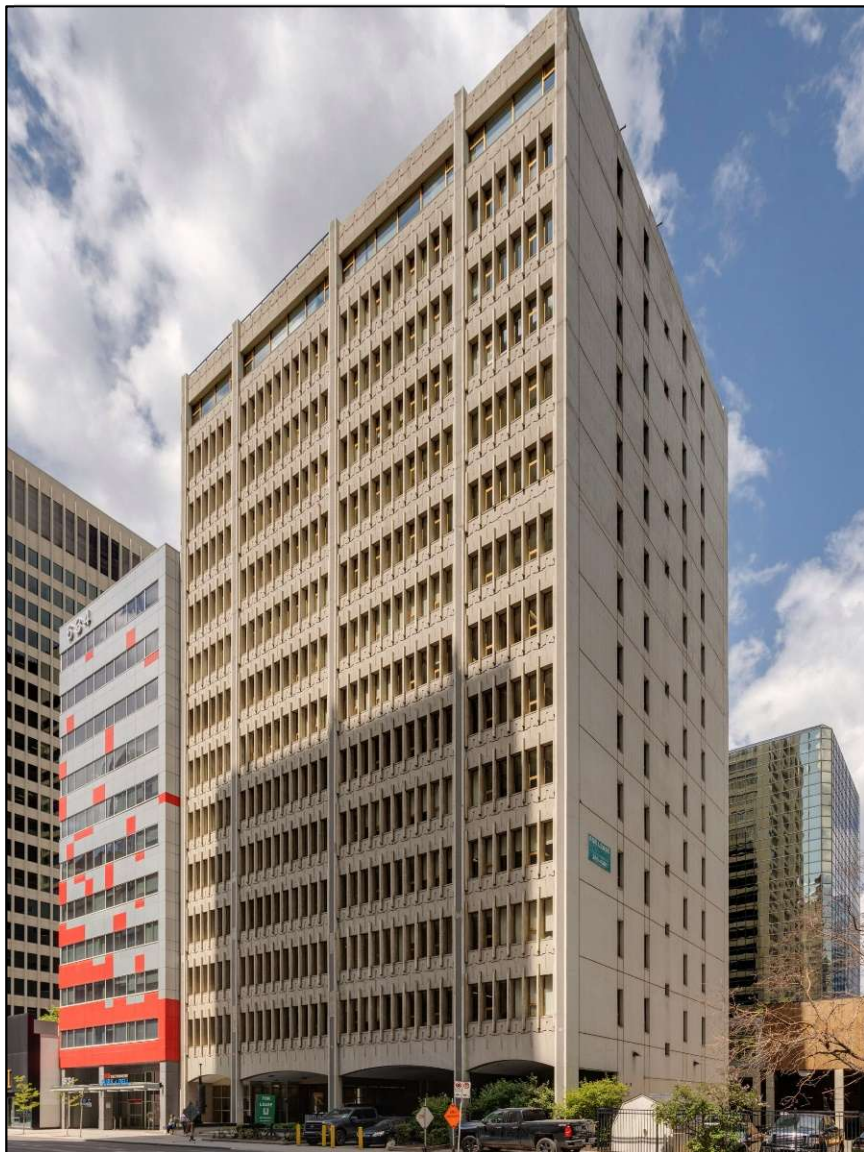


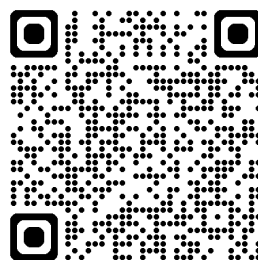
OFFICE SPACE FOR LEASE

BRADIE BUILDING

630 – 6th Avenue SW, Calgary AB



- ✓ Move-in Ready Suites
- ✓ Efficient Suite Layouts
- ✓ Flexible Lease Terms
- ✓ Low Operating Costs
- ✓ Adjacent to Plus 15 System
- ✓ On-Site Security
- ✓ Close to Bus & C Train
- ✓ Surface & Covered Parking
- ✓ Roger (Shaw) & Telus Fibre



ABOUT THE PROPERTY

- ✓ Areas Available: Move-in Ready Suites
1,825 sf to 7,100 sf
- ✓ Net Rent: Market Rates
Operating Costs: \$16.25 psf (2025/2026)
- ✓ Parking: 1 stall per 1,200 sf leased
\$350/stall/moth

