NEW SHOW SUITES
RENOVATIONS UNDERWAY

SUN LIFE PLAZA

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

Aspen PROPERTIES

PROPERTY INFORMATION

OPERATING COSTS (2020)
$18.26 per square foot (East)
$18.90 per square foot (North & West)

PARKING RATIO
One stall per 1,875 square feet

TELECOM PROVIDERS
Rogers, Zayo, Shaw, Telus, Bell, Terago

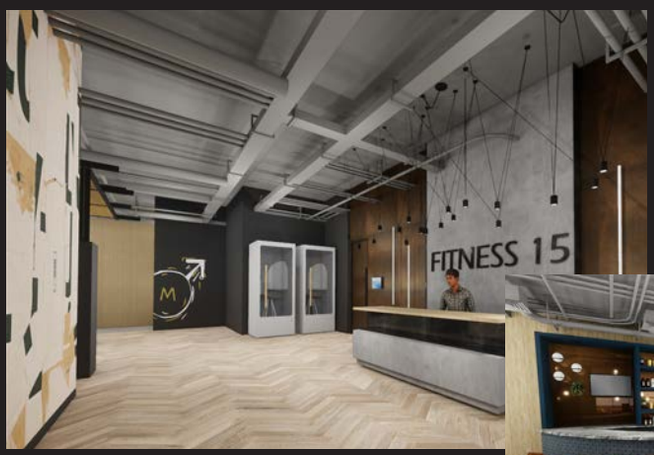
PARKING RATE
$585.00 per month (reserved)
$485.00 per month (unreserved)
6' 4" clearance

SURROUNDING AMENITIES

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

REDEVELOPMENT UNDERWAY

Renovations are underway in Sun Life Plaza to develop over 57,000 square feet of amenities, 41,000 square feet of which are tenant exclusive. Renovations have now commenced and will include:



Fitness Facility

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

Tenant Lounge

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

The existing conference facility will be 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 will be fitted with the latest audio-visual technology.

Main Floor Lobby

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. The lobby will include various culinary options. Abundant seating and outlets will be provided.

Additional Amenities

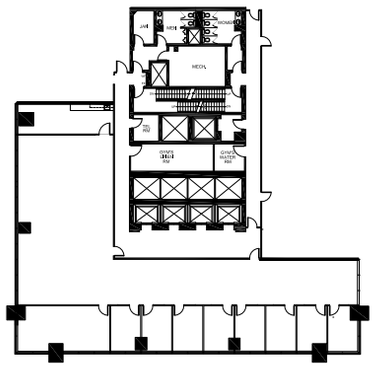
Additional renovations include a library, separated from the lobby by a living wall, for a quieter meeting space. An outdoor basketball court will be built on the North side of the complex.

