



For Lease | 718 - 8th Avenue SW, Calgary, AB

718 - 8th Avenue SW

Re-developed boutique building directly on 8th Avenue. Located one block from the LRT station. Highly desirable location. +15 located immediately to the south via Western Canadian Place. ANYTIME FITNESS located on the main and lower level. Abundance of parking in the area including stalls in parkade immediately to the west.

Todd Sutcliffe

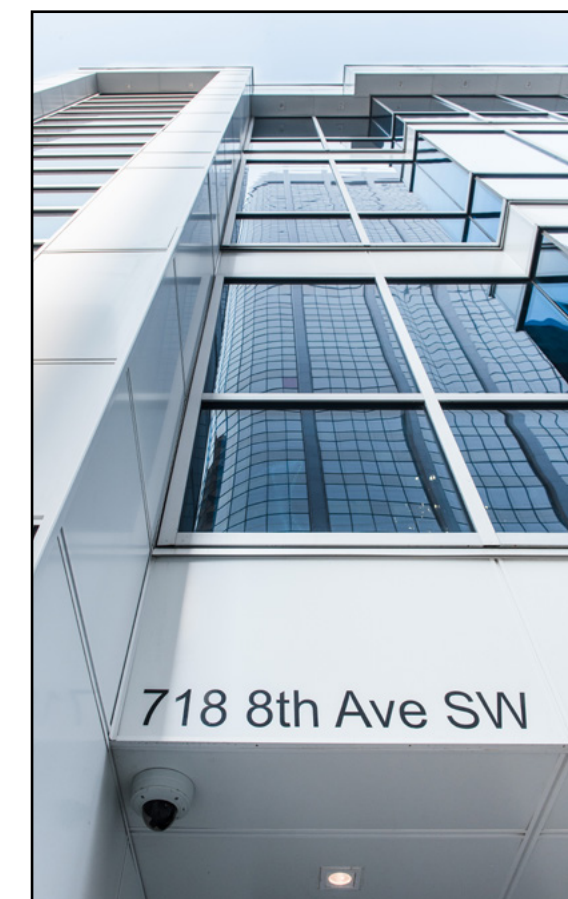
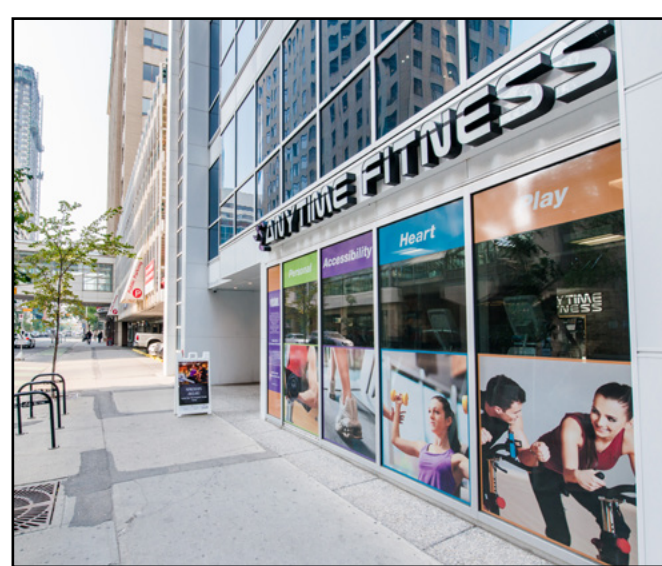
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Property Overview

Lease Information

Available Premises	Area	Occupancy Date
2 nd Floor	6,200 SF	Immediate
Term	3-5 years	
Annual Net Rent	Call for Details	
Operating Costs and Taxes	\$12.93 per square foot (2021 est.)	
Parking	Stalls available in adjacent parkade: \$385/stall/month unreserved covered	

Building Details

Constructed	2012
Rentable Area	24,800 SF
Average Floorplate	6,200 SF
Number of Floors	4
Landlord	8 th Avenue Limited Partnership by its general partner 8 th Avenue Management GP Inc.
Building Management	Arlington Street Tenant Services

Comments

ASI repositioned an 18,000 square foot teardown into a 4 storey, 24,800 square foot structure, adding two floors to the existing structure with a completely new building envelope, building systems, elevator stack and modern elevator as well as a new roof, and skylight. Outside a new front façade and glazing were added to create a modern look. Inside each tenanted office space boasts beautiful quartz counter tops, marble tiles, DIRT wall systems, and elegant modern finishes.

