



STEPHEN AVENUE PLACE

700 2ND STREET SW | DOWNTOWN SUBLEASE

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**AVISON
YOUNG**

ELEVATE YOUR WORKDAY

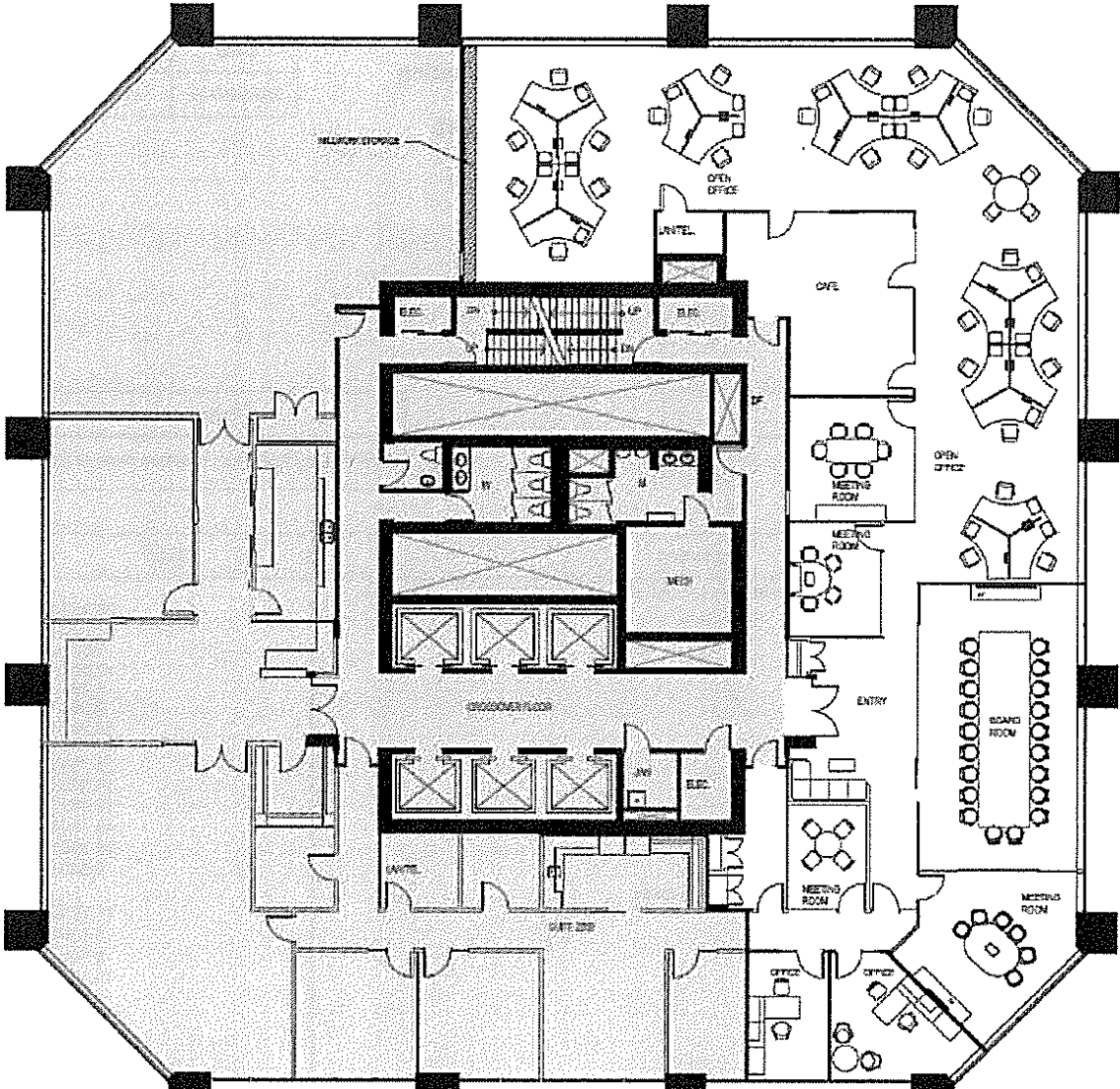
PRIME LOCATION:	+15 Connected to Brookfield Place, Bow Parkade, and the CORE Shopping Centre.
CITYSCAPE VIEWS:	Panoramic views of Calgary from upper floors.
FLEXIBLE SPACES:	Open floor plans with optimal column placement, offering versatile layout options.
BUSINESS ESSENTIALS:	Complimentary conference facilities, premium fitness centre, tenant lounge, and games room available for tenant’s exclusive use.

