

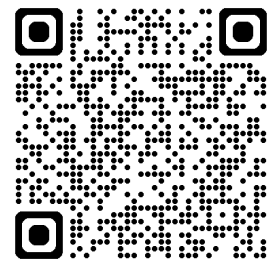
OFFICE SPACE FOR LEASE

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

Colin Macdonald
Director of Leasing
(403) 875-7233
cmacdonald@estancia.ca



Andrew Borle
VP Real Estate Services
(403) 750-2220
aborle@estancia.ca

BRADIE BUILDING: Available Space Summary – May 2026

Suite	Area	Available	Comment
Suite 400	2,635 sf	Immediately	Show Suite
Suite 470	1,938 sf	Immediately	Leased
Suite 500	2,400 sf	Immediately	Move-in Ready
Suite 510	3,319 sf	Immediately	Move-in Ready
Suite 660	2,291 sf	Immediately	Move-in Ready
Suite 700	2,641 sf	Immediately	Available June 1, 2026
Suite 810	1,825 sf	Immediately	Turnkey Opportunity
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



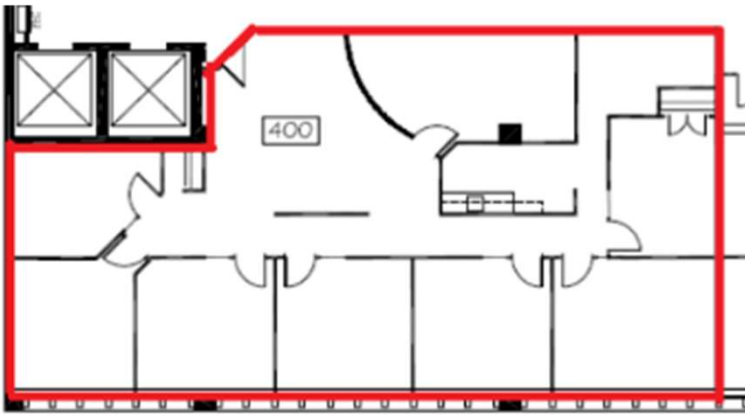
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BRADIE BUILDING: Suite 400, 2,635 sf



