

**AVISON  
YOUNG**

**FOR LEASE**

718 - 8 Avenue SW



Re-developed building with premium office space available

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## Property Summary

<b>Landlord:</b>	8th Avenue Management GP Inc.
<b>Occupancy:</b>	Immediately
<b>Year Built:</b>	2012
<b>Floors:</b>	4
<b>Average Floor Plate:</b>	6,154 SF
<b>Office Area:</b>	24,400 SF
<b>Additional Rent:</b>	\$12.58 (2026)

## Available space

Suite	Square feet	Availability
Suite 400	6,154	Immediate
Suite 200	6,154	Immediate

## Property Highlights



Premium office space with high-end finishes



Adjacent to Plus 15 connection



Close proximity to LRT Station



Large on-site 24-hour fitness centre



Various amenities in immediate area

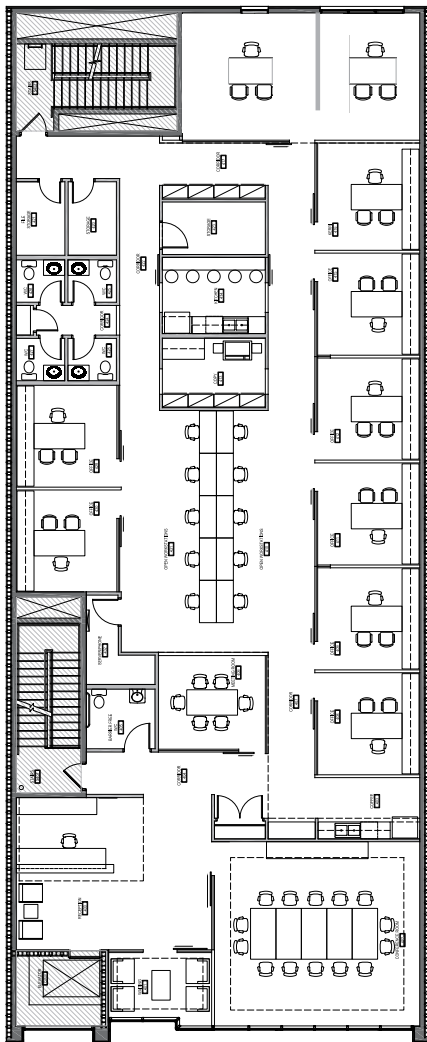


## 4th Floor | Suite 400 | 6,154 SF

- 8 Offices
- 2 Executive Offices
- Open Area
- Meeting Room
- Boardroom
- Breakout Room
- Reception
- Copy Area
- Kitchen
- Kitchenette
- 3 Storage Rooms
- Server Room
- Private Washrooms
- Fully Furnished



[Click Here to View 3D Virtual Suite Tour](#)

