



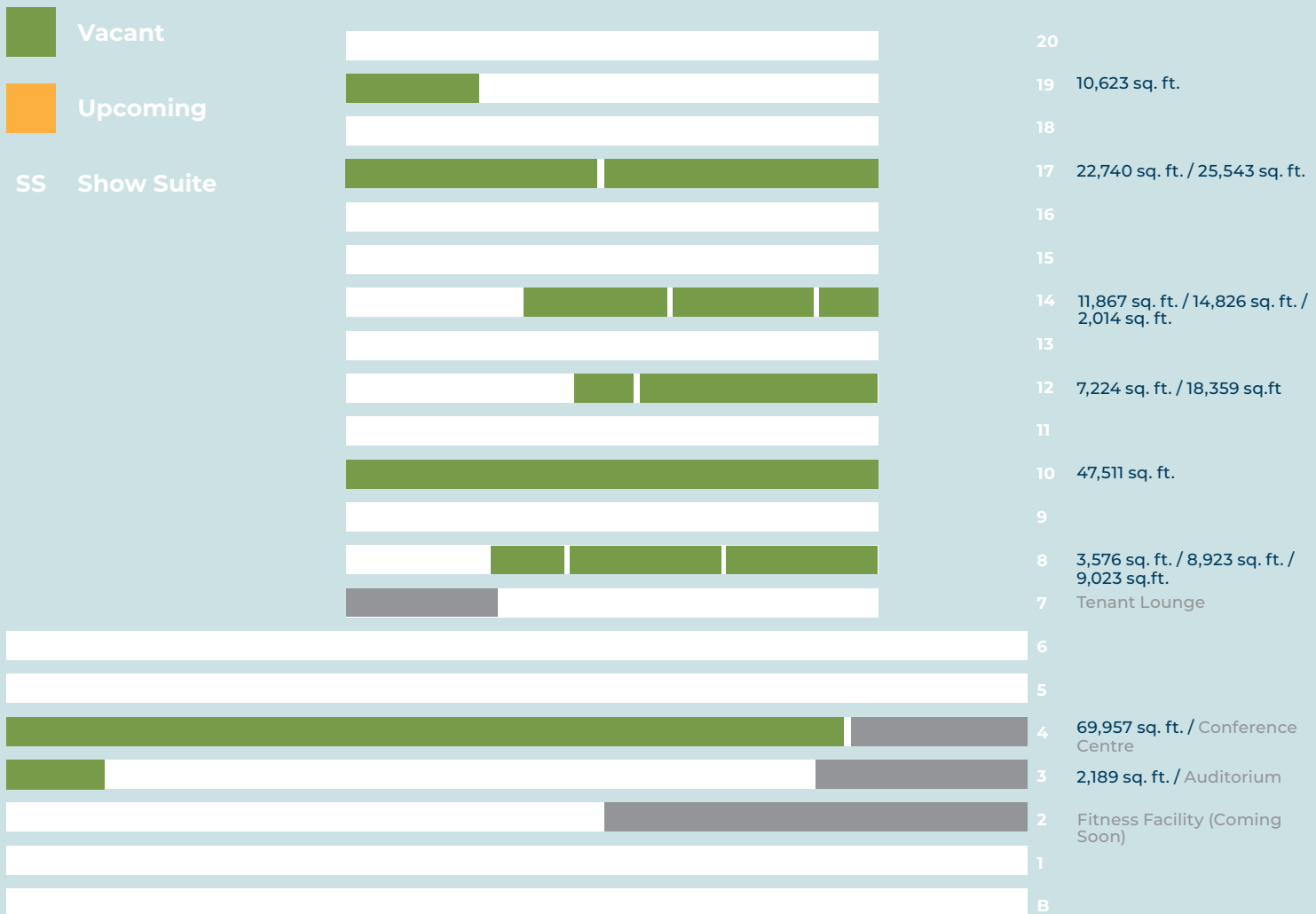
GWL REALTY
ADVISORS

401 9 Ave SW
Calgary, AB

GULF CANADA SQUARE

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STACKING PLAN



Click on the vacancy for additional information

FEATURES

YEAR BUILT

1979 / 2024

COMPLETE ADDRESS

401 9 Avenue SW

PROPERTY TYPE

Class A

BUILDING SIZE

1,075,000 sq. ft.