Key Highlights



ANYTIME
FITNESS
located on
the main and
lower levels



Various dining
amenities
nearby



Parkade located
adjacent to
building



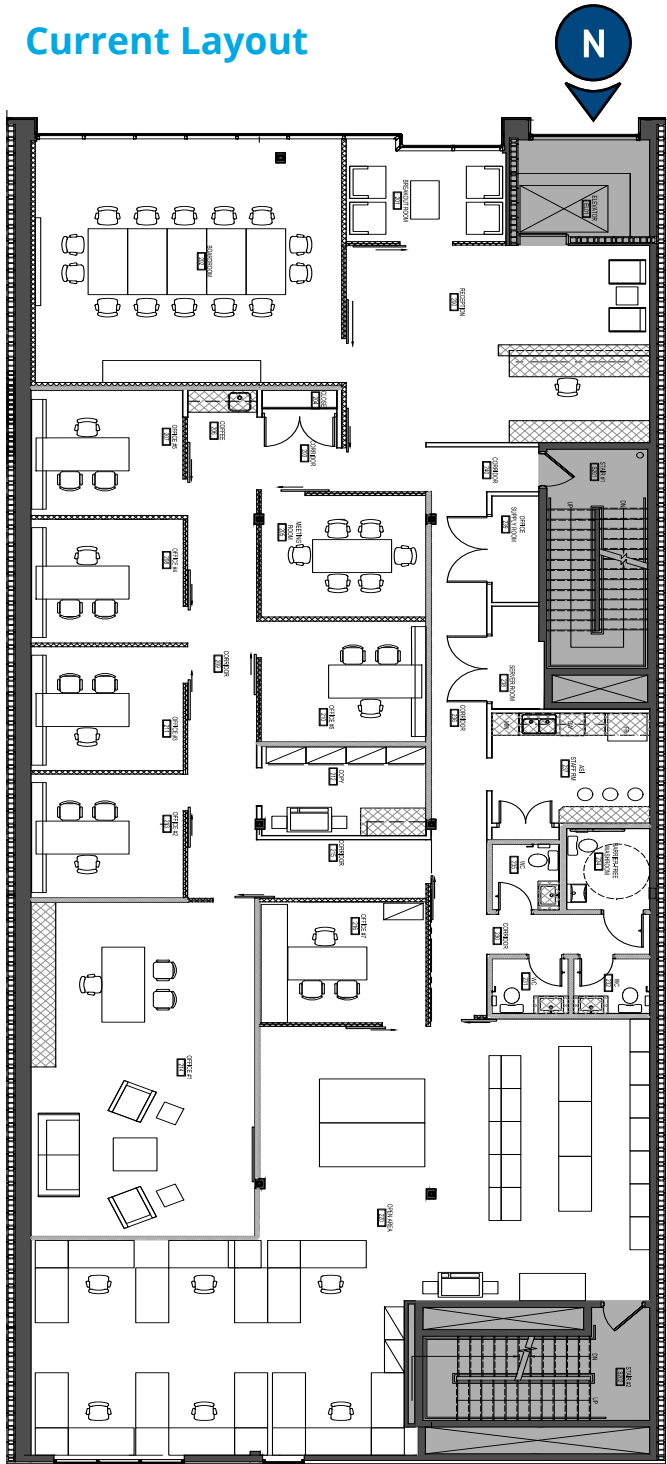
Located a short
walk from The
Core Shopping
Mall

Property Details

- Class “A” boutique office space located in the heart of Calgary’s business district on 8th Avenue
- Executive level finished suites
- Directly adjacent to +15 connection through Western Canadian Place and Petro-Fina Building
- Full access third-party 24 hour gym and fitness centre on main floor and basement

