

NEW CONFERENCE CENTRE, FITNESS
FACILITY & TENANT LOUNGE NOW OPEN



SUN LIFE PLAZA

144, 140 & 112 – 4TH AVENUE | CALGARY, AB



REDEVELOPMENT UPDATES

Renovations of the 57,000 square feet of amenities are now substantially complete and amenities are now open. The remaining work will be complete in Q1 2021 and will be followed by a rebrand.



Fitness Facility - Now Open

16,000 square foot facility is now open and includes: club-quality changing rooms; cardio & weight machines; a spin and yoga studio; meditation rooms; & an entry lounge. A juice bar will be added to the facility. No additional cost to tenants and open 24/7.



Tenant Lounge - Now Open

Open during business hours and bookable after hours, this upscale lounge includes a full service wet bar with a part-time bartender, and an adjacent outdoor patio.

Conference Facility - Now Open

The existing conference facility has been completely redeveloped and expanded. Additions include a university-style lecture room, a large meeting hall with room for 200 guests, and unique meeting rooms overlooking the lobby with transitional glass for privacy at the touch of a button. Meeting rooms in a variety of sizes are now open. All spaces have been equipped with the latest audio-visual technology.

Main Floor Lobby - Coming Q1 2021

The main floor will be redeveloped with upscale finishes and an emphasis on community-focused additions. The newly created social stair with built-in lounge seating will provide a unique setting for your lunch, casual meeting, or to attend an event. Wrap-around video screens paired with a large drop down screen at the southern end of the lobby will make a unique event space. Abundant seating and outlets will be provided.

Culinary Options - Coming Q1 2021

The lobby will include various culinary options. Lil' E Cafe will provide coffee with a community-focused spin, while our food hall, a first of its kind in downtown Calgary, will serve a variety of food from four stationary food trucks, open year-round.

Additional Amenities - Coming Q1 2021

Additional renovations include a library, separated from the lobby by a living wall, for a quieter meeting space. An outdoor basketball court will be built on the North side of the complex.



PROPERTY INFORMATION

OPERATING COSTS (2021)

\$18.31 per square foot (East)

\$19.02 per square foot (North & West)

PARKING RATIO

One stall per 1,875 square feet

TELECOM PROVIDERS

Rogers, Zayo, Shaw, Telus, Bell, Terago

PARKING RATE

\$585.00 per month (reserved)

\$485.00 per month (unreserved)

6' 4" clearance

SURROUNDING AMENITIES

- | | |
|-----------------------|---------------------------|
| ① Impark Lot #217 | ⑧ James Short Parkade |
| ② Happy Veggie House | ⑨ Sunterra Market |
| ③ Gong Cha Bubble Tea | ⑩ Starbucks |
| ④ Royal India | ⑪ Olly Fresco's |
| ⑤ TD Canada Trust | ⑫ OEB Breakfast Co |
| ⑥ Dragon City Mall | ⑬ The International Hotel |
| ⑦ Regency Palace | ⑭ Impark Lot #31 |



