

Office | For Lease

CBRE

Penn West Plaza East & West Towers

207 9 Avenue SW &
215 9 Avenue SW
Calgary, AB



Penn West Plaza

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Modern and Accessible

Class A office complex

Centrally located, well-appointed leasehold improvements, in house fitness facilities and on-site daycare are just some of the key features available to tenants of the building.

Conveniently located with great access and egress in and out of the downtown core, walking distance to many amenities and services and being Plus 15 connected to Gulf Canada Square makes Penn West Plaza the complete package for users of first-class office space in downtown Calgary.

Penn West Plaza is certified with the following:



Supporting your employees and visitors with the highest levels of digital connectivity.



Building's commitment to prioritizing the health and well-being of its occupants and the surrounding community.



Saving money while also protecting the environment through energy efficient practices.



BOMA BEST
SUSTAINABLE • GOLD

Environmental sustainability that encourages smart and sustainable solutions for promoting health, efficiency, cost-effectiveness, and low-carbon performance.



Understanding physical accessibility by identifying and improving barriers for your community, clients and employees.

Availability

East Tower

9 th Floor	23,547 square feet
8 th Floor	27,397 square feet
5 th Floor	26,780 square feet
4 th Floor	27,433 square feet

West Tower

15 th Floor	21,904 square feet
6 th Floor	5,052 square feet
3 rd Floor	18,163 square feet

Availability

January 1, 2026 (5th Floor)
Immediate (All other floors)

Term

Flexible

Net Rent

Market Rates

Allowance

Negotiable

2025 Op Costs & Taxes

\$17.23 per square foot

Highlights

- Exceptional leasehold improvements
- Floors 8 & 9 East, 15 West are fully furnished
- 3rd floor West partially furnished
- Private patio on floor 3 West

Building Details



Year Built

2008 (East) 2010 (West)

Building Class

A

Number of Floors

10 (East) 20 (West)

Average Floor Plate

26,700 square feet (East)
22,400 square feet (West)

Building Size

241,165 square feet (East)
411,366 square feet (West)

Building Amenities

- Fitness centre
- End of trip facilities
- Conference centre
- Underground parking
- Bike storage
- Car wash
- PlayPenn Childcare
- Downtown Dental
- Il Caffe
- Sukiyaki House
- Canadian Blood Services
- Plus 15 connected to Gulf Canada Square

