

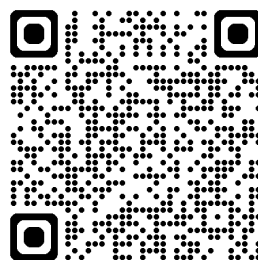
OFFICE SPACE FOR LEASE

BRADIE BUILDING

630 – 6th Avenue SW, Calgary AB



- ✓ Move-in Ready Suites
- ✓ Low Operating Costs
- ✓ Flexible Lease Terms
- ✓ Very Efficient Suite Layouts
- ✓ Renovated Elevator Lobbies
- ✓ Renovated Washrooms
- ✓ Adjacent to Plus 15 System
- ✓ On-Site Security
- ✓ Close to Bus & C Train
- ✓ Surface & Covered Parking
- ✓ Shaw & Telus Fibre



ABOUT THE PROPERTY

- ✓ Areas Available: Move-in Ready Suites
1,330 sf to 7,100 sf
- ✓ Net Rent: Market Rates
Operating Costs: \$16.25 psf (2025/2026)
- ✓ Parking: 1 stall per 1,200 sf leased
\$350/stall/moth

CONTACT US

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BRADIE BUILDING: Available Space Summary – September 2025

Bradie Building Available Space Summary

Suite	Area	Available	Comment
Suite 400	2,635 sf	Immediately	Move-in Ready
Suite 470	1,938 sf	Immediately	Landlord will Upgrade
Suite 500	2,400 sf	Immediately	Move-in Ready
Suite 510	3,319 sf	Immediately	Move-in Ready
Suite 660	2,291 sf	Immediately	Move-in Ready
Suite 700B	1,791 sf	Immediately	Landlord will Demise
Suite 750	2,469 sf	Immediately	LEASED
Suite 810	1,825 sf	Immediately	Turnkey Opportunity
Suite 820	1,950 sf	Immediately	Turnkey Opportunity
Suite 830	1,840 sf	Immediately	Turnkey Opportunity
Suite 970	2,331 sf	Immediately	Landlord will Demise
Suite 1000	7,110 sf	Immediately	Full Floor Opportunity
Suite 1200	1,330 SF	Immediately	Move-in Ready



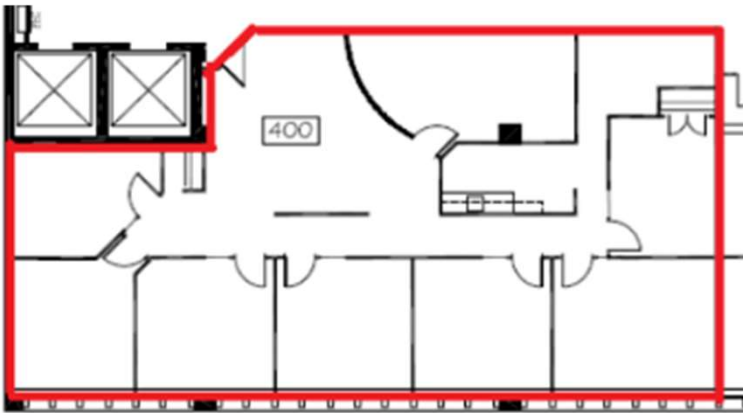
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BRADIE BUILDING: Suite 400, 2,635 sf



