- Boardroom
- Kitchen
- IT Room
- Reception Area
- Lounge Area
- Furnished

**Suite 2450 • 5,676 SF**

- 3 Exterior Offices
- Boardroom
- Kitchen
- Reception
- Storage Room
- Copy Area
- Open Area

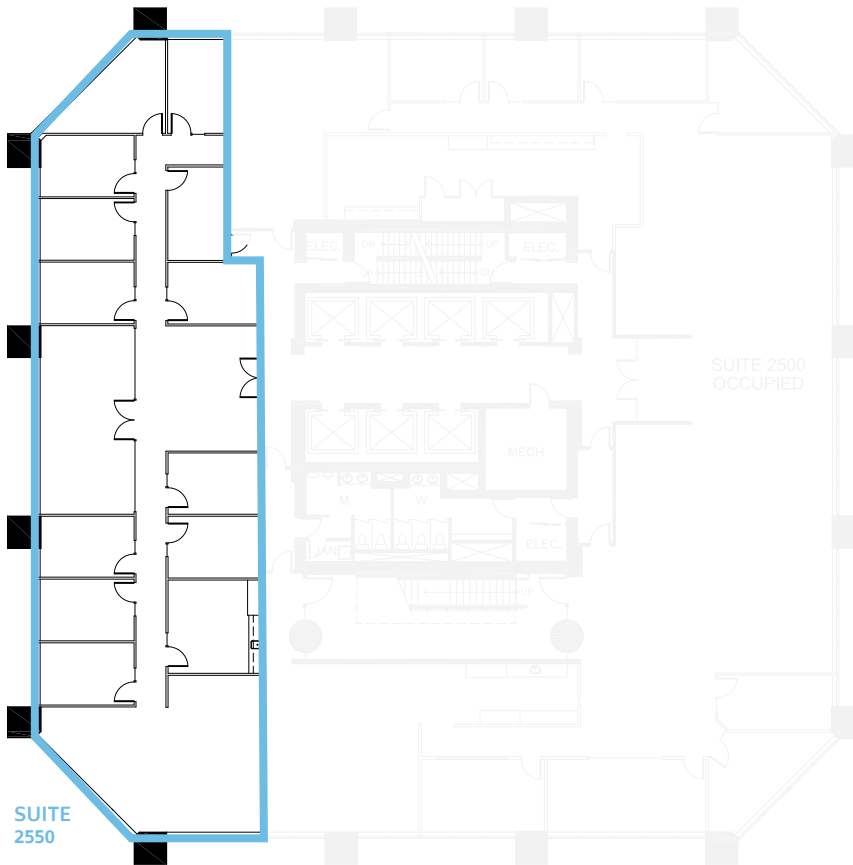
**Suite 2430 • 2,396 SF**

- 2 Exterior Offices
- Meeting Room
- Kitchen
- Open Area



## HIGHLIGHTS

- 8 Exterior Offices
- 4 Interior Offices
- Boardroom
- Kitchen
- Small Open Space
- Reception
- Furniture Potentially Available