Parking

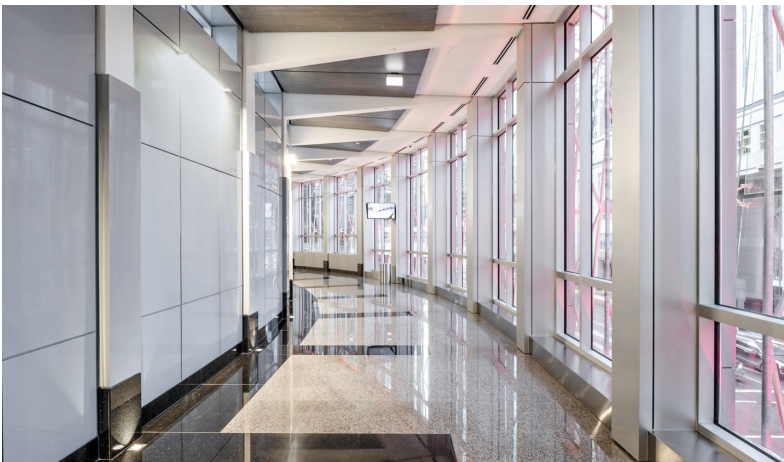
1 stall per 2,000 square feet

HVAC

6:00 am to 6:00 pm, Monday to Friday

Security

- 24-hour manned security
- Card access



Floor Plans

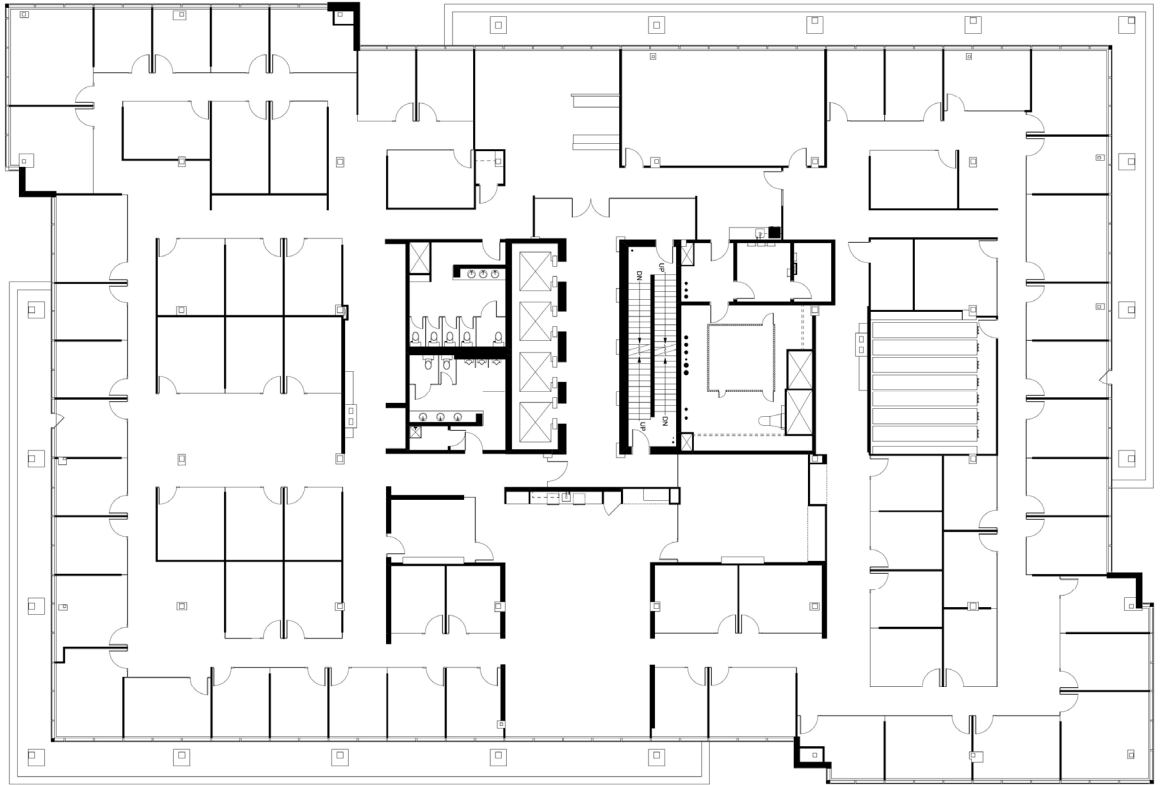
East Tower

9th Floor

23,547 SF

Fully furnished

- + 41 exterior offices
- + 29 interior offices
- + Boardroom
- + Café
- + Reception
- + Server room
- + Rolling file storage room
- + 2 tech centres

