



OFFICE SPACE FOR LEASE

1210 8TH STREET SW

Calgary, AB



BUILDING OVERVIEW

1210 8 Street SW stands on the corner of one of the Beltline’s most prominent addresses and is surrounded by some of the Beltline’s best amenities. The Beltline’s 8th Street Corridor is undergoing a development renaissance and is now home to GoodLife Fitness, Urban Fare, Canadian Tire and a future large mixed-use development just to the south of the building.

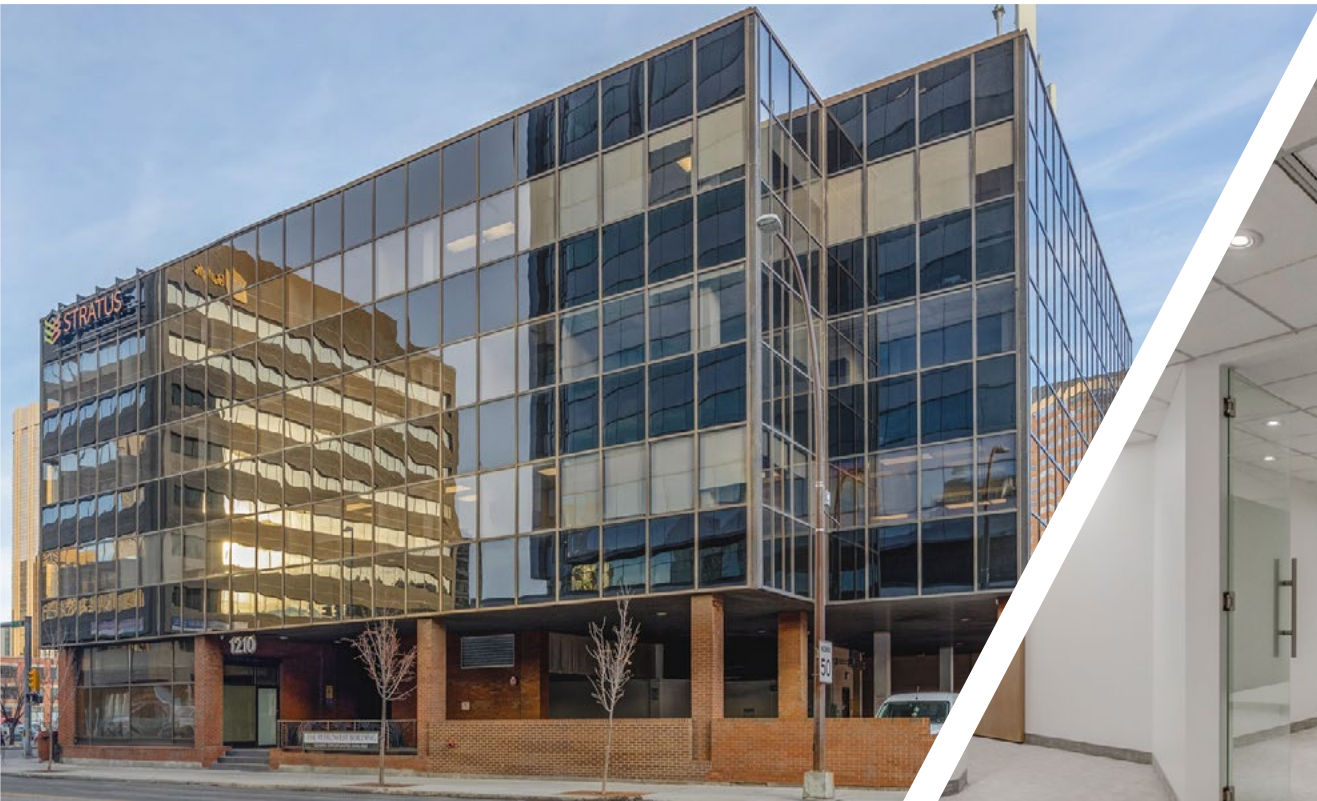
OFFICE DETAILS

| | |
|----------------------|-----------------------------------|
| Suite 210 | 929 sf |
| Suite 220 | 3,775 sf |
| Suite 400 | 4,241 sf LEASED |
| Suite 405 | 2,331 sf SHOW SUITE |
| Suite 410 | 4,391 sf |
| Lease Rate | Market Lease Rates |
| Operating Costs | \$17.05 per sf |
| Occupancy | Immediately |