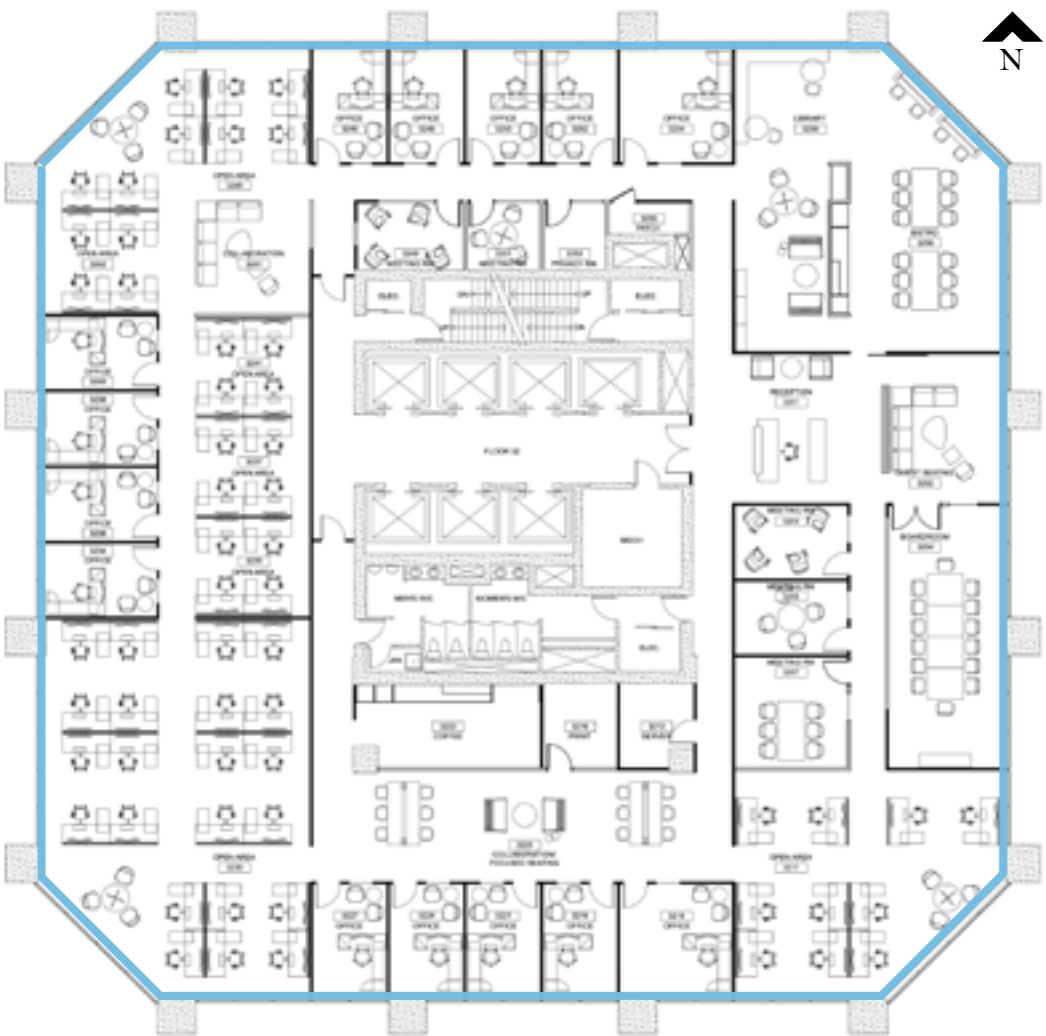
# Floor 32

14,928 SF

Show Suite Now Complete

## HIGHLIGHTS

- 14 Exterior Offices
- 56 Workstations
- Reception
- Boardroom
- 5 Meeting Rooms / Privacy Room
- 5 Collaboration Areas
- Staff Bistro / Library
- Kitchen
- Server Room
- Copy / Print Room