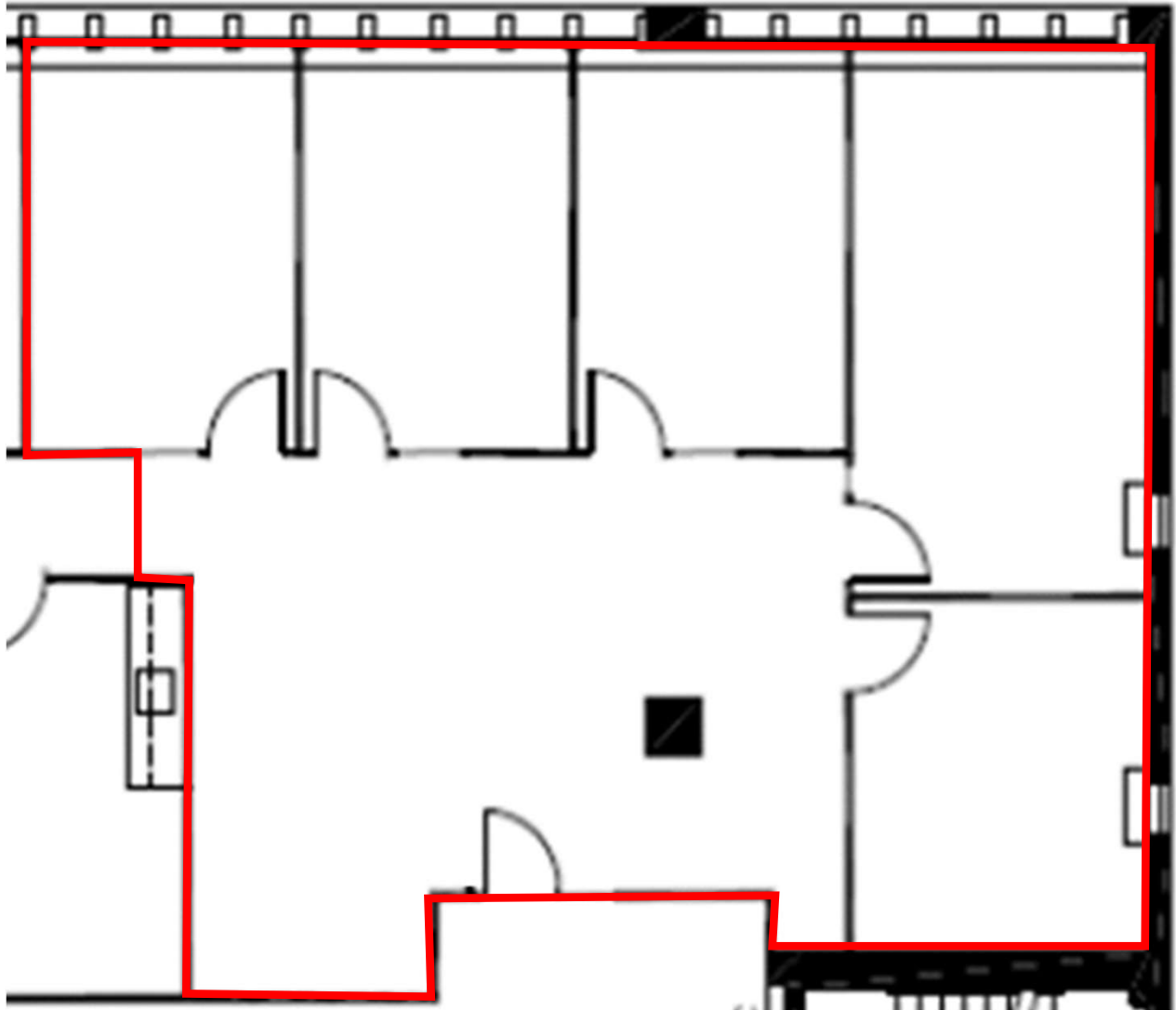
- ✓ Move-in ready
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ 5 exterior offices
- ✓ Boardroom
- ✓ Kitchen & storage area
- ✓ Cat 6 cabling
- ✓ Shaw fibre



