

# DOWNTOWN OFFICE SPACE FOR SUBLEASE

Alberta Block  
805 1st Street SW, Calgary

Aggressive Gross Rent

2,572 sf

Suite 206



**Kris Hong**, EXECUTIVE VICE PRESIDENT, PARTNER

c: 587-896-8858

o: 403-290-0178

khong@barclaystreet.com

**Ria Jaswal**, ASSISTANT (UNLICENSED)

c: 403-200-3493

o: 403-290-0178

rjaswal@barclaystreet.com



LOCAL  
EXPERTISE  
MATTERS

# CENTRAL DOWNTOWN LOCATION

Located in the iconic *Alberta Block*, this prime downtown space offers excellent access to transit and amenities, with a wide variety of dining and café options within walking distance, along with convenient on-site retailers including Deville Coffee, HEAL Wellness, and The Chocolate Lab on the main floor



Access to the premises is via a grand stairwell in the atrium, filled with natural light from a large skylight, with elevator access also available for convenience.



## CHARACTER OFFICE – MOVE-IN CONDITION

Character office space featuring premium, high-quality finishes, complemented by exposed brick detailing that delivers a distinctive, historic aesthetic.

## PROPERTY INFORMATION

**MUNICIPAL ADDRESS**  
805 1st Street SW, Calgary

**AVAILABLE FOR SUBLEASE:**  
2,572 sq. ft. – Suite 206

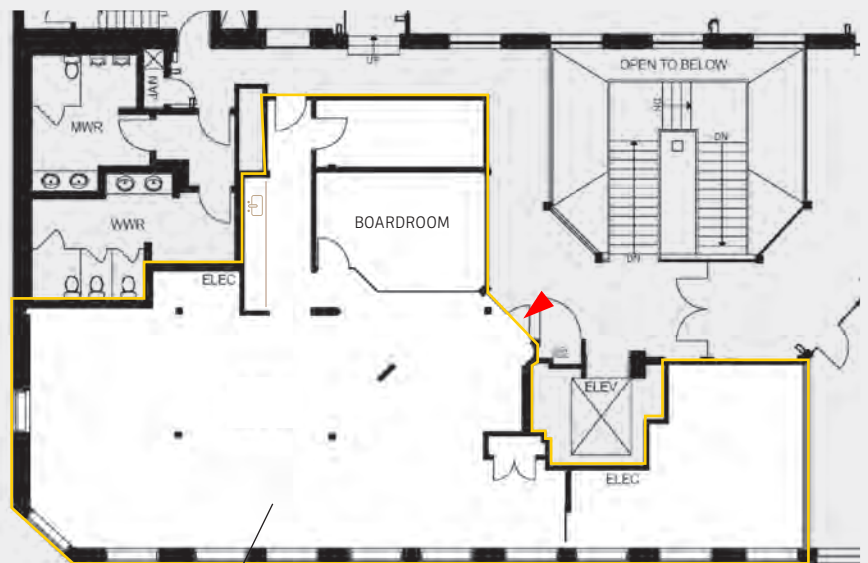
**AVAILABILITY:**  
Immediately

**SUBLEASE TERM:**  
November 30, 2026. Headlease wrap available directly from landlord.

**PARKING:**  
In vicinity

**OPERATING COSTS:**  
\$20.55 per sq. ft. (2026, est.)

**SUBLEASE RATE:**  
Aggressive gross rent.  
Please contact for details.



SUITE 206  
**2,572** SQ.FT.

1 S T R E E T S W



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 This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS