

SECOND FLOOR OFFICE SPACE FOR LEASE

The Merchant Bank Building

121 8 AVENUE SW, CALGARY, AB



The Merchant Bank Building

121 8 AVENUE SW, CALGARY, AB

ABOUT THE PROPERTY

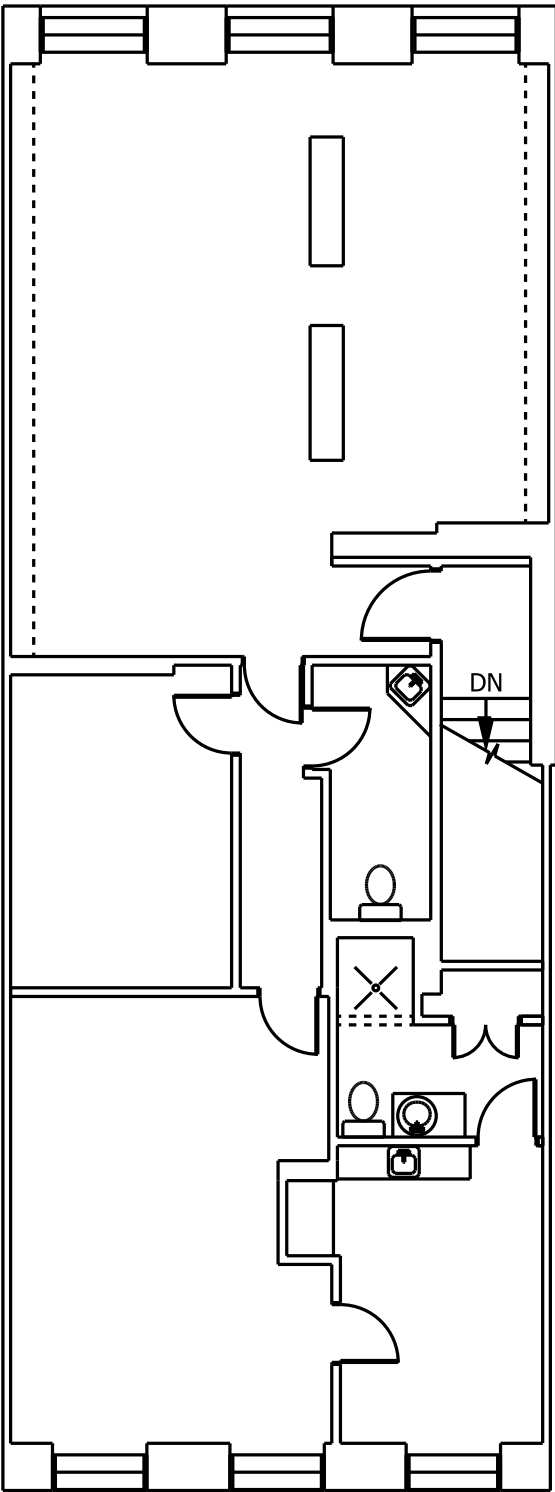
Second Floor: 1,530 sf
Available Space

\$5.00 psf
Lease Rate

\$19.70 psf
(Janitorial is not included)
Operating Costs

Immediately
Availability

FLOOR PLAN



1,530 SF
SECOND FLOOR



THE AREA



NEARBY AMENITIES



milestones
GRILL + BAR®

WINNERS



BARBARELLA

Tim Hortons

GORO+GUN

DOLLARAMA



8 MINS

TO DEERFOOT
TRAIL

8 MINS

TO TRANS-CANADA
HIGHWAY

22 MINS

TO CALGARY
INTERNATIONAL
AIRPORT



**CUSHMAN &
WAKEFIELD**



AYRSHIRE

Contact Information

Adam Ramsay

Executive Vice President
Office Sales & Leasing
403 261 1103
adam.ramsay@cushwake.com

Trent Peterson

Vice President
Office Sales & Leasing
403 261 1101
trent.peterson@cushwake.com

David Lees

Executive Vice President
Office Sales & Leasing
403 261 1102
david.lees@cushwake.com

Cushman & Wakefield ULC

2400, 250 6 Ave SW
Calgary, AB T2P 3H7
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.