TYPICAL FLOOR PLATE

80,000 sq. ft. Low Rise
48,000 sq. ft. High Rise

NUMBER OF FLOORS

20 Floors

CEILING HEIGHT

Finished Floor to Tbar: 8' 5"
Slab to Slab: 10' 9"

HOURS OF OPERATION

6:00 am – 6:00 pm
Monday – Friday

ANNUAL NET RENT

Market Rates

OP COSTS & TAXES

\$19.19 per sq. ft. office (2025 est.)

CERTIFICATION

2025 TOBY Award Winner
BOMA BEST Sustainable Gold
BOMA 360
Fitwel Certified
LEED Gold O&M



TECHNICAL

POWER

2 watts / sq. ft.

ELEVATORS

8 Low-Rise Elevators servicing G – 10 (500 FPM)
8 High-Rise Elevators servicing G, 3, and 10 – 20 (700 FPM)
3 servicing Atrium (350 FPM)

HVAC

6:00 am – 6:00 pm Monday – Friday

LIGHTING

Building Automation Controlled

SECURITY

24/7 Building Access and Security

AMENITIES

New Conference Centre

New Tenant Lounge

Auditorium

Fitness Facility

On-site Daycare

On-site Property Management

+15 Connection

Banking and ATMs

Food Court and Restaurant

Variety of retail shops and services, including approximately 40,000 sq. ft. of medical tenancies (offices, lab services, x-ray, and pharmacy)

GULF CANADA SQUARE

Gulf Canada Square has an optimal location in the centre of Calgary's business district. Reaching 20 stories high, this newly renovated Class A mixed use office tower has amazing views of the downtown core and the mountains. Inside the concrete building, you will find a variety of attractive amenities and services. The building boasts 24/7 security, a food court, a pharmacy, banking and medical offices.

It also has direct +15 connection to a city-owned parkade, Bankers Hall and The Core Shopping Centre. These +15 walkways not only give your business access to thousands of pedestrians each day, but will also easily connect you and your employees to a number of restaurants, retail shops, and hotels in the area. The popular Stephen Avenue Mall and Calgary Convention Centre are also only a few short blocks away.

