

FOR LEASE

6358TH

+ 140,000 SF / 99% LEASED.



New Ownership.
New Management.
New Vision.

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1.

PROPERTY OVERVIEW

Landlord: Enright 635 GP Ltd. as agent for Enright 635 LP

Address: 635 8th Avenue, SW

Year Built: 1983

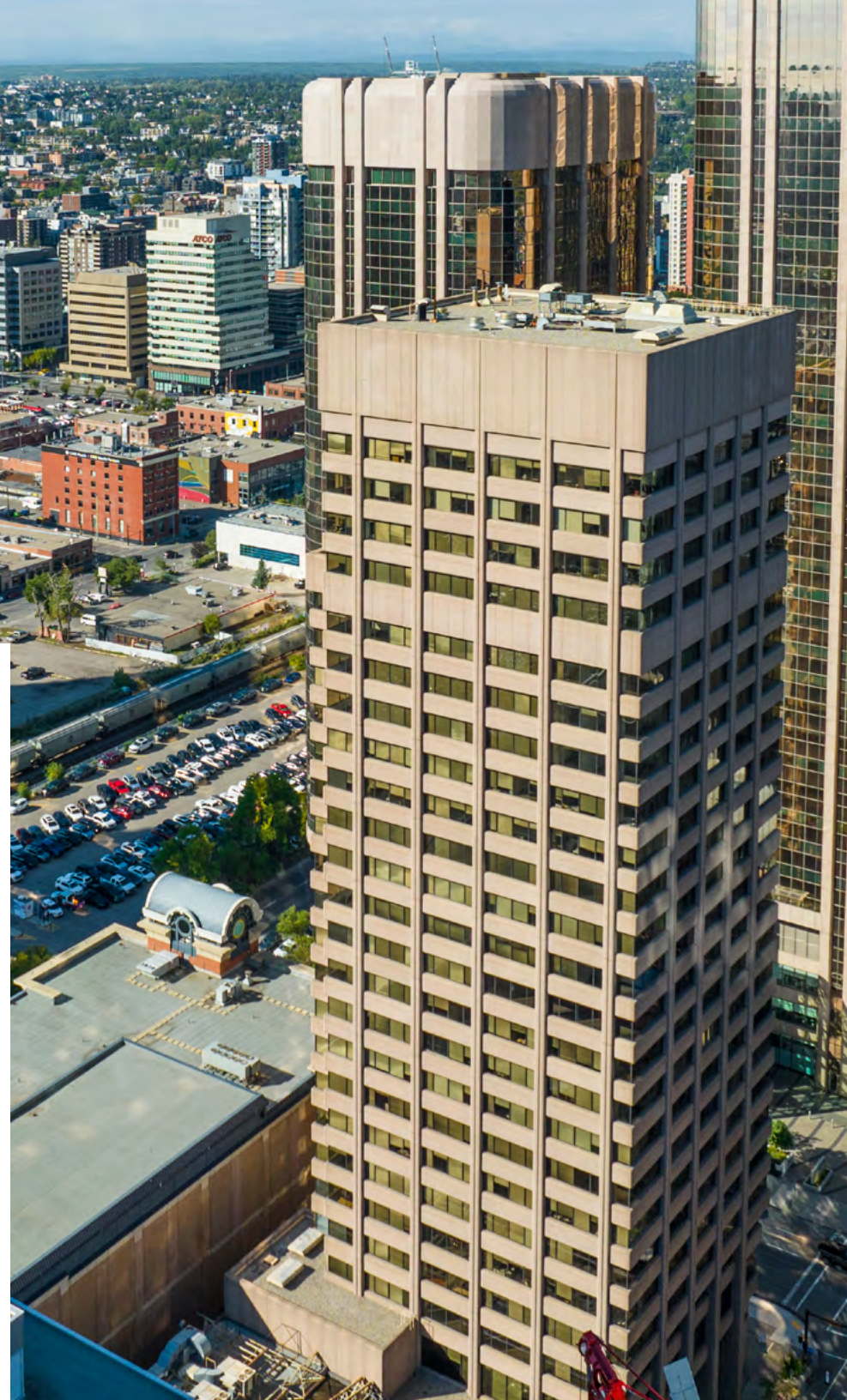
Basic Rent: Market

Operating Costs: \$16.32 (2026 Estimated)

Parking Ratio: 1:1,644 SF (635 Parkade + Centennial Parkade)

Reserved (\$/stall): \$550 + GST/month (Underground)

Unreserved (\$/stall): \$500 + GST/month (Underground)





2. BUILDING AMENITIES



+15 connected to Centennial Parkade, Eighth Ave Place and the CORE mall.



