

**AVISON
YOUNG**

ROCKY MOUNTAIN PLAZA

615 Macleod Trail SE, Calgary, AB

**RECEIVERSHIP
SALE**

\$18,525,000

(\$90 psf)

LISTING PRICE



205,254 sf

TOTAL LEASABLE SPACE



Opportunity

Avison Young is pleased to present **Rocky Mountain Plaza**, a prominent 15-storey office tower strategically located at 615 Macleod Trail SE in Calgary's Downtown Commercial Core. Located at the corner of Macleod Trail and 7 Avenue SE, the Property sits immediately adjacent to the Werklund Centre and Olympic Plaza Transformation and diagonally across from Historic City Hall, positioning the asset at the centre of one of Calgary's most significant ongoing urban revitalization initiatives.

The Property comprises approximately 205,254 sf of leasable area and benefits from direct LRT adjacency, +15 connectivity, and covered parking. Ideally positioned within Calgary's Downtown Core, the Property also offers convenient walking access to the Bow River pathway network, East Village, Stephen Avenue, and numerous surrounding amenities, creating an attractive environment for both office users and future residential occupants. Positioned within Calgary's evolving Rivers District, the Property is designated CR20-C20/R20, supporting high-density commercial, residential, and mixed-use development, including potential future residential conversion opportunities.

Municipal Address
615 Macleod Trail SE, Calgary, AB

Typical Floor Plate
14,120 sf

Zoning
Commercial – Residential Core (CR20-C20/R20)

Total Leaseable Space
205,254 sf

Total Land Area
0.91 acres

Property Management Group
Three Property Management Inc.

Retail Space
25,791 sf

Parking Ratio
Covered parking with 102 stalls

Occupancy
12%

Number of Storeys
15

Year Built
1972

Subject
Property



Investment Highlights



Transit & Downtown Connectivity

Rocky Mountain Plaza benefits from exceptional connectivity through direct **LRT adjacency** and **+15 pedestrian integration**, providing efficient access throughout Calgary's Downtown Core and surrounding employment districts. The Property's strategic location within walking distance of Stephen Avenue and Calgary's central business core further enhances its appeal for office commuters and future residents alike, offering immediate access to restaurants, cafés, retail amenities, and everyday downtown conveniences. Future residential tenants will also benefit from convenient access to work, educational institutions, entertainment venues, and daily amenities without the need to travel significant distances.



Calgary's Emerging Cultural & Entertainment District

Rocky Mountain Plaza is strategically positioned within one of Calgary's most transformative urban corridors, anchored by the **Werklund Centre Transformation**, Olympic Plaza revitalization, Scotia Place Event Centre, BMO Centre expansion, and the broader Rivers District redevelopment. As these major civic and cultural projects advance, the area is expected to evolve into Calgary's premier destination for entertainment, festivals, dining, and year round pedestrian activity, supporting long term demand from both office users and future residential occupants.