AVAILABLE SUITES

EAST TOWER

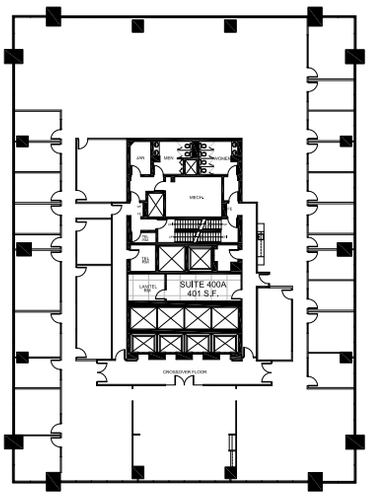
#300 | 6,190 sf

Available Immediately



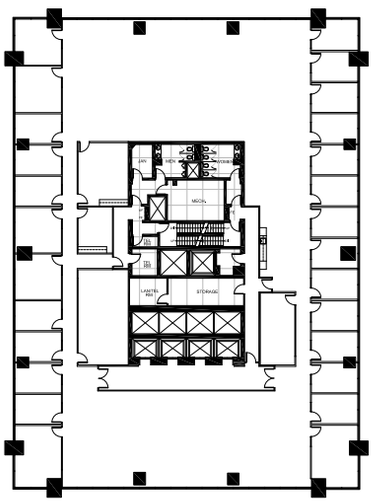
#400 | 16,335 sf

Available Immediately



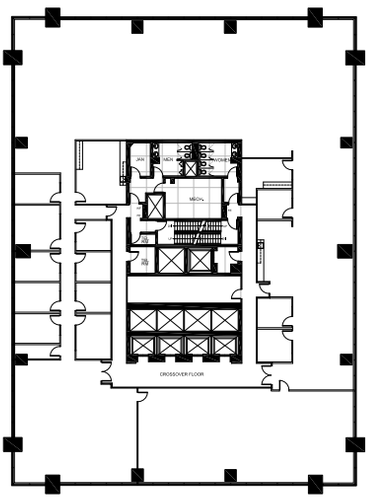
#500 | 16,733 sf

Available Immediately



#900 | 16,336 sf

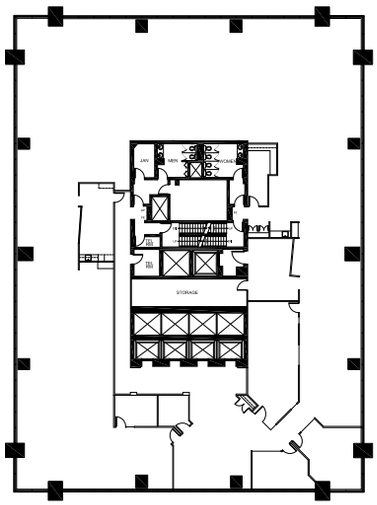
Available Immediately



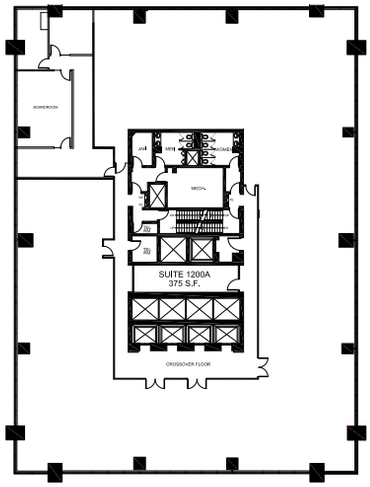
AVAILABLE SUITES

EAST TOWER

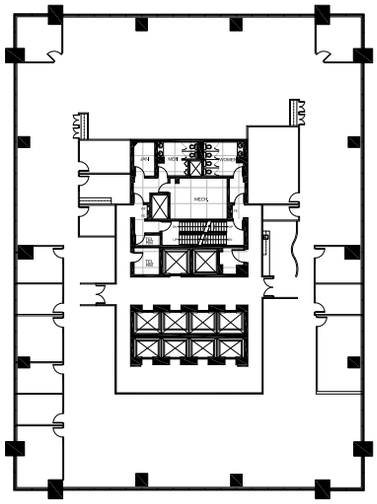
#1000 | 16,737 sf
Available Immediately



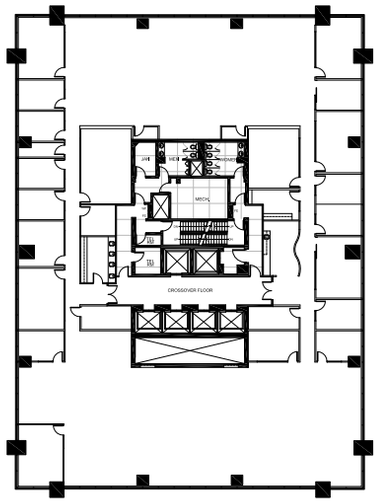
#1240 | 1,846 sf
Available Immediately