CONTACT US

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BRADIE BUILDING: Available Space Summary – July 2026

Suite	Area	Available	Comment
Suite 400	2,635 sf	Immediately	Show Suite
Suite 500	2,400 sf	Immediately	New Show Suite Complete
Suite 510	3,319 sf	Immediately	Move-in Ready
Suite 660	2,291 sf	Immediately	Move-in Ready
Suite 700	2,641 sf	Immediately	Office Intensive
Suite 810	1,825 sf	September 2026	Show Suite Under Construction
Suite 820	1,950 sf	Immediately	Turnkey Opportunity
Suite 830	1,840 sf	Immediately	Turnkey Opportunity
Suite 970	2,331 sf	Immediately	Landlord will Demise
Suite 1000	7,110 sf	Immediately	Full Floor Opportunity



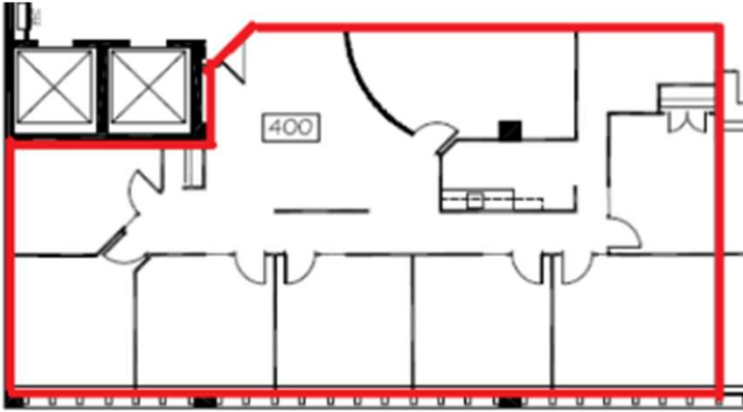
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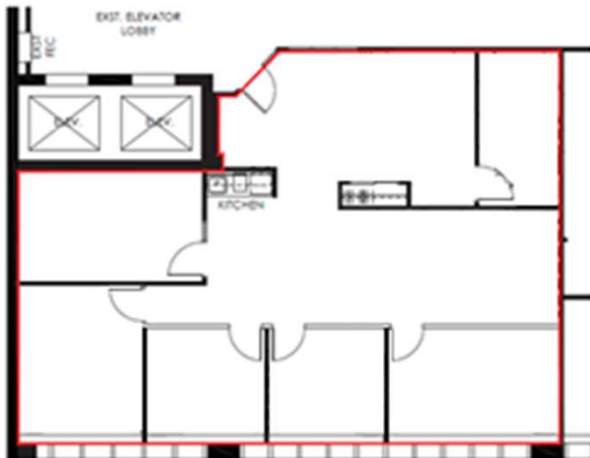
BRADIE BUILDING: Suite 400, 2,635 sf



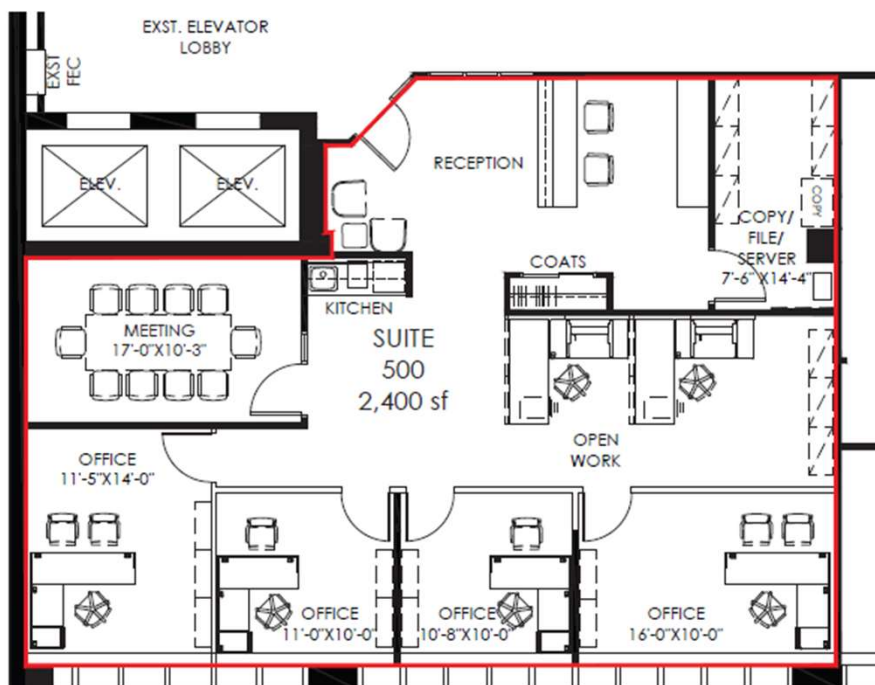
- ✓ **Show Suite**
- ✓ Move-in Ready
- ✓ New carpet & upgraded kitchen
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ 5 exterior offices, 2 interior offices
- ✓ Boardroom
- ✓ Storage area
- ✓ Cat 6 cabling
- ✓ Shaw fibre



