

# 407 8 AVENUE SW

CALGARY, AB

OFFICE SPACE FOR SUBLEASE







# WELCOME TO 407 8 AVENUE SW

## ABOUT THE BUILDING

Available Space	Suite 800:	6,493 sf
	Suite 900:	9,858 sf
	Suite 1000:	6,308 sf
	Lower Level:	5,439 sf
	<b>Total:</b>	<b>28,098 sf</b>
Availability	Immediately	
Sublease Expiry	March 31, 2027	
Sublease Rate	Market sublease rates	
Op Costs	\$17.00 psf	

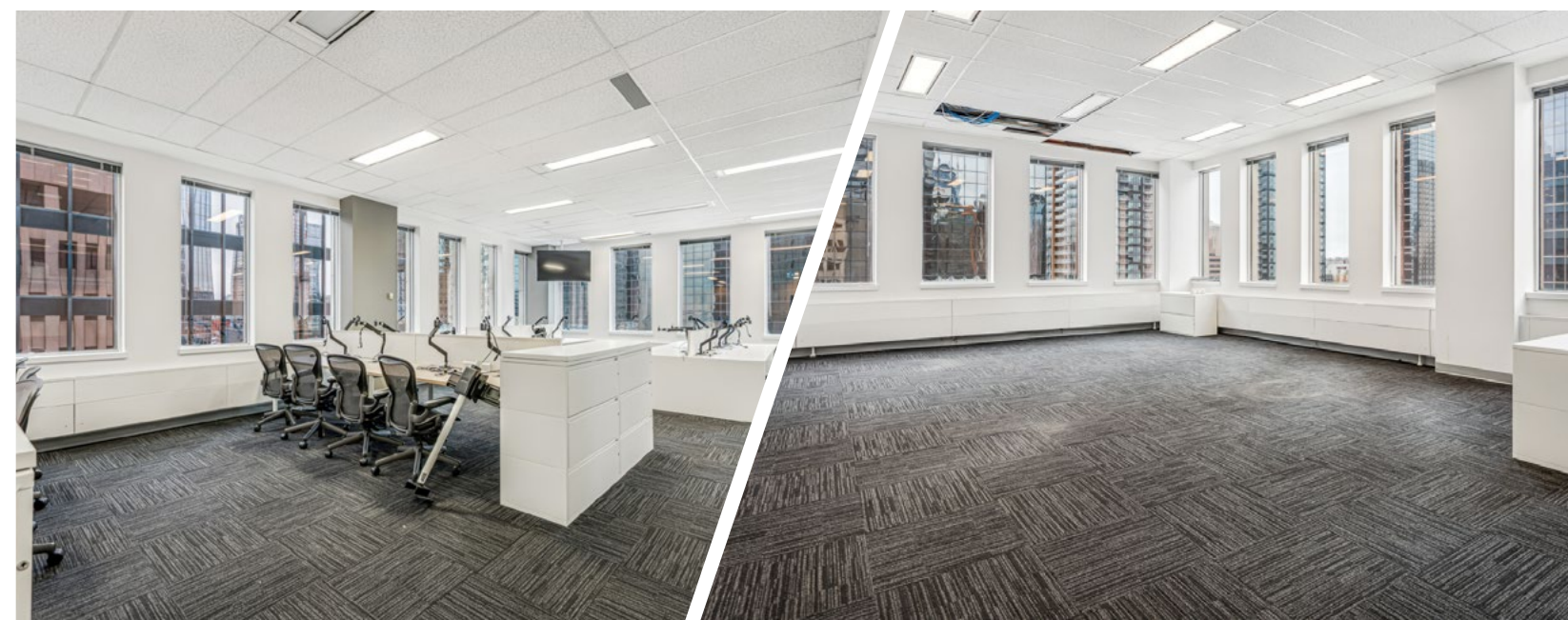