#1400 | 16,740 sf
Available Immediately



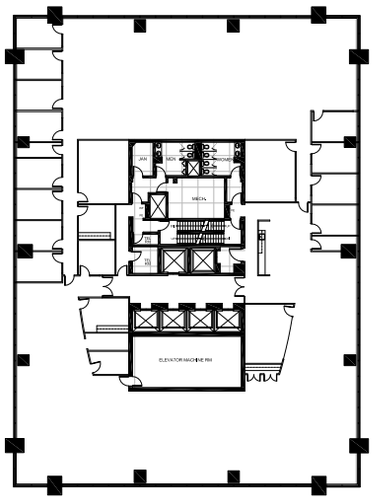
#1500 | 16,700 sf
Available Immediately



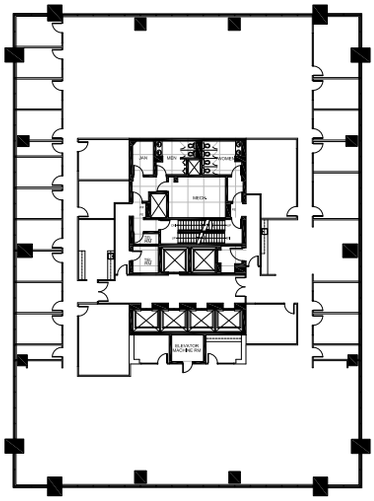
AVAILABLE SUITES

EAST TOWER

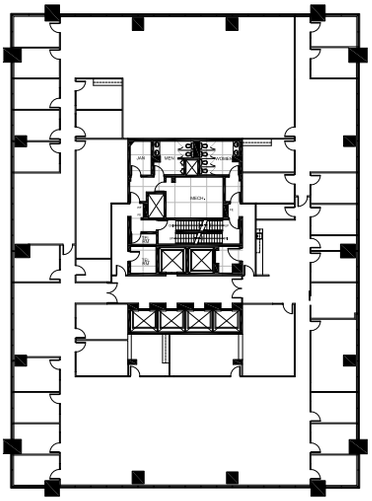
#1600 | 16,360 sf
Available Immediately



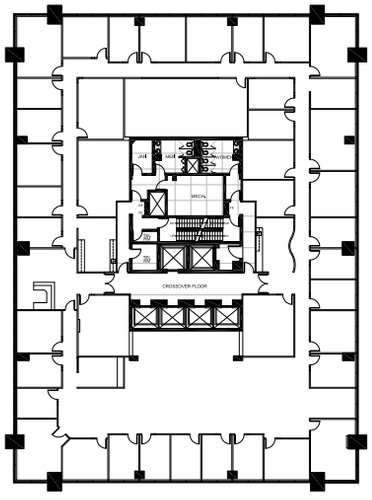
#1700 | 16,980 sf
Available Immediately



#1800 | 17,112 sf
Available Immediately



#1900 | 17,109 sf
Available July 2020

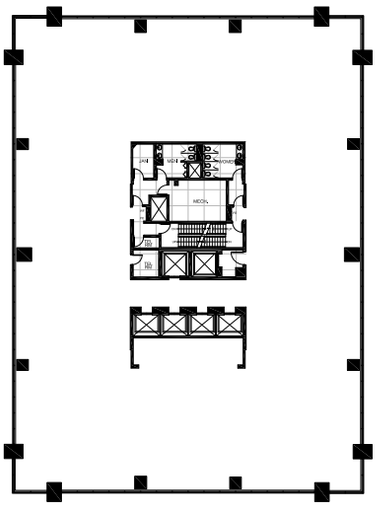


AVAILABLE SUITES

EAST TOWER

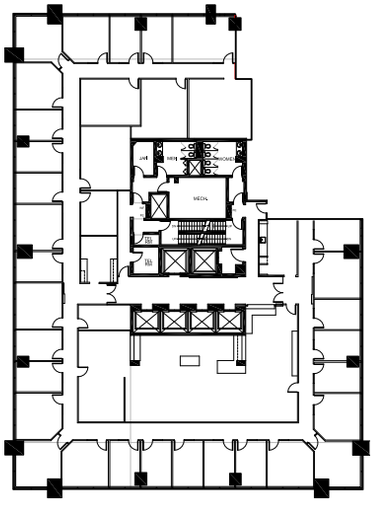
#2000 | 17,107 sf

Available Immediately