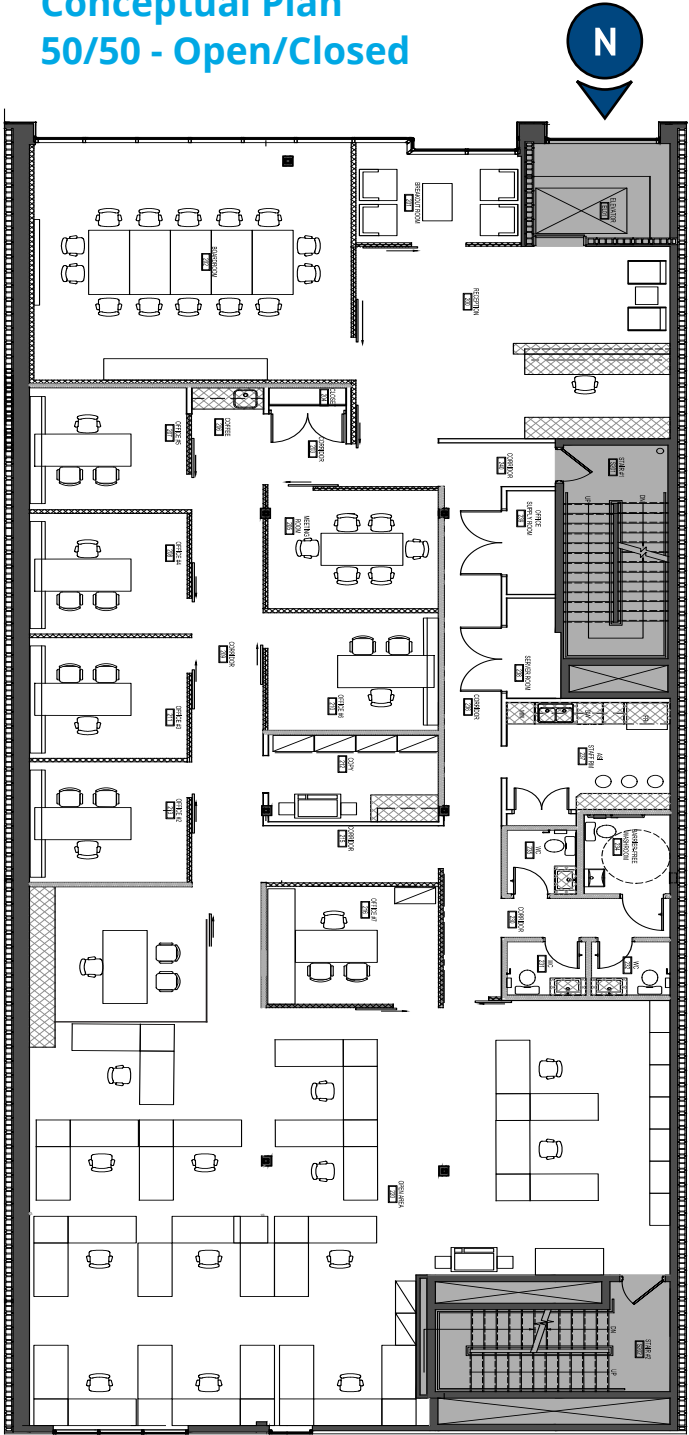
Floor Plans

Current Layout



Floor Plans

Conceptual Plan
50/50 - Open/Closed



2nd Floor - 6,200 SF

- 6 Offices
- 1 Large Interior Office
- Open Area (Can Accommodate 6 Workstations)
- Meeting Room
- Boardroom
- Breakout Room
- Reception
- Coffee Station
- Copy Area
- Filing Area
- Kitchen
- Private Washrooms