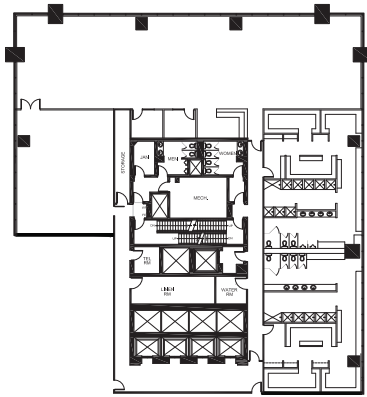
AVAILABLE SUITES

EAST TOWER

83,892 square feet of contiguous space available

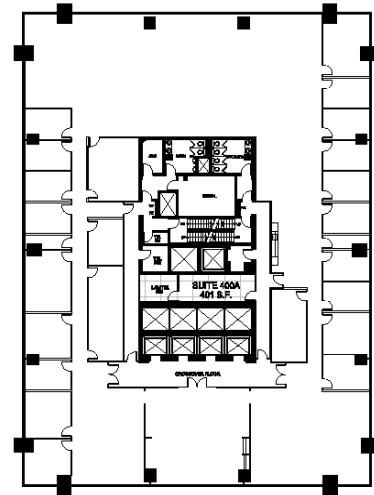
#320 | 10,047 sf

Daycare Opportunity With Patio | Available Immediately



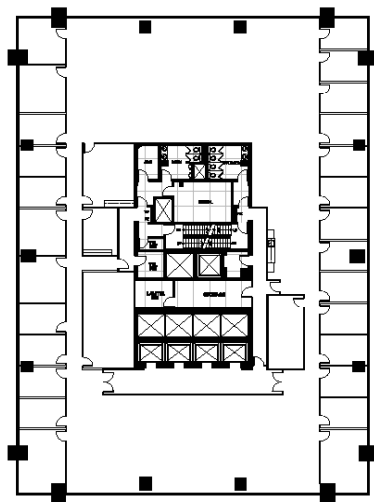
#400 | 16,335 sf

Available Immediately



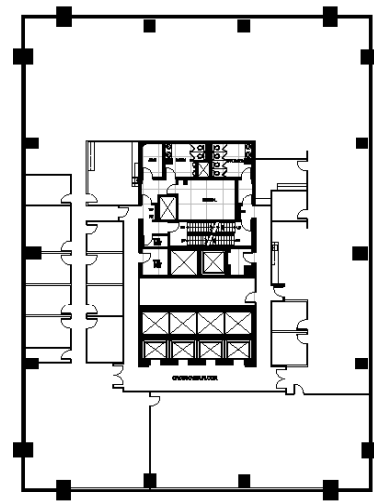
#500 | 16,733 sf

Show Suite Available Immediately



#900 | 16,336 sf

Available Immediately



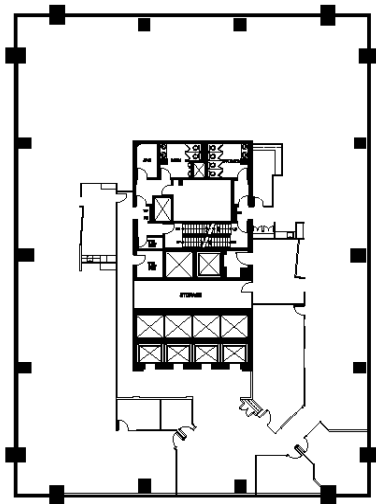
AVAILABLE SUITES

EAST TOWER

83,892 square feet of contiguous space available

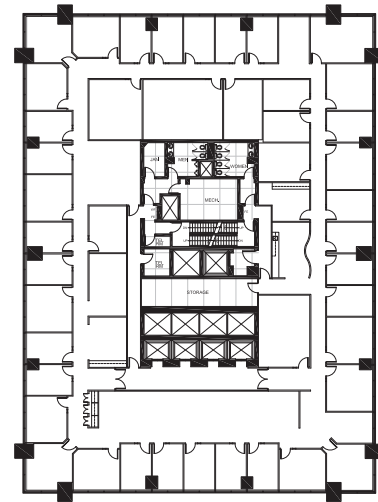
#1000 | 16,737 sf

Available Immediately