#2210 | 14,168 sf

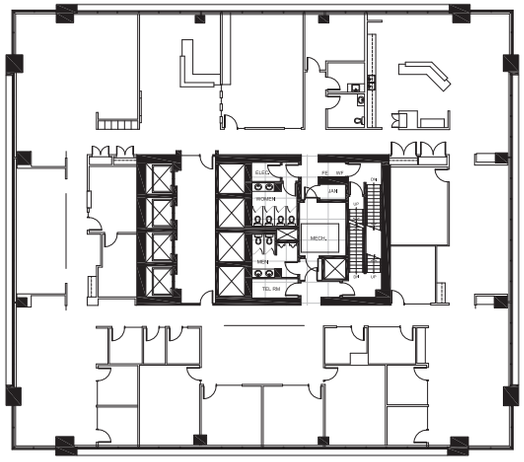
Available Immediately



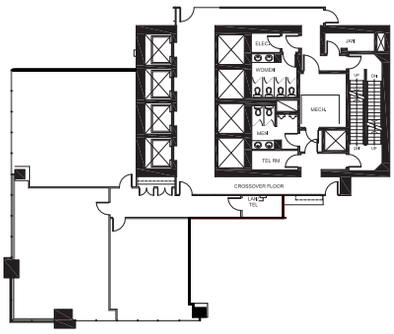
AVAILABLE SUITES

NORTH TOWER

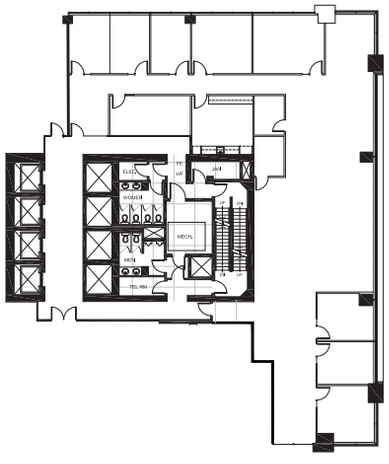
#300 | 12,570 sf
Available Immediately



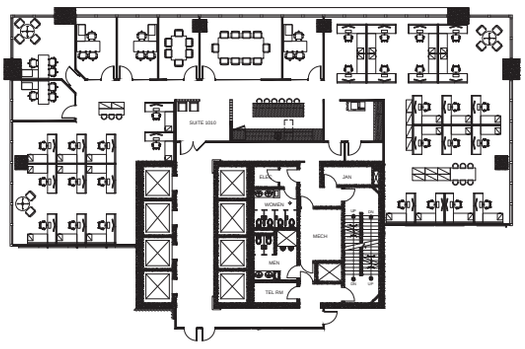
#420 | 2,937 sf
Available Immediately



#520 | 5,674 sf
Available Immediately



#1010 | 6,323 sf
Show Suite Available Immediately

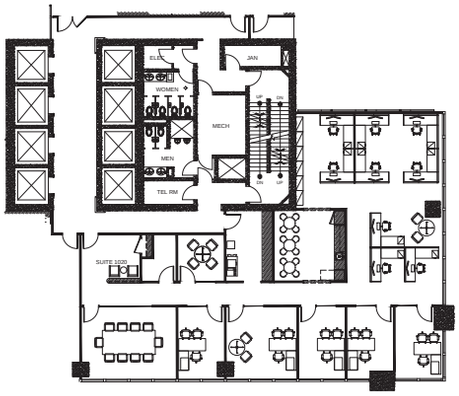


AVAILABLE SUITES

NORTH TOWER

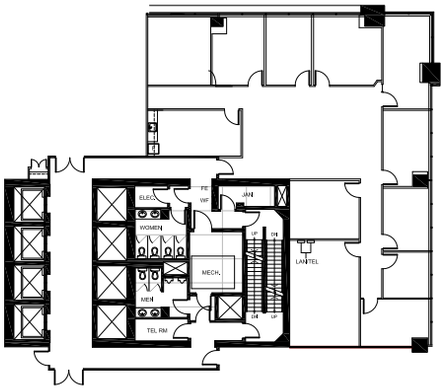
#1020 | 3,849 sf

Show Suite Available Immediately



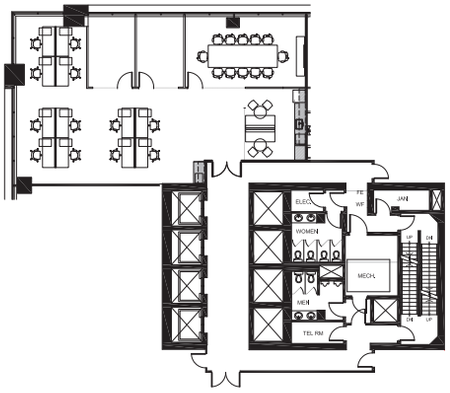
