

DOWNTOWN OFFICE SPACE FOR LEASE

407 8th Avenue SW
Calgary

9,858 sf

Full 4th Floor

FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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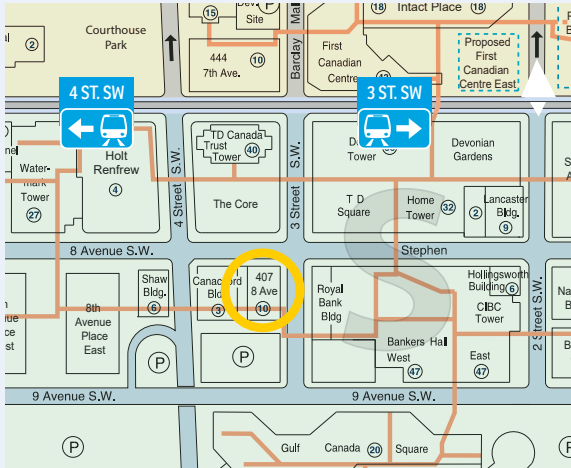
bfalagaris@barclaystreet.com

 **BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Centrally located along Stephen Avenue and within walking distance of several retail, shopping and dining amenities.
- » 24 hour manned security.
- » Plus 15 connected to Royal Bank Building and Eighth Avenue Place.
- » Abundance of parking available in adjacent Banker Hall West parkade.



4th floor elevator lobby

LEASE INFORMATION

MUNICIPAL ADDRESS:
407 8th Avenue SW, Calgary

AVAILABLE FOR LEASE:
9,858 sq. ft. Full 4th floor

AVAILABILITY: Immediately

FURNITURE: Negotiable

OP. COSTS AND TAXES:
\$17.00 per sq. ft. (est.). Utilities included

NET RENT: Market

BUILDING INFORMATION

LANDLORD: Marchese Holdings Ltd.

BUILDING CLASS: B

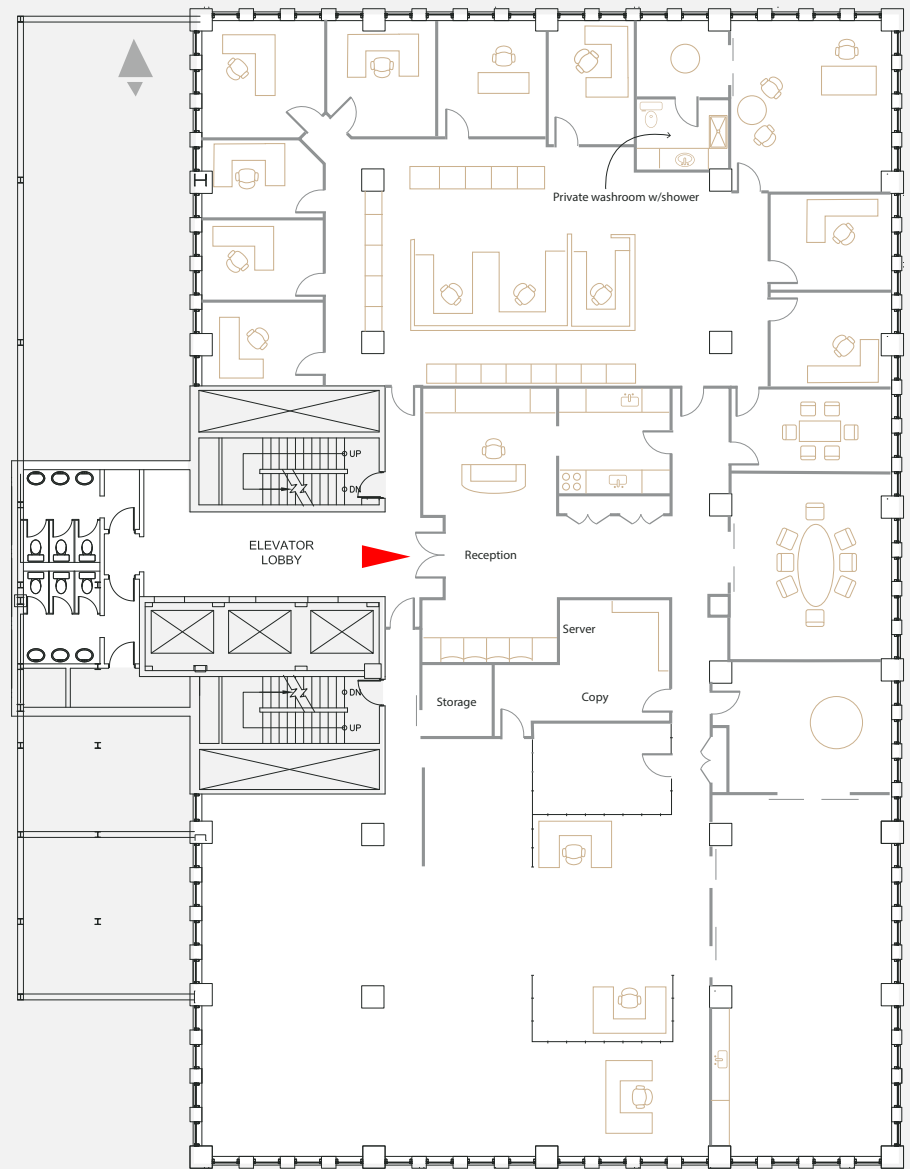
BUILDING AREA: 97,888 sq. ft.

NUMBER OF FLOORS: 10

YEAR BUILT/RENOVATED: 1966/2007

+15 NETWORK: Yes

HVAC HOURS:
7:00 am to 6:00 pm, Monday to Friday



4TH FLOOR
9,858 SQ.FT.



Reception



Reception



Private washroom w/shower.



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LOCAL EXPERTISE MATTERS