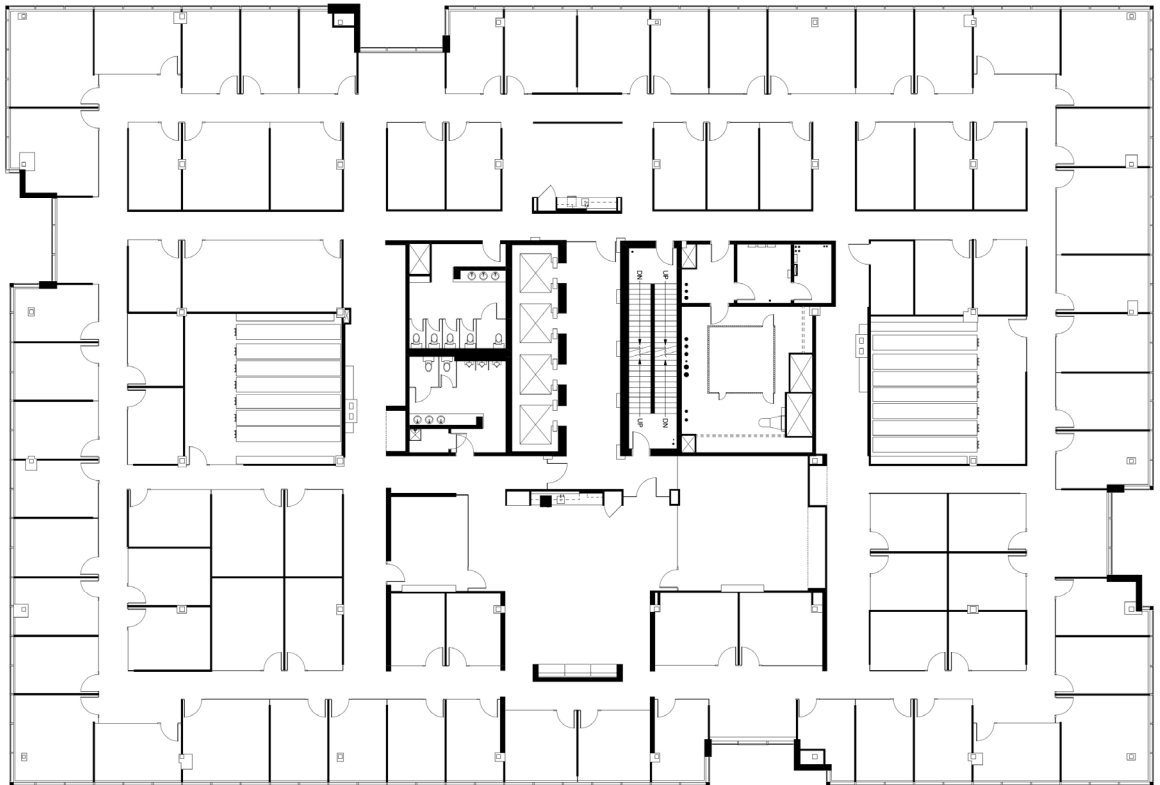


8th Floor

27,397 SF

Fully furnished

- + 46 exterior offices
- + 33 interior offices
- + Boardroom
- + Meeting room
- + Café
- + Kitchen
- + Server room
- + 2 rolling file storage rooms
- + 2 tech centres