#1440 | 3,848 sf

Available Immediately



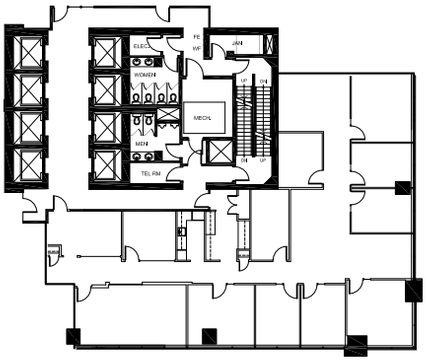
#1450 | 2,500 sf

Show Suite Available Q2 2020



#1530 | 4,137 sf

Available on 30 days notice

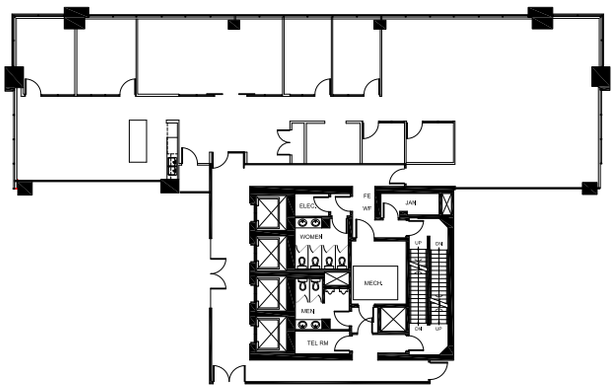


AVAILABLE SUITES

NORTH TOWER

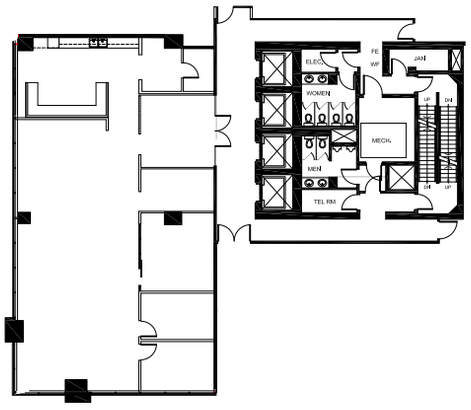
#2010 | 4,979 sf

Show Suite Available Immediately



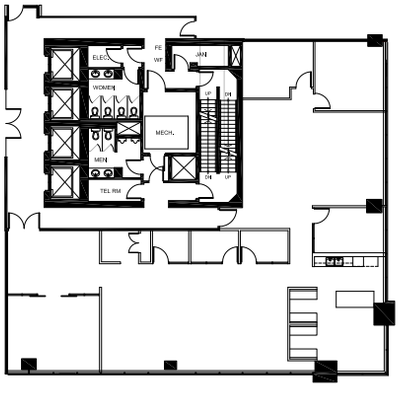
#2020 | 3,554 sf

Show Suite Available Immediately



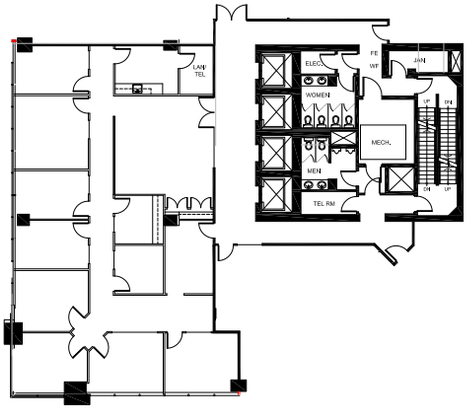
#2030 | 4,523 sf

Show Suite Available Immediately



#2180 | 3,567 sf

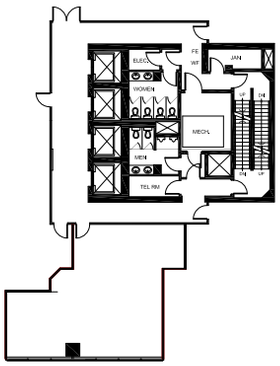