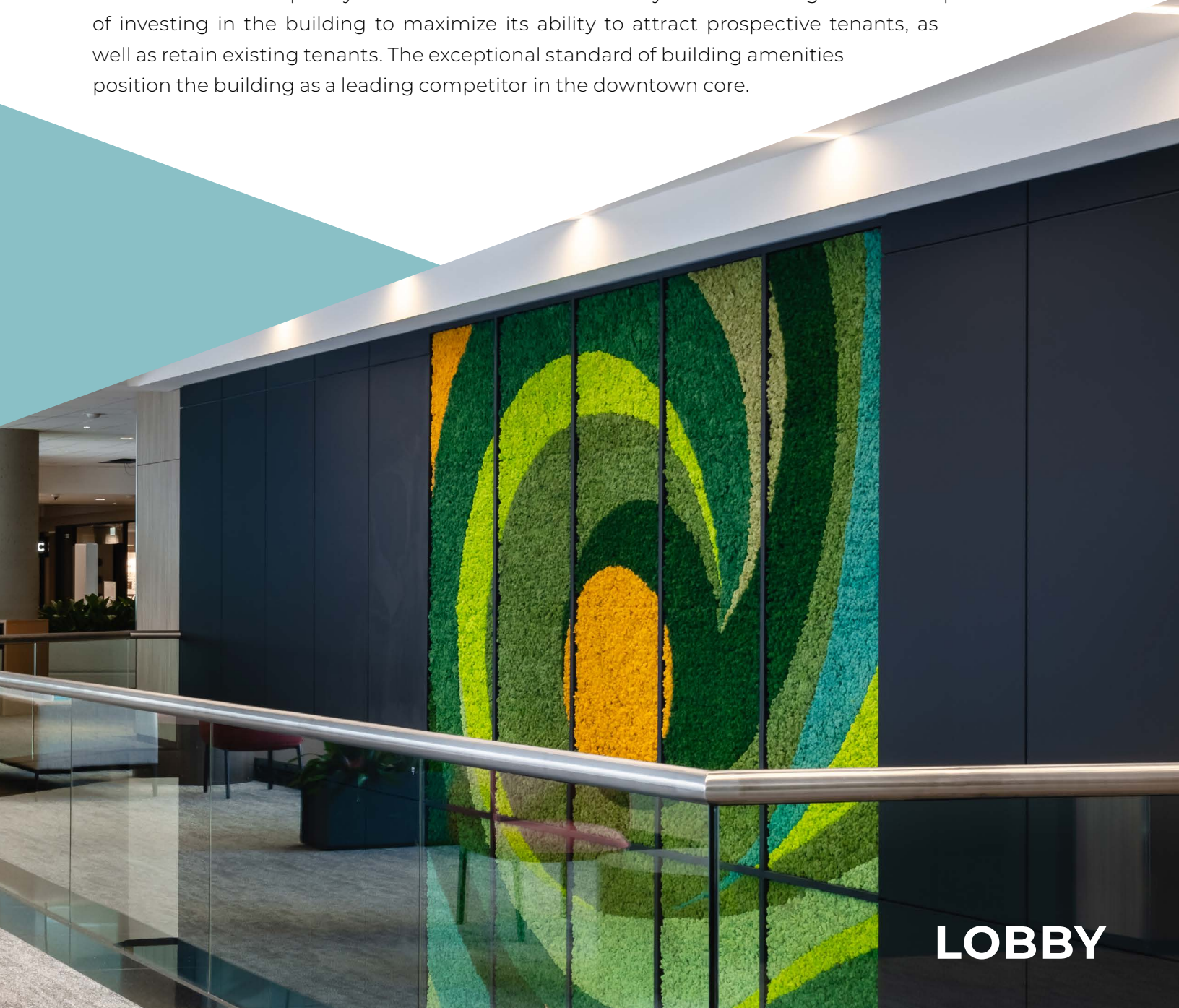
Situated on 9th Avenue, this building also offers easy access into and out of the downtown core. It is easily accessible via Calgary's public transportation systems since Calgary's LRT system is only two blocks away, and the building is located on a main bus artery in the city.

Gulf Canada Square is also committed to environmental sustainability. This building has achieved BOMA BEST Platinum certification and LEED® GOLD EB:O&M certification.



NEWLY RENOVATED

Gulf Canada Square underwent some incredible renovations in 2024 creating brand new amenities, including a bright, open plan lobby, a modern tenant lounge and patio, a new conference centre, and a refreshed contemporary exterior entrance. GWL Realty Advisors recognizes the importance of investing in the building to maximize its ability to attract prospective tenants, as well as retain existing tenants. The exceptional standard of building amenities position the building as a leading competitor in the downtown core.



LOBBY



LOBBY



ANDREW BAIRD
Vice President, Leasing
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LOBBY



TENANT LOUNGE



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CONFERENCE CENTRE



LUCAS BECK
Director, Leasing
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THE IDEAL LOCATION

Set along 9th Avenue, Gulf Canada Square perfectly connects Calgary's bustling downtown to the energetic Beltline community.

To the north, tenants can access the downtown core and its numerous corporate offices, hotels and banks within mere minutes. To the south, Calgary's Beltline offers a thriving entertainment district home to renowned culinary destinations, craft breweries, health and wellness amenities and much more. Corporate connections and lively entertainment are just steps away for anyone located at Gulf Canada Square.



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.