YOUR NEXT OFFICE

YEAR BUILT:	1977 / 2024 (renov.)	BUILDING AREA:	646,169 sf
OP. COSTS:	\$20.41/sf (est. 2026)	LANDLORD:	MNP Ltd. In its capacity as receiver of Stephen Avenue Place and not in its personal or corporate capacity
AVAILABLE:	Immediately	RATES:	Market Sublease Rates
SUBPREMISES:	Suite 2250: 6,855 sf	HVAC:	Mon-Fri: 6:00 am-6:00 pm Sat: 10:00 am - 3:00 pm
AVG FLOORPLATE:	14,800 sf	PARKING:	1:3,600 sf (includes building parkade and Bow Parkade) availability
SUBLEASE EXPIRY:	September 29, 2028		

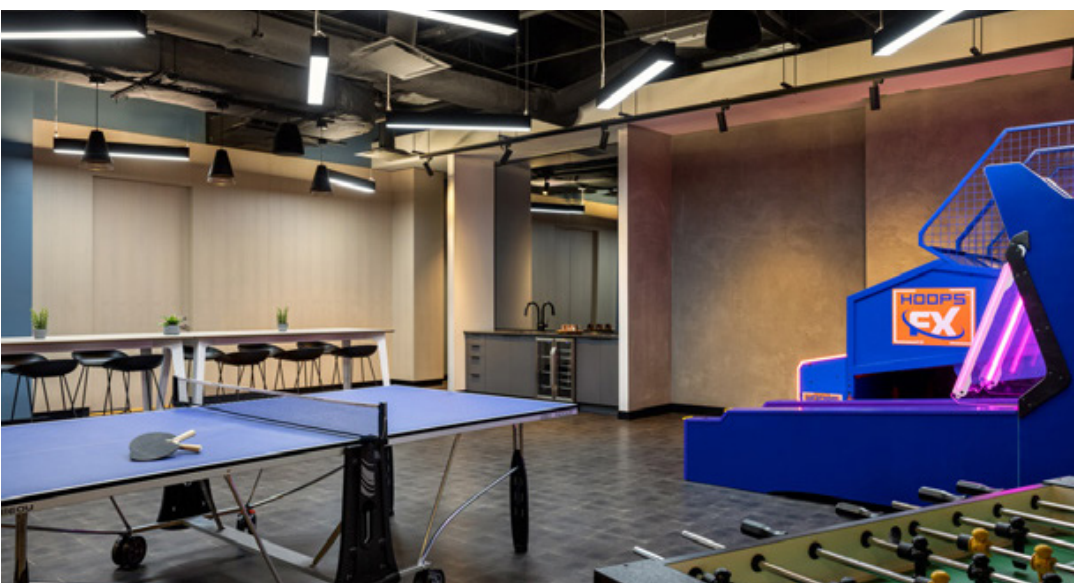


SUITE 2250 | 6,855 SF



3 Offices	Boardroom	Electric Room	Show suite standard
4 Meeting rooms	Kitchen	IT Room	Elevator access
24 Workstations	Lounge area	Furnished	Locker room





COMMUNITY HIGHLIGHTS

Building Amenities

FITNESS & WELLNESS:

Club-quality fitness facility for exclusive use by building tenants at no additional charge.

PARKING & TRANSIT:

Steps from LRT and close proximity to bus stops. +15 connections to Brookfield Place, Bow Parkade, and CORE shopping centre.

DINING:

In-building dining options including Pineapple Hall, Pigeonhole, Goro + Gun, Phil & Sebastian, Barbarella and Major Tom.

Neighbourhood Highlights

OUTDOOR ACCESS:

Proximity to pathways, Prince's Island Park & Peace Bridge.

STEPHEN AVE WALK:

A pedestrian friendly corridor lined with heritage architecture, boutique shops, patios, and public art installations.

HOTELS & SHOPPING:

Eau Claire Sheraton, Westin, The Dorian & CORE Shopping.