ABOUT THE LANDLORD

1210 8 Street SW was recently acquired by Steiner Properties Ltd., a large family owned real estate company and developer headquartered in Vancouver, British Columbia. Steiner Properties takes a long-term approach to its commercial and residential real estate with a multi-generational strategy and looks to develop symbiotic and beneficial relationships with its tenants.



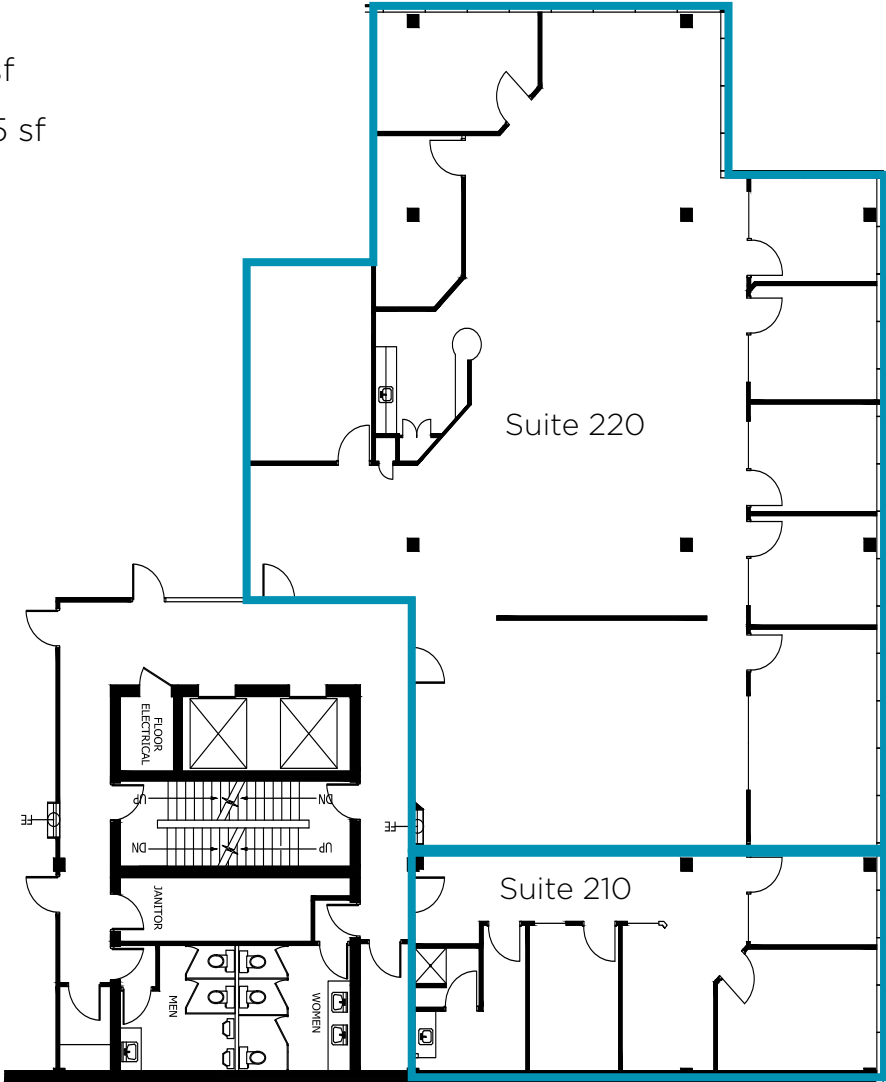
PROPERTY DETAILS

- Building Size: 36,939 sq.ft
- Parking Ratio: 1 stall per 586 sq.ft
- Surface Parking Rates: \$225 per stall, per month
- Underground Parking Rates: \$250 per stall, per month
- Visitor Parking: Surface, paid hourly

