



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.

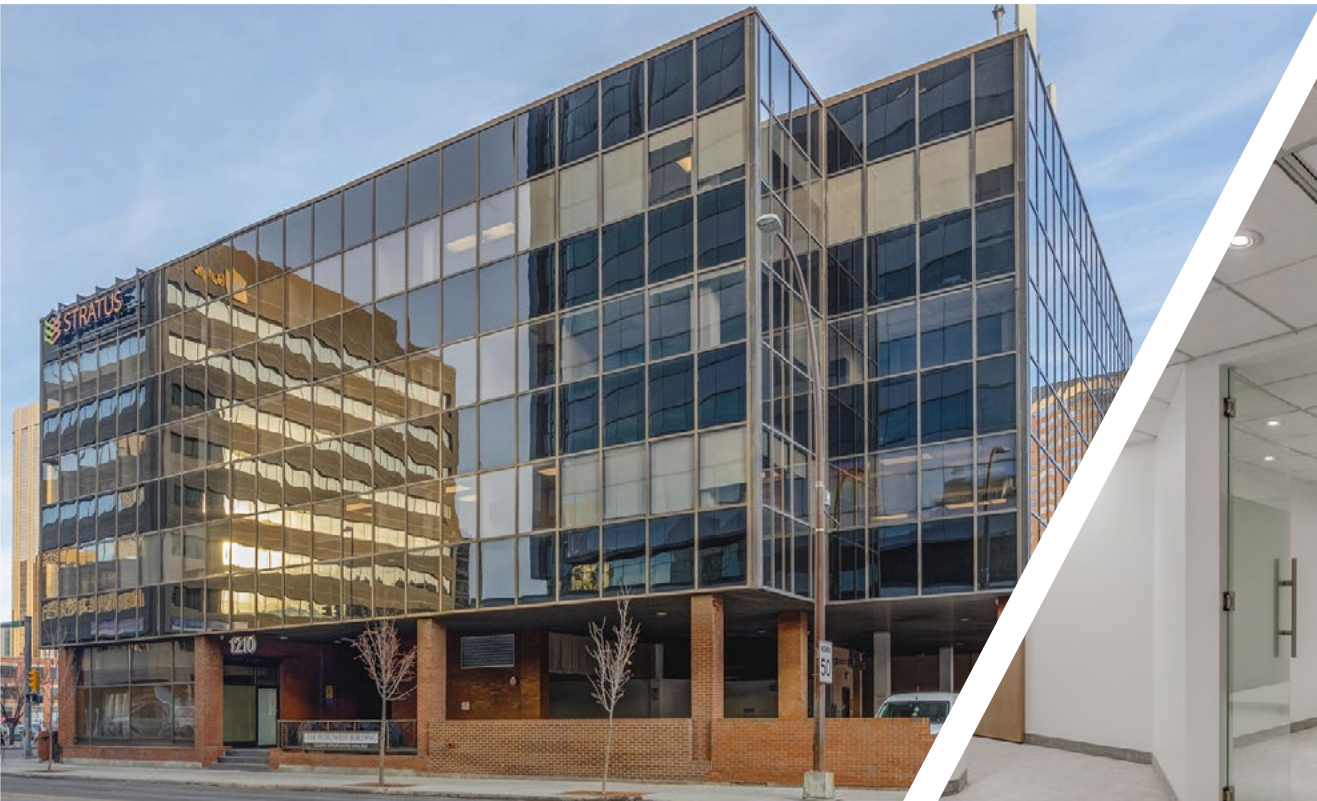
# OFFICE DETAILS

Suite 210	929 sf
Suite 220	3,775 sf
<del>Suite 400</del>	<del>4,241 sf</del> <b>LEASED</b>
Suite 405	2,331 sf <b>SHOW SUITE</b>
Suite 410	4,391 sf
Lease Rate	Market Lease Rates
Operating Costs	\$15.65 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

