

DOWNTOWN OFFICE SPACE FOR LEASE

The Centennial Building

816 7th Avenue SW, Calgary

FOR LEASE 403-290-0178
Allan Jones

Allan Jones, VICE PRESIDENT

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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

LEASE INFORMATION

MUNICIPAL ADDRESS:
816 7th Avenue SW, Calgary

LANDLORD: Canadian Urban Limited

AVAILABLE FOR LEASE:

- » 4,565 sq. ft. – Suite 200 **FULL FLOOR** **DEMISABLE**
- » 4,557 sq. ft. – Suite 300 **FULL FLOOR** **DEMISABLE**
- » 2,442 sq. ft. – Suite 400
- » 2,565 sq. ft. – Suite 500
- » 2,278 sq. ft. – Suite 650
- » 1,975 sq. ft. – Suite 700

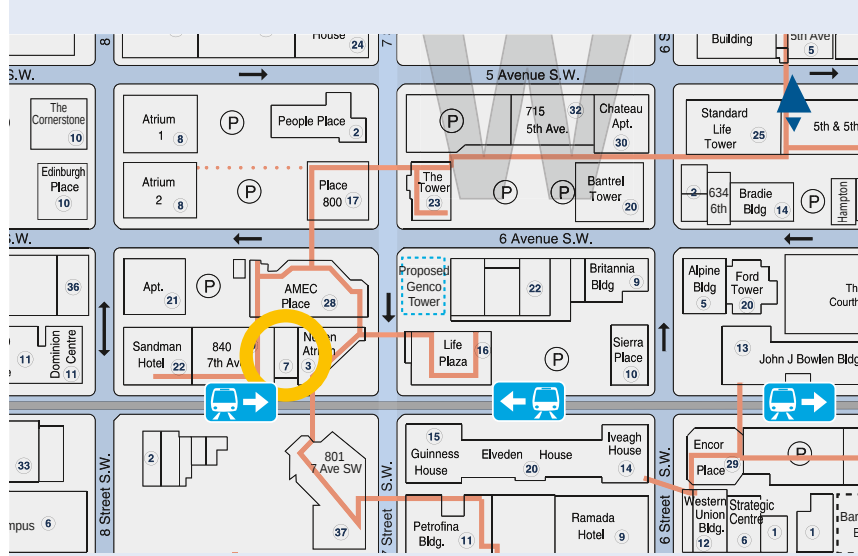
AVAILABILITY: Immediately

PARKING:

- 1 stall per 4,565 sq. ft. leased at \$375/mo per stall.
- Additional parking in immediate vicinity

OP. COSTS: \$13.98 per sq. ft. (est., 2025)

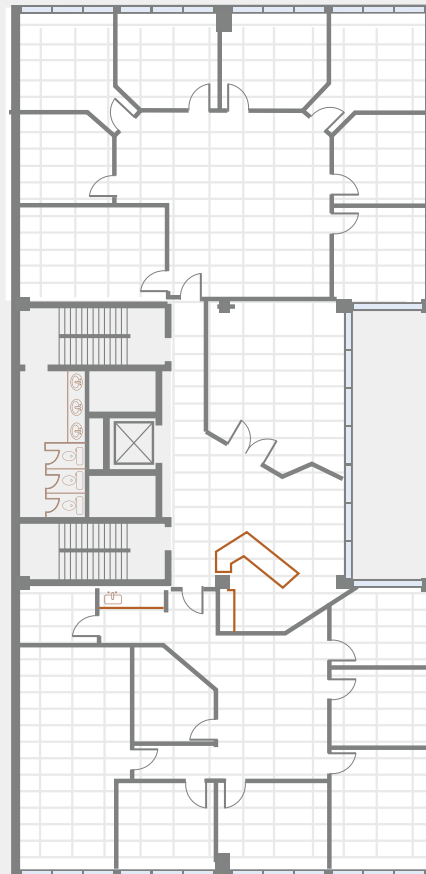
NET RENT RATES: Market



- » Low operating costs.
- » Direct access to LRT line.
- » Efficient office space.
- » Full floor opportunities.
- » New building systems.
- » New lobby, washrooms.
- » Numerous amenities in the area.