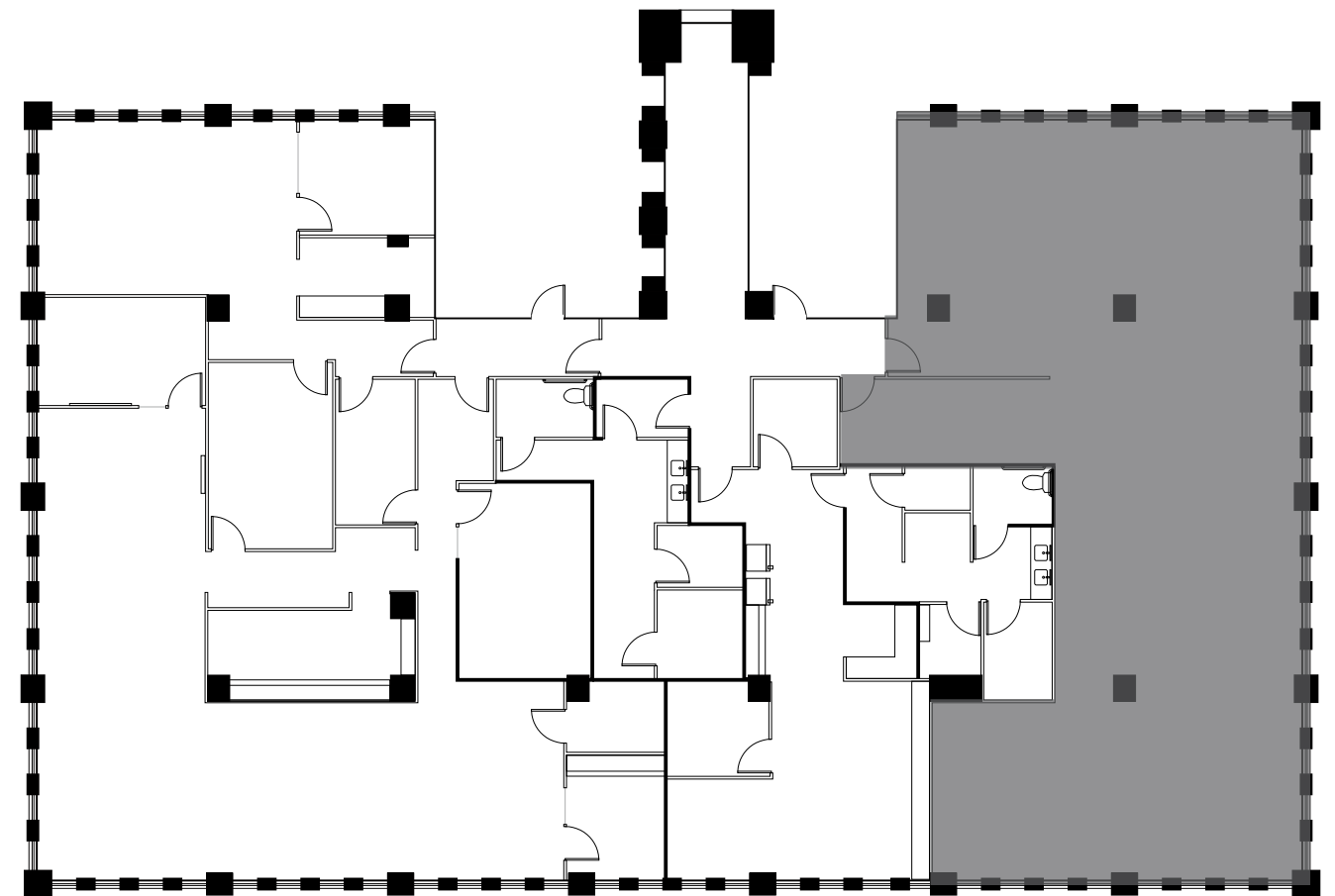
## HIGHLIGHTS

- Full floors available and an exclusive wrap-around patio with Suite 1000
- Located along Stephen Avenue and directly across the street from the CORE Shopping Centre
- Plus 15 connection to Eighth Avenue Place and Royal Bank Building
- Steps away from abundant amenities including popular restaurants, fitness facilities, cafes, and more

