

DOWNTOWN OFFICE SPACE FOR SUBLEASE

Place 9-6

940 6th Avenue SW, Calgary

6,265 sf – 15,359 sf

Suite 900

**OP. COSTS
ONLY**

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



- » 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* to 15,359 sq. ft. – Suite 900:

- » 6,265* option:
 - 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.
 - DIRT wall system.
 - Separate men's and ladies' shower and locker rooms within the space.

Office

- » 15,359 option – full floor

AVAILABILITY: Immediate

TERM: June 29, 2027

PARKING

- » 6,265* option – up to 7 underground parking stalls available.
- » 15,359 option – up to 10 underground parking stalls available.
- » \$250/mo per U/G stall

SUBLEASE RATES:

Op. Costs Only (\$15.69 per sq. ft. - est.)

* Subject to measurement



Building Lobby



Fitness Centre



Daycare

SUITE 900

6,265* TO 15,359 SF

6,265* SF

- 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

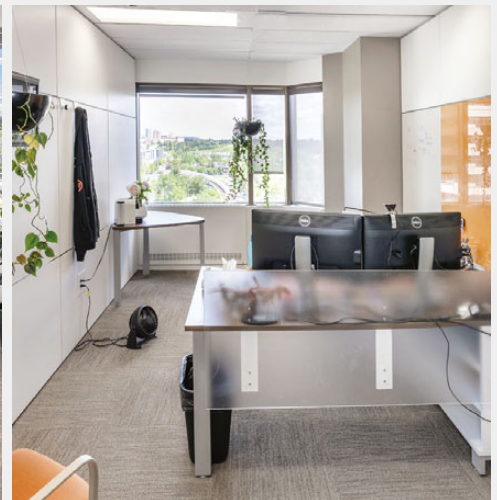
Potential shared space

Occupied

15,359 SF

- Full floor

* 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

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.