



GWL REALTY
ADVISORS

685 Centre Street S
Calgary, AB

TELUS SKY

TELUS SKY

STACKING PLAN

- Vacant
- Upcoming
- SS Show Suite



Click on the vacancy for additional information

FEATURES

YEAR BUILT

2019

COMPLETE ADDRESS

685 Centre Street S

PROPERTY TYPE

Class AAA

BUILDING SIZE

760,000 sq. ft. / Office: 450,000 sq. ft.

TYPICAL FLOOR PLATE

15,300 sq. ft. / 18,800 sq. ft.

NUMBER OF FLOORS

60 Floors / Office: 28 Floors

CEILING HEIGHT

9'8"

HOURS OF OPERATION

6:00 am – 6:00 pm
Monday – Friday

PARKING RATIO

1:3000
Underground Heated Parking

ANNUAL NET RENT

Market Rates

OP COSTS & TAXES

\$26.52 per sq. ft. (2026)

CERTIFICATION

LEED Platinum



TECHNICAL

POWER

2.0 watts / sq. ft.

ELEVATORS

4 Low-rise elevators, floors 1-15
4 High-rise elevators, floor 16-29
2 Parking level shuttle elevators

HVAC

6:00 am – 6:00 pm Monday – Friday

LIGHTING

Suspended direct/indirect LED luminaires

SECURITY

Door and elevator monitoring
Card access
CCTV
Parking area duress systems

AMENITIES

Fitness centre

Conference facility

Retail services, including a coffee shop on the main floor

Raised floor system with no "hollow sound"

+15 connection

LRT station direct access

End-of-trip facility, including secure bike storage, lockers and showers

11 storey atrium with a living green wall

Rainwater harvesting system used for landscape irrigation

TELUS SKY

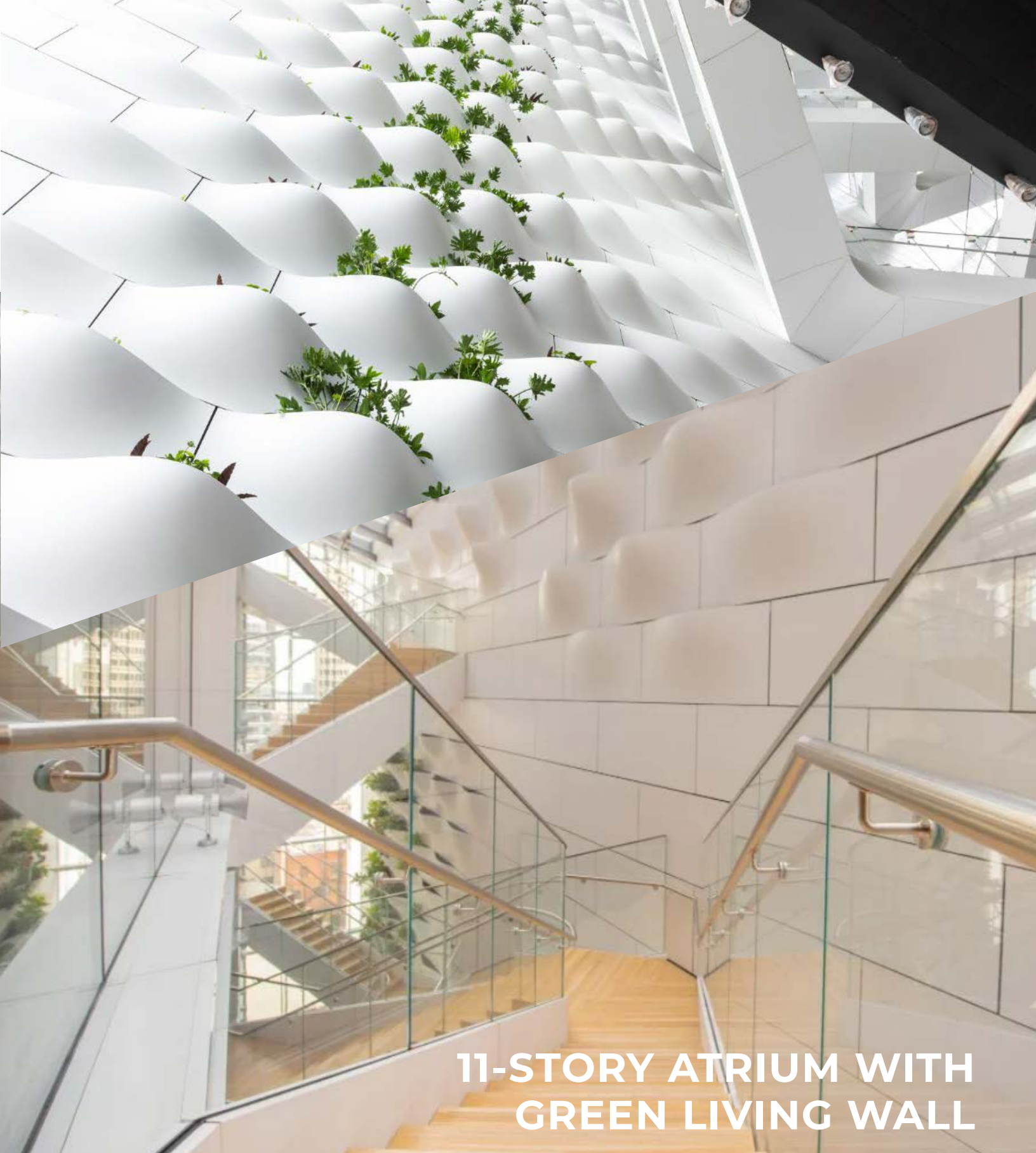
TELUS Sky is conveniently located in downtown Calgary's business and retail district. The unique exterior of this 60-story Class AAA mixed-use tower is encased in a mesmerizing 160,000 square foot art installation, Northern Lights, designed by the globally renowned artist, Douglas Coupland. Inside the building, you will find a variety of attractive amenities and services. This exceptional building boasts 24/7 security, a fitness centre with premium exercise equipment, a modern conference facility, an end of trip facility, and a coffee shop. Upon entering the building you are welcomed by an extraordinary 11-story living green wall and atrium, which naturally filters the air, 24/7.

TELUS Sky is located next to Calgary's 7th Avenue LRT station and main transport routes, it also has ample parking in a heated underground parkade, and convenient direct access to Calgary's +15 pedestrian system on the 3rd floor. Surrounding the property is an abundance of retail shops, hotels and restaurants, and just steps away is the vibrant Stephen Avenue and the Core Shopping Centre.

TELUS Sky has the ideal location.

With an outstanding commitment to environmental sustainability, TELUS Sky is the first tower in Calgary to be designed to a LEED Platinum standard.





11-STORY ATRIUM WITH GREEN LIVING WALL



CONFERENCE CENTRE



FITNESS FACILITY



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SHOW SUITES



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WHITE BOXED SUITES



ABOUT GWL REALTY ADVISORS

Year over year, GWL Realty Advisors has experienced portfolio growth, a tribute to sound investment counsel, strong client relationships and innovative thinking. Our teams have extensive experience in all facets of real estate investment, management and development across the office, multi-residential, industrial and retail classes.

As a trusted real estate investment advisor, we are known for delivering results, strong corporate governance, management of clients' assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

We earn and maintain the trust of our clients by understanding their investment objectives and helping them to reach their goals by leveraging the power of our collective real estate knowledge. Our diverse teams located in core markets work together to understand and meet our clients' objectives.



WATERMARK



11th Avenue Place



TELUS Sky

For further information visit gwlr.com or contact:

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