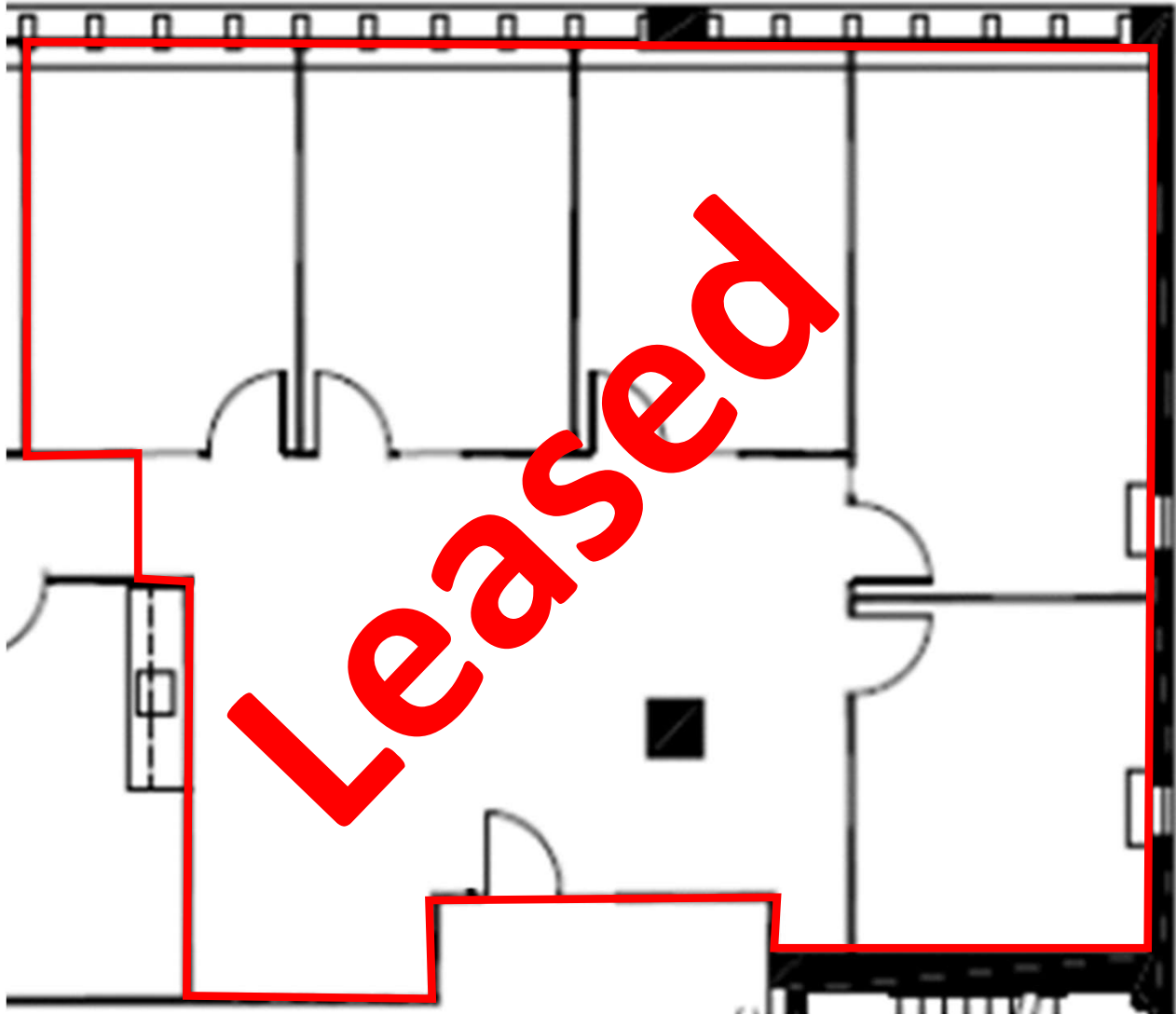
- ✓ **Show Suite**
- ✓ Move-in Ready
- ✓ New carpet & upgraded kitchen
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ 5 exterior offices, 2 interior offices
- ✓ Boardroom
- ✓ Storage area
- ✓ Cat 6 cabling
- ✓ Shaw fibre