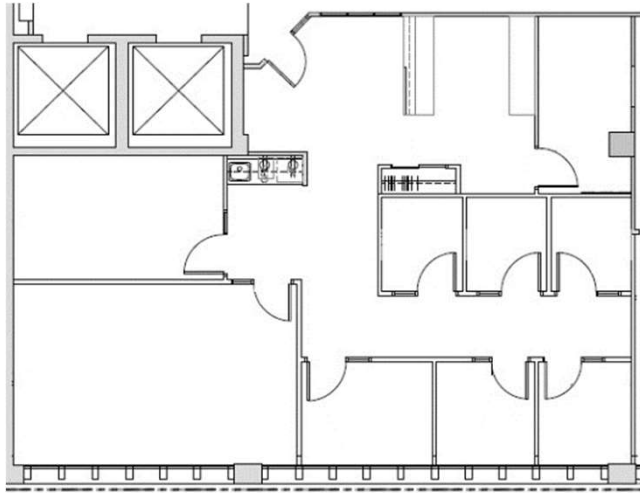
BRADIE BUILDING: Suite 470, 1,938 sf



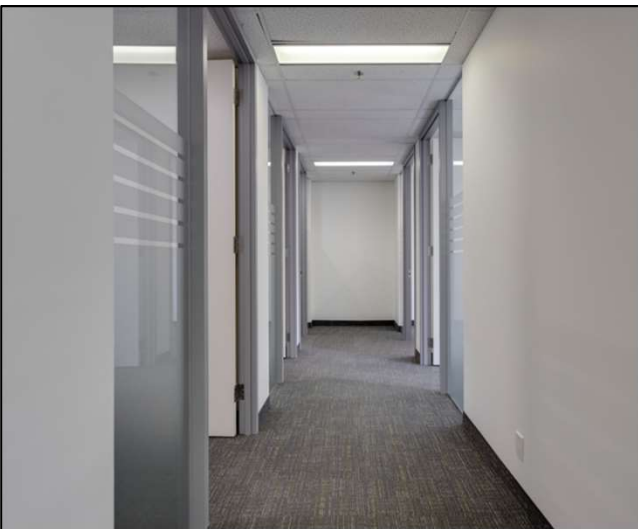
- ✓ Landlord will renovate (Paint, carpet & LED lights)
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ 5 exterior offices
- ✓ Storage



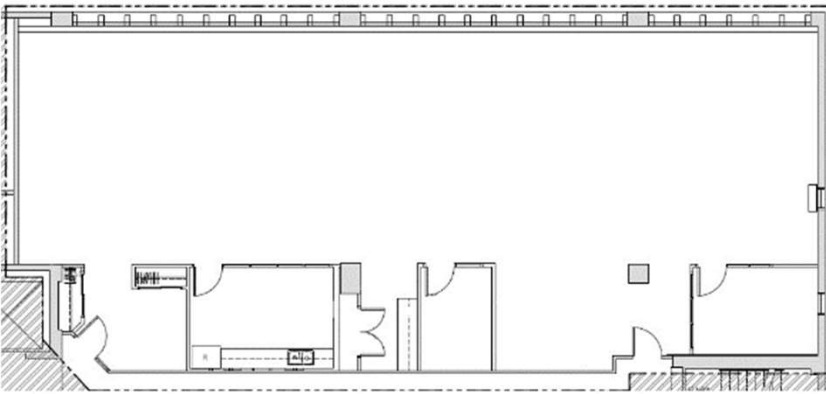
BRADIE BUILDING: Suite 500, 2,400 sf



- ✓ Move-in ready
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ Reception
- ✓ Meeting room
- ✓ Boardroom or workstation area
- ✓ 3 small offices + 3 phone rooms
- ✓ Kitchenette
- ✓ IT/storage area/Cat 6 cabling