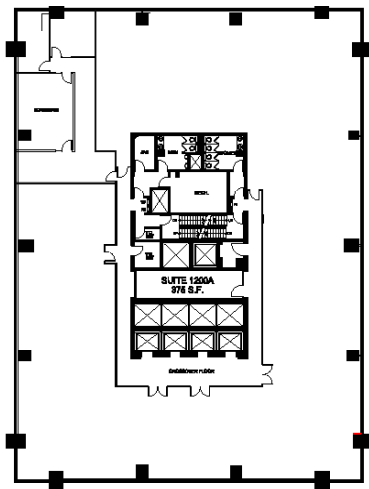
#1100 | 16,735 sf

Available Immediately



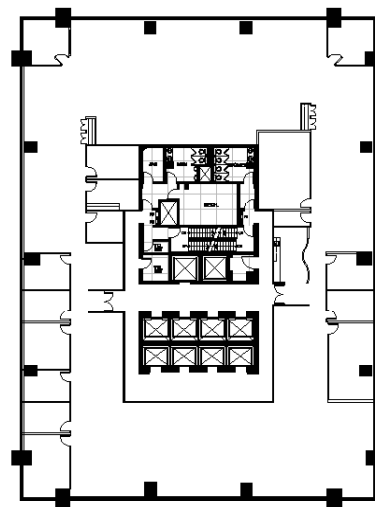
#1240 | 1,846 sf

Available Immediately



#1400 | 16,740 sf

Available Immediately



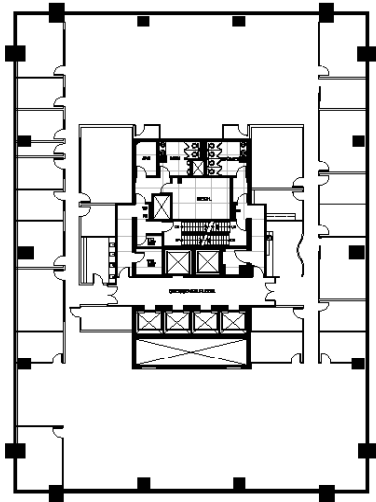
AVAILABLE SUITES

EAST TOWER

83,892 square feet of contiguous space available

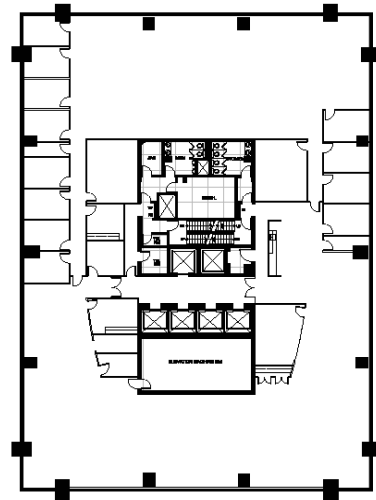
#1500 | 16,700 sf

Available Immediately



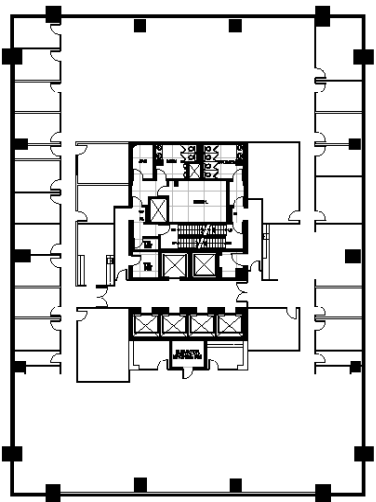
#1600 | 16,360 sf

Available Immediately



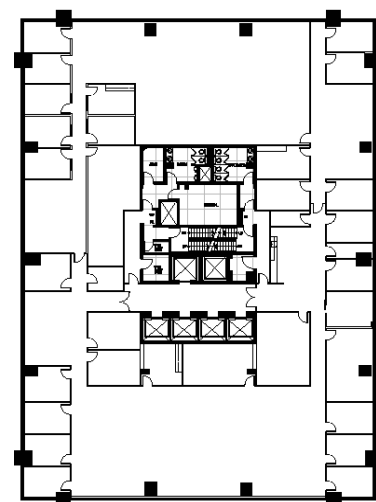
#1700 | 16,980 sf

Available Immediately



#1800 | 17,112 sf

Available Immediately

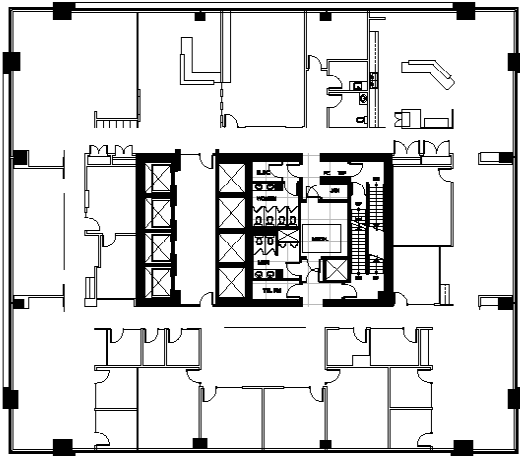