BRADIE BUILDING: Suite 500, 2,400 sf

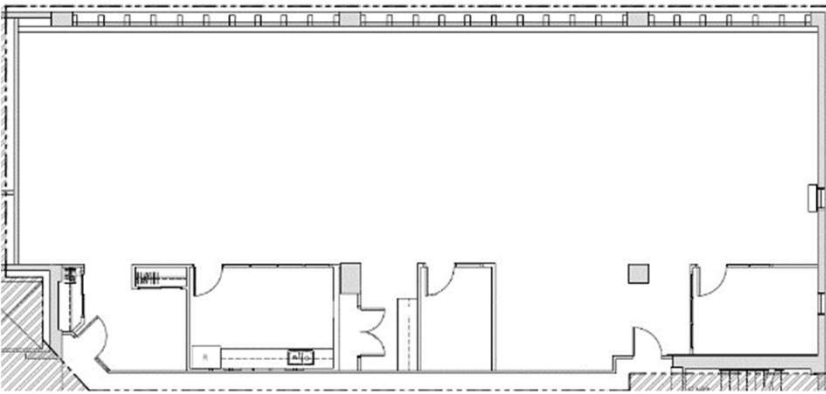


- ✓ **Show Suite Complete**
- ✓ **Move-in Ready**
- ✓ Elevator lobby exposure
- ✓ Reception/open area for workstations
- ✓ Coffee station
- ✓ 4 external offices
- ✓ Open area for 2 workstations
- ✓ Kitchenette
- ✓ IT Room | Cat 6 cabling | Storage Room



Show Suite (Furniture Not Included)

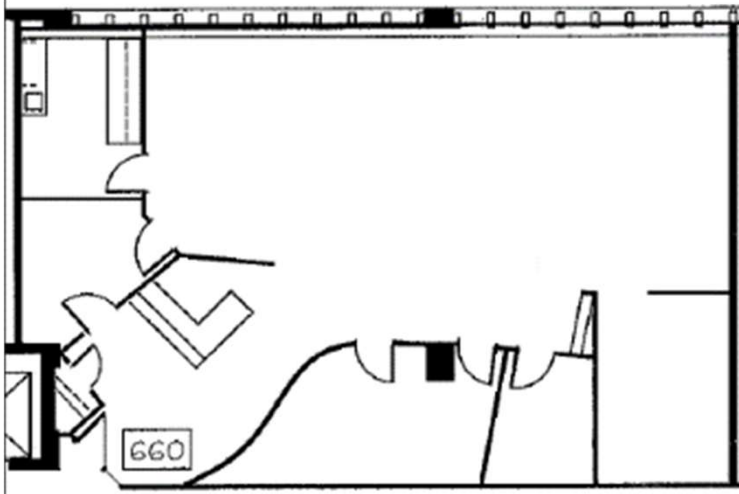
BRADIE BUILDING: Suite 510, 3,319 sf



- ✓ Move-in ready
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ Small reception area
- ✓ Large open area for workstations
- ✓ 2 interior offices
- ✓ Large kitchen