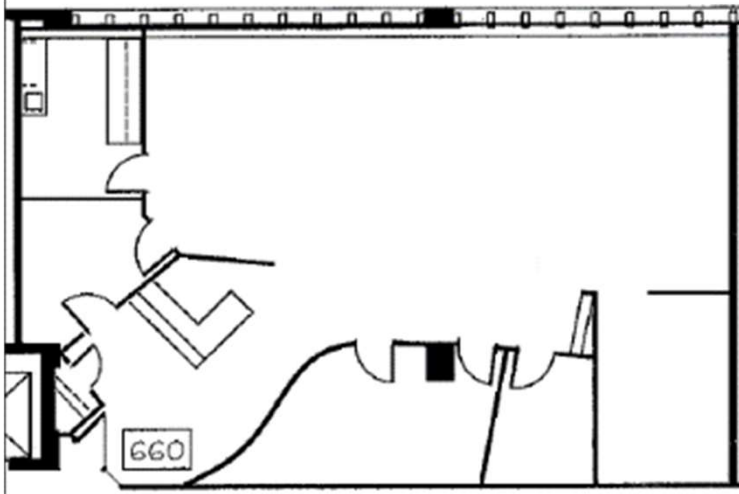
BRADIE BUILDING: Suite 510, 3,319 sf



- ✓ Move-in ready
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ Small reception area
- ✓ Large open area for workstations
- ✓ 2 interior offices
- ✓ Large kitchen



BRADIE BUILDING: Suite 660, 2,291 sf



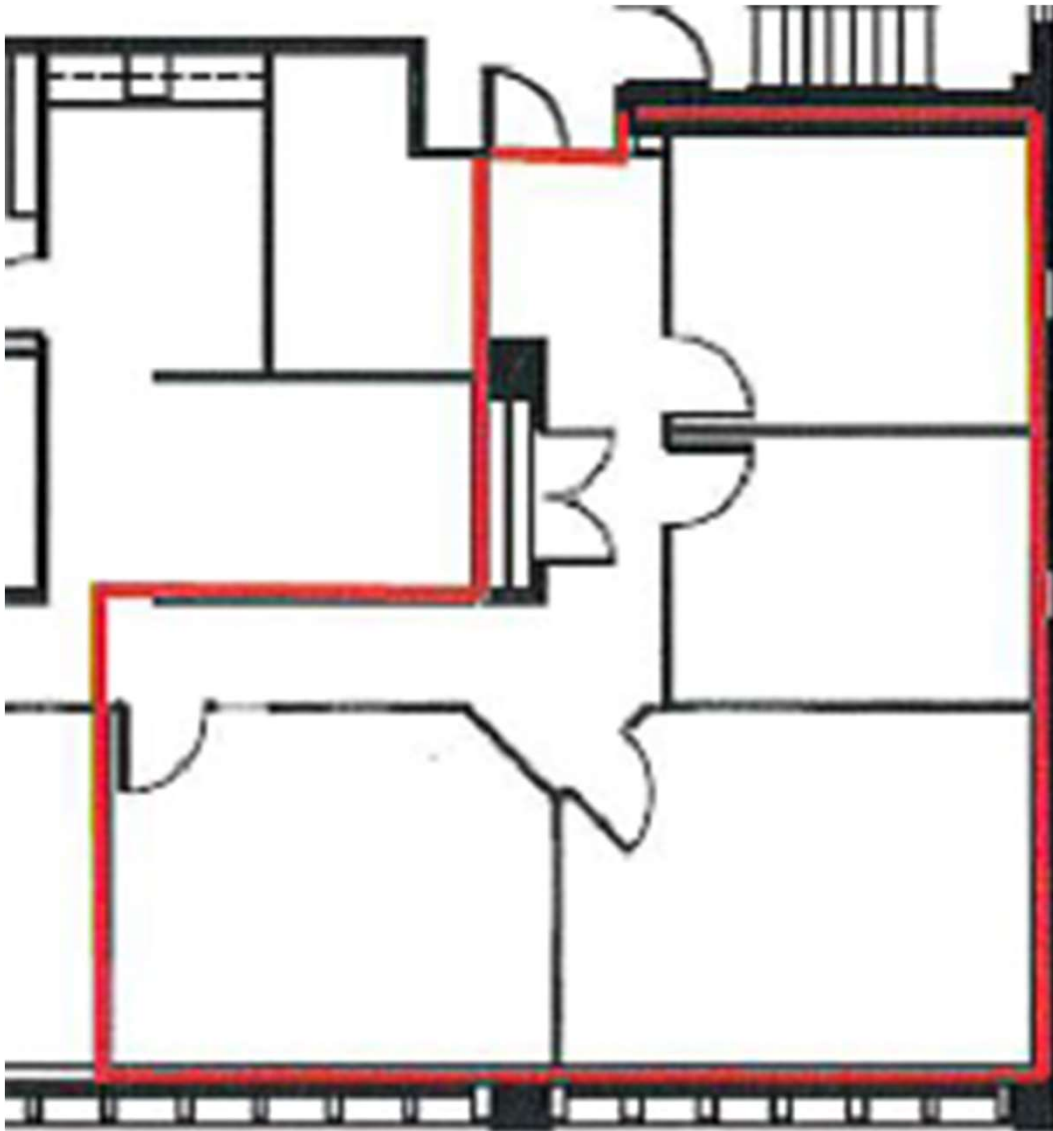
- ✓ Move-in ready
- ✓ Renovated elevator lobby/corridor
- ✓ Elevator lobby exposure
- ✓ Reception
- ✓ Meeting room
- ✓ Open area with 14 workstations
- ✓ 3 interior offices
- ✓ Kitchen



