

DOWNTOWN OFFICE SPACE FOR LEASE

The Centennial Building

816 7th Avenue SW, Calgary

FOR LEASE 403-290-0178
Allan Jones

Allan Jones, VICE PRESIDENT

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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

LEASE INFORMATION

MUNICIPAL ADDRESS:
816 7th Avenue SW, Calgary

LANDLORD: Canadian Urban Limited

AVAILABLE FOR LEASE:

» 4,565 sq. ft. – Suite 200 **FULL FLOOR** **DEMISABLE**

» 4,557 sq. ft. – Suite 300 **FULL FLOOR** **DEMISABLE**

» 2,442 sq. ft. – Suite 400

» 2,565 sq. ft. – Suite 500

» 2,278 sq. ft. – Suite 650

» 1,975 sq. ft. – Suite 700

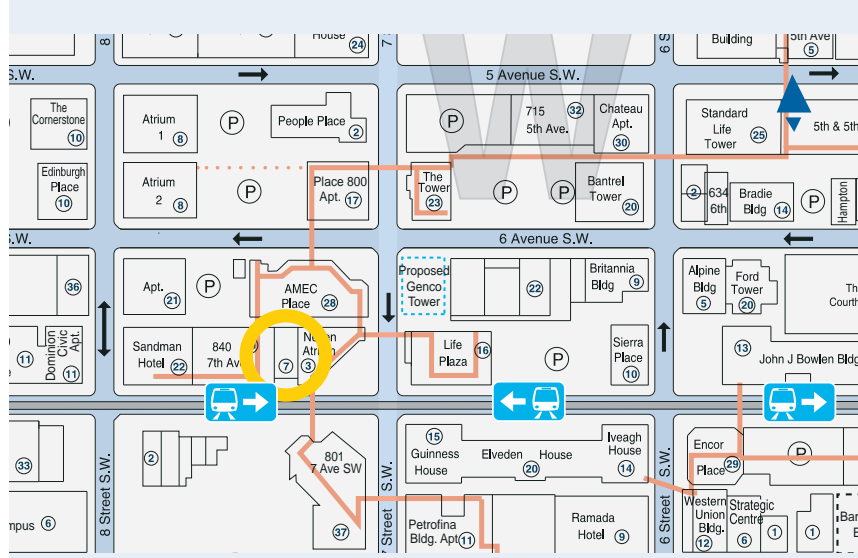
AVAILABILITY: Immediately

PARKING:

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

OP. COSTS: \$14.75 per sq. ft. (est., 2026)

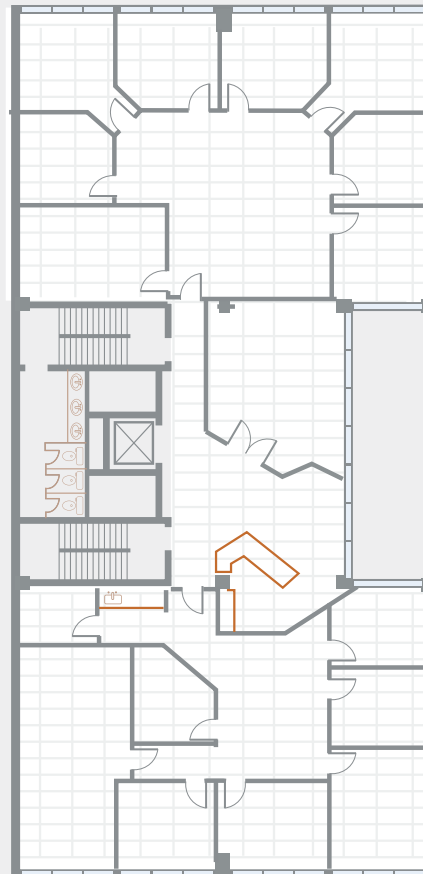
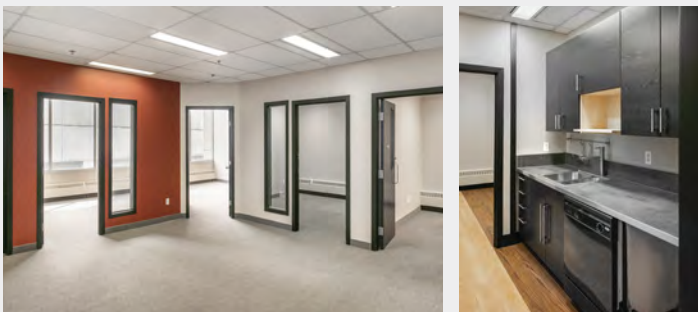
NET RENT RATES: Market



- » 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.



2 FLOOR



SUITE 200
4,565 SQ.FT.