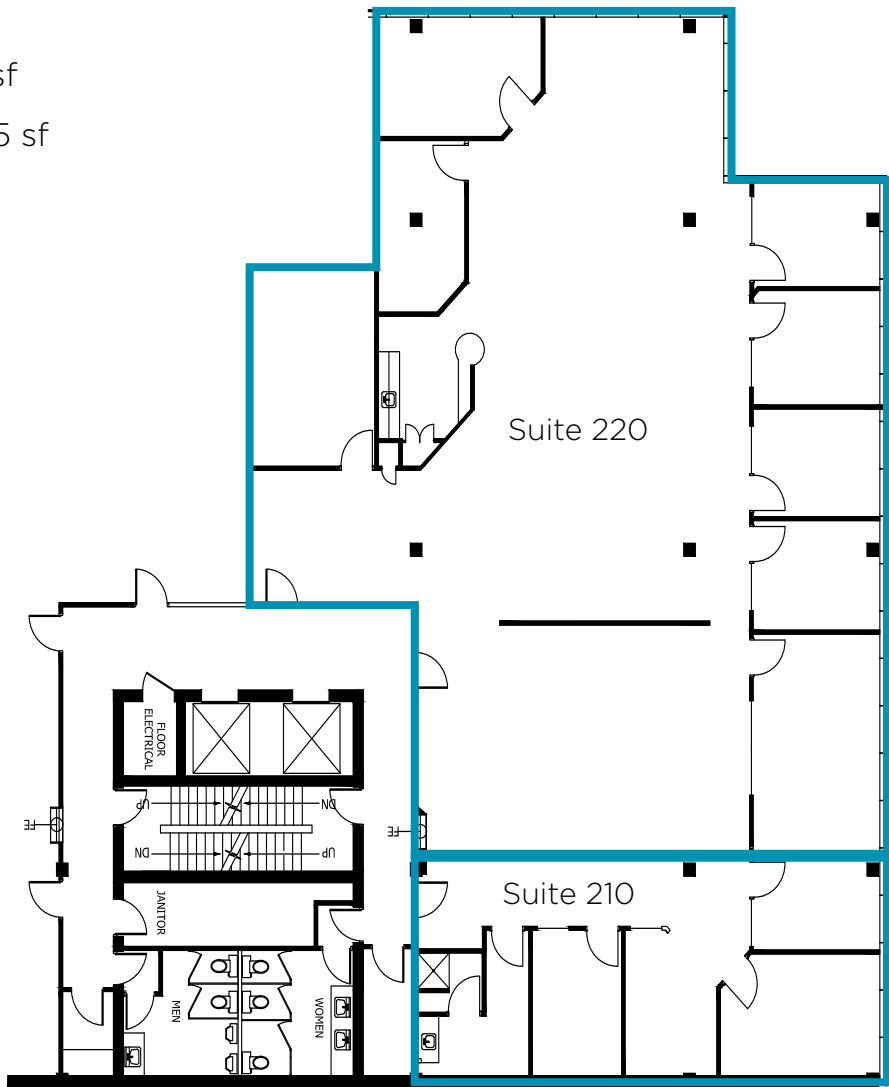


WELCOME TO THE BELTLINE