AVAILABLE SUITES

NORTH TOWER

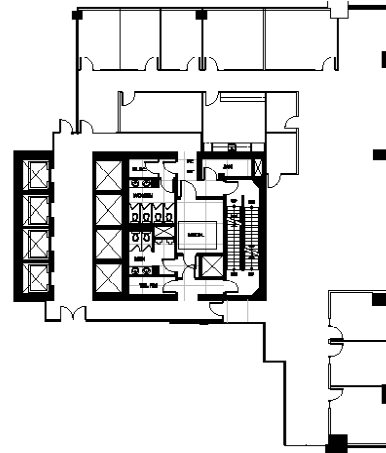
#300 | 12,570 sf

Available Immediately



#520 | 5,674 sf

Available Immediately



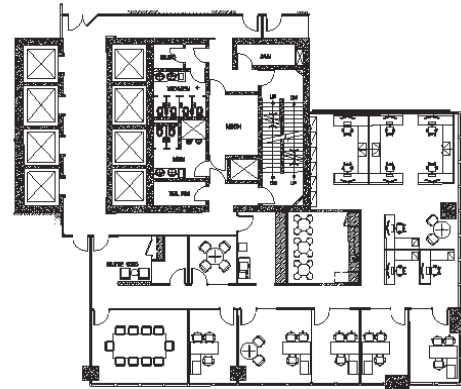
#1010 | 6,323 sf

Show Suite



#1020 | 3,849 sf

Show Suite Available Immediately

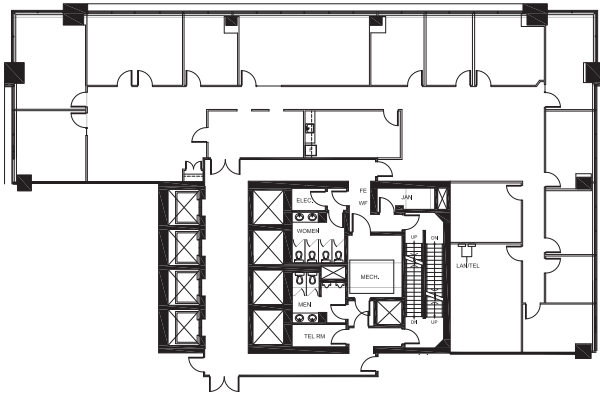


AVAILABLE SUITES

NORTH TOWER

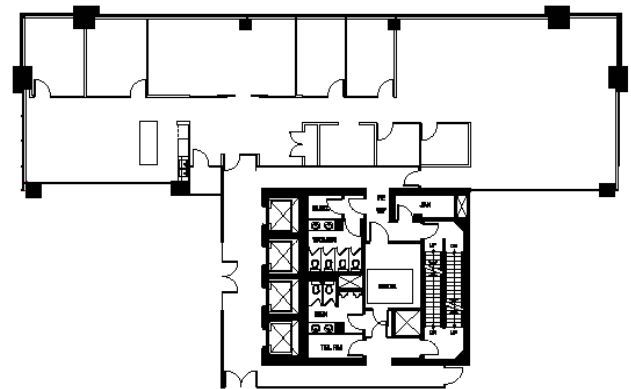
#1440 | 6,348 sf

Show Suite Available Immediately



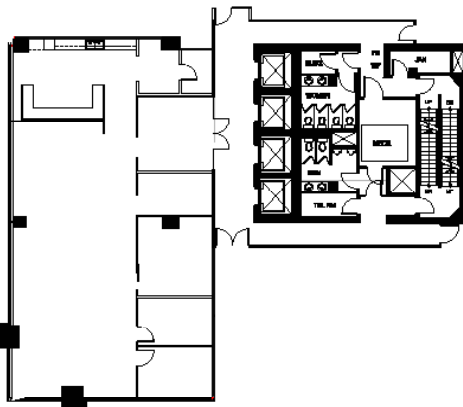
#2010 | 4,979 sf

Show Suite Available Immediately



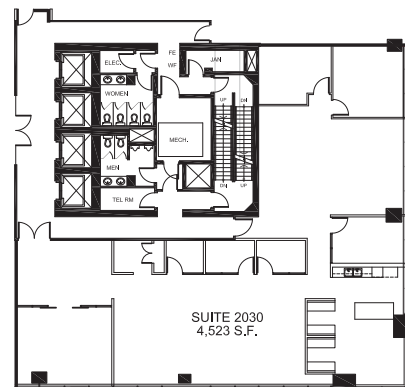
#2020 | 3,554 sf

Show Suite Available Immediately