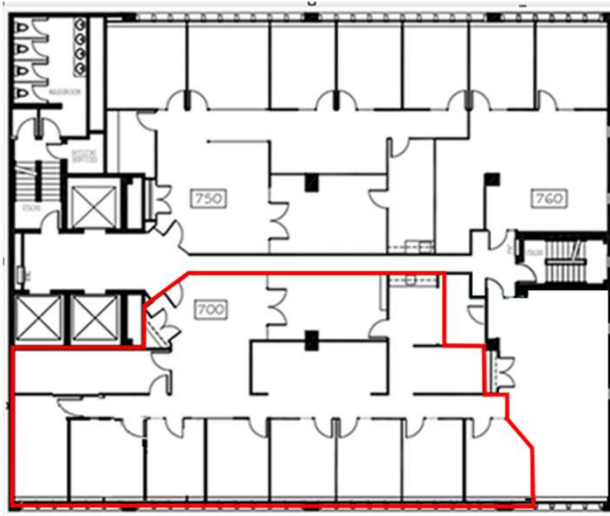
BRADIE BUILDING: Suite 660, 2,291 sf



- ✓ Move-in ready
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ Reception
- ✓ Meeting room
- ✓ Open area with 14 workstations
- ✓ 3 interior offices
- ✓ Kitchen



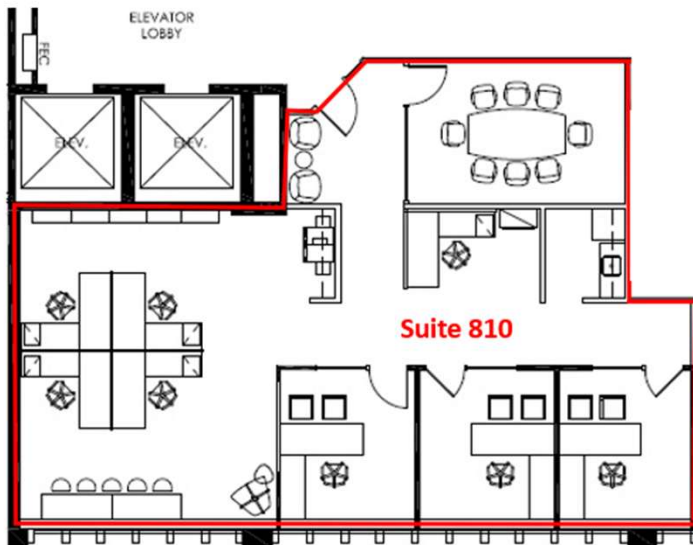
BRADIE BUILDING: Suite 700, 2,641 sf



- ✓ Renovated elevator lobby/corridor
- ✓ Available June 1, 2026
- ✓ Reception area
- ✓ Large boardroom
- ✓ 8 exterior offices
- ✓ Kitchen
- ✓ Storage/IT room
- ✓ Open area for workstations
- ✓ Landlord will renovate
(Paint, Carpet, Upgrade Kitchen,
LED Lights)



BRADIE BUILDING: Suite 810: 1,825 sf



- ✓ **Show Suite Under Construction**
- ✓ **September 2026 Completion**
- ✓ Elevator lobby exposure
- ✓ Meeting room
- ✓ Coffee station
- ✓ 3 external offices
- ✓ Room for 5 workstations
- ✓ Kitchenette