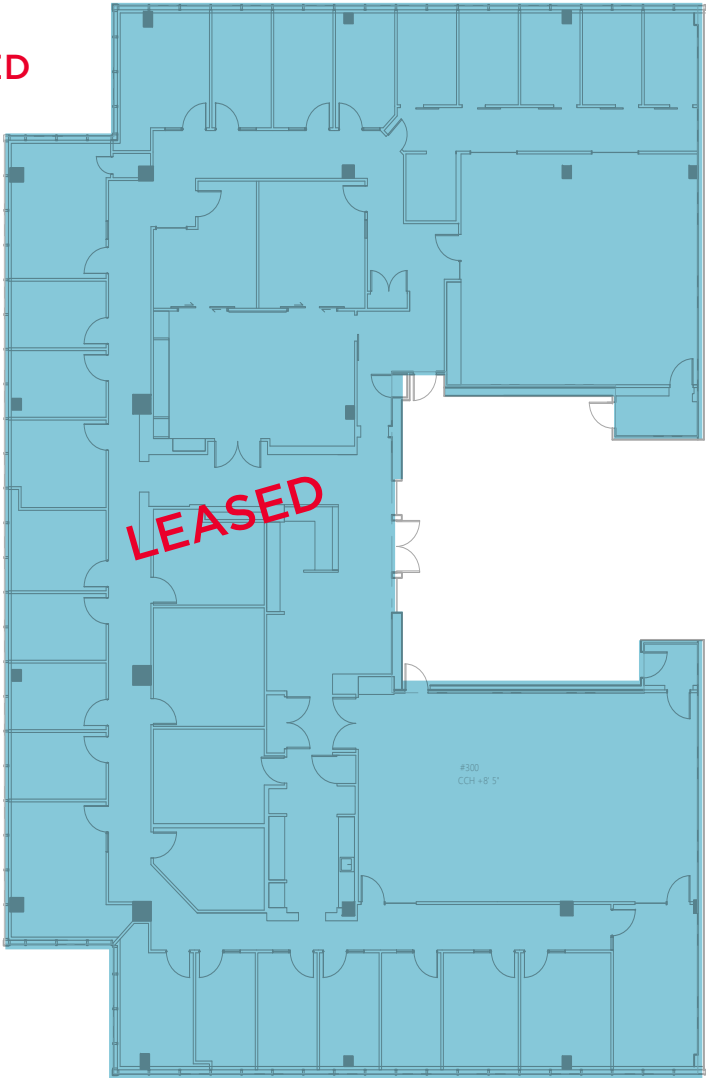
WELCOME TO THE BELTLINE

FLOOR PLANS

Suite 210 - 929 sf
Suite 220 - 3,775 sf



~~Suite 300 - 11,037 sf~~ **LEASED**

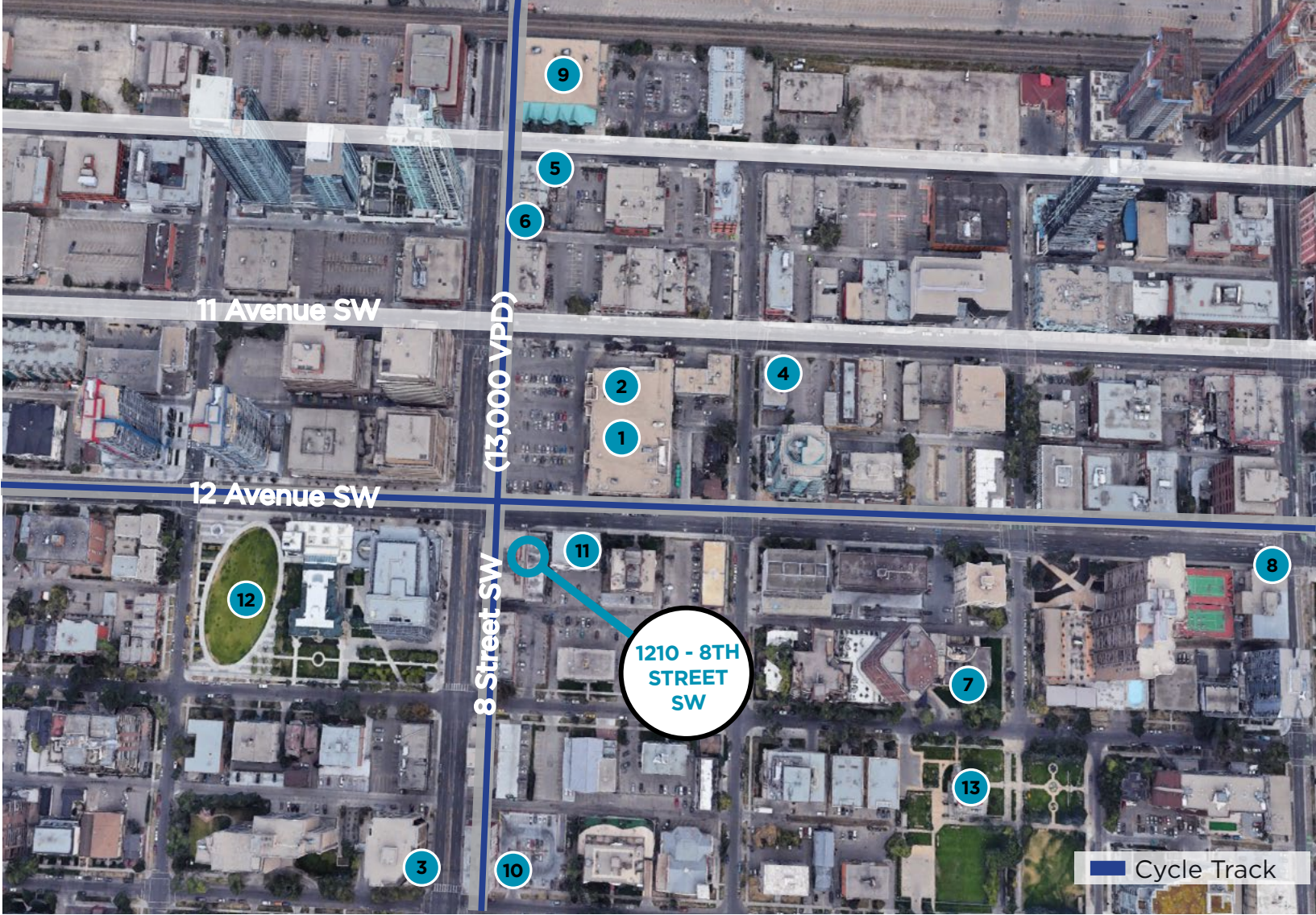
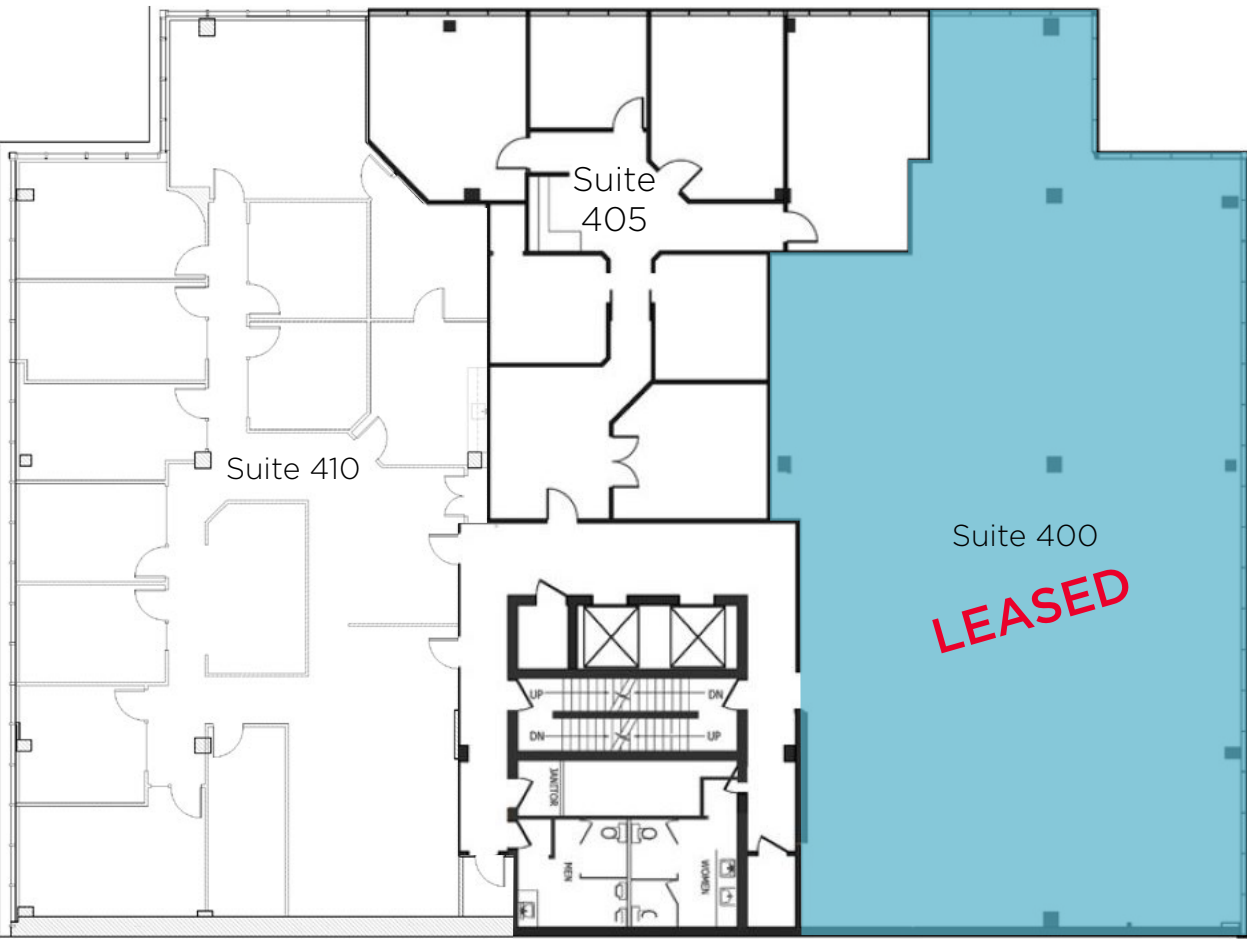


FLOOR PLANS

Suite 400 - 4,241 sf **LEASED**

Suite 405 - 2,331 sf
[Show Suite](#)

Suite 410 - 4,391 sf



- | | | |
|---------------------|------------------------|---|
| 1 Safeway | 6 Bonterra Trattoria | 10 Best Western Plus |
| 2 Starbucks | 7 The Ranchmen's Club | 11 Nuvo Hotel Suites |
| 3 Kawa Espresso Bar | 8 Husdons Canada's Pub | 12 Barb Scott Park |
| 4 saVeg Cafe | 9 MEC | 13 Lougheed House National & Provincial Historic Site |
| 5 Holy Grill | | |



DEMOGRAPHICS



POPULATION
108,011



MEDIAN AGE
36

WITHIN 3 KM RADIUS
Source: Piiipoint



DAYTIME POPULATION
291,611



TOTAL HOUSEHOLDS
58,693



AVG. HOUSEHOLD INCOME
\$146,528



WALK SCORE
98



TRANSIT SCORE
84



BIKE SCORE
90

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