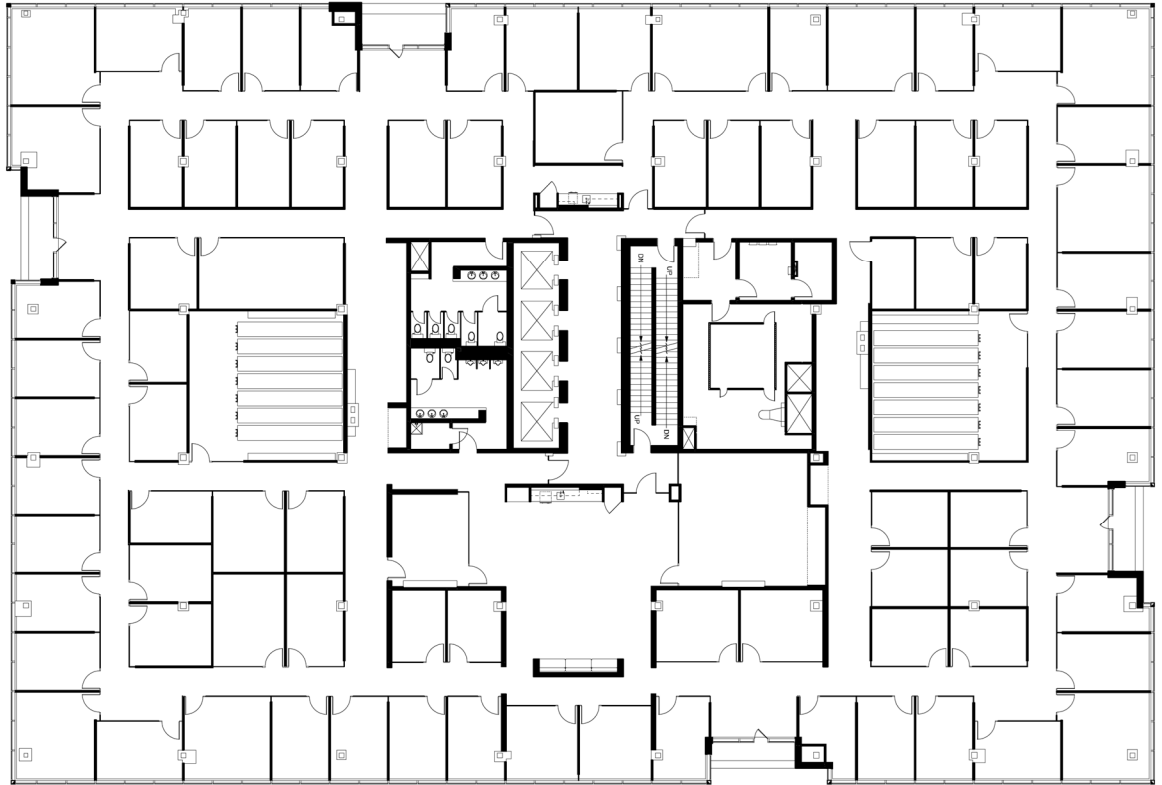
Floor Plans

East Tower

5th Floor

26,780 SF

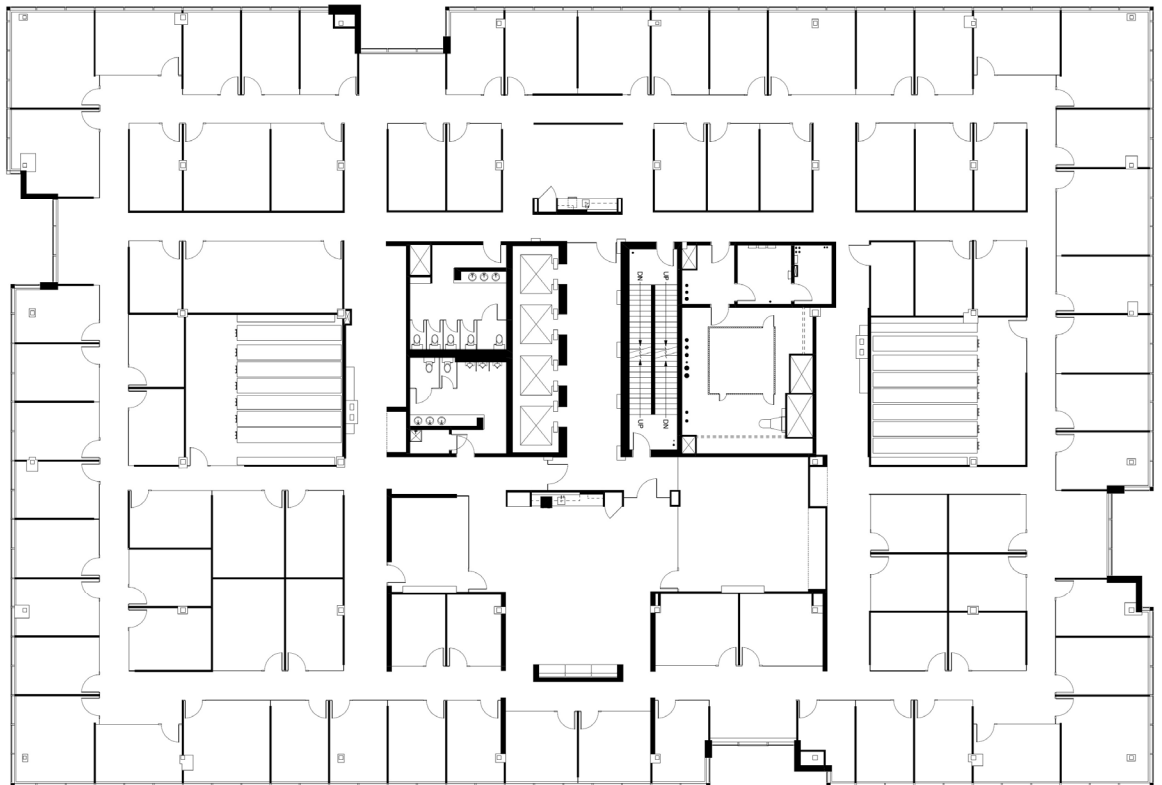
- + 44 exterior offices
- + 32 interior offices
- + Boardroom
- + 4 meeting rooms
- + Café
- + Kitchen
- + Server room
- + 2 rolling file storage rooms
- + 2 tech centres



4th Floor

27,433 SF

- + 46 exterior offices
- + 36 interior offices
- + 4 workstations
- + Boardroom
- + Meeting room
- + Café
- + Kitchen
- + Server room
- + 2 rolling file storage rooms
- + 2 tech centres