Available Immediately



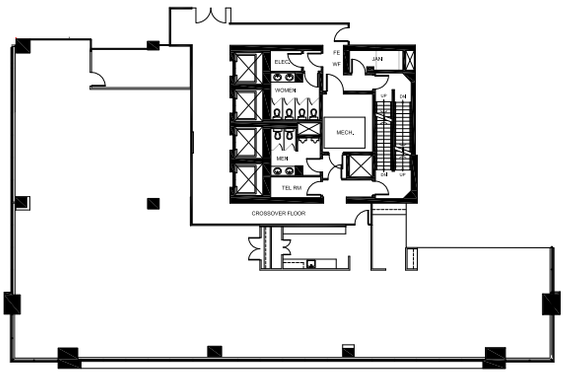
AVAILABLE SUITES

NORTH TOWER

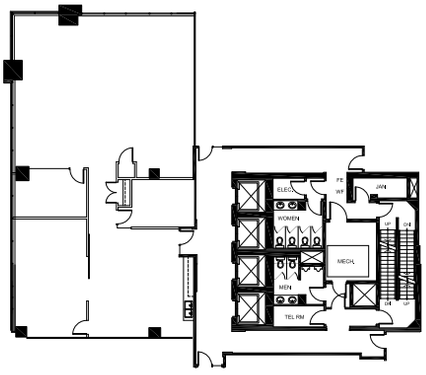
#2210 | 1,113 sf
Available Immediately



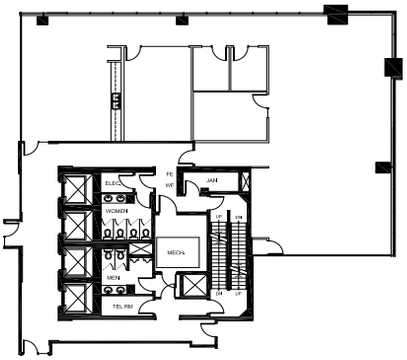
#2320 |6,326 sf
Available Immediately



#2410 | 3,573 sf
Show Suite Available Immediately



#2420 | 4,005 sf
Show Suite Available Immediately

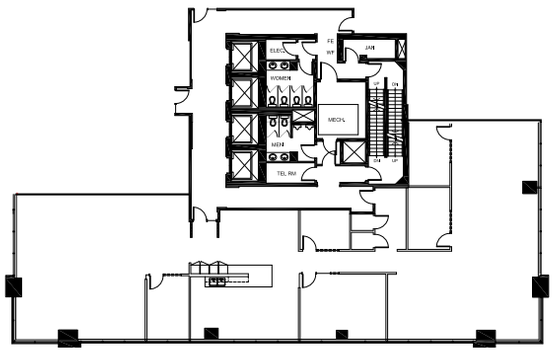


AVAILABLE SUITES

NORTH TOWER

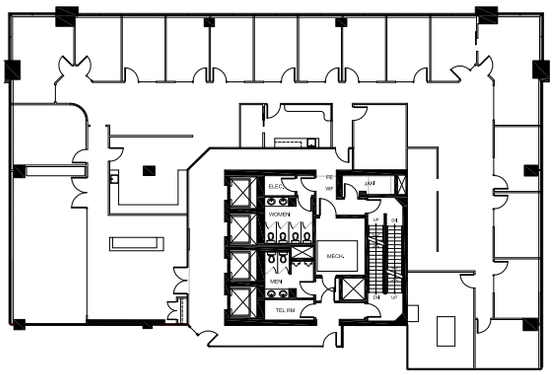
#2430 | 5,488 sf

Show Suite Available Immediately



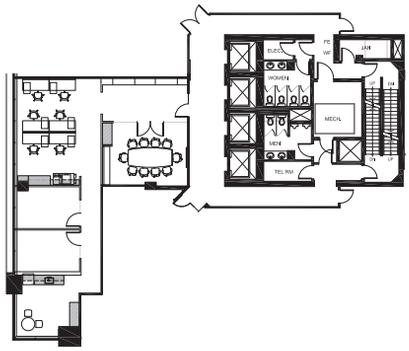
#2630 | 8,411 sf

Available Immediately