Future amenity package includes fitness centre opening December 2025, conference room and tenant lounge opening January 2026 with golf simulator opening Fall 2026.



Bicycle parking in secure building parkade located on 8th Avenue Cycle Track, new main floor facility part of lounge upgrade.

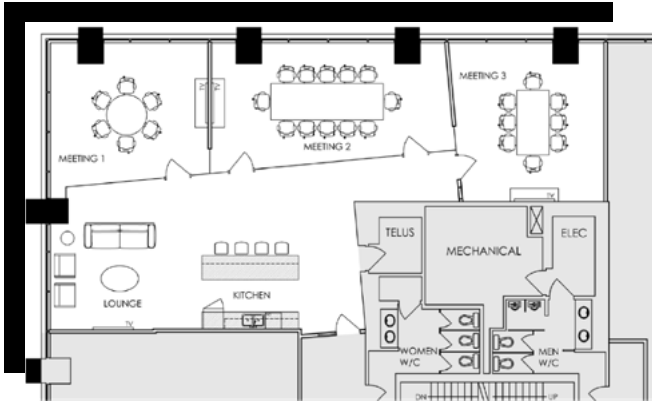


Retail tenant, HUMBLE Coffee, located on 2nd floor.



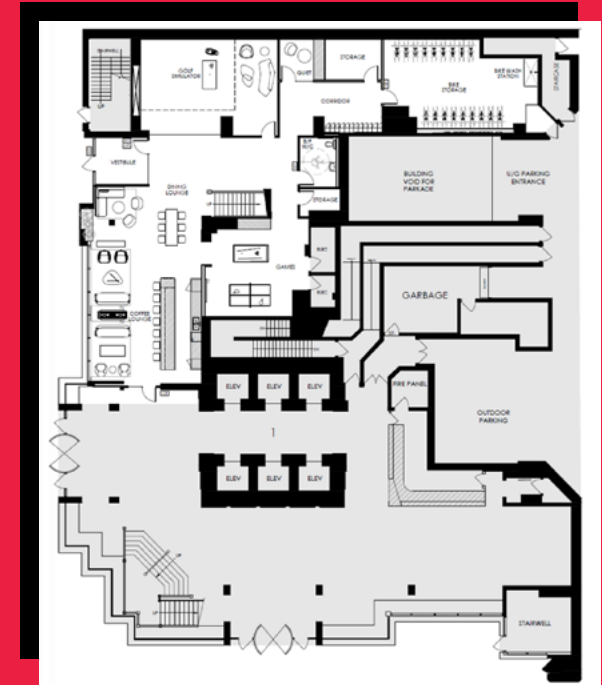
CONFERENCE CENTRE

FOURTH FLOOR - **OPEN NOW**



TENANT LOUNGE, BICYCLE STORAGE & GOLF SIMULATOR

MAIN FLOOR - FALL 2026



FITNESS CENTRE