#2030 | 4,523 sf

Show Suite Available Immediately

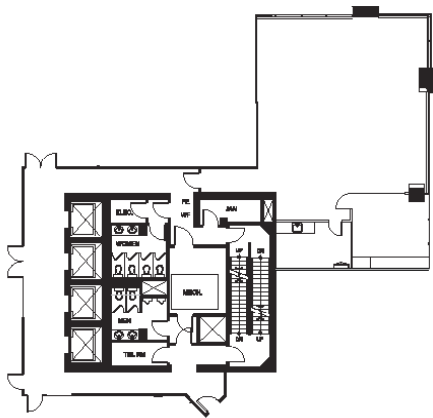


AVAILABLE SUITES

NORTH TOWER

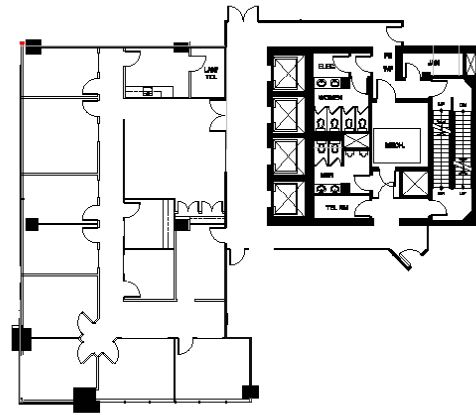
#2118 | 2,156 sf

Available on 30 days notice



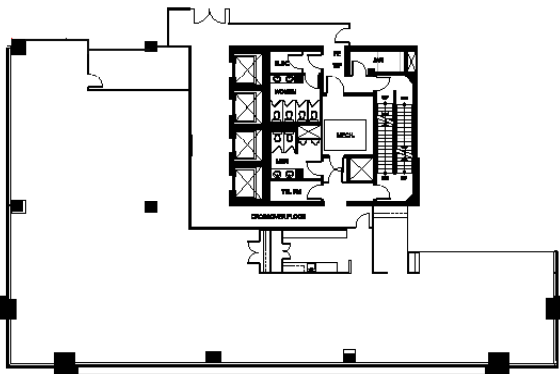
#2180 | 3,567 sf

Available Immediately



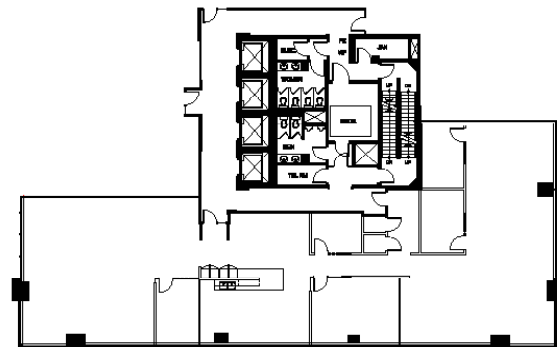
#2320 | 6,326 sf

Available Immediately



#2430 | 5,488 sf

Show Suite Available Immediately

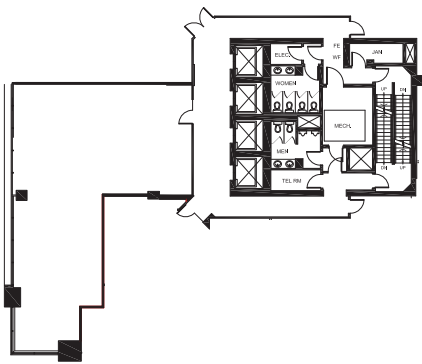


AVAILABLE SUITES

NORTH TOWER

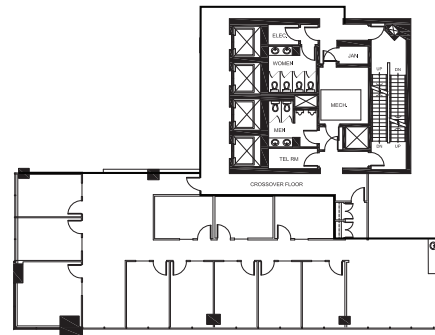
#2720 | 2,046 sf

Available Immediately



#2820 | 3,021 sf

Show Suite Available Immediately