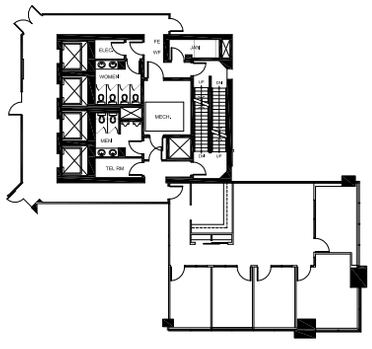
#2720 | 2,046 sf

Show Suite Available Q2 2020



#2750 | 1,972 sf

Available Immediately

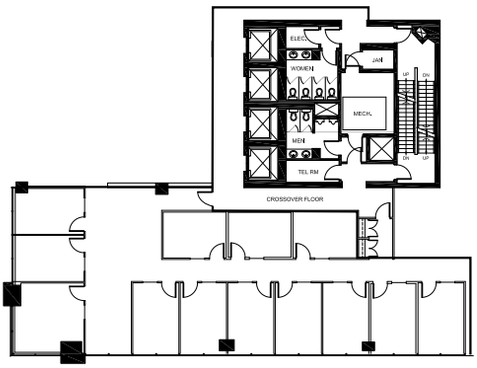


AVAILABLE SUITES

NORTH & WEST TOWER

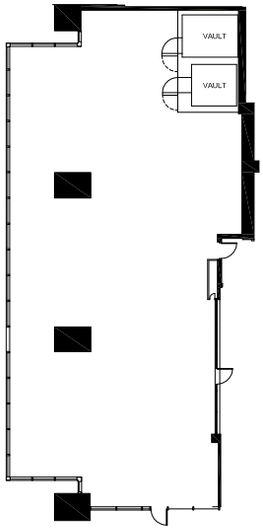
#2820 | 3,021 sf

Show Suite Available Immediately



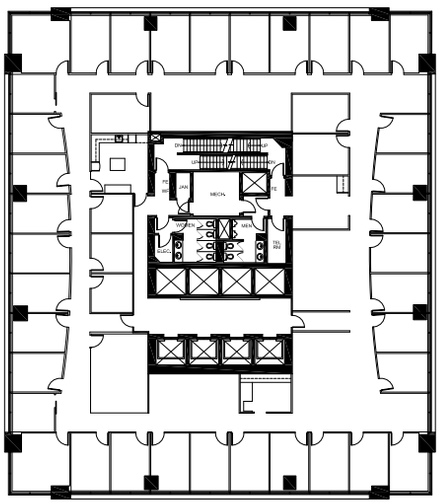
#110 | 4,436 sf

Retail Opportunity Available Immediately



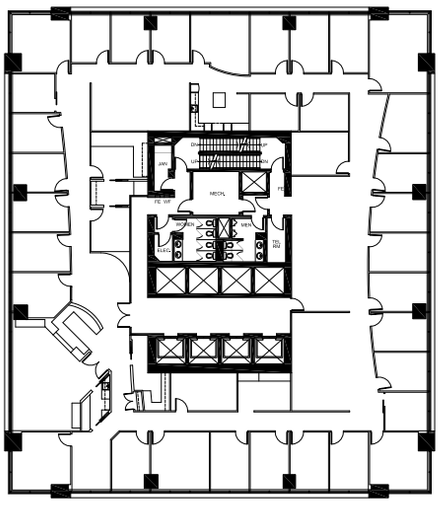
#300 | 12,577 sf

Available Immediately



#400 | 12,630 sf

Available Immediately

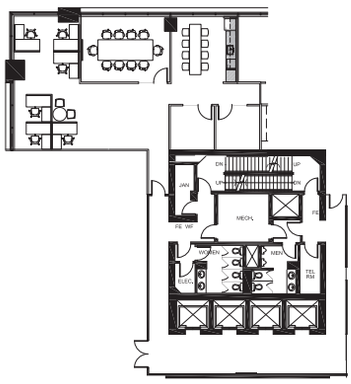


AVAILABLE SUITES