Floor Plans

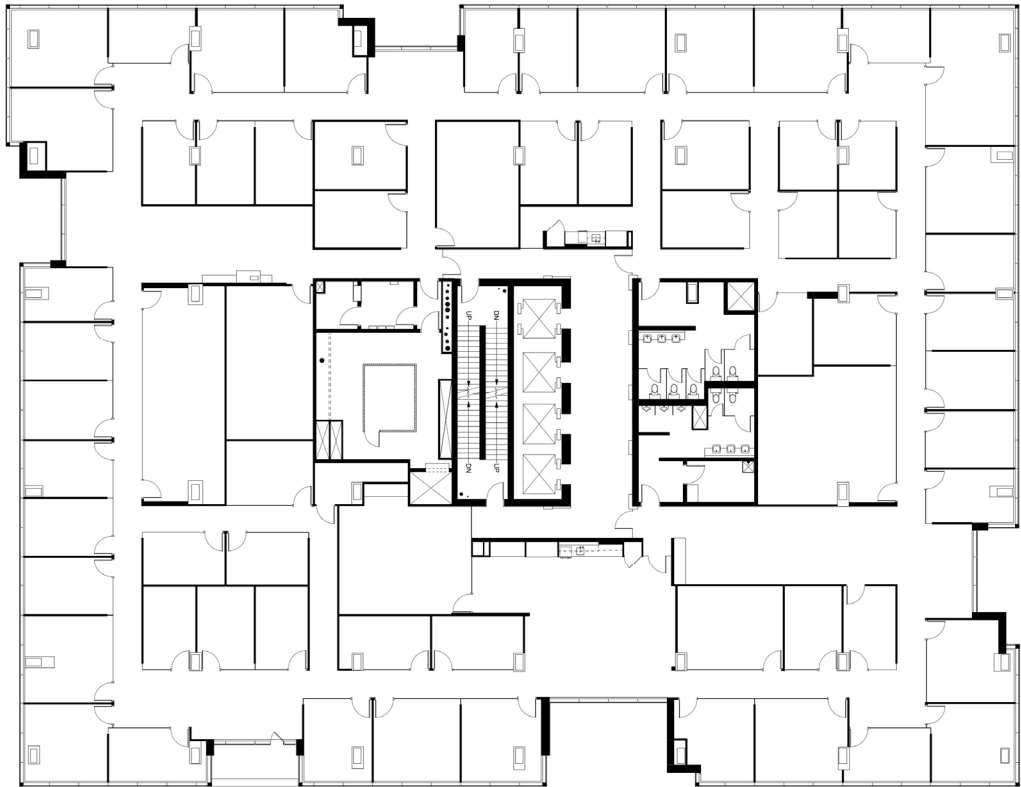
West Tower

15th Floor

21,904 SF

Fully furnished

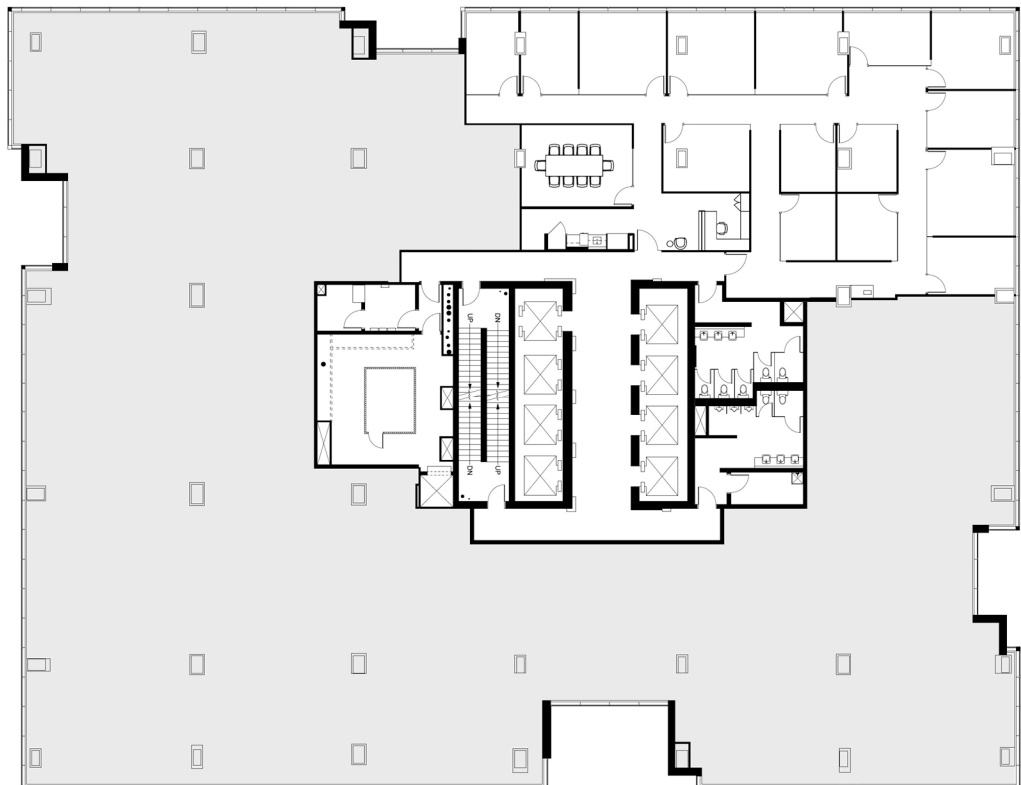
- + 35 exterior offices
- + 25 interior offices
- + 5 meeting rooms
- + Café
- + Reception
- + Server room
- + Tech centre



