

Office Space for Lease

HISTORIC BANK OF MONTREAL BUILDING

140 - 8 Avenue SW, Calgary, AB



Welcome to

THE HISTORIC BANK OF MONTREAL BUILDING

The Historic Bank of Montreal Building offers a rare opportunity to lease office space within one of Calgary's most distinguished heritage properties. Originally constructed in 1930, the Historic Bank of Montreal Building is a celebrated landmark showcasing classical detailing, impressive masonry, and heritage design elements that create an elevated and memorable business environment.

Situated along Stephen Avenue, tenants benefit from immediate access to Calgary's premier pedestrian corridor, surrounded by an exceptional mix of restaurants, cafés, retail amenities, and major office towers. The property offers convenient access to public transit, including the CTrain line within walking distance, as well as nearby parking options.



Where Great Work Begins.

Iconic Heritage Building

Desirable Building Amenities

Walkable to CTrain

Exclusive Rooftop Patio

Large Windows

Surrounded by Amenities

Character Architectural Details

High Ceilings

Prominent Stephen Ave Location



Opportunity Details

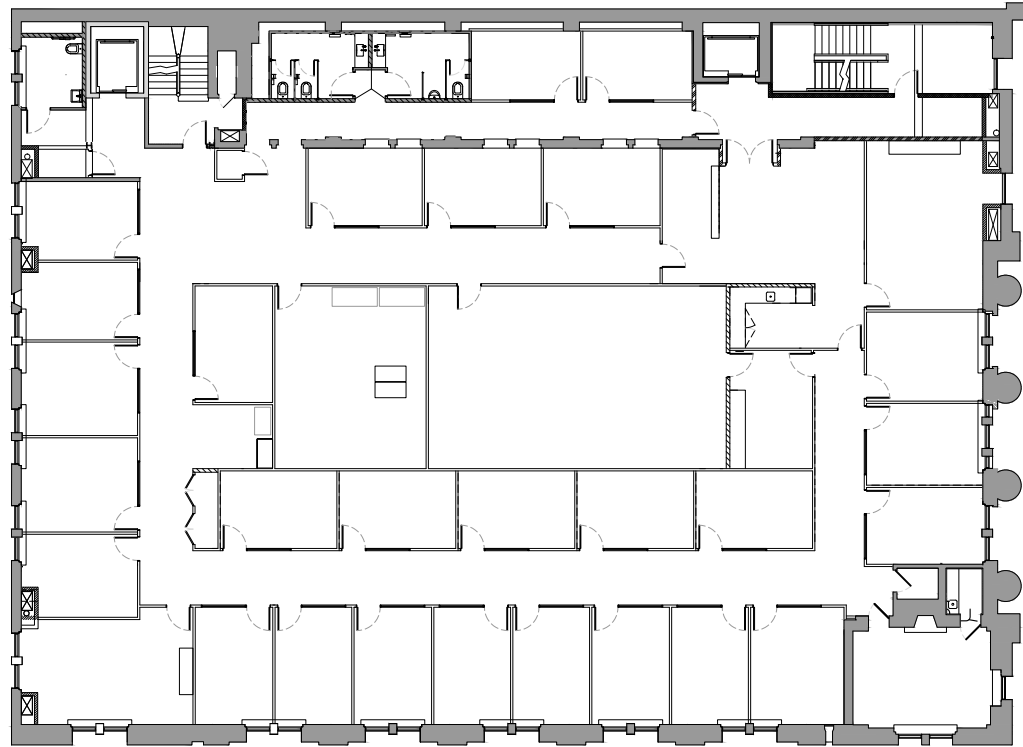
Rentable Area	Floor 3: 12,712 sf Floor 4: 11,690 sf Total: 24,402 sf
Lease Rates	Market Lease Rates
Operating Costs	\$18.75 psf
Availability	Immediately
Ownership	Steiner Properties
Parking	Various Parking Options Available in the Area

