



FULL FLOOR OPPORTUNITIES

DOWNTOWN OFFICE SPACE FOR LEASE

The Centennial Building

816 7th Avenue SW, Calgary

- ▶ Low operating costs.
- ▶ Direct access to LRT line.
- ▶ Efficient office space.
- ▶ Full floor opportunities.
- ▶ New building systems.
- ▶ New lobby, washrooms.
- ▶ Numerous amenities in the area.

LEASE INFORMATION

MUNICIPAL ADDRESS: 816 7th Avenue SW, Calgary

AVAILABLE FOR LEASE:

- 4,565 sq. ft. Suite 200 Demisable. **FULL FLOOR**
- 4,557 sq. ft. Suite 300 Demisable. **FULL FLOOR**
- 2,442 sq. ft. Suite 400
- 1,985 – 4,565 sq. ft. Suite 500 Demisable. **FULL FLOOR**
- 2,278 sq. ft. Suite 650
- 1,975 sq. ft. Suite 700

AVAILABILITY: Immediately

LANDLORD: Canadian Urban Limited

PARKING: 1 stall per 4,565 sq. ft. leased at \$375/mo per stall. Additional parking in immediate vicinity

OP. COSTS: \$14.42 per sq. ft. (est., 2021)

NET RENT: Market rates



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Allan Jones, VICE PRESIDENT

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 irobertson@barclaystreet.com

403-290-0178 • Toll Free 1-877-867-6334 • 200, 407 8th Avenue SW Calgary, AB T2P 1E5 • www.barclaystreet.com