## FLOOR PLANS

### SUITE 800

6,493 SF

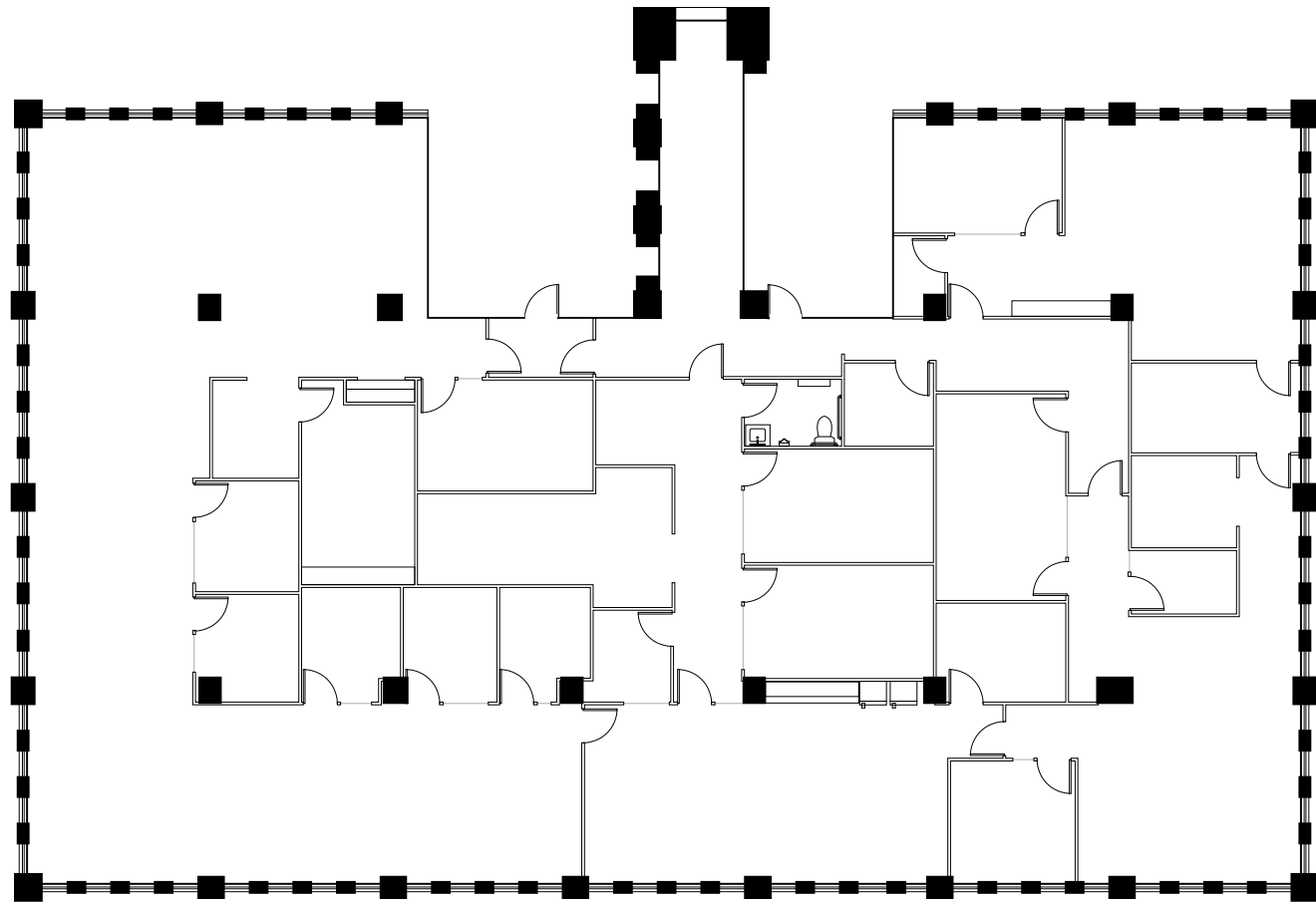




# FLOOR PLANS

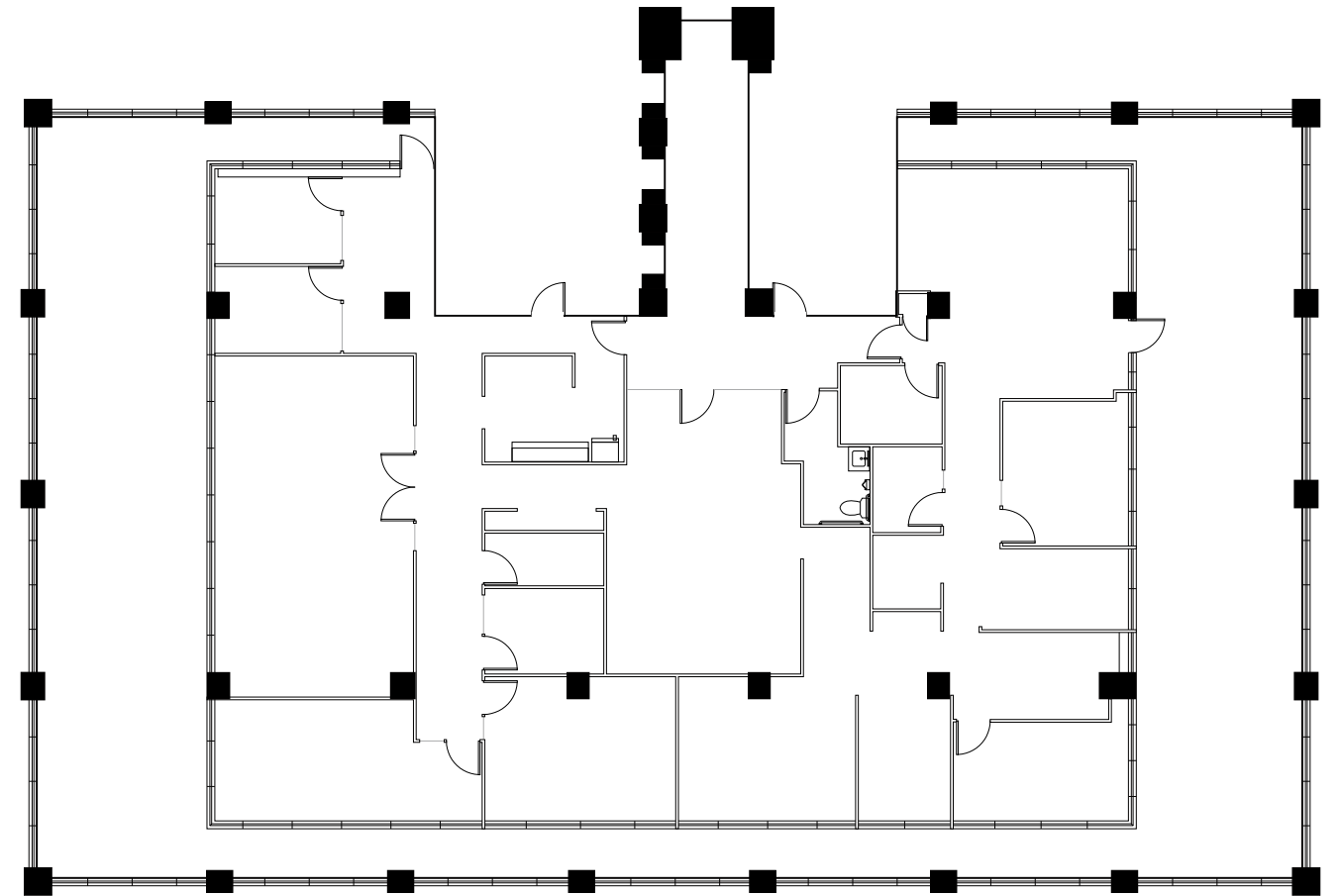
## SUITE 900

9,858 SF



## SUITE 1000

6,308 SF PLUS PATIO

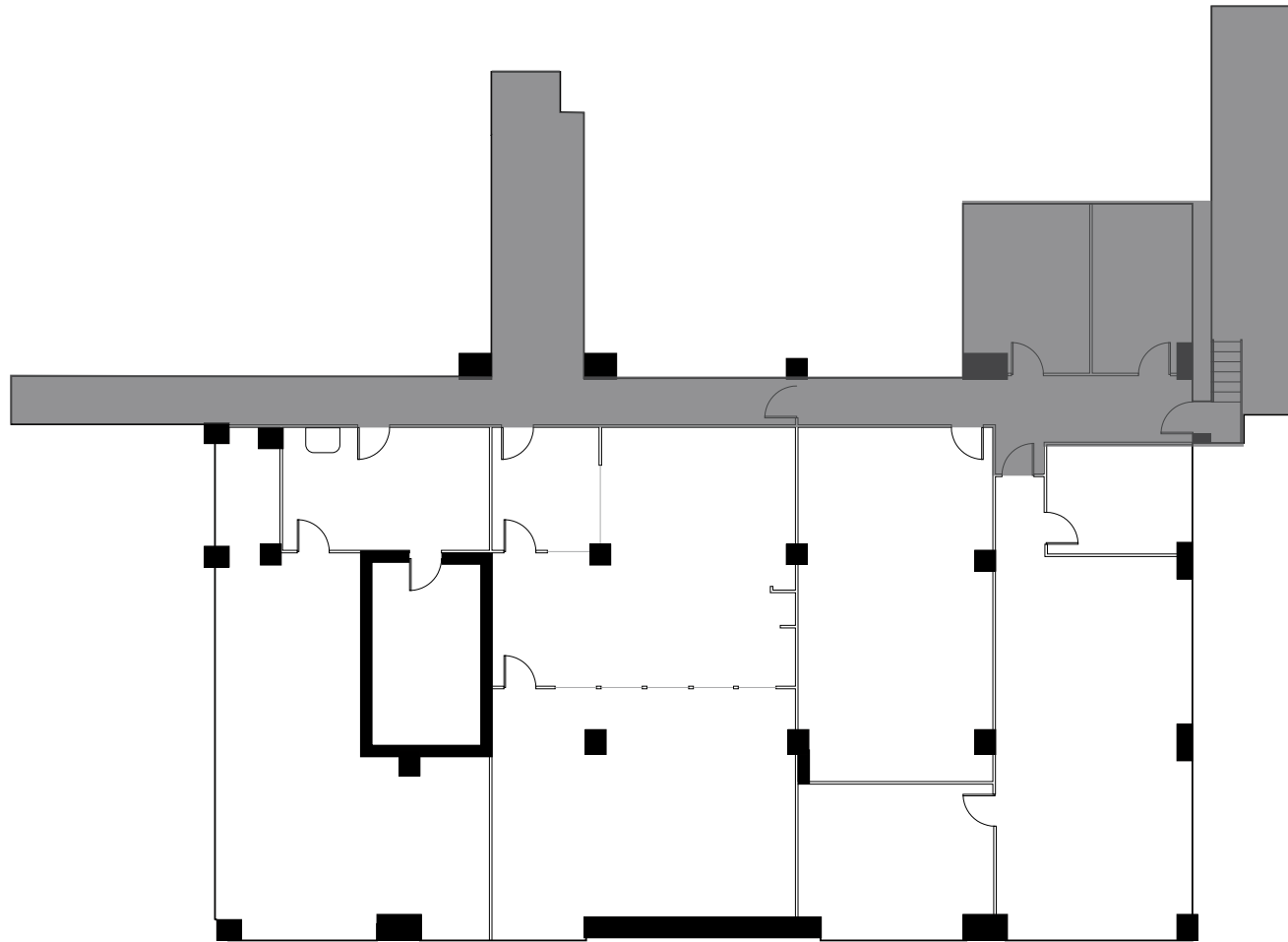