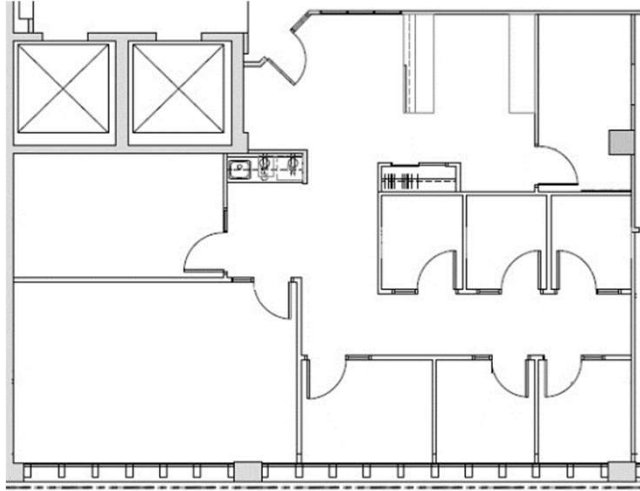
BRADIE BUILDING: Suite 470, 1,938 sf



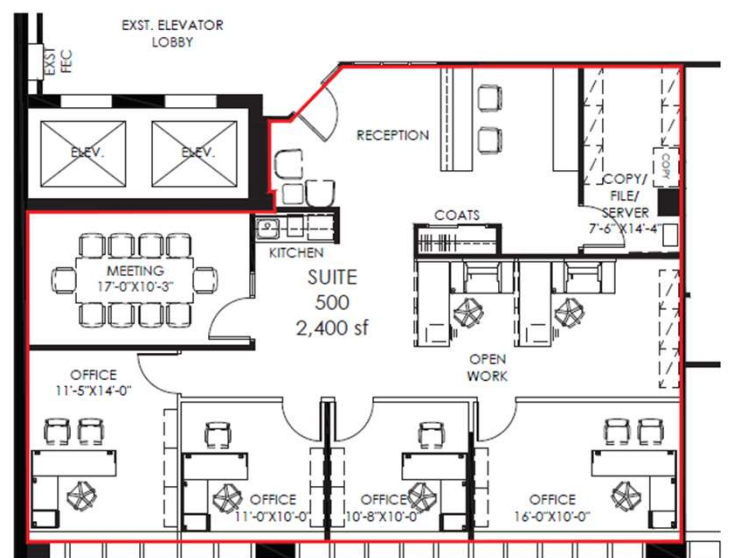
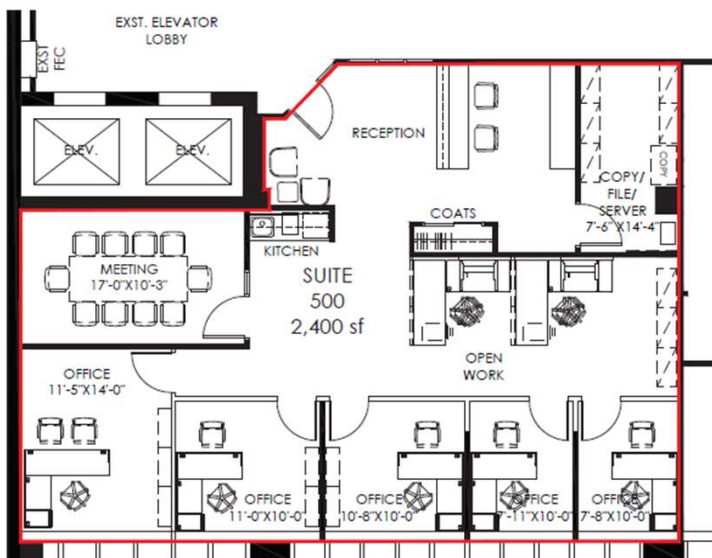
- ✓ Landlord will renovate (Paint, carpet, coffee station & LED lights)
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ 5 exterior offices
- ✓ Storage



BRADIE BUILDING: Suite 500, 2,400 sf



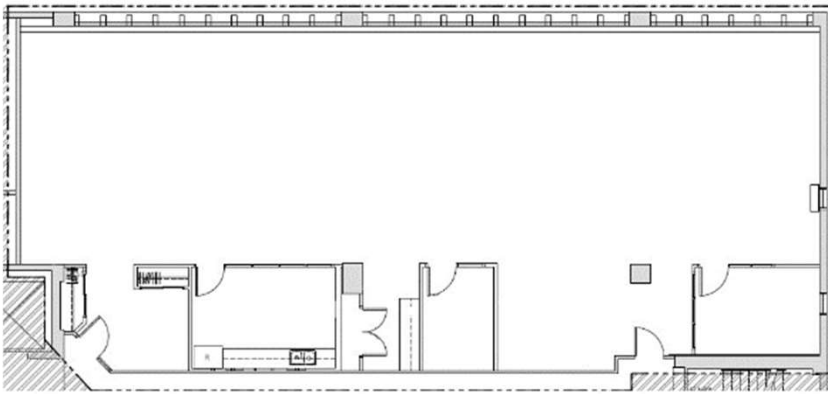
- ✓ Move-in ready
- ✓ Elevator lobby exposure
- ✓ Reception
- ✓ Meeting room
- ✓ Boardroom or workstation area
- ✓ 3 small offices + 3 phone rooms
- ✓ Kitchenette
- ✓ IT/storage area/Cat 6 cabling
- ✓ Landlord will reconfigure office layout along windows