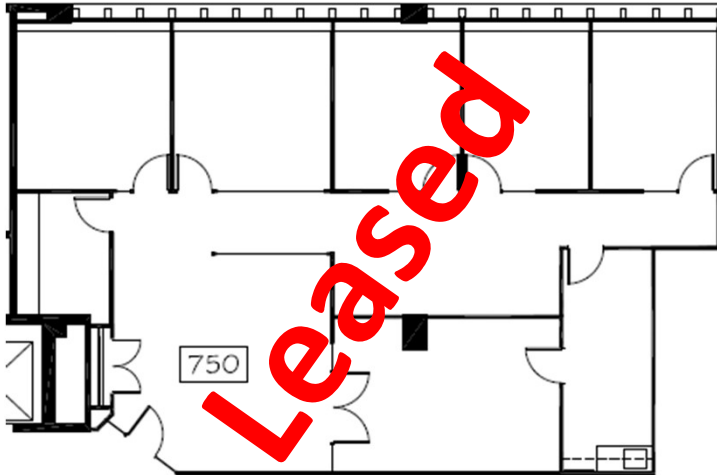
BRADIE BUILDING: Suite 700B, 1,791 sf



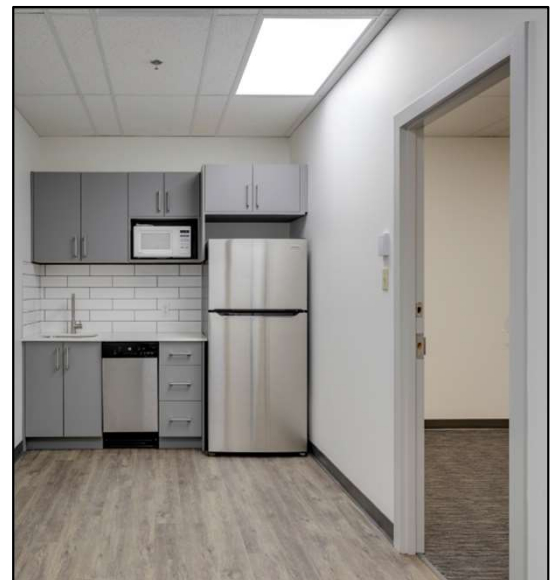
- ✓ Renovated elevator lobby/corridor
- ✓ Chalk-lined. Landlord will demise
- ✓ 4 exterior offices
- ✓ Please contact for additional information