Furniture Not Included



Miliken Free Flow
Path, Colour Prairie PTH133



Larger Carpet Install Image



Miliken Fortified Foundations 5.0mm
Polished Concrete, Colour Scoring POL144



Walls/Radiator, BM
White Diamond OC-61



Doors, BM
Silver Lake 1598



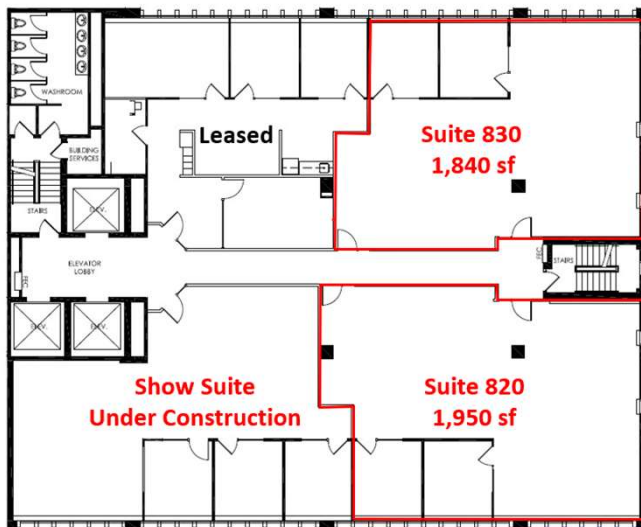
Laminate, Wilsonart
Plafinum D315-60



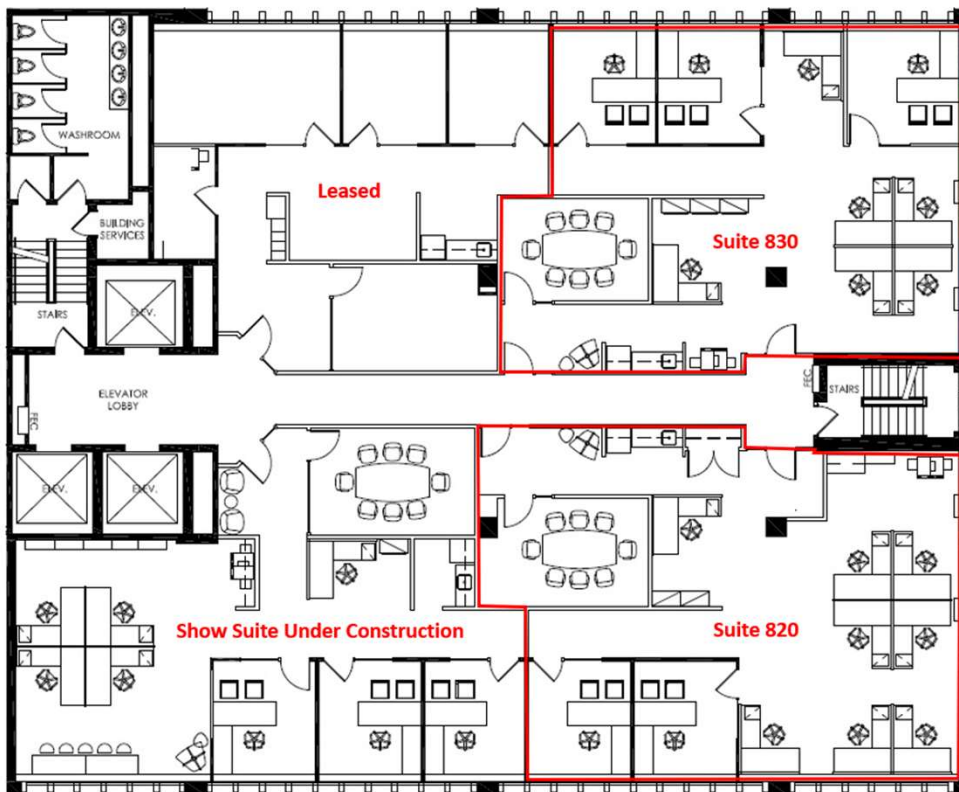
Quartz, Ceasarstone
Pure White 1141

Materials Concept

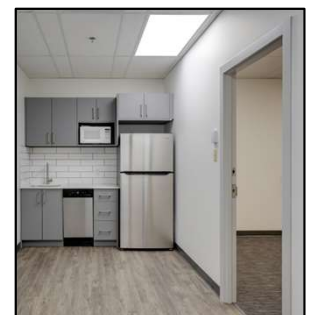
BRADIE BUILDING: Suites 820 (1,950 sf) & 830 (1,840 sf)



- ✓ **Turnkey Opportunities**
- ✓ Suite 820: 1,950 sf
- ✓ Suite 830: 1,840 sf
- ✓ Renovated elevator lobby & corridor
- ✓ Landlord will build out to tenant's requirements
- ✓ Contact us for more information