Test Fit 1: 5 Offices Along Windows

Test Fit 2: 4 Offices Along Windows

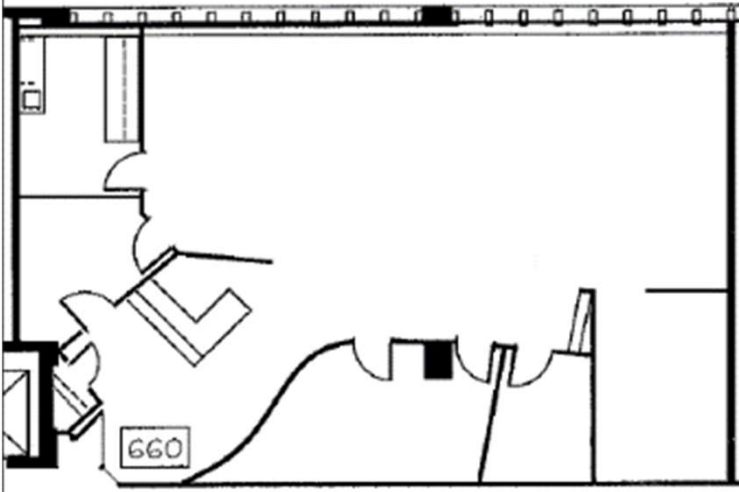
BRADIE BUILDING: Suite 510, 3,319 sf



- ✓ 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

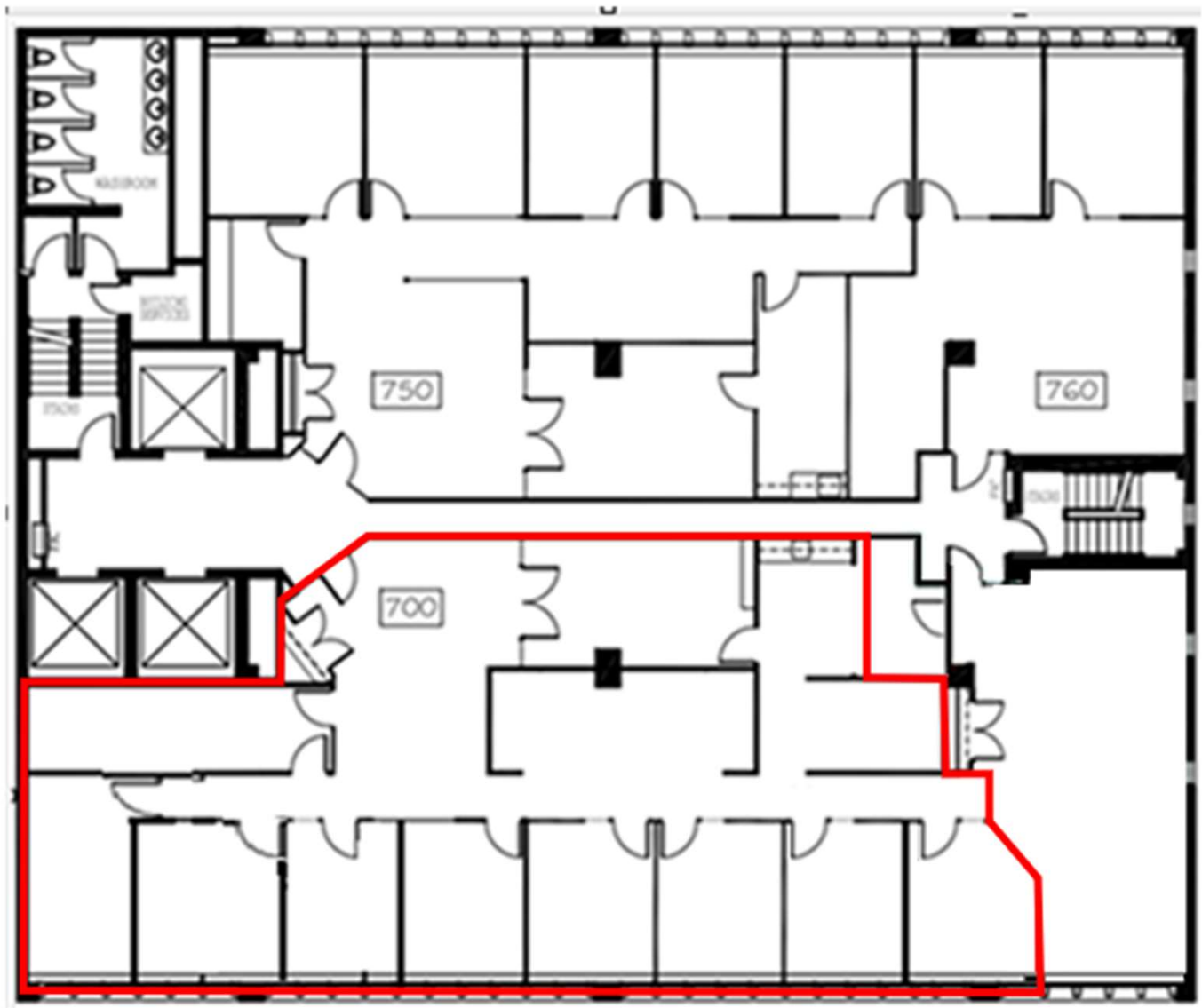


BRADIE BUILDING: Suite 700, 2,641 sf