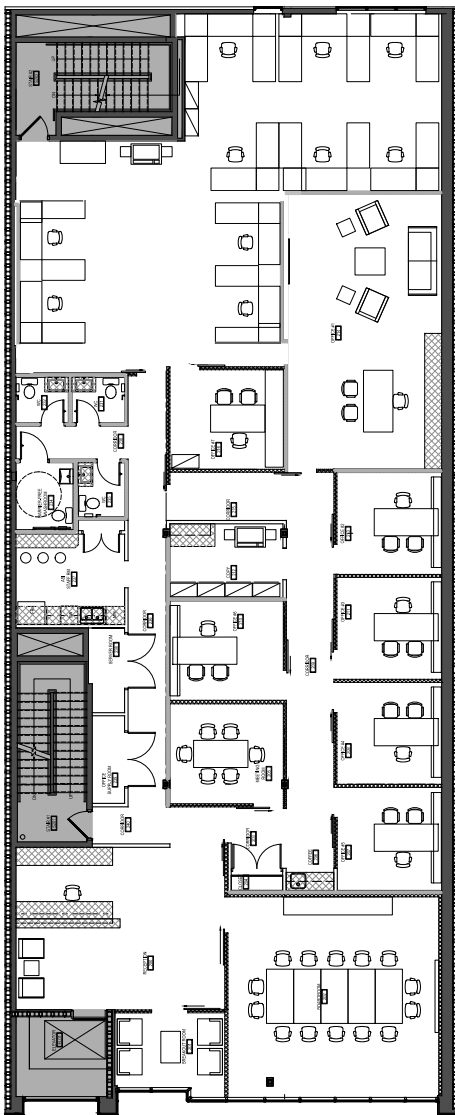


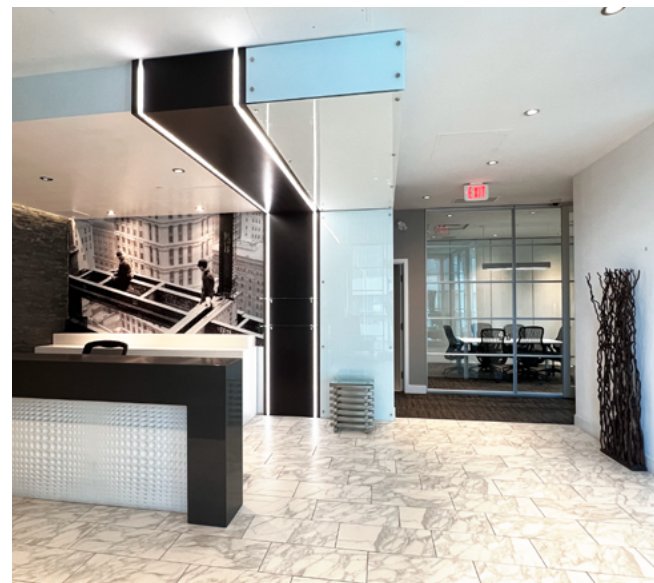
## 2nd Floor | Suite 200 | 6,154 SF

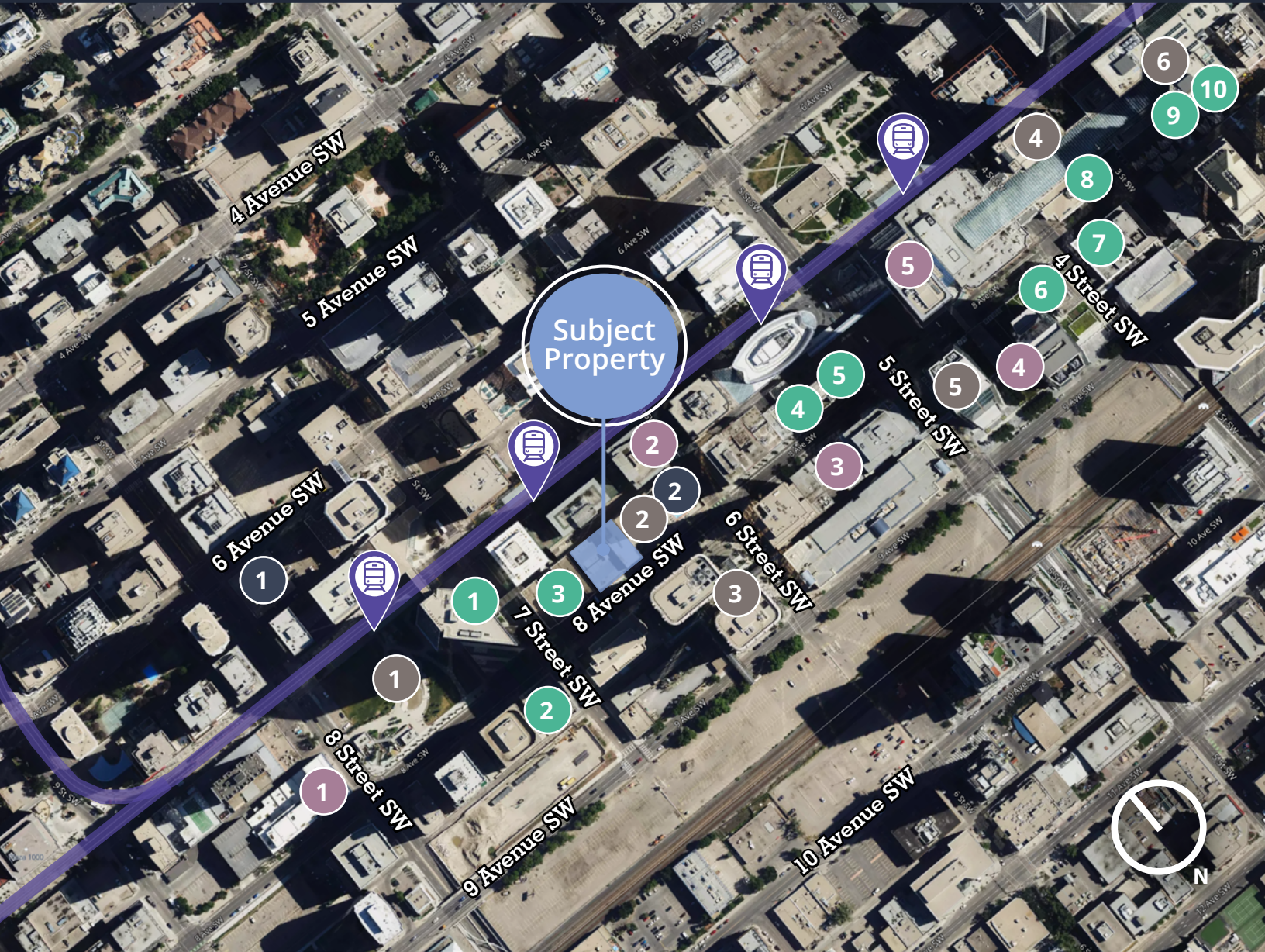
- 6 Offices
- Large Interior Office/Training Room
- Open Area
- Meeting Room
- Boardroom
- Breakout Room
- Reception
- Coffee Station
- Copy Area
- Filing Area
- Kitchen
- Private Washrooms
- Fully Furnished



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## Location & Nearby Amenities

### Restaurants

1. Onigiri Japan
2. Bagelino's The Bagel Co.
3. The Chick Pea
4. Meshi Korean Street Food & Ricebowl
5. The Derrick Gin Mill & Kitchen
6. Cucina Market Bistro
7. Barcelona Tavern
8. Hy's Steakhouse &
9. Cocktail Bar
10. Cactus Club

### Cafes

1. Waves Coffee House
2. Good Earth Coffeehouse
3. Urban Bean Coffee Company
4. Starbucks
5. Caffe Artigiano

### Hotels

1. Sandman Hotel
2. Ramada Plaza Hotel

### Other

1. Century Gardens
2. Anytime Fitness
3. Western Canadian Place
4. Fitness Centre
5. Bank of Montreal
6. The CORE Shopping Centre

# Thank you for your interest!

If you would like more information on any of our services, please call or visit us online.

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The logo for Avison Young, featuring the words "AVISON" and "YOUNG" stacked vertically in a bold, sans-serif font. The text is centered between two thick, horizontal black bars.