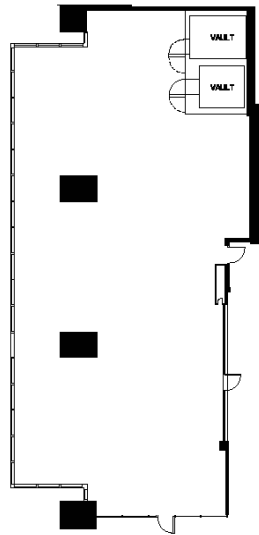


AVAILABLE SUITES

WEST TOWER

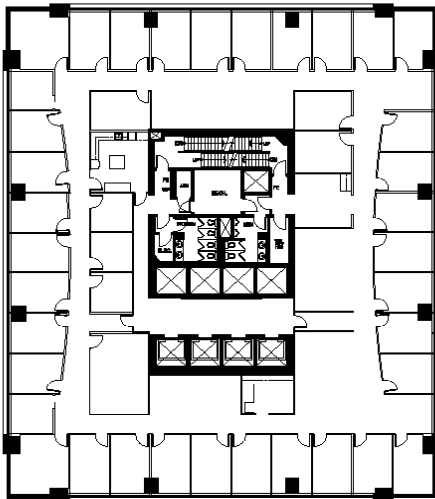
#110 | 4,436 sf

Retail Opportunity Available Q1 2021



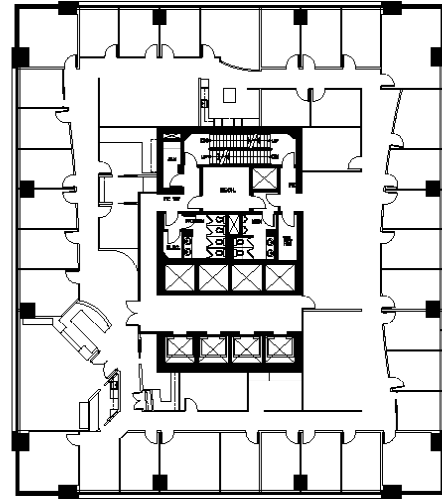
#300 | 12,577 sf

Fully Furnished Available Immediately



#400 | 12,630 sf

Fully Furnished Available Immediately

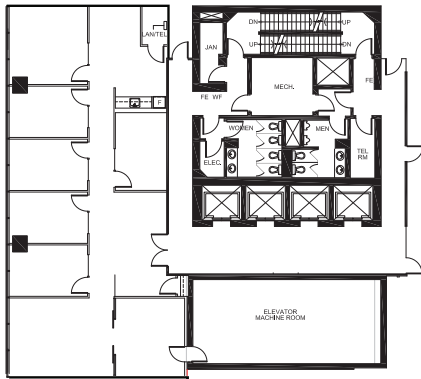


AVAILABLE SUITES

WEST TOWER

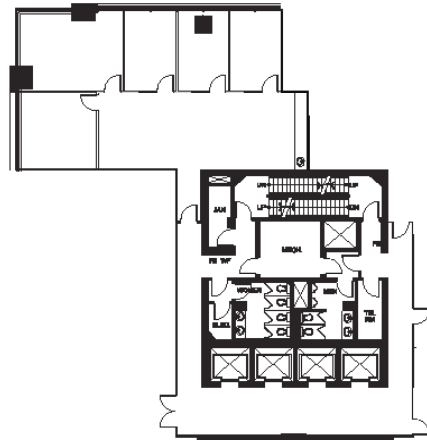
#1720 | 2,179 sf

Available Immediately



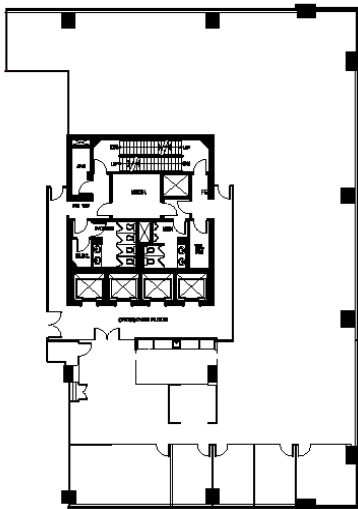
#1765 | 2,062 sf

Show Suite Available Immediately



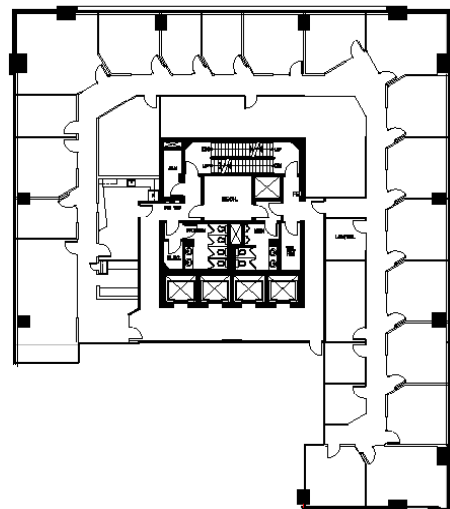
#1800 | 8,353 sf

Partial Show Suite Available Immediately