 LRT Line

Subject Property



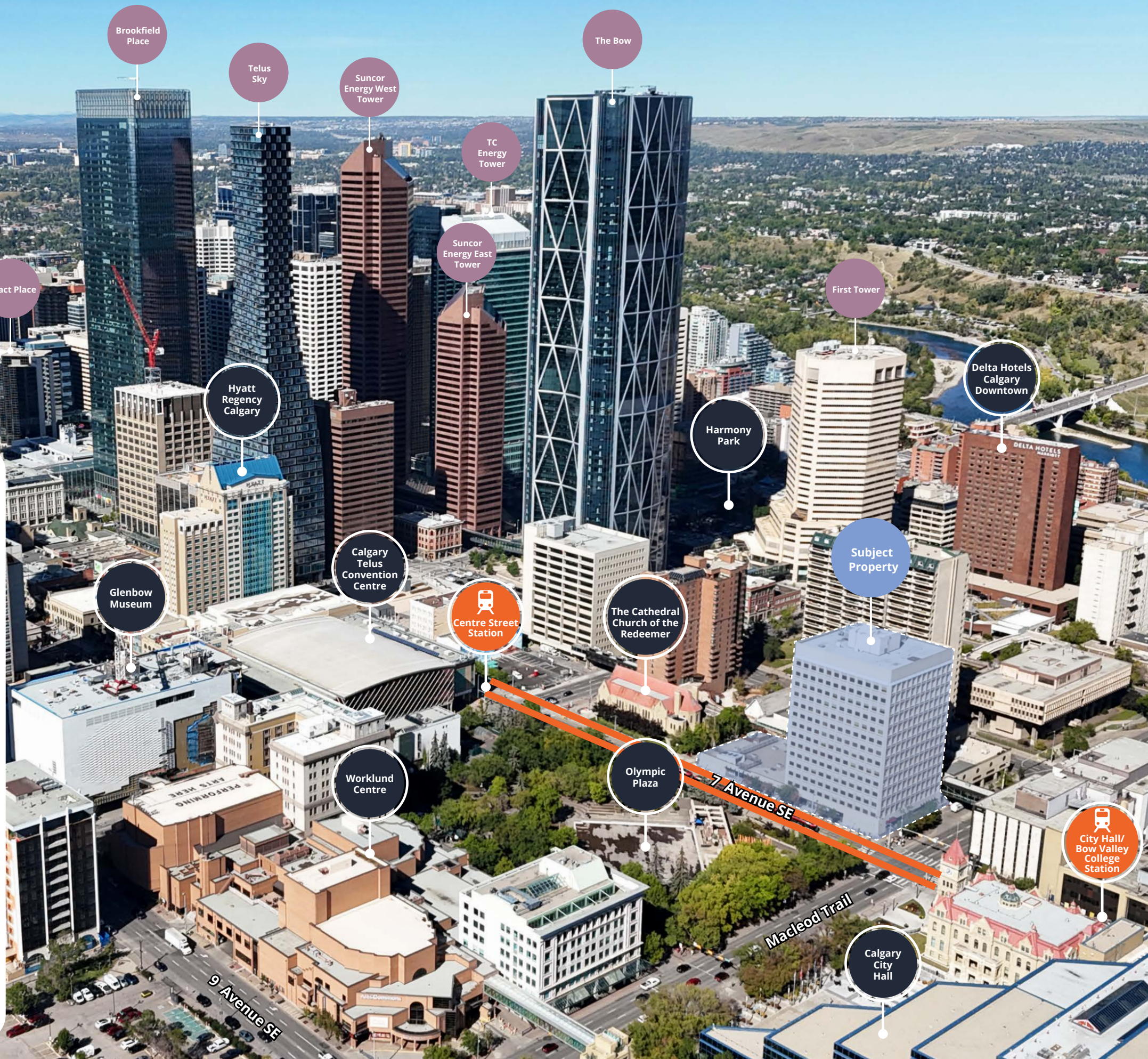
Residential Conversion & Iconic Downtown Views

Future residential conversion potential at Rocky Mountain Plaza is further enhanced by the Property's exceptional downtown sightlines. Positioned adjacent to Olympic Plaza and the Werklund Centre Transformation, residential units would benefit from **panoramic views** of Calgary's historic landmarks, evolving cultural district, downtown skyline, and surrounding riverfront corridors, creating a highly distinctive urban living experience that blends the dense energy of Downtown Calgary with the beautifully maintained park spaces and active riverfront connections throughout the Downtown Core.



24-Hour Security & Tenant Convenience

Rocky Mountain Plaza offers **24-hour on-site security** and controlled building access, creating a secure and comfortable environment for tenants, residents, and visitors. The Property also features card access systems, video surveillance, covered parking, and professionally maintained building infrastructure that supports convenient day-to-day operations within a well-established downtown office environment.



Location Profile

Rocky Mountain Plaza is strategically positioned at the prominent corner of Macleod Trail and 7 Avenue SE, within the heart of Calgary's rapidly evolving cultural and entertainment district. Located directly adjacent to Olympic Plaza, the Werklund Centre Transformation, Historic City Hall, and the City Hall LRT Station, the Property benefits from exceptional connectivity and immediate access to Calgary's Downtown Core.