WEST TOWER

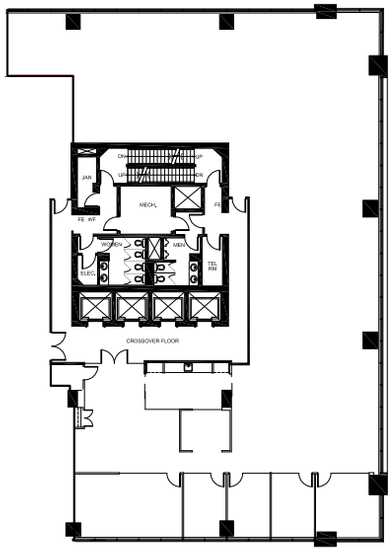
#1765 | 2,062 sf

Available Immediately



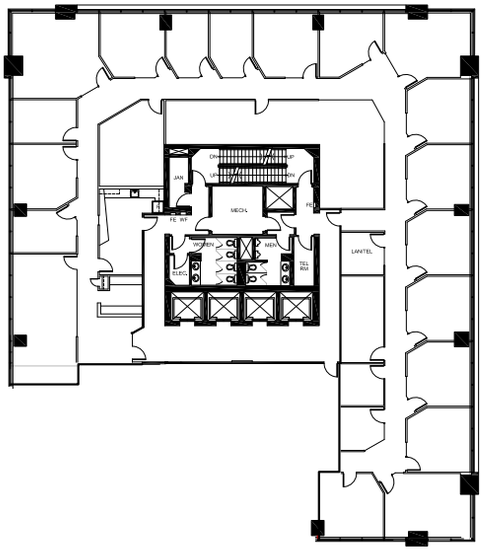
#1800 | 8,353 sf

Partial Show Suite Available Immediately



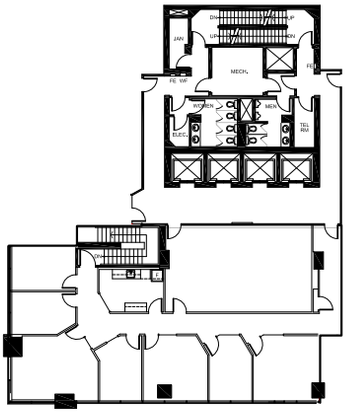
#2300 | 9,521 sf

Available Immediately



#2310 | 3,532 sf

Available Immediately



ASPEN

CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton.

Over 90,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life. For more information and to join the Aspen Club, visit:

aspenproperties.ca/club

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Aspen PROPERTIES