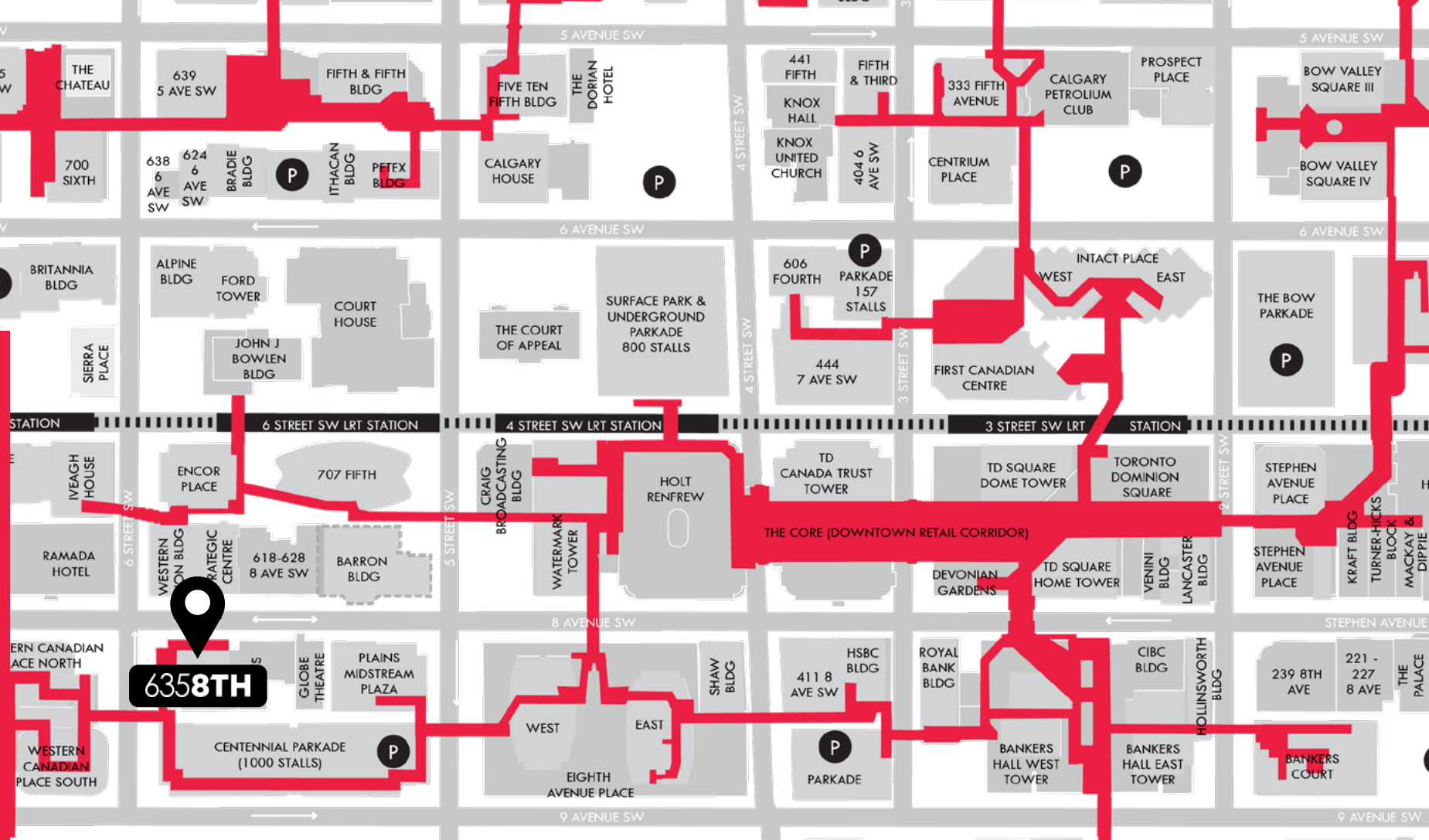
SECOND FLOOR - **OPEN NOW**



3. FUTURE AMENITY PACKAGE

635 8th is undergoing a significant transformation, introducing a modernized environment with premium amenities designed for today's professionals. Tenants will have exclusive access to over 11,000 square feet of newly designed amenity spaces, including a private tenant lounge, fitness center, golf simulator and fully equipped conference facility. These upgrades will enhance both functionality and experience, elevating the standard for workplace environments.