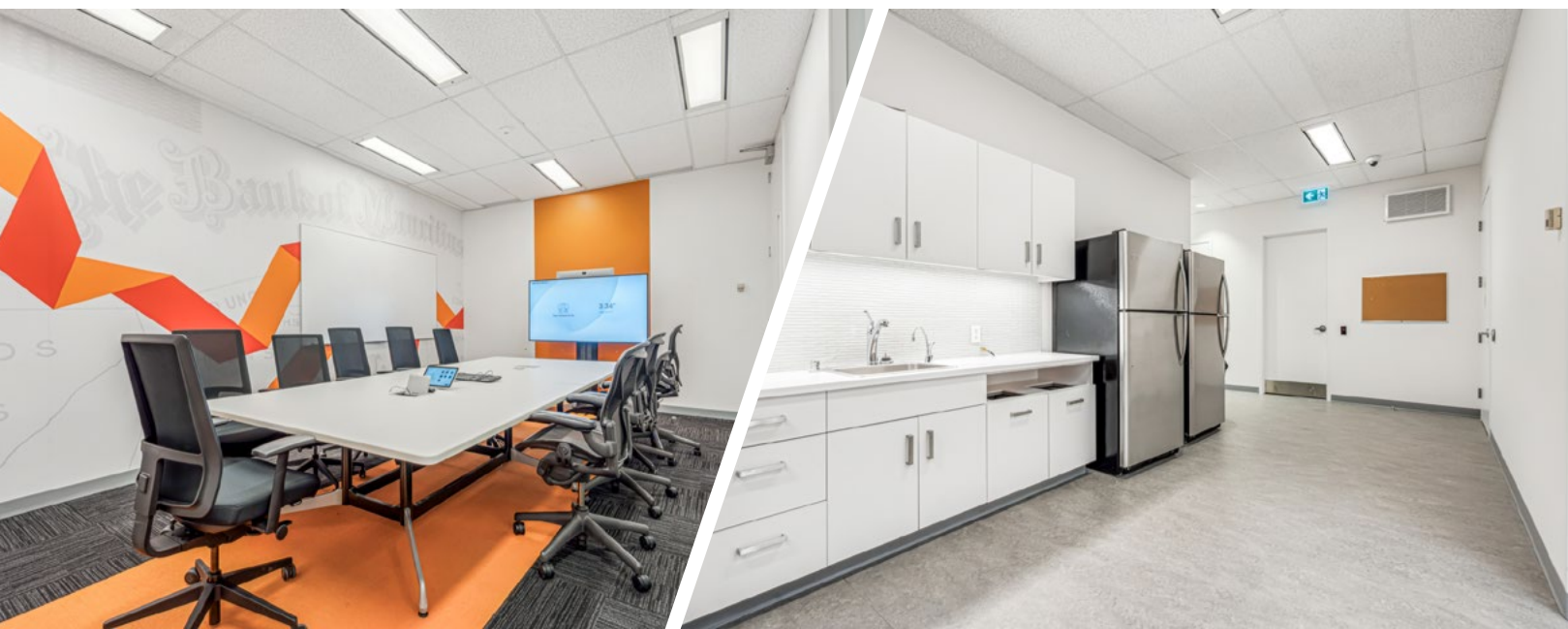
# FLOOR PLANS

## LOWER LEVEL

5,439 SF

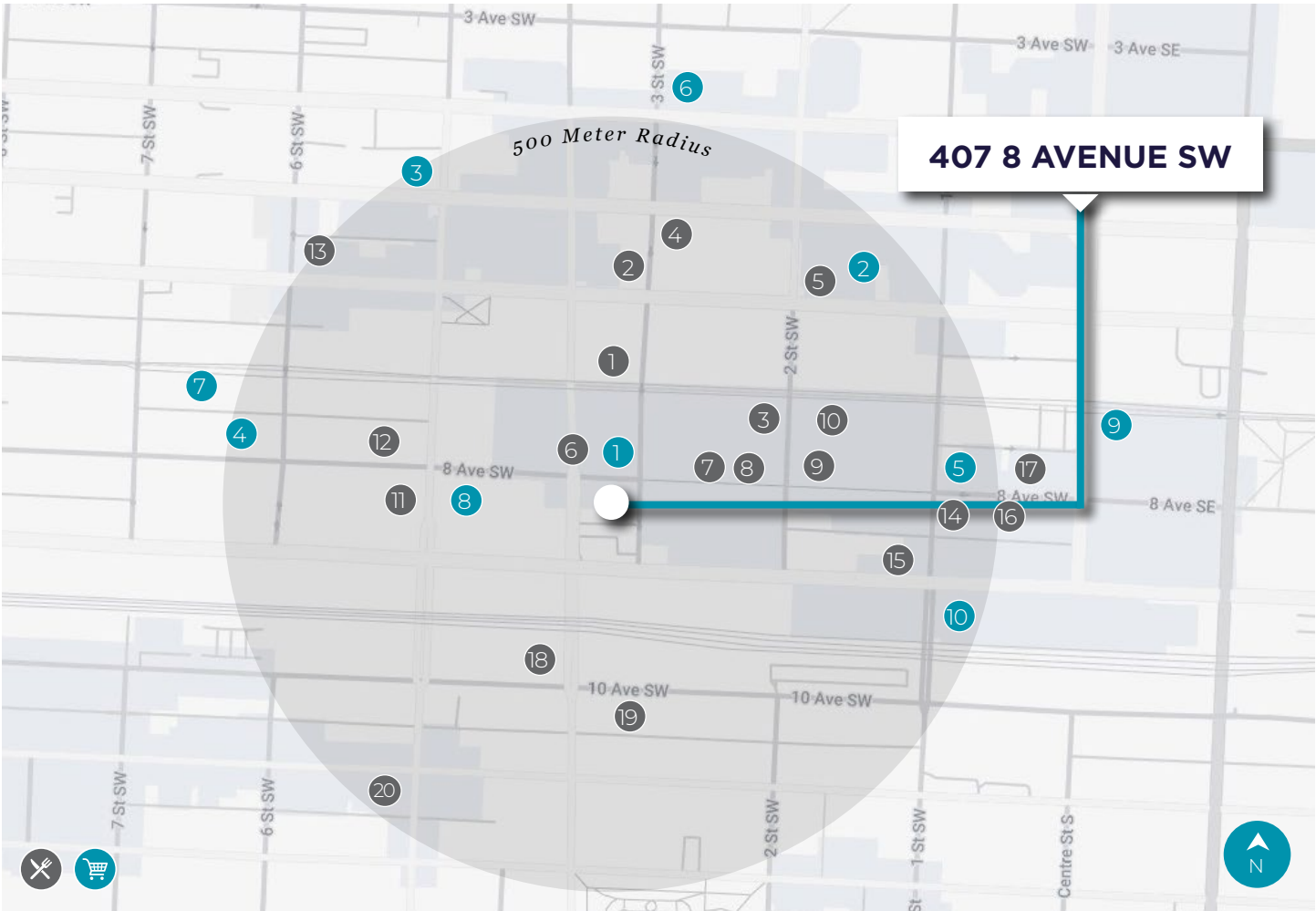


# PHOTOS





# ABOUT THE AREA



## AREA AMENITIES

### RESTAURANTS

1. Taste Market Canadian Kitchen
2. Subway
3. Starbucks
4. Deville
5. Garage Sports Bar
6. Hy's Steakhouse
7. The Office Restaurant & Bar
8. Local Public Eatery
9. Barbarella
10. Major Tom Bar
11. Cafe Eight
12. The Derrick Gin Mill & Kitchen
13. Gyu-Kaku Japanese BBQ
14. Murrieta's West Coast Bar & Grill
15. Meat and Bread
16. Bank & Baron P.U.B
17. James Joyce Irish Pub & Restaurant
18. Luca
19. CRAFT Beer Market
20. Last Best Brewing & Distilling

### RETAIL & SERVICES

1. CORE Shopping Centre
2. Cork Fine Wine and Liquor
3. Dollarama
4. Anytime Fitness
5. Winners
6. The Westin Calgary
7. CIBC
8. BMO
9. Hyatt Regency Calgary
10. Fairmont Palliser



## DEMOGRAPHICS



**116,013**  
TOTAL  
POPULATION



**243,390**  
DAYTIME  
POPULATION



**\$118,559**  
AVG. HOUSEHOLD  
INCOME

\*WITHIN 3 KM  
SOURCE: PIINPOINT





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