The surrounding area continues to undergo significant revitalization through major public and private investment, including the **Werklund Centre Transformation**, Olympic Plaza redesign, East Village expansion, and broader Rivers District redevelopment. Residents and office users alike benefit from walking distance access to Stephen Avenue, Studio Bell, the Central Library, the BMO Centre, Bow River pathway network, and Prince's Island.

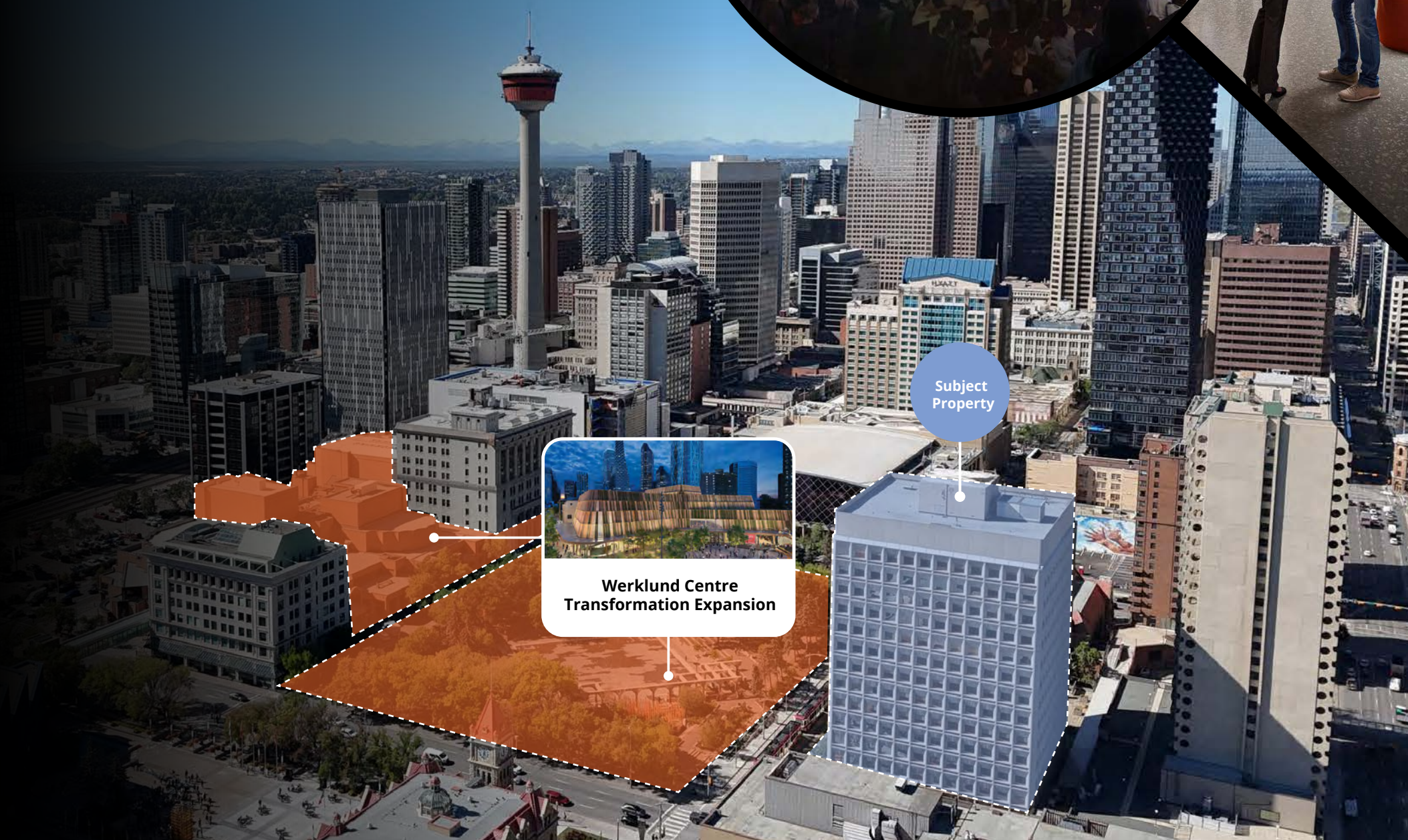
Surrounded by cafés, restaurants, retail amenities, green spaces, and cultural attractions, the location offers a highly walkable urban environment that supports an active and connected downtown lifestyle. The Property's strategic positioning between the Downtown Core and East Village further reinforces its long-term appeal as a mixed-use residential and commercial destination within one of Calgary's most energized urban corridors.