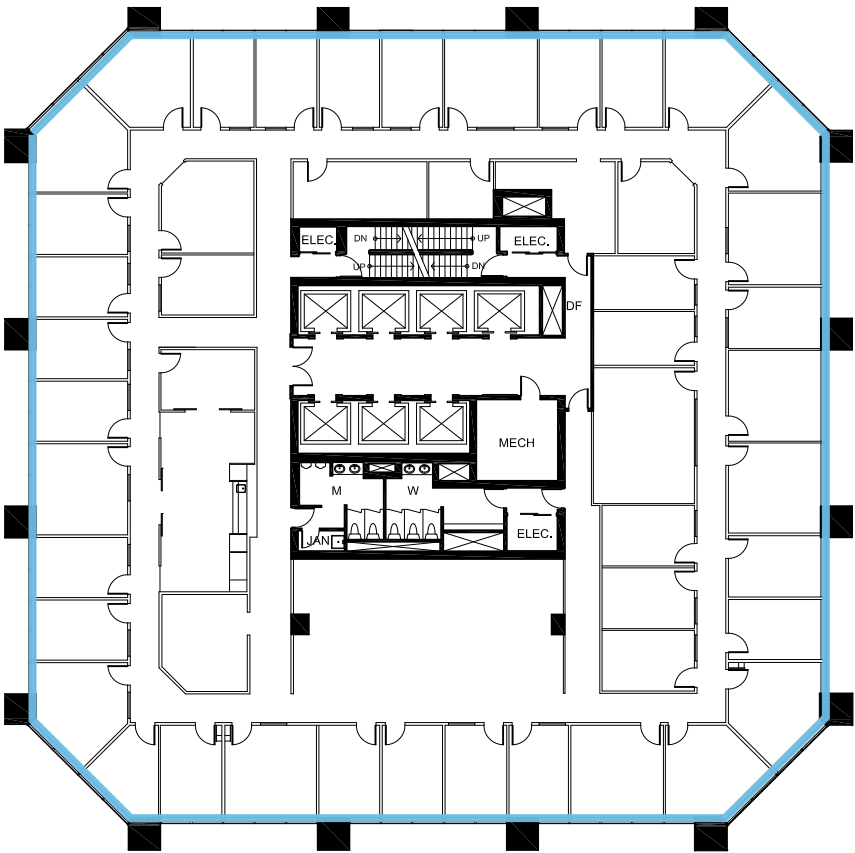


# Floor 34

14,947 SF

## HIGHLIGHTS

- 35 Exterior Offices
- 9 Interior Offices
- Boardroom
- Kitchen
- Small Open Area

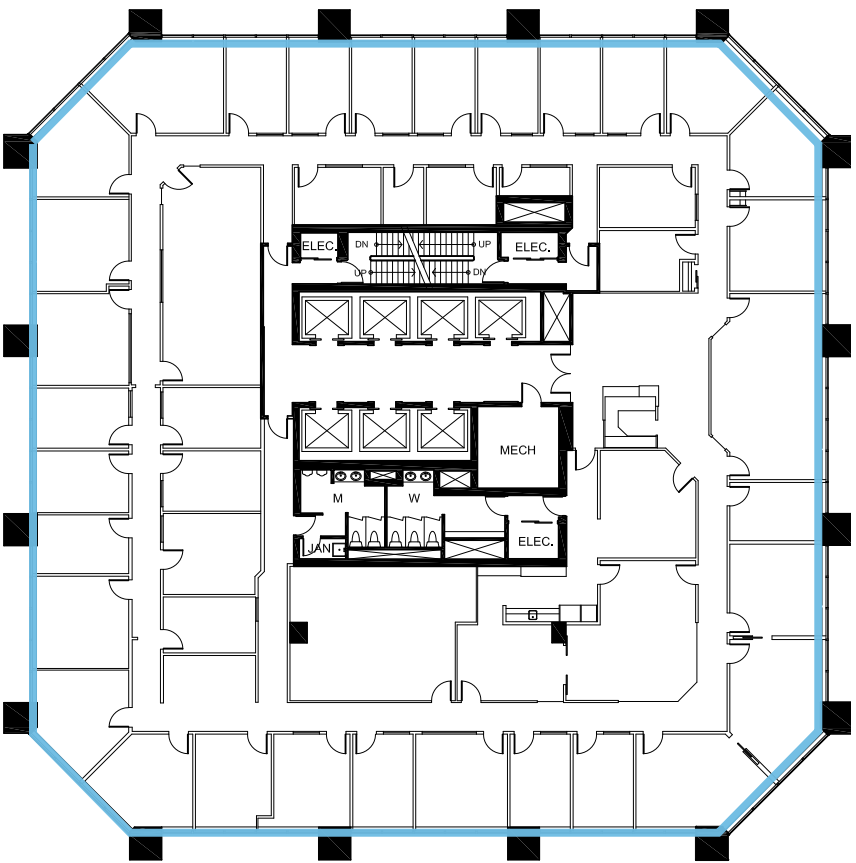


# Floor 35

14,927 SF

## HIGHLIGHTS

- 27 Exterior Offices
- 9 Interior Offices
- 2 Boardrooms
- Meeting Room
- Kitchen / Lounge Area
- Reception
- Filing/Storage

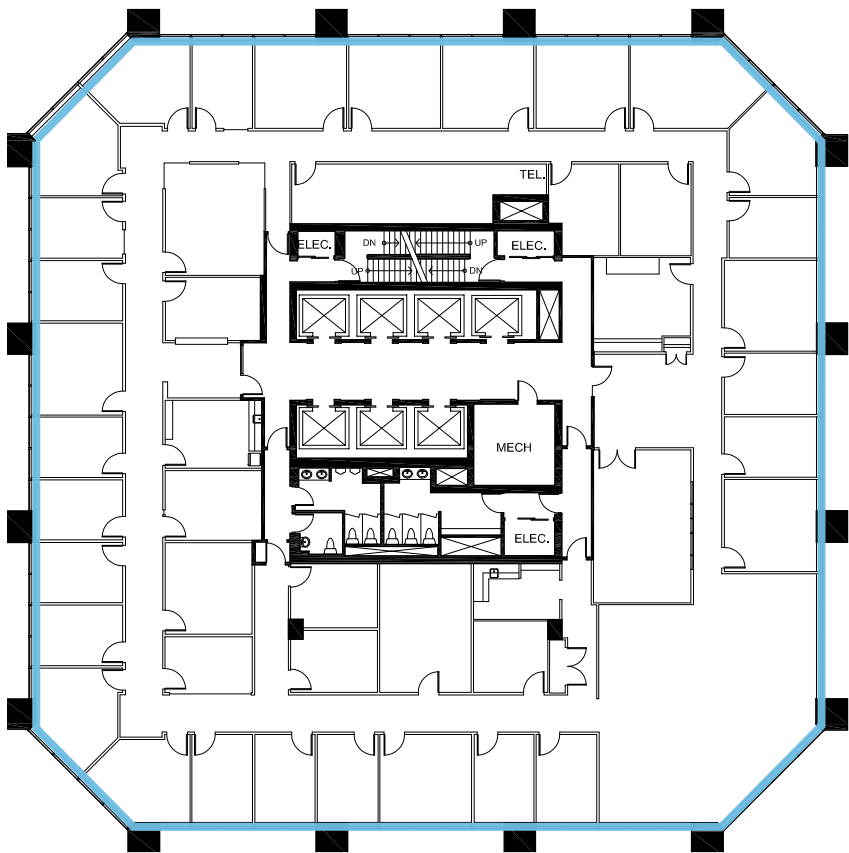


# Floor 36

14,952 SF

## HIGHLIGHTS

- 29 Exterior Offices
- 8 Interior Offices
- 2 Boardrooms
- 2 Meeting Rooms
- 3 Kitchens
- Storage Room
- Small Open Area

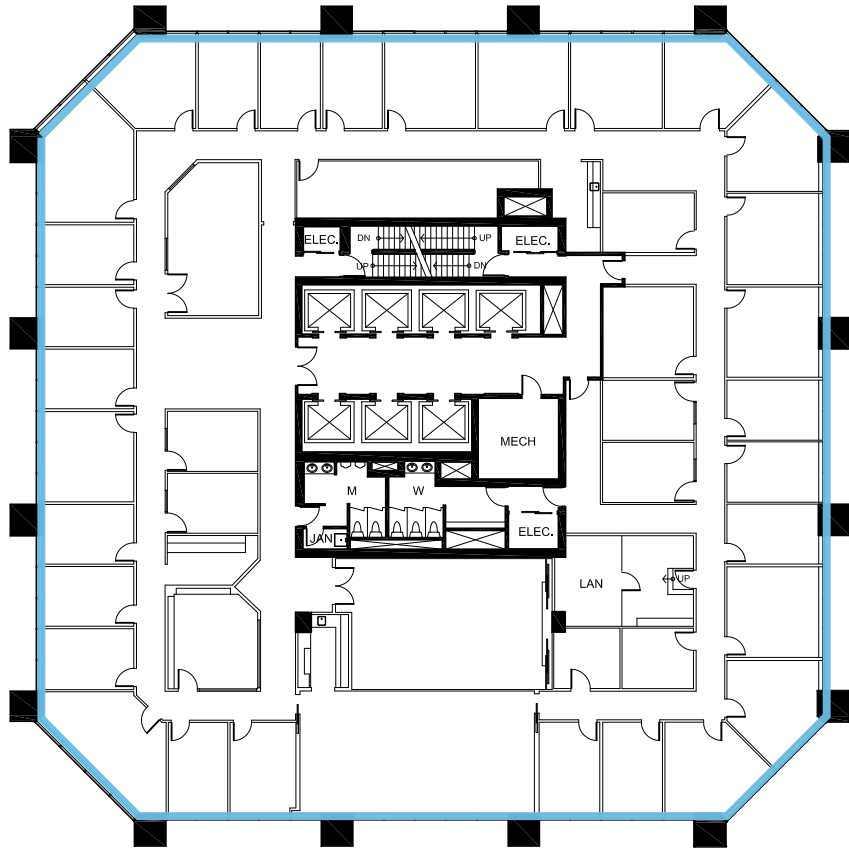


# Floor 37

14,946 SF

## HIGHLIGHTS

- 30 Exterior Offices
- 8 Interior Offices
- Boardroom
- Kitchen
- Small Open Area

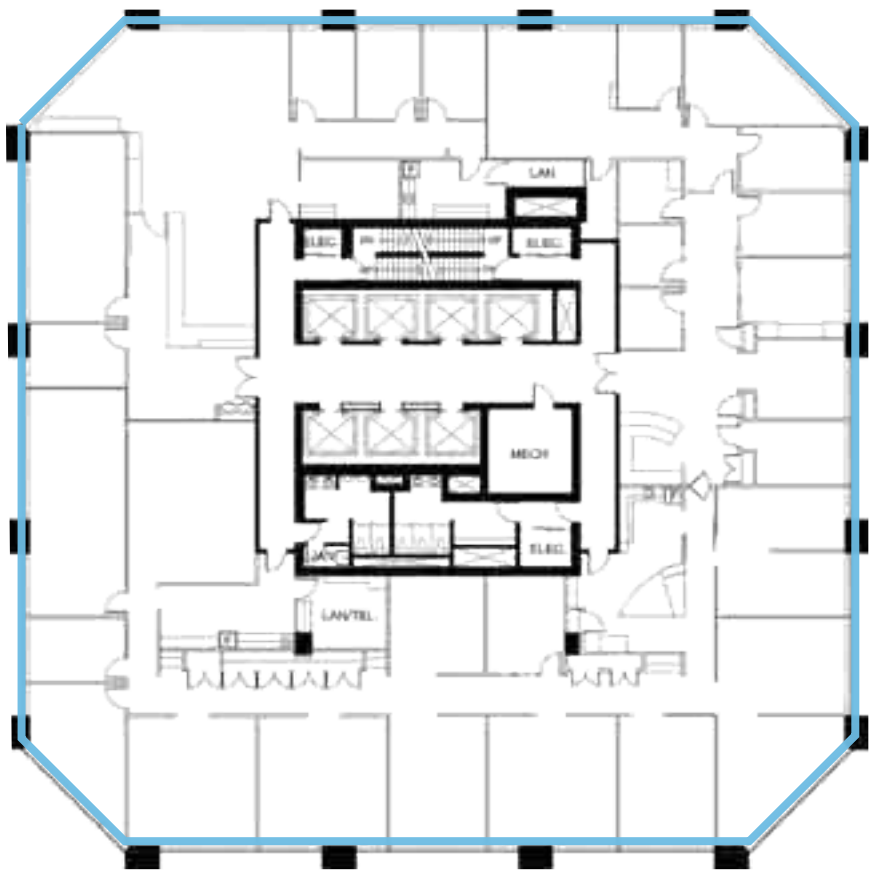


# Floor 38

14,918 SF

## HIGHLIGHTS

- 18 Exterior Offices
- 2 Boardrooms
- 4 Exterior Meeting Rooms
- 3 Kitchens
- 2 Copy Areas
- Open Space
- Reception

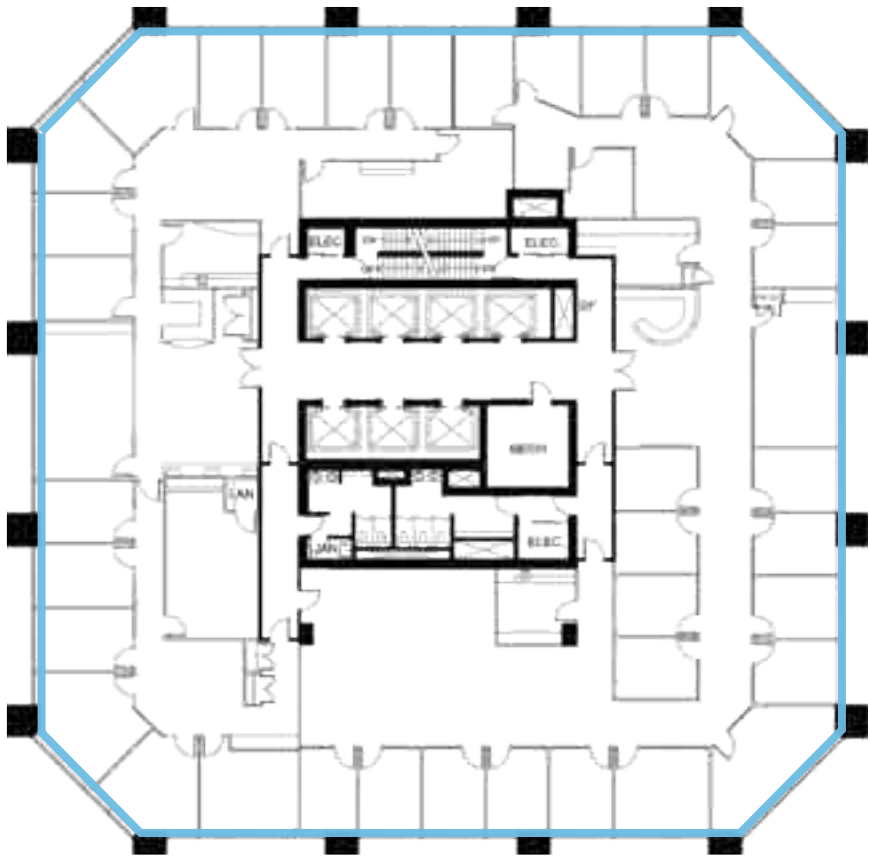


# Floor 39

14,937 SF

## HIGHLIGHTS

- 30 Exterior Offices
- 5 Interior Offices
- 3 Boardrooms
- 2 Meeting Rooms
- 2 Kitchens
- 2 Receptions
- Copy area



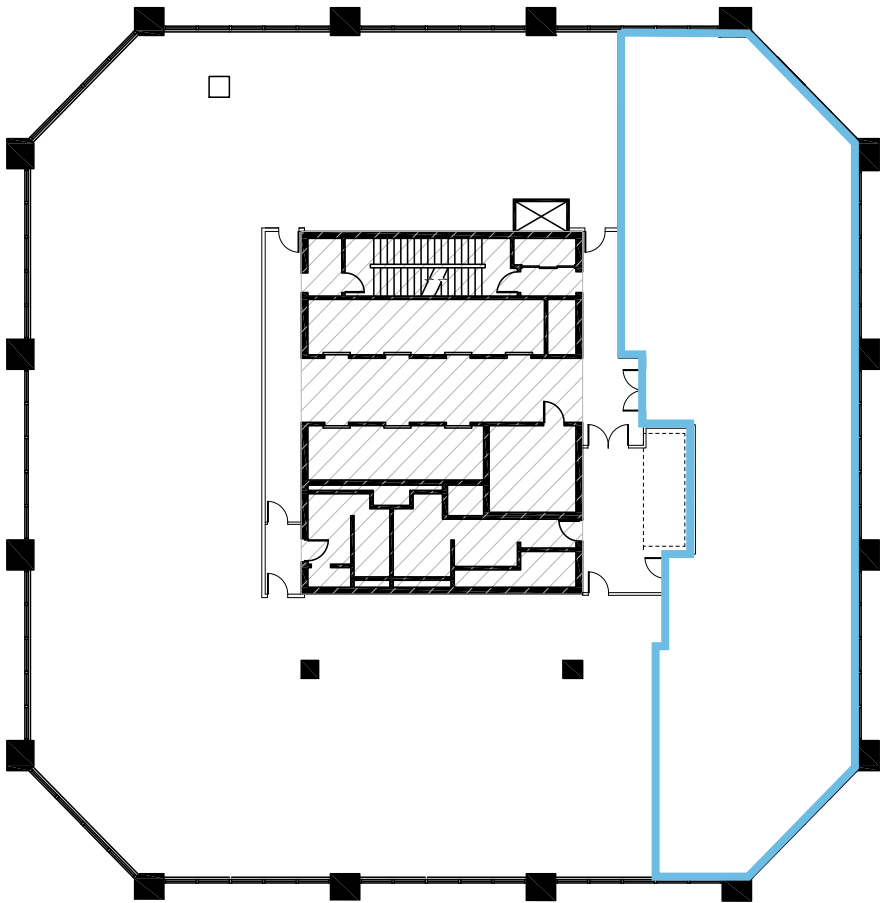
# Floor 40

4,456 SF

# Property Photos

## HIGHLIGHTS

- Base Building



# Dynamic Plan

## HIGHLIGHTS

- 71 workstations
- 7 offices
- 8 hoteling
- Large meeting room
- 4 medium meeting rooms
- 6 small meeting rooms
- 10 breakout areas
- Copy/print room
- Refreshment/coffee bar
- 6 phone rooms
- Staff lounge



# Open Plan

## HIGHLIGHTS

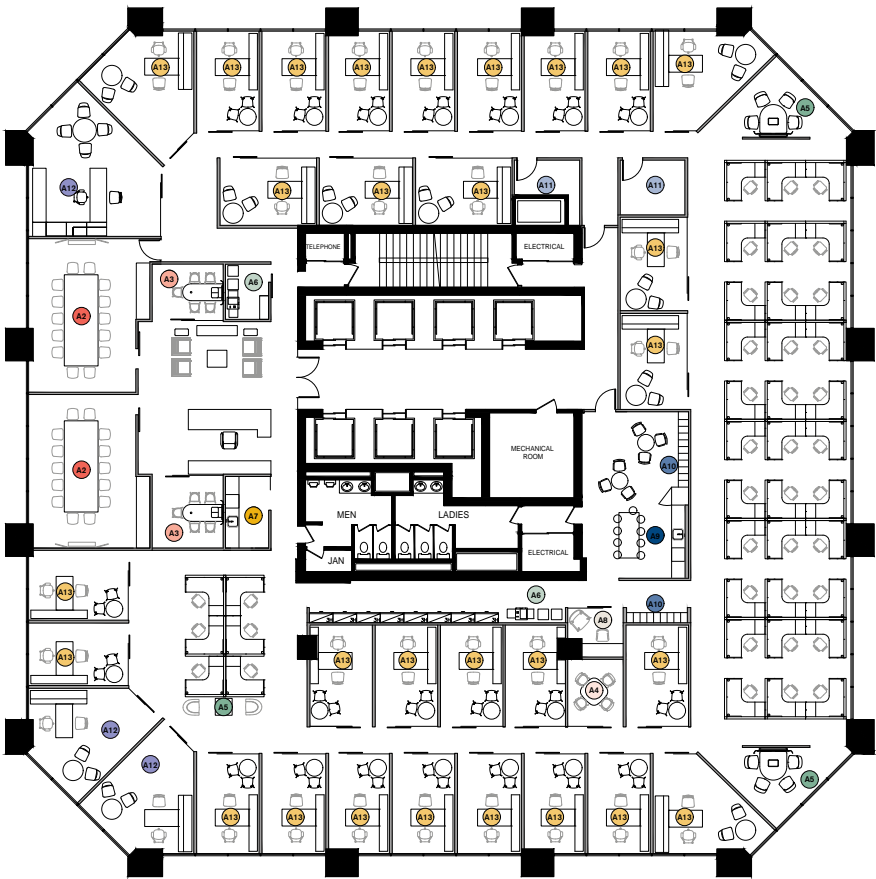
- 125 workstations
- 3 large meeting rooms
- 4 medium meeting rooms
- 2 small meeting rooms
- 5 breakout areas
- 2 copy/print rooms
- Refreshment/coffee bar
- Phone rooms
- Staff lounge



# Mixed Plan

## HIGHLIGHTS

- 39 workstations
- 32 offices
- 2 large meeting rooms
- 2 medium meeting rooms
- Small meeting room
- Breakout area
- 2 copy/print rooms
- Refreshment/coffee bar
- Phone rooms
- Staff lounge



# Office Intensive Plan

## HIGHLIGHTS

- 50 offices
- 8 hoteling
- Large meeting room
- 2 medium meeting rooms
- Small meeting room
- Copy/print room
- Refreshment/coffee bar
- Staff lounge





# SLATE

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