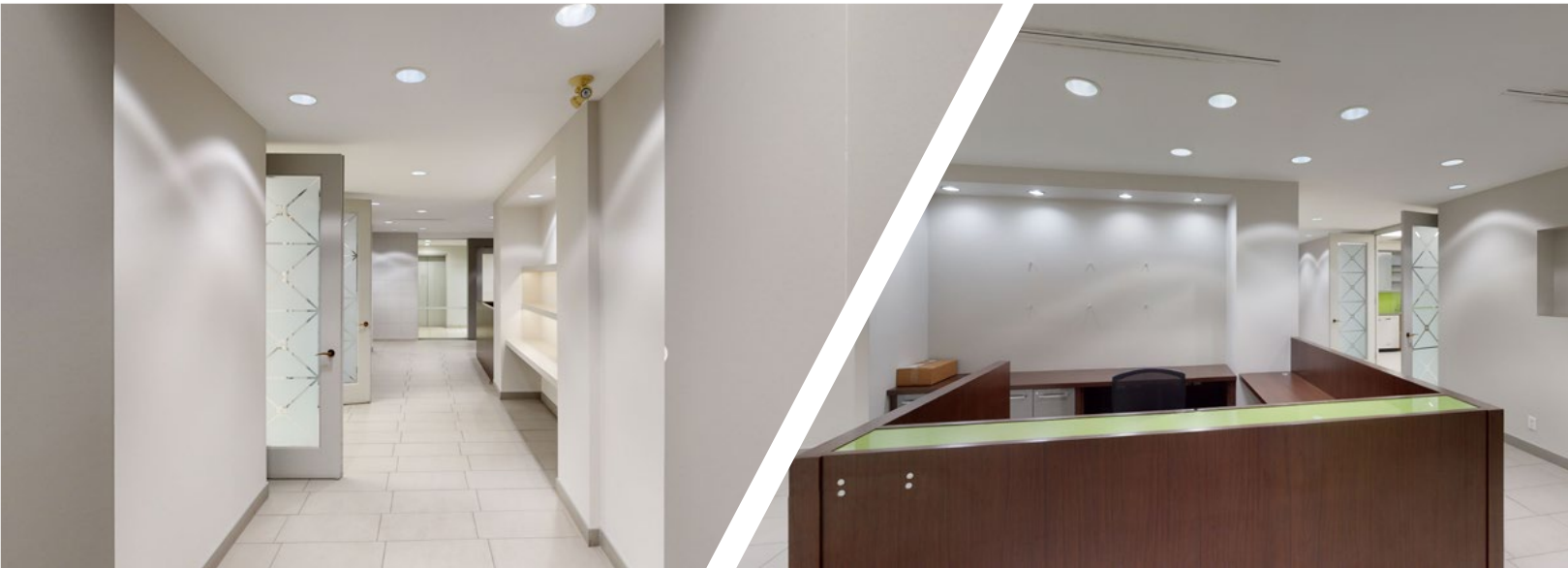
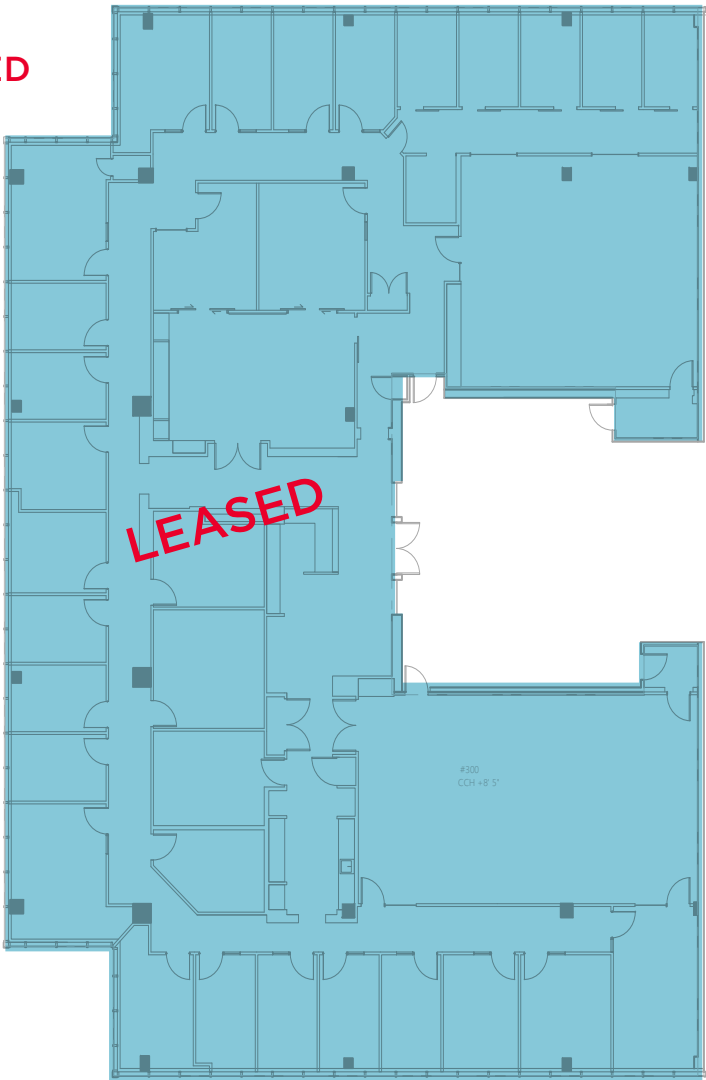