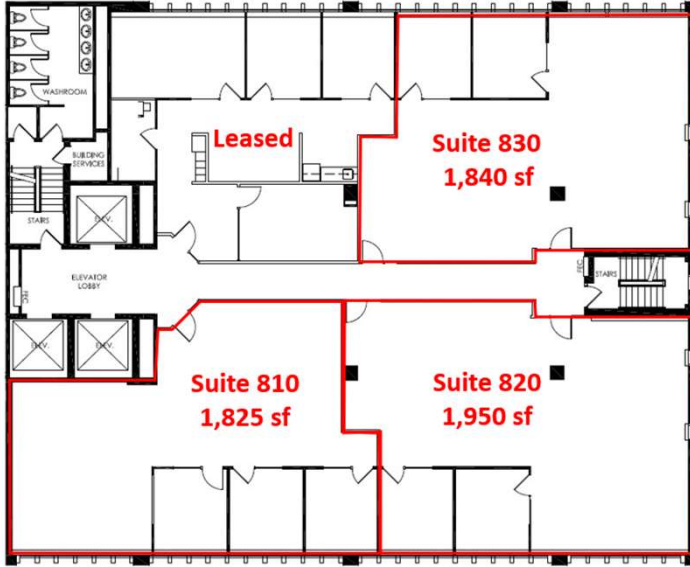


- ✓ Renovated elevator lobby/corridor
- ✓ Available June 1, 2026

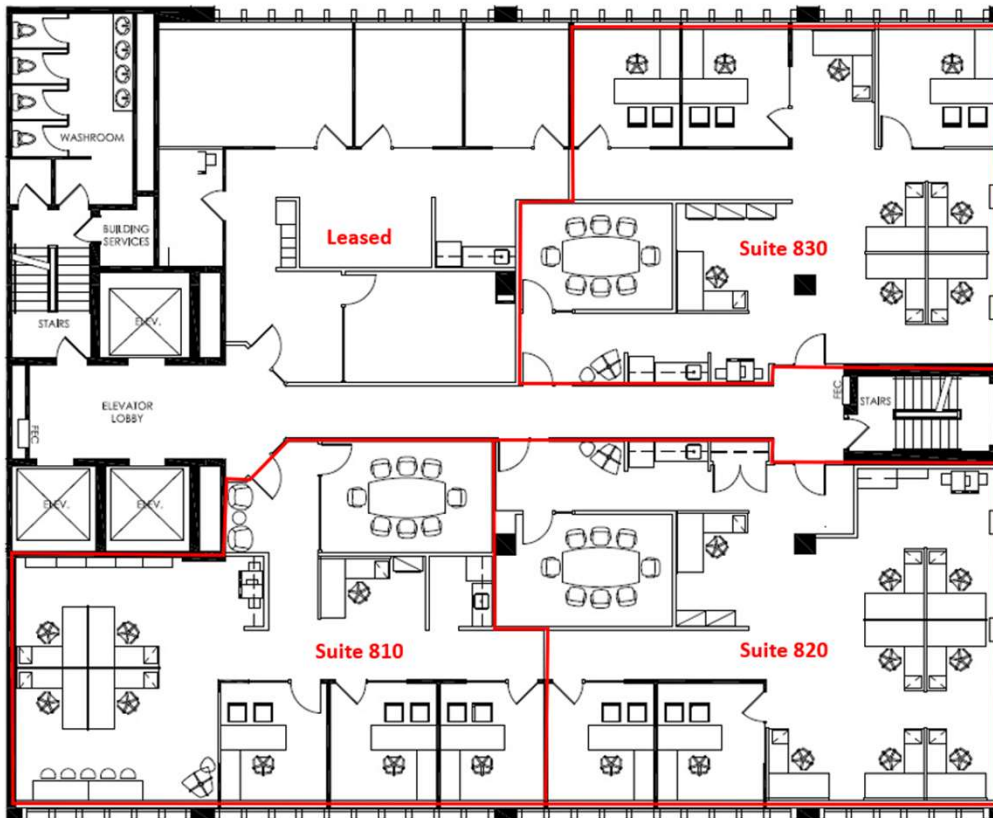
- ✓ Reception area
- ✓ Large boardroom
- ✓ 8 exterior offices
- ✓ Kitchen
- ✓ Storage/IT room
- ✓ Open area for workstations



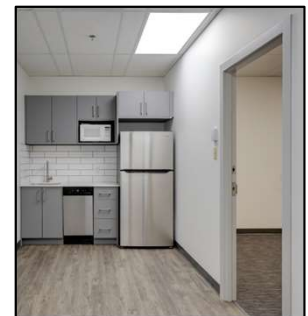
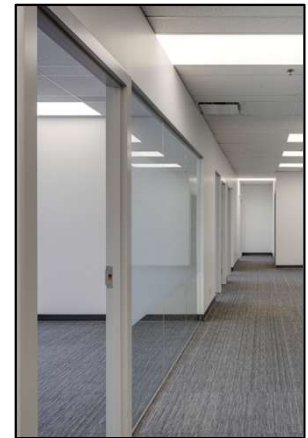
BRADIE BUILDING: Suites 810, 820 & 830



- ✓ Turnkey Opportunities
 - ✓ Suite 810: 1,825 sf *
 - ✓ 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
- * Suites 810 & 820 are contiguous (3,775 sf)