Preliminary Space Plans



Sample Finishes

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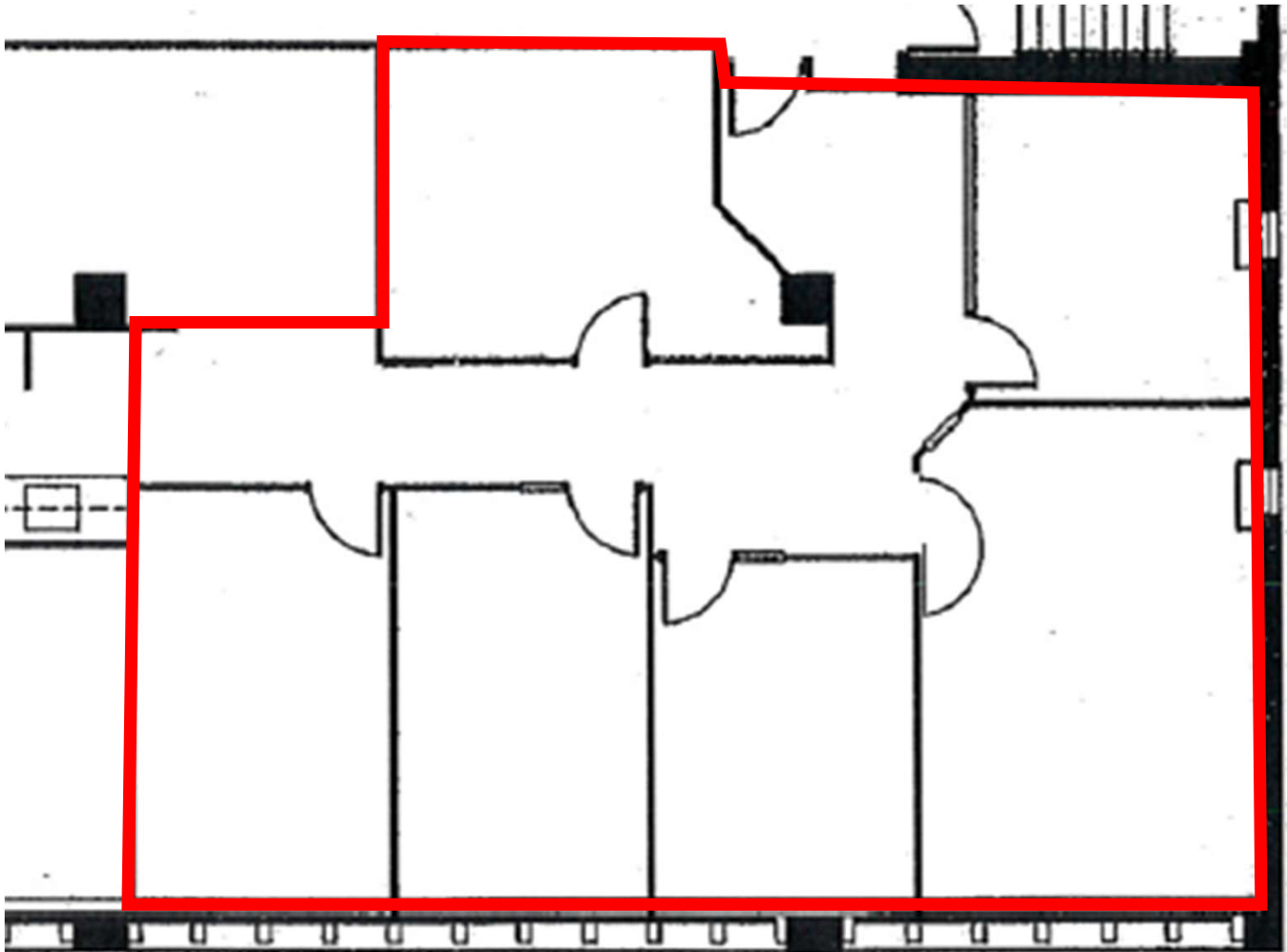


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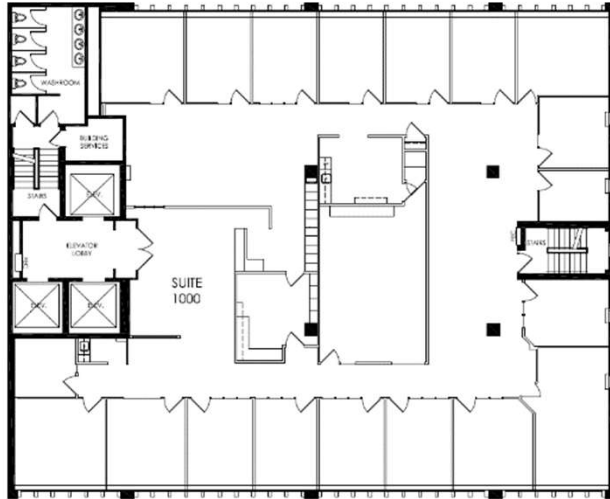
BRADIE BUILDING: Suite 970, 2,331 sf



- ✓ Chalk-lined. Landlord will demise
- ✓ Renovated elevator lobby/corridor
- ✓ 5 exterior offices
- ✓ 1 interior offices
- ✓ Please contact for additional information



BRADIE BUILDING: Suite 1000, 7,110 sf



- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ 17 exterior offices
- ✓ Kitchen
- ✓ File/Storage area
- ✓ Lights are being upgraded to LED



RENOVATED COMMON AREAS



BRADIE BUILDING: Location and Surrounding Area



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

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