# FLOOR PLANS

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



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



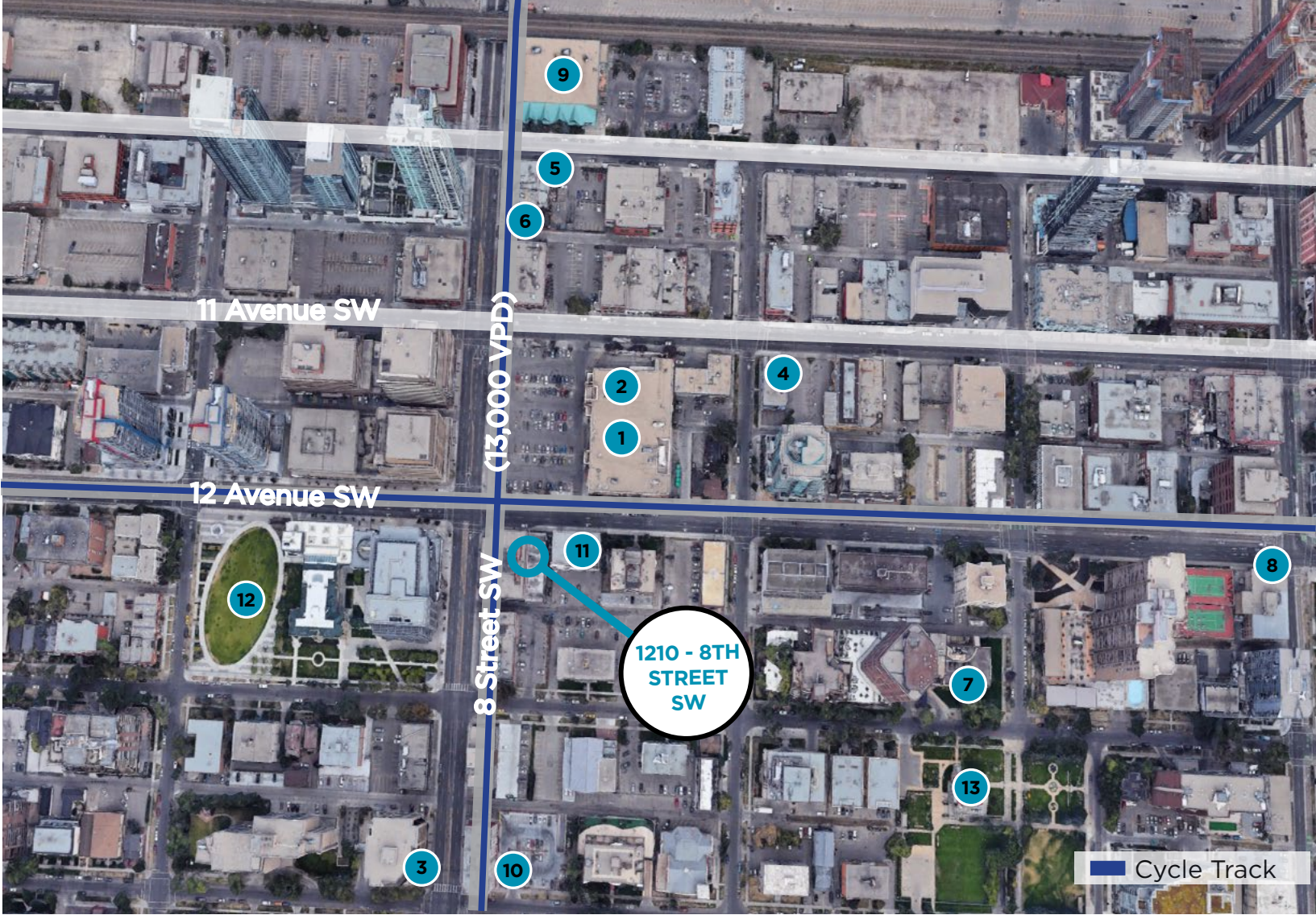