2 FLOOR



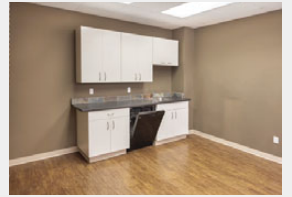
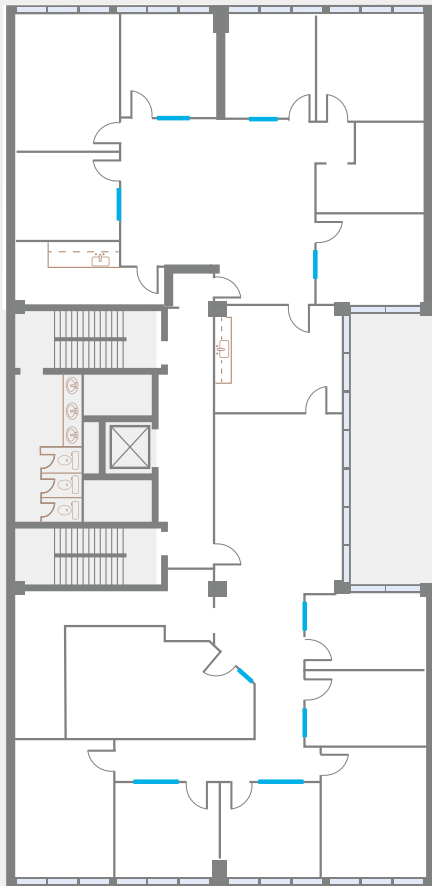
SUITE 200
4,565 SQ.FT.

FULL FLOOR
DEMISABLE

- 15 offices, reception, boardroom, open space, kitchen

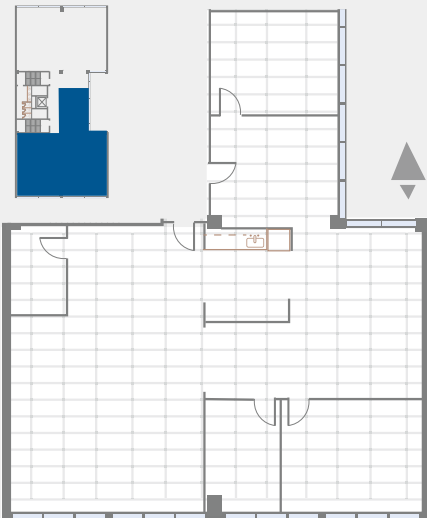
3 FLOOR

SUITE 300
4,557 SQ.FT.
 FULL FLOOR
 DEMISABLE



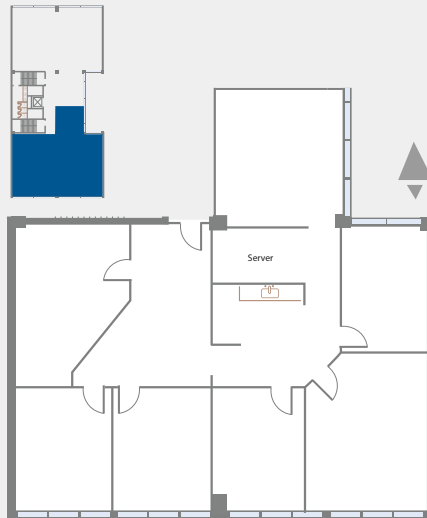
4 FLOOR

SUITE 400
2,442 SQ.FT.



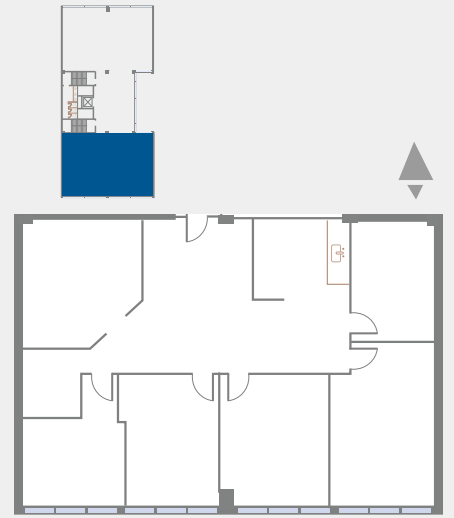
6 FLOOR

SUITE 650
2,278 SQ.FT.

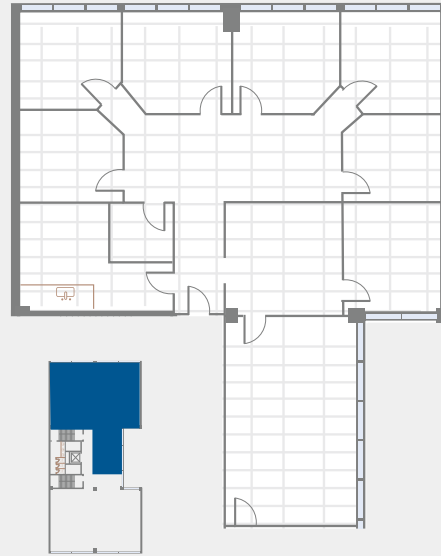


7 FLOOR

SUITE 700
1,975 SQ.FT.



5 FLOOR



SUITE 500
2,565 SQ.FT.



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