Werklund Centre Transformation

Located across the street from **Rocky Mountain Plaza**, the Werklund Centre Transformation represents one of the largest cultural infrastructure investments currently underway in Canada. The approximately \$680 million initiative encompasses the expansion and modernization of Calgary's premier performing arts campus, together with the revitalization of Olympic Plaza, reinforcing the area as a major cultural, entertainment, and tourism destination within Calgary's downtown core. Construction of the Expansion phase is currently anticipated to be completed in 2028, with modernization of the existing Werklund Centre facility anticipated to follow by 2029.

The first phase (Expansion) of the project includes a new 170,000 square foot expansion integrated with the Olympic Plaza revitalization, featuring the 1,000-seat Osten Victor Playhouse, a 200-seat studio theatre, enhanced public gathering areas, and new cultural amenities designed to support year round programming and large scale community events. The second phase (Modernization) will focus on upgrading the existing Werklund Centre facility through enhanced amenities, accessibility improvements, and modernized technology designed to support future generations of visitors and performers. Upon completion, the transformed campus is expected to further strengthen downtown vibrancy and reinforce Calgary's cultural identity for generations to come.

The existing Werklund Centre, formerly known as Arts Commons, currently attracts attendees through a diverse range of performances, cultural programming, and events. Upon completion, the transformative investment is expected to further strengthen downtown Calgary's cultural prominence and increase pedestrian activity throughout the surrounding area, directly benefiting nearby properties such as 615 Macleod Trail SE.



Subject Property

Werklund Centre Transformation Expansion

Possible Conversion Floor Plan

The proposed residential conversion incorporates a balanced mix of one- and two-bedroom suites designed to appeal to a broad range of resident profiles, from young professionals to urban families. Centrally located tenant amenities and thoughtfully integrated communal spaces are intended to foster convenience, connectivity, and a strong sense of community throughout the building.