#2320 | 9,521 sf

Available Immediately

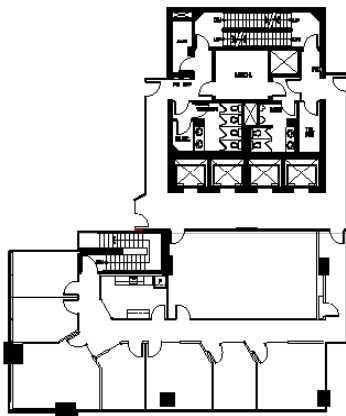


AVAILABLE SUITES

WEST TOWER

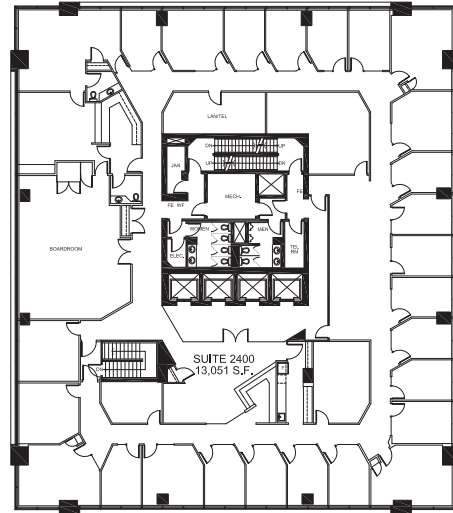
#2310 | 3,532 sf

Available Immediately



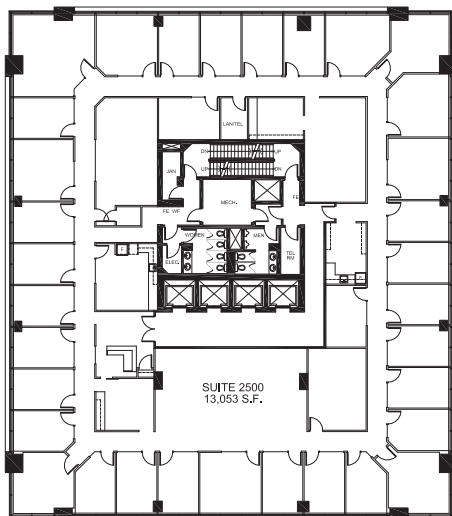
#2400 | 13,051 sf

Available on 30 days notice



#2500 | 13,053 sf

Available on 30 days notice





ASPEN

CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton. Tenants in Sun Life Plaza gain access to multiple fitness facilities, tenant lounges, libraries, and more.

Over 90,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life.

aspenproperties.ca/club

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