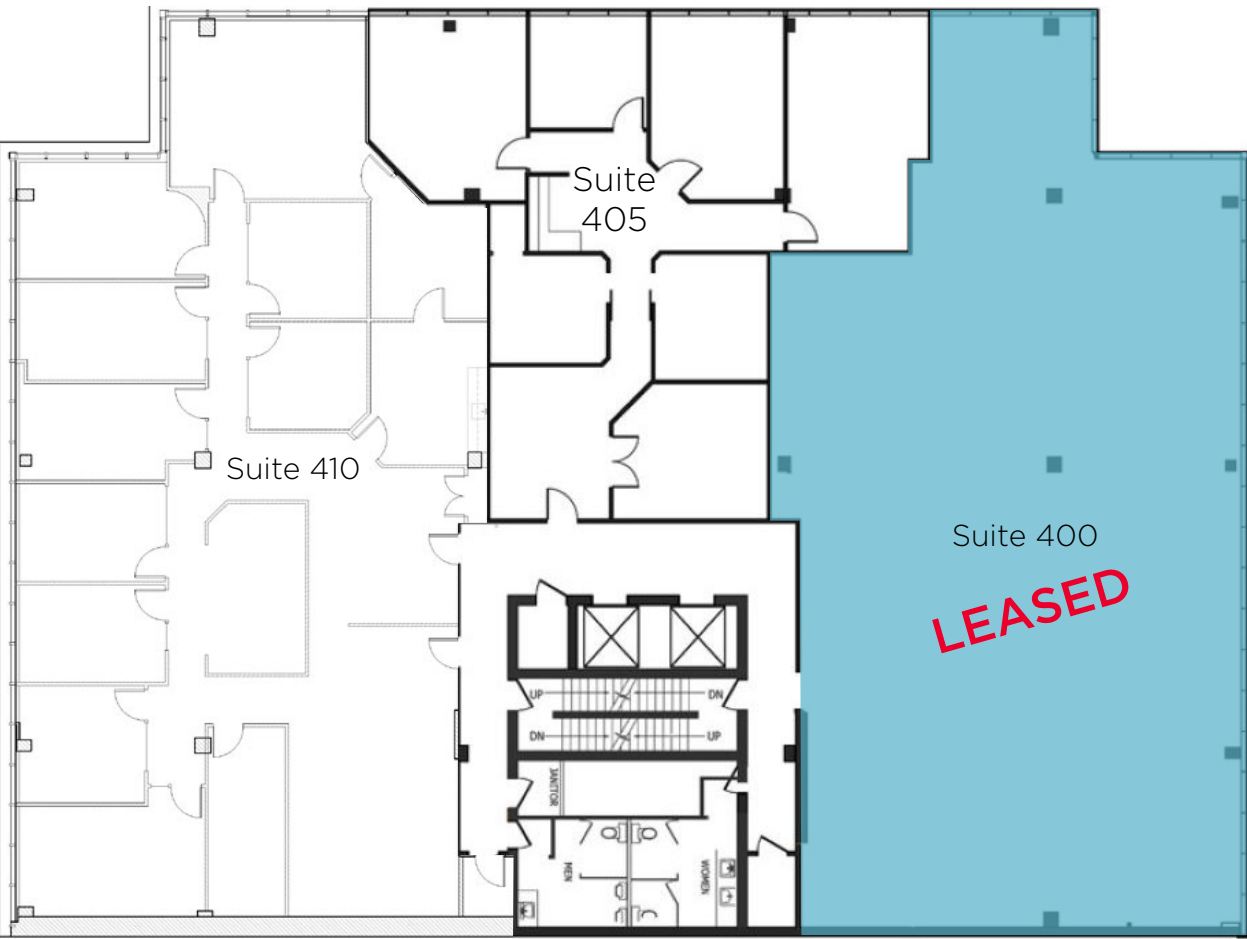


# FLOOR PLANS

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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