Floor Plate Efficiency +/- 14,000 ft²
85.6%

Size of Typical Unit Types

1 Bedroom 665 - 675 ft²
1 Bedroom + Den 745 - 760 ft²
2 Bedroom 880 - 905 ft²

L02 Amenity Floor

Typical Floor Stats

GFA 13,940 sf
Efficiency 59.5%

Unit Analysis

Total Number of Dwelling Units 13
out of which

1 Bedroom	10	76.9%
Studio	3	23.1%

L03-15 (12 Levels) *Minus L13

Typical Floor Stats

GFA 13,940 sf
Efficiency 85.5%

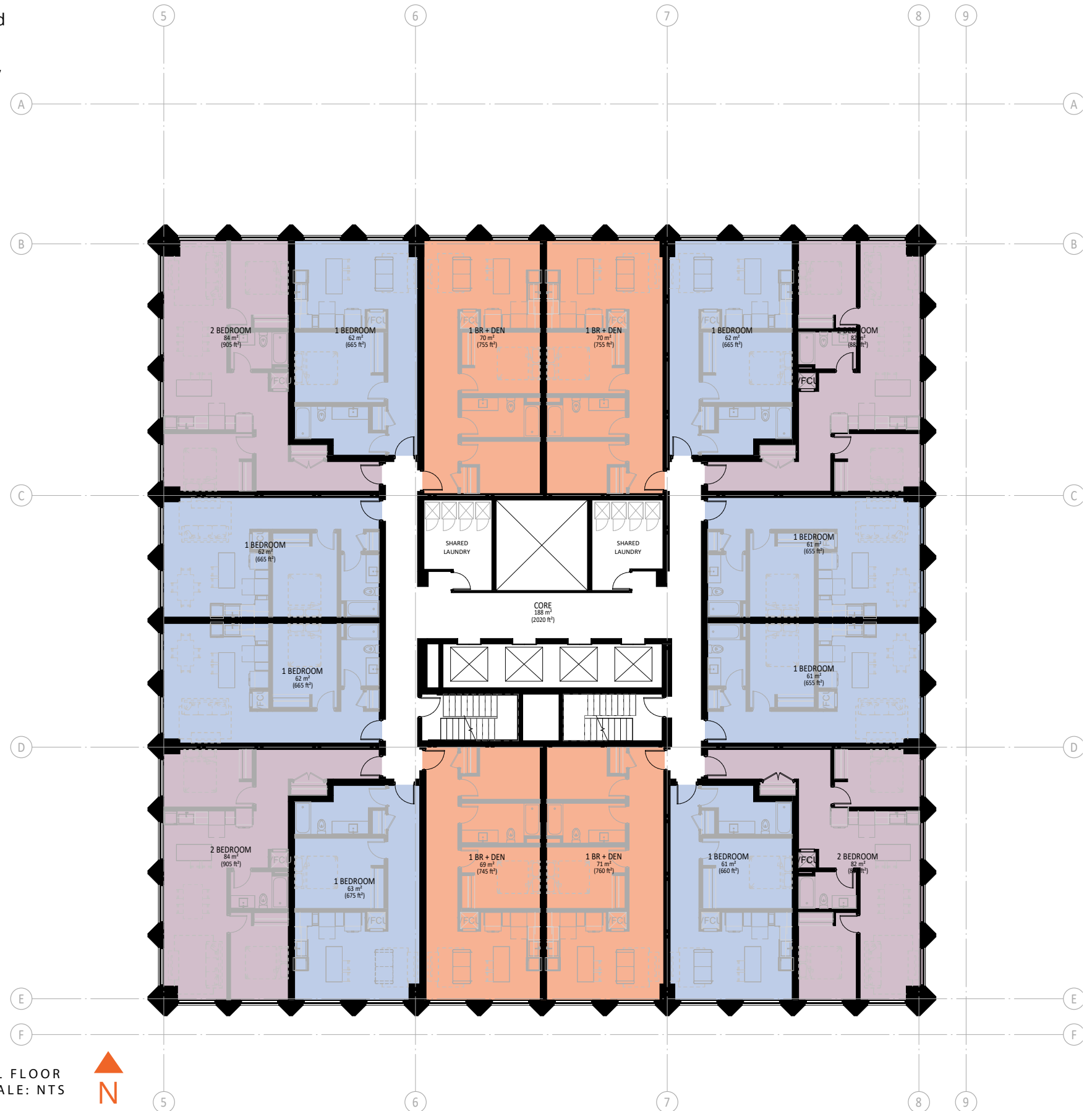
Unit Analysis

Total Number of Dwelling Units 16
out of which

1 Bedroom	8	50.0%
1 Bedroom + Den	4	25.0%
2 Bedroom	4	25.0%

Total Units 205

Studio	3
1 Bedroom	106
1 Bedroom + Den	48
2 Bedroom	48



TYPICAL FLOOR
SCALE: NTS



Source: Former Conversion Proposal

Offering Process

Avison Young Commercial Real Estate Services, LP (the "Listing Agent" or "Listing Agents") has been retained by FTI Consulting Canada Inc., in its capacity as court appointed Receiver and Manager of Rocky Mountain Alberta Partners Ltd., and not in its personal or corporate capacity and without personal liability (the "Receiver"), on an exclusive basis to arrange for the offering and sale of a 100% interest in the Subject Property. Rocky Mountain Plaza is being offered for sale for a listing price of \$18,525,000. Please contact the Listing Agents for more information and for details on the offering process.

The Listing Agents have prepared a draft Letter of Intent and/or binding Offer to Purchase template, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior-mentioned template forms.

Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties / prospective purchasing entities.



For More Information

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