Building Amenities

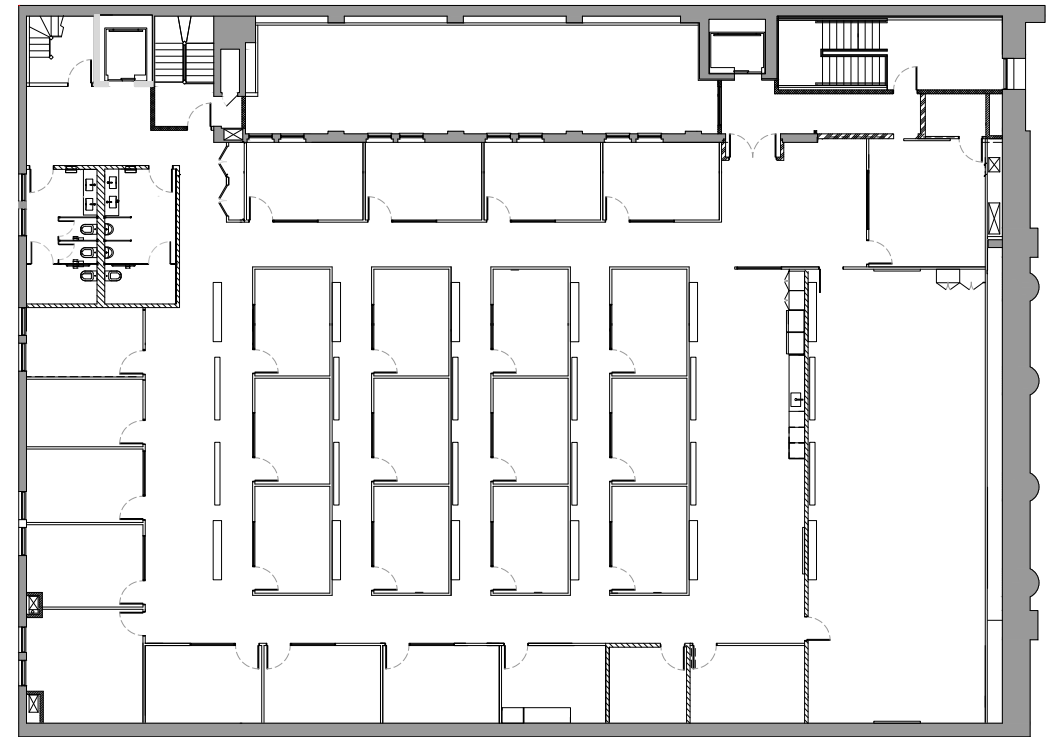
- GoodLife Fitness Centre on Site
- Exclusive Rooftop Patio
- End-of-Trip Facilities (showers and bike storage)
- Skylights Throughout the 4th Floor



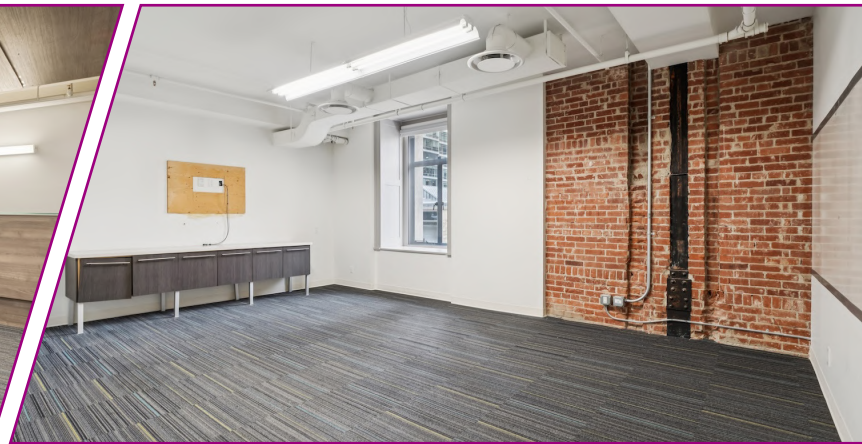
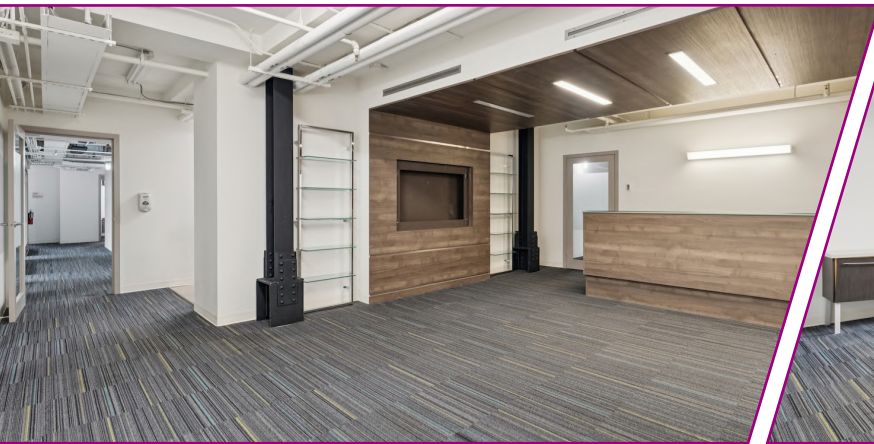
Floor Plans