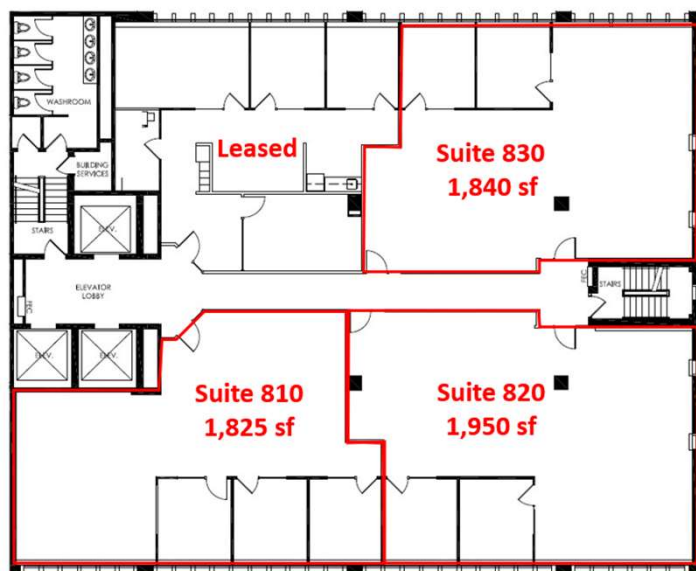
BRADIE BUILDING: Suite 750, 2,469 sf



- ✓ Move-in ready
- ✓ Recently renovated
- ✓ Elevator lobby exposure
- ✓ Reception
- ✓ Boardroom
- ✓ 5 exterior offices
- ✓ Kitchen
- ✓ IT/storage area
- ✓ LED lights

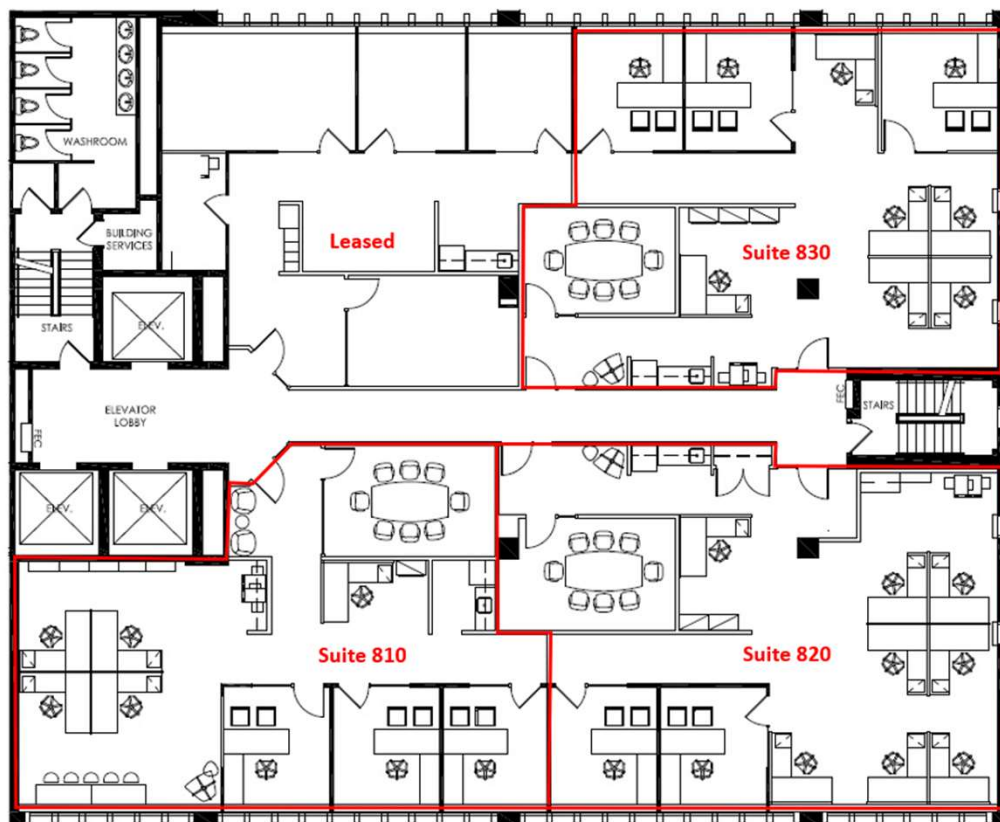


BRADIE BUILDING: Suites 810, 820 & 830

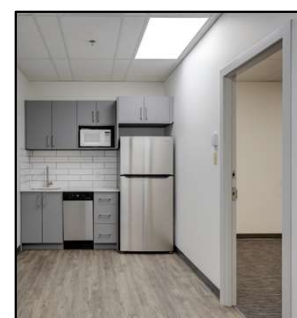


- ✓ **Turnkey Opportunities**
- ✓ Suite 810: 1,825 sf *
- ✓ Suite 820: 1,950 sf *
- ✓ Suite 830: 1,840 sf
- ✓ Renovated elevator lobby & corridor
- ✓ Landlord will build out to tenant's requirements
- ✓ Contact us for more information

* Suites 810 & 820 are contiguous (3,775 sf)



Preliminary Space Plans



Sample Finishes

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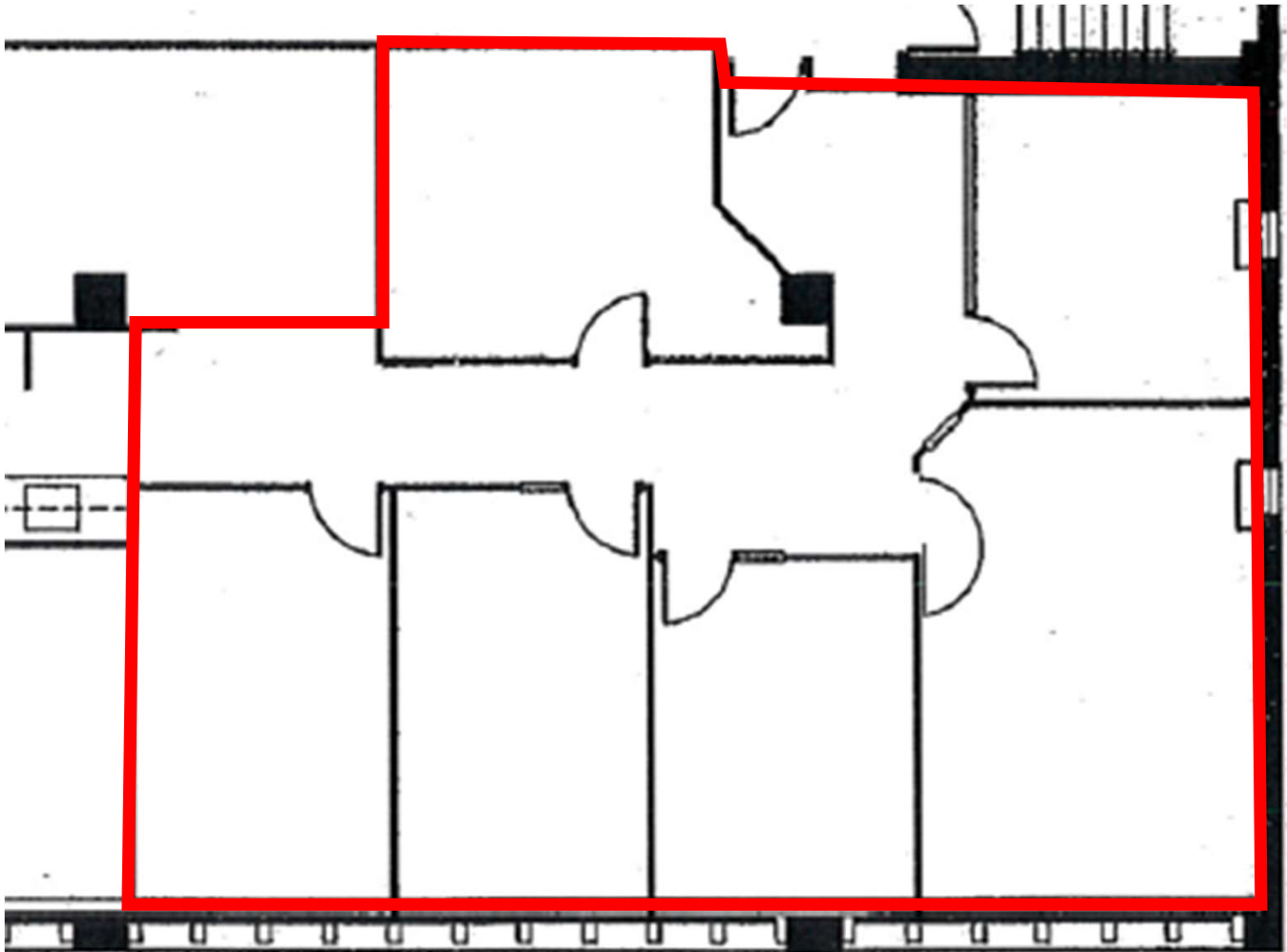


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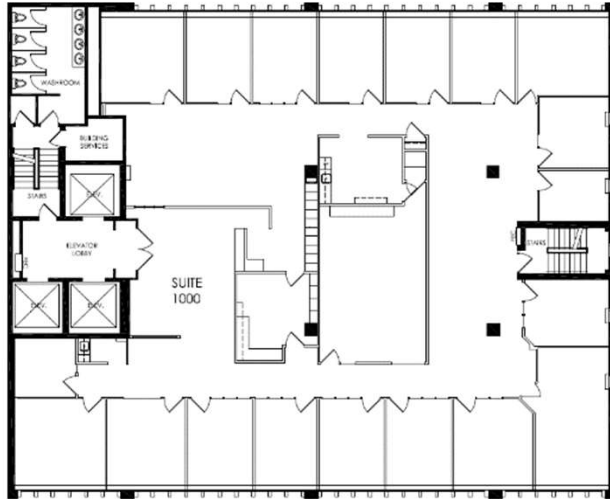
BRADIE BUILDING: Suite 970, 2,331 sf



- ✓ Chalk-lined. Landlord will demise
- ✓ Renovated elevator lobby/corridor
- ✓ 5 exterior offices
- ✓ 1 interior offices
- ✓ Please contact for additional information



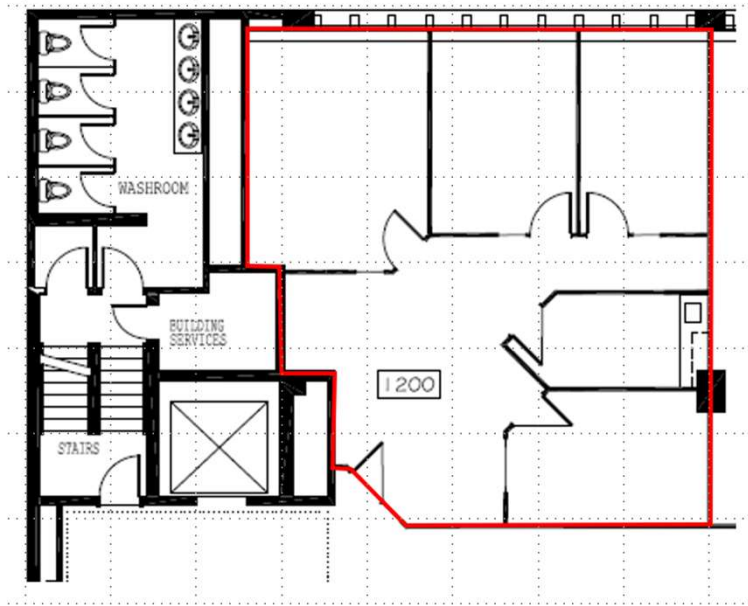
BRADIE BUILDING: Suite 1000, 7,110 sf



- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ 17 exterior offices
- ✓ Kitchen
- ✓ File/Storage area
- ✓ Lights are being upgraded to LED



BRADIE BUILDING: Suite 1200, 1,330 sf



- ✓ Elevator lobby exposure
- ✓ Renovated 12th floor corridor
- ✓ Reception
- ✓ 3 exterior offices
- ✓ Meeting room/office
- ✓ Kitchen



RENOVATED COMMON AREAS



BRADIE BUILDING: Location and Surrounding Area



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form part of any future contract. This offering may be altered or withdrawn at any time without notice.

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