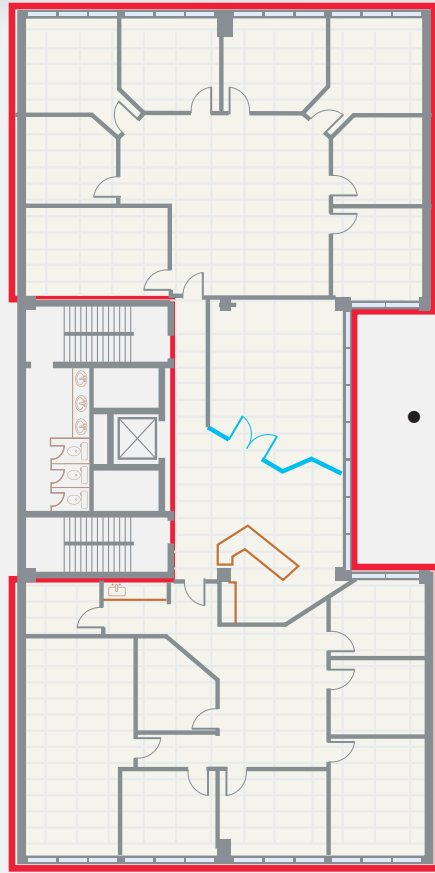
BARCLAY STREET
REAL ESTATE

TCN
WORLDWIDE REAL ESTATE SERVICES



LOCAL EXPERTISE MATTERS

SUITE 200
4,565 SQ.FT.
AVAILABLE IMMEDIATELY



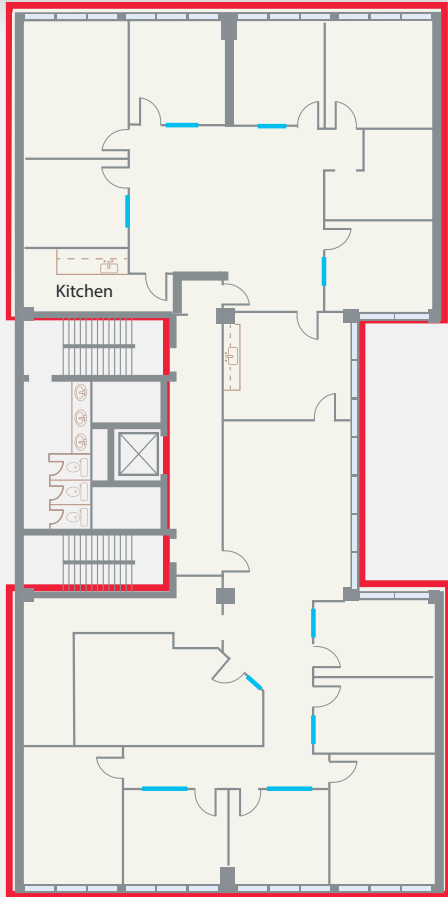
FULL FLOOR
DEMISABLE

- 15 offices, reception, boardroom, open space, kitchen

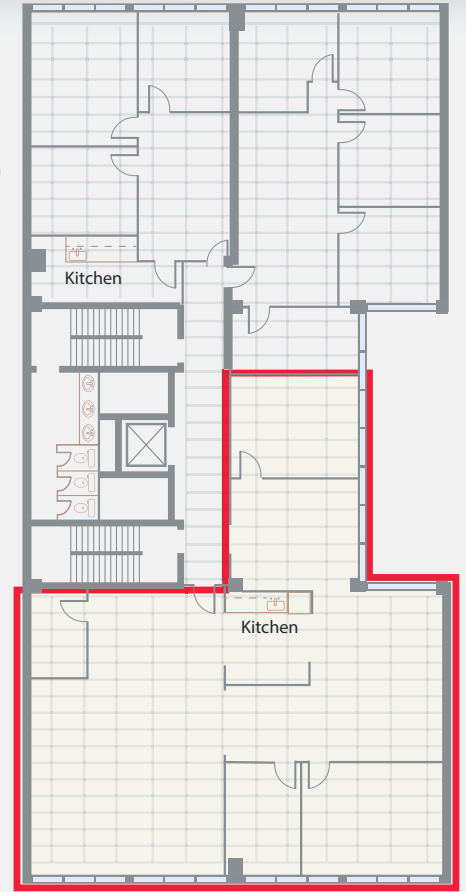


SUITE 300
4,557 SQ.FT.
AVAILABLE
IMMEDIATELY

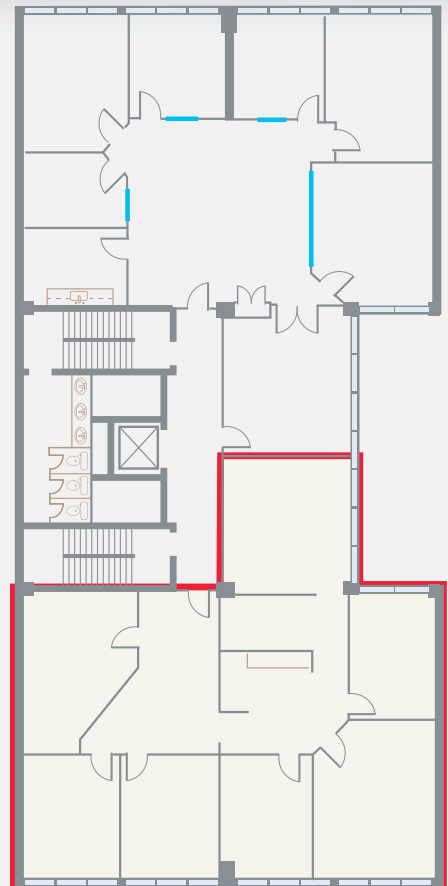
**FULL
FLOOR**
DEMISABLE



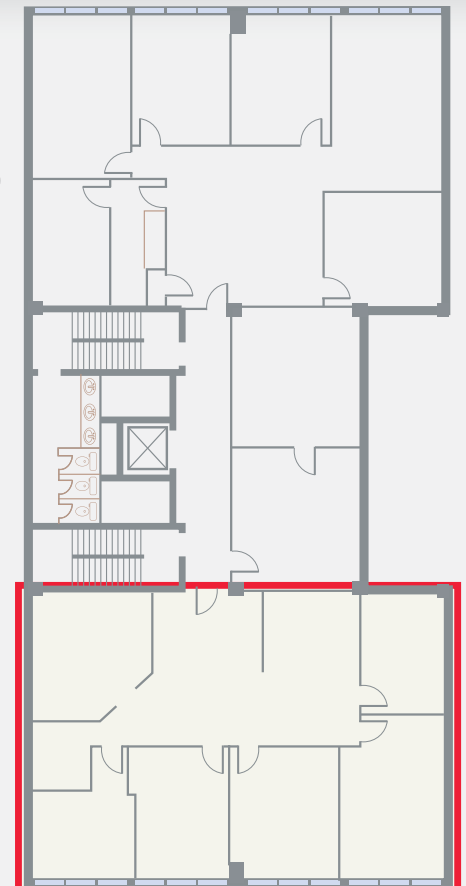
SUITE 400
2,442 SQ.FT.
AVAILABLE
IMMEDIATELY



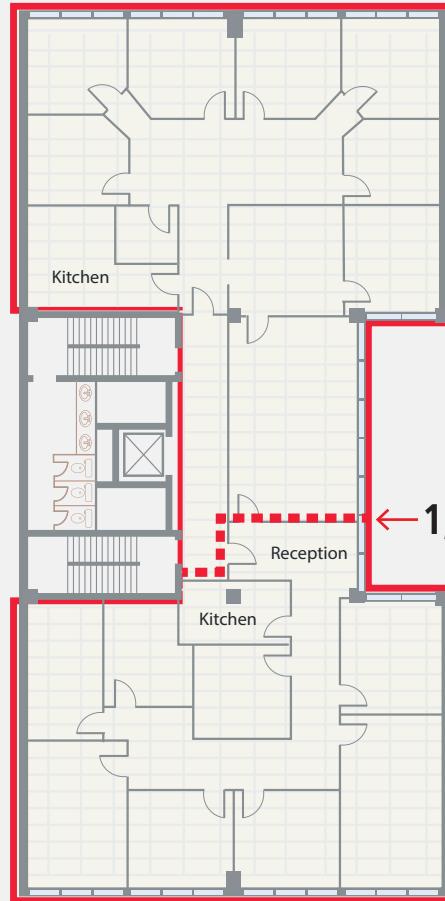
SUITE 650
2,278 SQ.FT.
AVAILABLE
IMMEDIATELY



SUITE 700
1,975 SQ.FT.
AVAILABLE
IMMEDIATELY



SUITE 500
4,565 SQ.FT.
 AVAILABLE IMMEDIATELY



FULL FLOOR
DEMISABLE

- 14 offices, reception, boardroom, 2 kitchens, open area

DEMISABLE TO:
 ← **1,985 – 4,565** SQ.FT.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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LOCAL EXPERTISE MATTERS