

# DOWNTOWN OFFICE SPACE FOR LEASE

**Petex Building**  
600 6th Avenue SW, Calgary

**12,000** sf

3rd floor

**4,128** sf

Penthouse



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LOCAL  
EXPERTISE  
MATTERS

# LEASE INFORMATION

## ADDRESS:

600 6th Avenue SW, Calgary

## AVAILABLE FOR LEASE:

- » 12,000 sq. ft. – 3rd floor. **FULL FLOOR DEMISABLE**
  - Building show suites 1,500+ sq. ft.
  - Can be demised as required.
  - New ceiling, lighting, HVAC, Tenant lobby and washrooms.
  - Furniture available

- » 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**
- » 3,232 sq. ft. – Suite 410 — **LEASED**
- » 1,640 sq. ft. – Suite 430 — **LEASED**
- » 2,611 sq. ft. – Suite 600 — **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



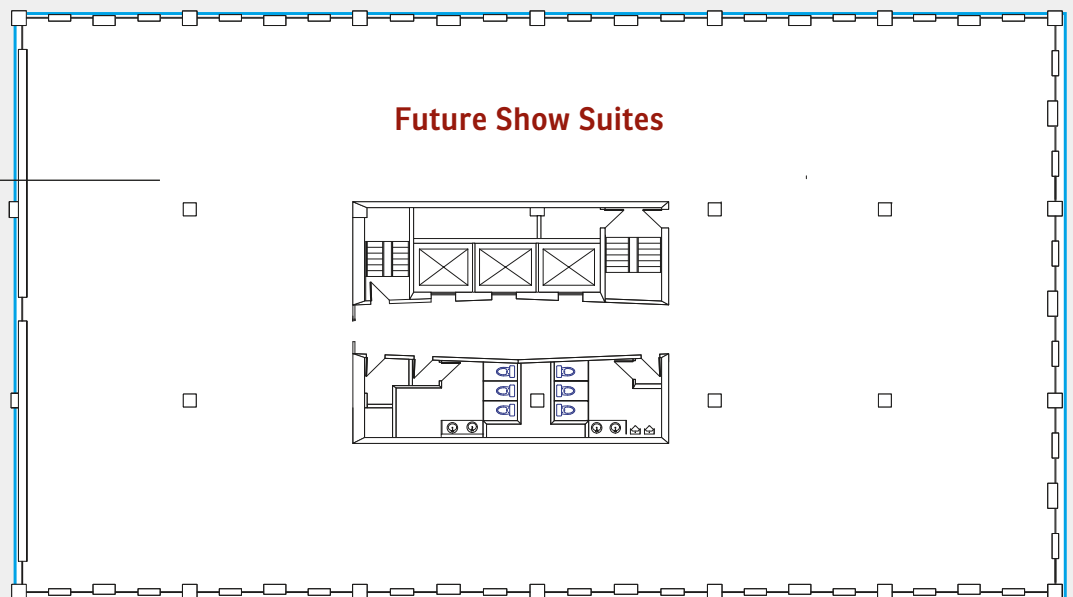
Deville Coffee

**3 FLOOR**

**12,000** SQ.FT.

**FULL FLOOR DEMISABLE**

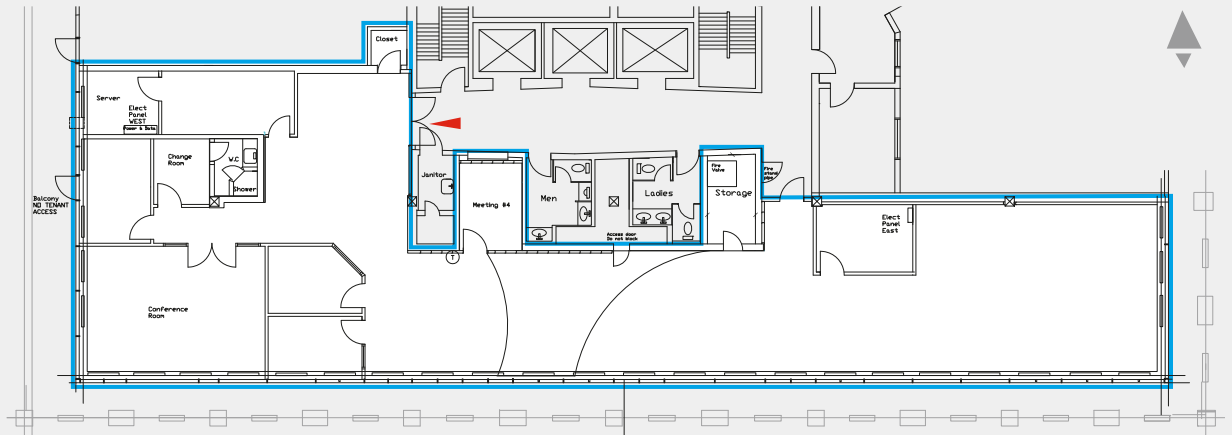
- Building show suites 1,500+ sq. ft.
- Can be demised as required.
- New ceiling, lighting, HVAC, Tenant lobby and washrooms.
- Furniture available.