4. PROPERTY LOCATION

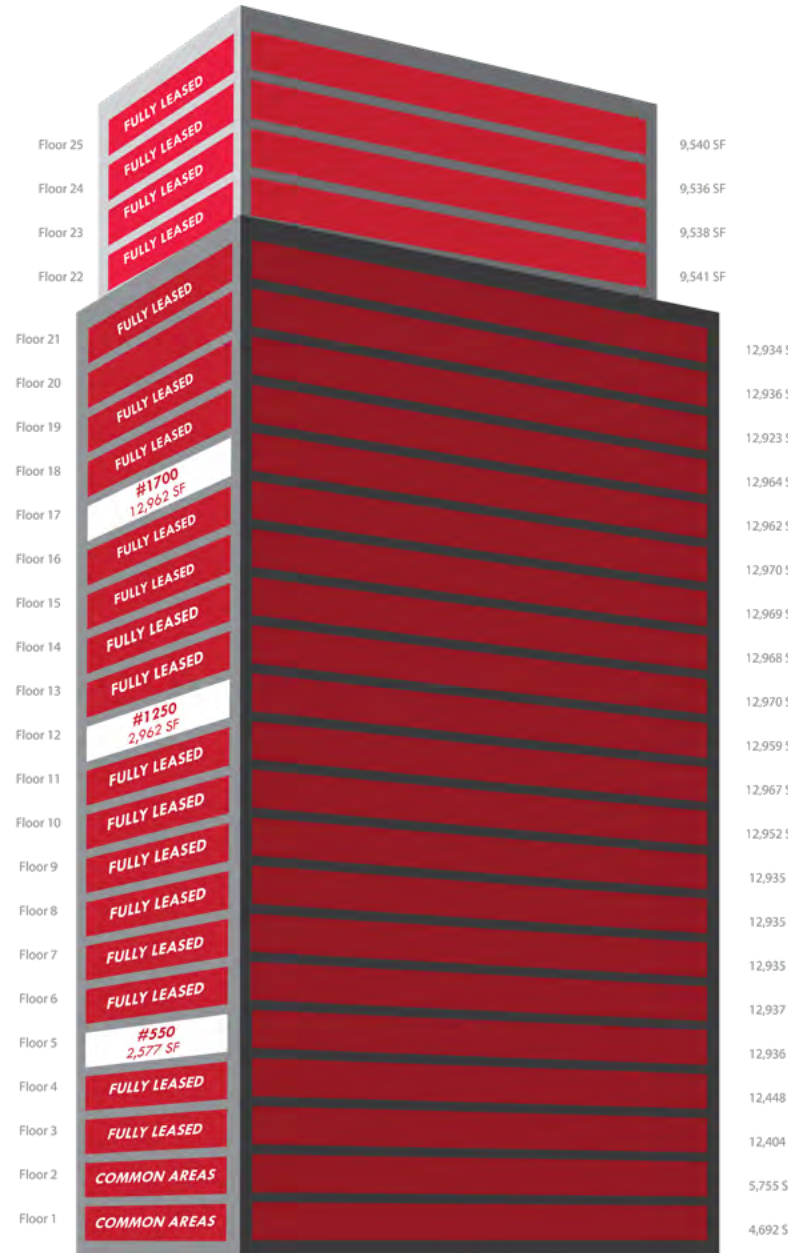


PREMIUM DOWNTOWN LOCATION

635 8 Avenue SW is part of the main Plus 15 system, providing climate-controlled access to an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, transit stops, urban parks, and benefits from unparalleled access to Calgary's bike lanes.

5. CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABILITY
#550	2,577	120 Days
#1250	3,254	Mar 2027
#1700	12,962	Negotiable



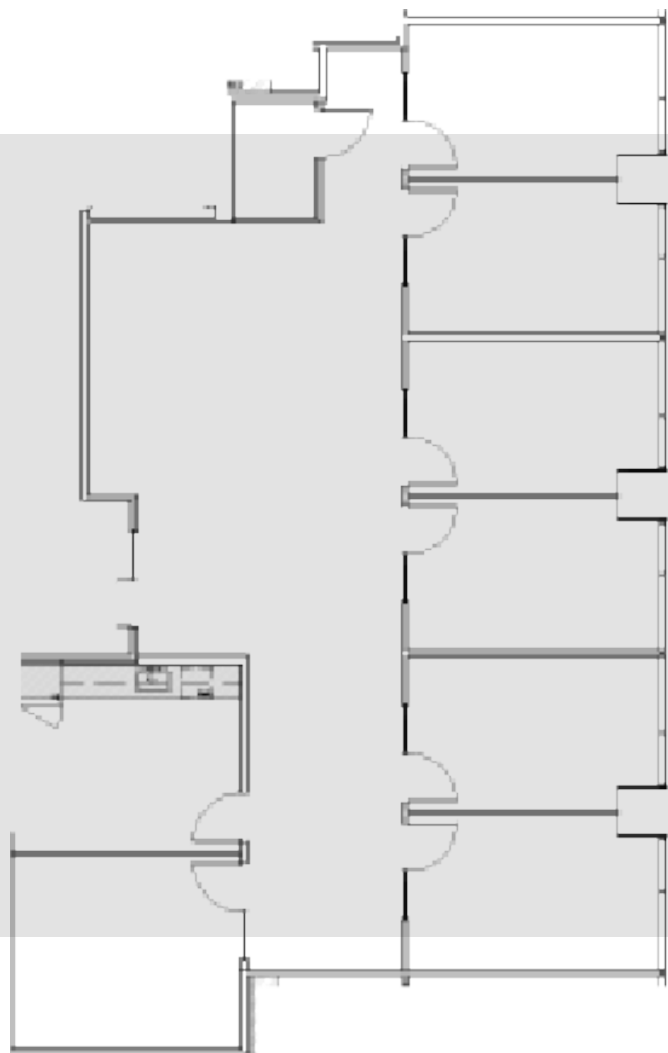
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FLOOR PLAN