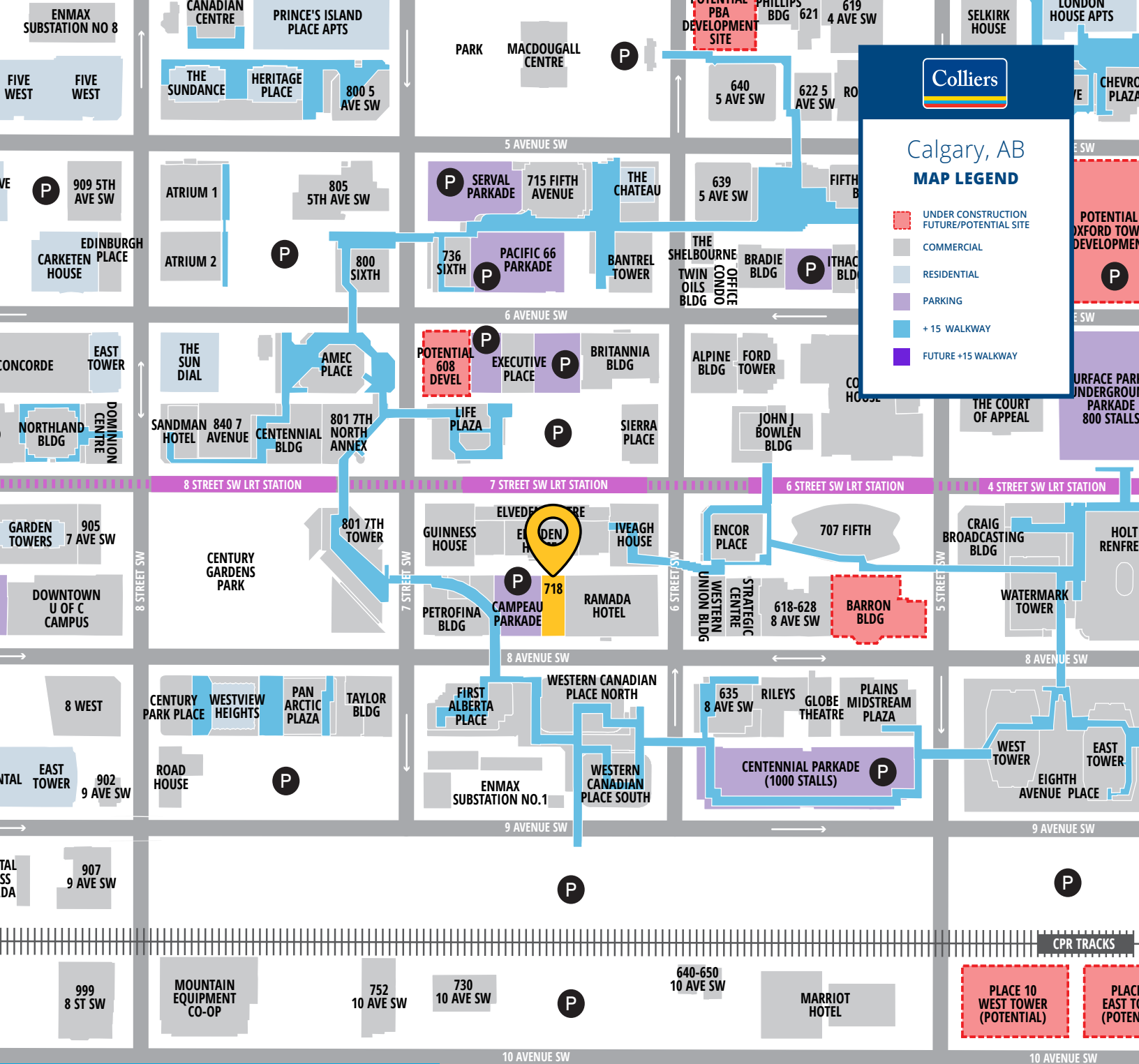
2nd Floor - 6,200 SF

- 7 Offices
- Open Area (Can Accommodate 13 Workstations)
- Meeting Room
- Boardroom
- Breakout Room
- Reception
- Coffee Station
- Copy Area
- Filing Area
- Kitchen
- Private Washrooms



Photos





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