## PENTHOUSE

**4,128** SQ.FT.

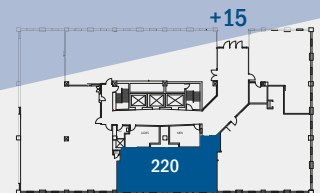
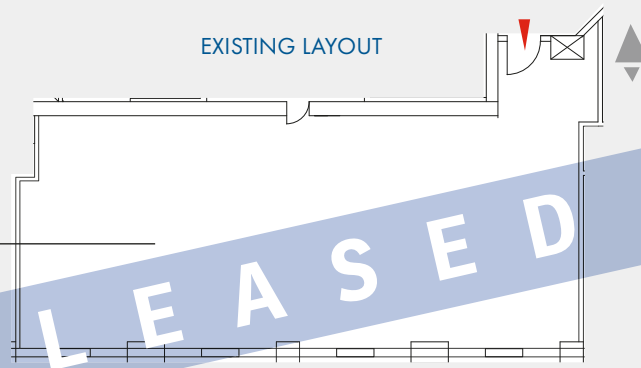
- Unique space with south exposure
- 10' high windows, balcony
- Hardwood floor
- Drywall ceiling in boardroom
- Private shower



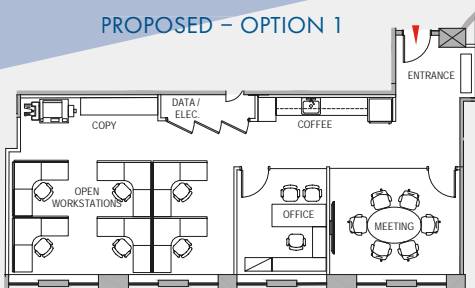
## 2 FLOOR

SUITE 220  
**1,300** SQ.FT.

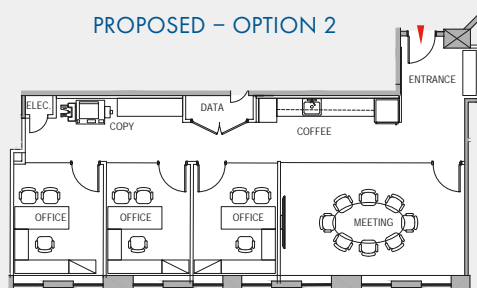
- Connected to +15
- Show suite
- Flexible layout – will build to desired layout