6th Floor

5,052 SF

- + 10 exterior offices
- + 5 interior offices
- + Meeting room
- + Kitchen
- + Reception



Floor Plans

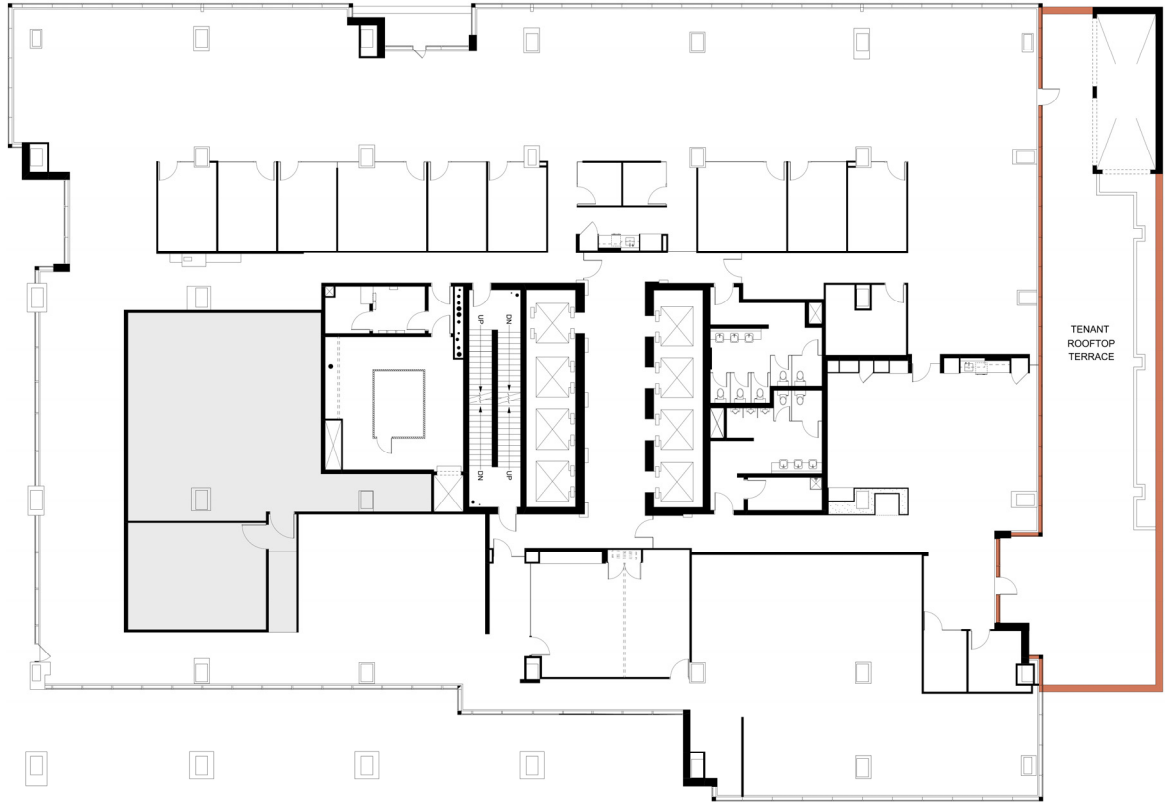
West Tower

3rd Floor

18,163 SF

Partially furnished

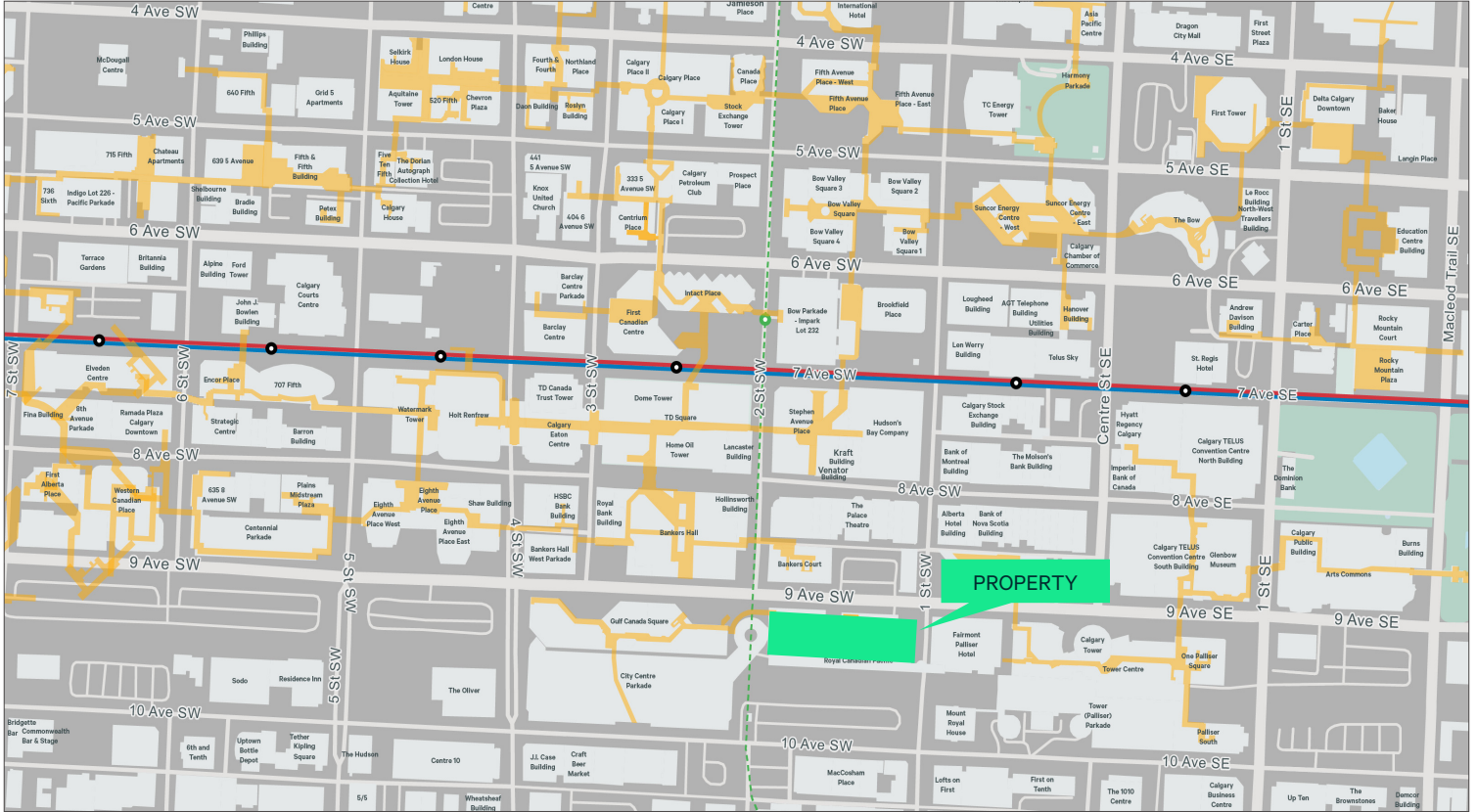
- + 10 interior offices
- + Open area
- + 2 meeting rooms
- + Café
- + Kitchen
- + Private patio



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For Lease



BUILDING & AREA AMENITIES

- + Plus 15 connected to Gulf Canada Square
- + Fitness facility with locker rooms and showers available for exclusive tenant use
- + Underground, heated parkade with bike storage and car wash
- + Il Caffe, Sukiyaki House, Canadian Blood Services, PlayPenn Child Care and Downtown Dental located in the building
- + Convenient LRT and transit access
- + Abundant amenities in the immediate area including restaurants, hotels, shopping and services

Contact Us

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