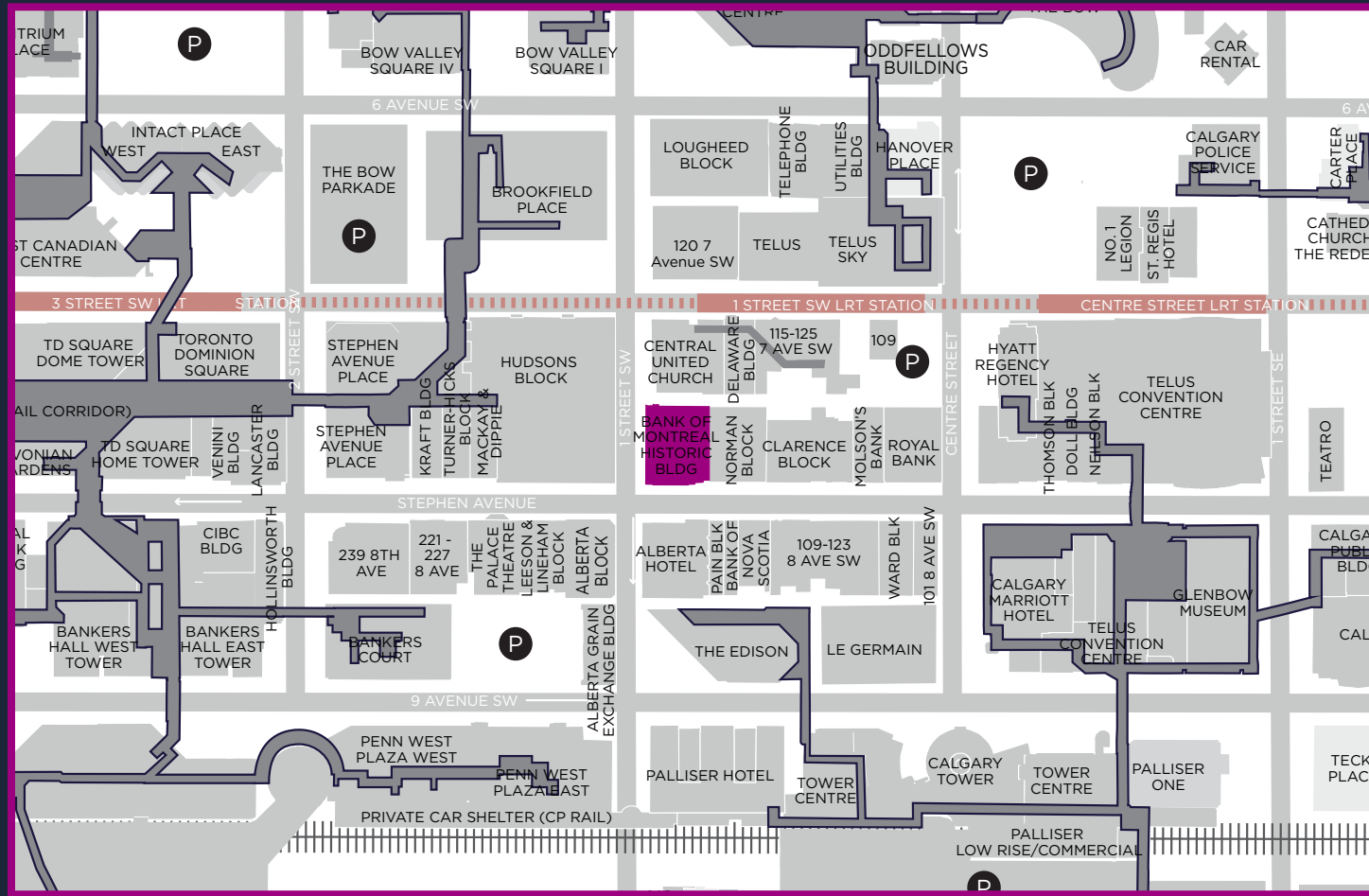
Floor 3: 12,712 sf



Floor 4: 11,690 sf



Connected to Calgary's Core.



Nearby Amenities
















Historic. Central. Iconic.

A Connected Address.



Where Calgary Comes to Work.



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