THE HEART OF STEPHEN AVENUE



Legend

PARKS & LANDMARKS

- 1 Calgary Tower
- 2 Devonian Gardens

CHILDCARE

- 1 Bow Valley Child Care Centre

HOTELS

- 1 Fairmont Palliser Hotel
- 2 Hyatt Regency Hotel
- 3 Le Germain Calgary

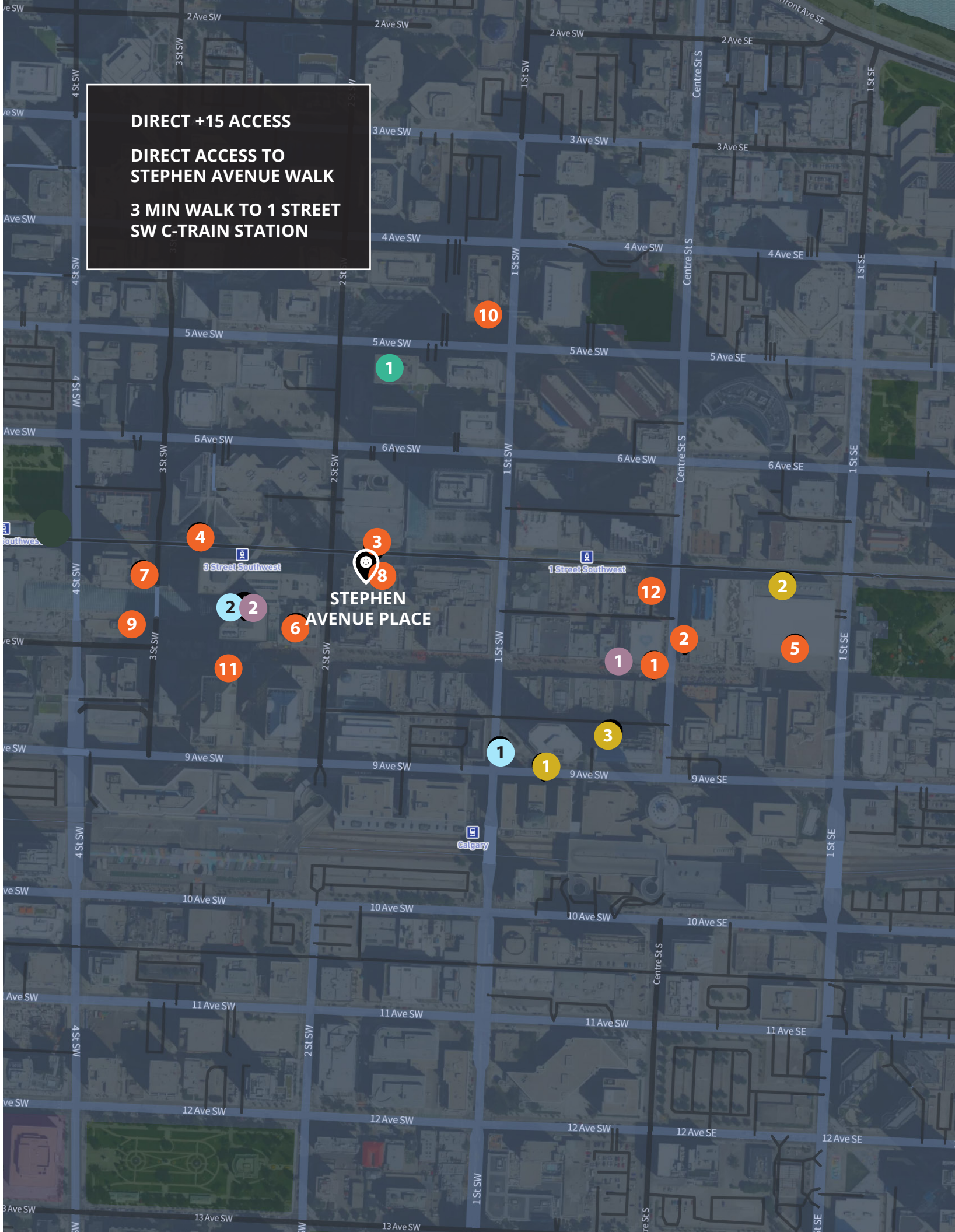
RECREATION

- 1 HotShop Wellness
- 2 The CORE Shopping Centre

DINING & COFFEE

- 1 Saltlik
- 2 Modern Steak
- 3 Goro + Gun
- 4 Cactus Club Cafe
- 5 Rosso Coffee Roasters
- 6 Local Public Eatery
- 7 Deville Coffee
- 8 Barbarella
- 9 Hy's Steakhouse
- 10 OEB Breakfast Co.
- 11 Earls Kitchen + Bar
- 12 Palomino Smokehouse

DIRECT +15 ACCESS
DIRECT ACCESS TO
STEPHEN AVENUE WALK
3 MIN WALK TO 1 STREET
SW C-TRAIN STATION



LET'S CONNECT

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