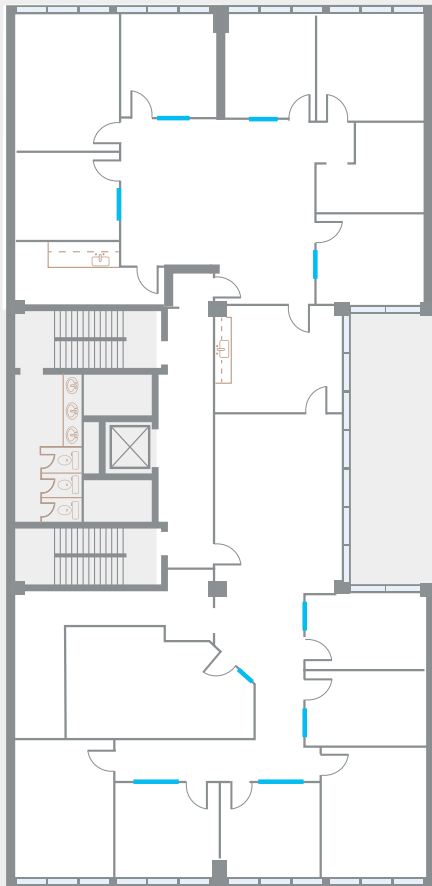
FULL FLOOR
DEMISABLE

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

3 FLOOR

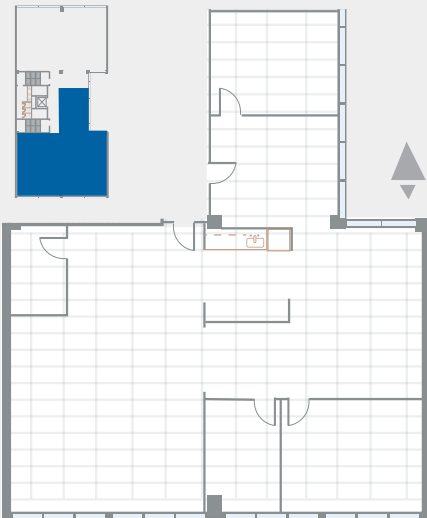
SUITE 300
4,557 SQ.FT.

FULL FLOOR
DEMISABLE



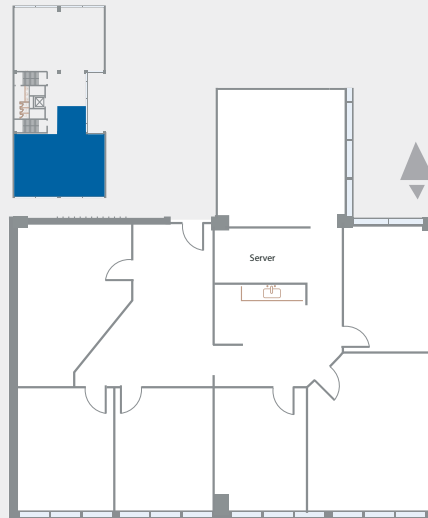
4 FLOOR

SUITE 400
2,442 SQ.FT.



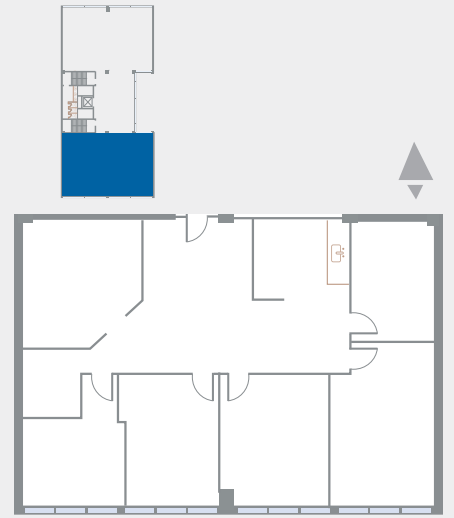
6 FLOOR

SUITE 650
2,278 SQ.FT.

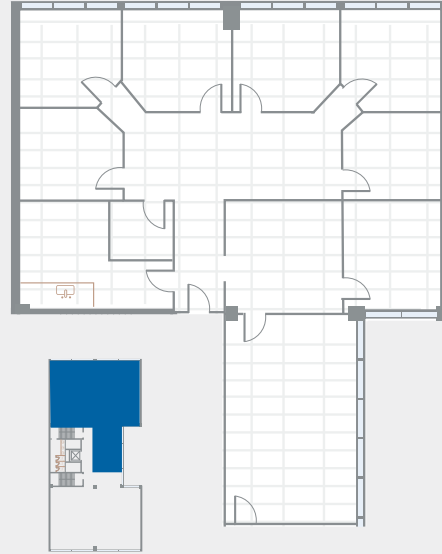


7 FLOOR

SUITE 700
1,975 SQ.FT.



5
FLOOR



SUITE 500
2,565 SQ.FT.



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LOCAL EXPERTISE MATTERS