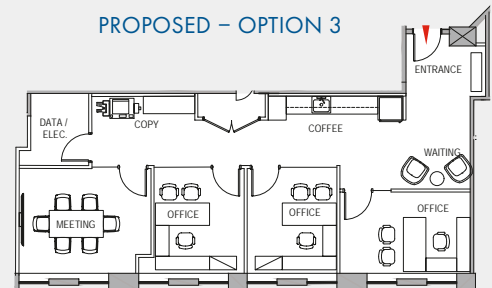
PROPOSED – OPTION 1



PROPOSED – OPTION 2



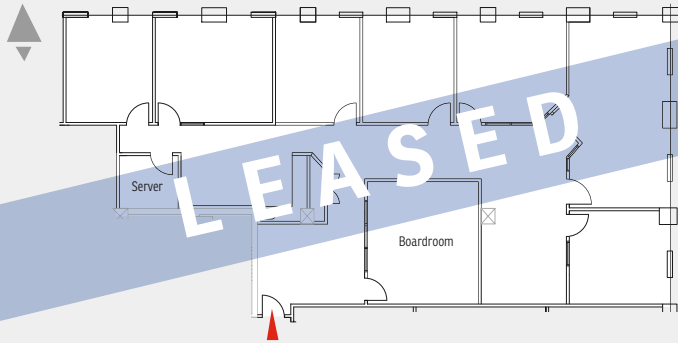
PROPOSED – OPTION 3



# 4 FLOOR

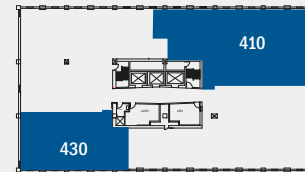
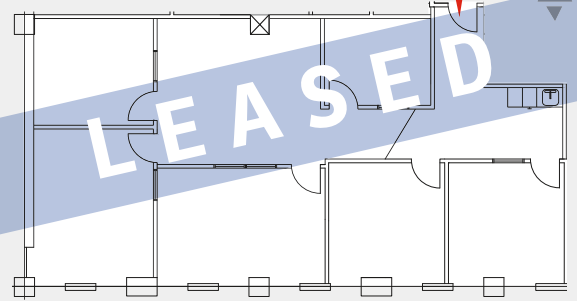
SUITE 410  
**3,232** SQ.FT.

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



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

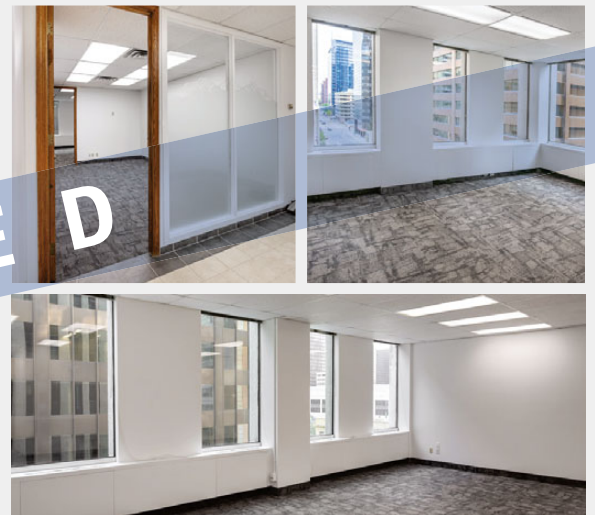
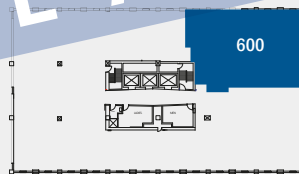
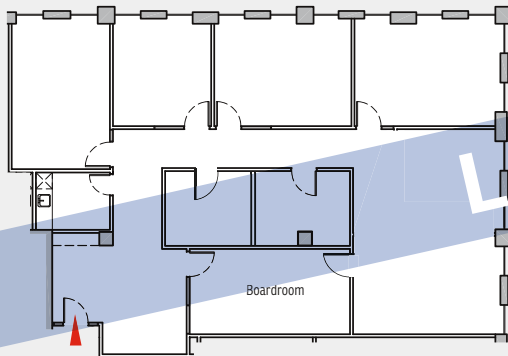
- Available Nov. 1, 2024 or sooner
- Former show suite, "Like new" condition.
- 5 offices, meeting room, kitchen
- SW corner.
- Furniture available.



# 6 FLOOR

SUITE 600  
**2,611** SQ.FT.

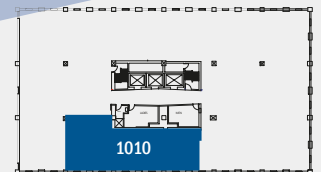
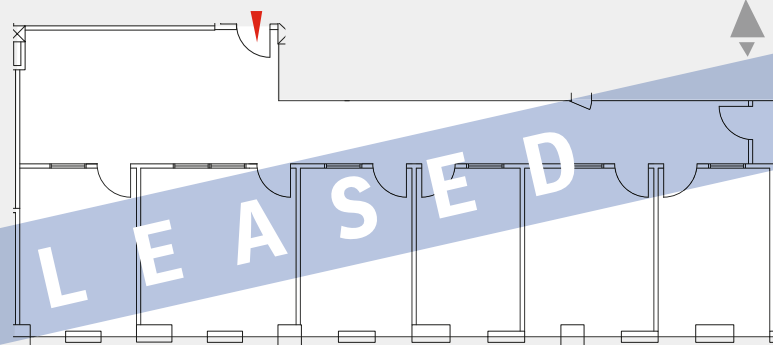
- 5 offices (most large), reception, boardroom, kitchen, storage, open area.
- Proposed new carpet and paint.



# 10 FLOOR

SUITE 1010  
**1,838** SQ.FT.

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



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