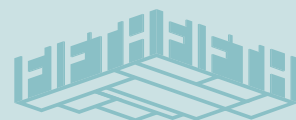


WATERMARK



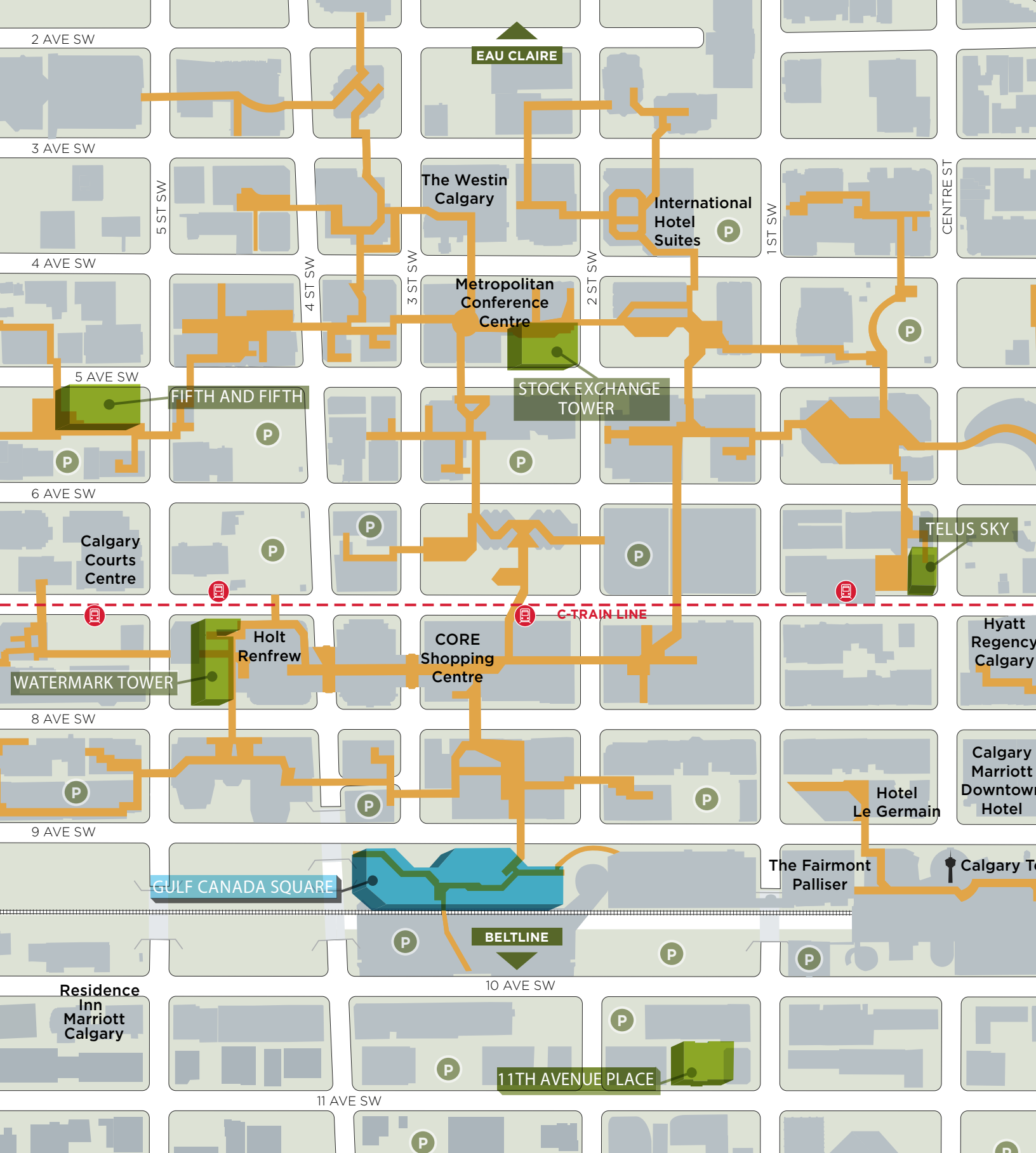
STOCK
EXCHANGE
TOWER

11th Avenue Place



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For further information visit gwlra.com or contact:

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