Preliminary Space Plans



Sample Finishes

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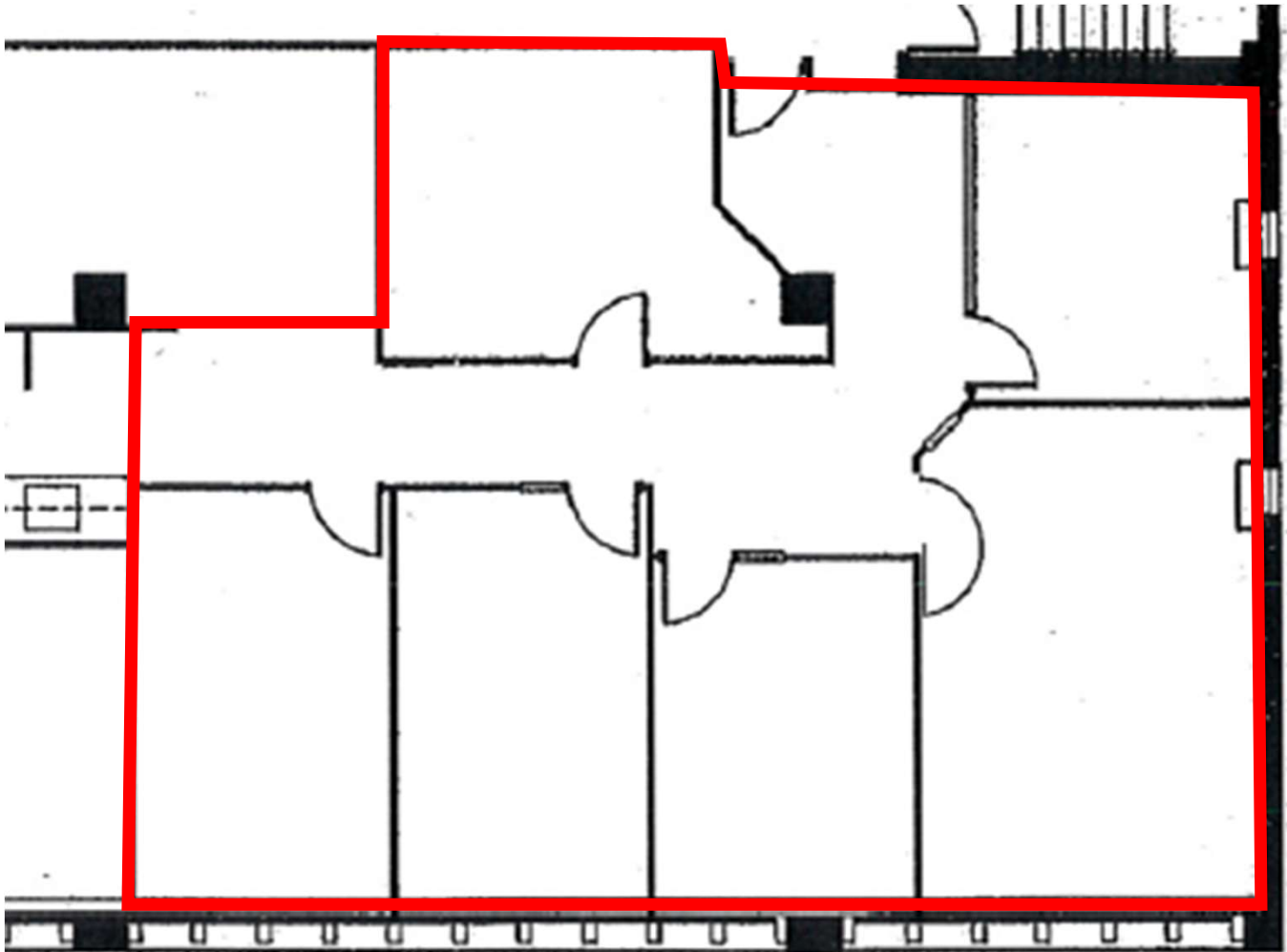


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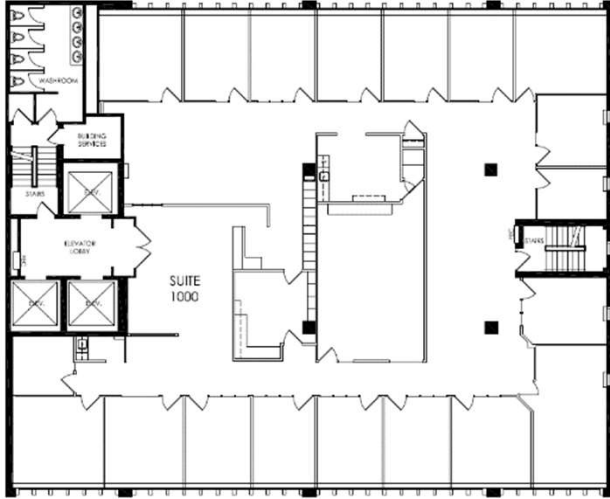
BRADIE BUILDING: Suite 970, 2,331 sf



- ✓ 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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