Suite **550**

2,577 SF

- Future Show Suite
- Currently unimproved, can build-to-suit
- Occupancy: 120 days
- 7 Offices
- Open Area
- Kitchen
- Reception
- Server Room



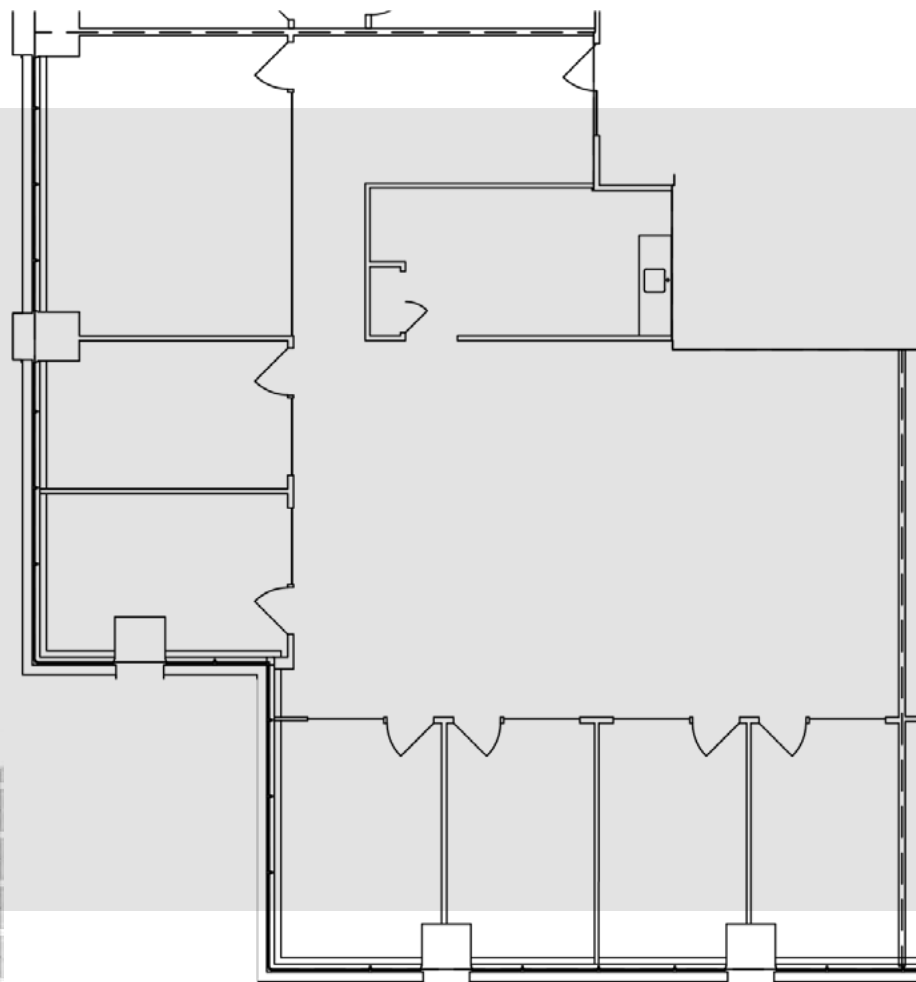
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FLOOR PLAN

Suite **1250**

3,254 SF

- As-is
- Occupancy: March 2027
- 6 Offices
- Boardroom
- Kitchen
- Open workspace area



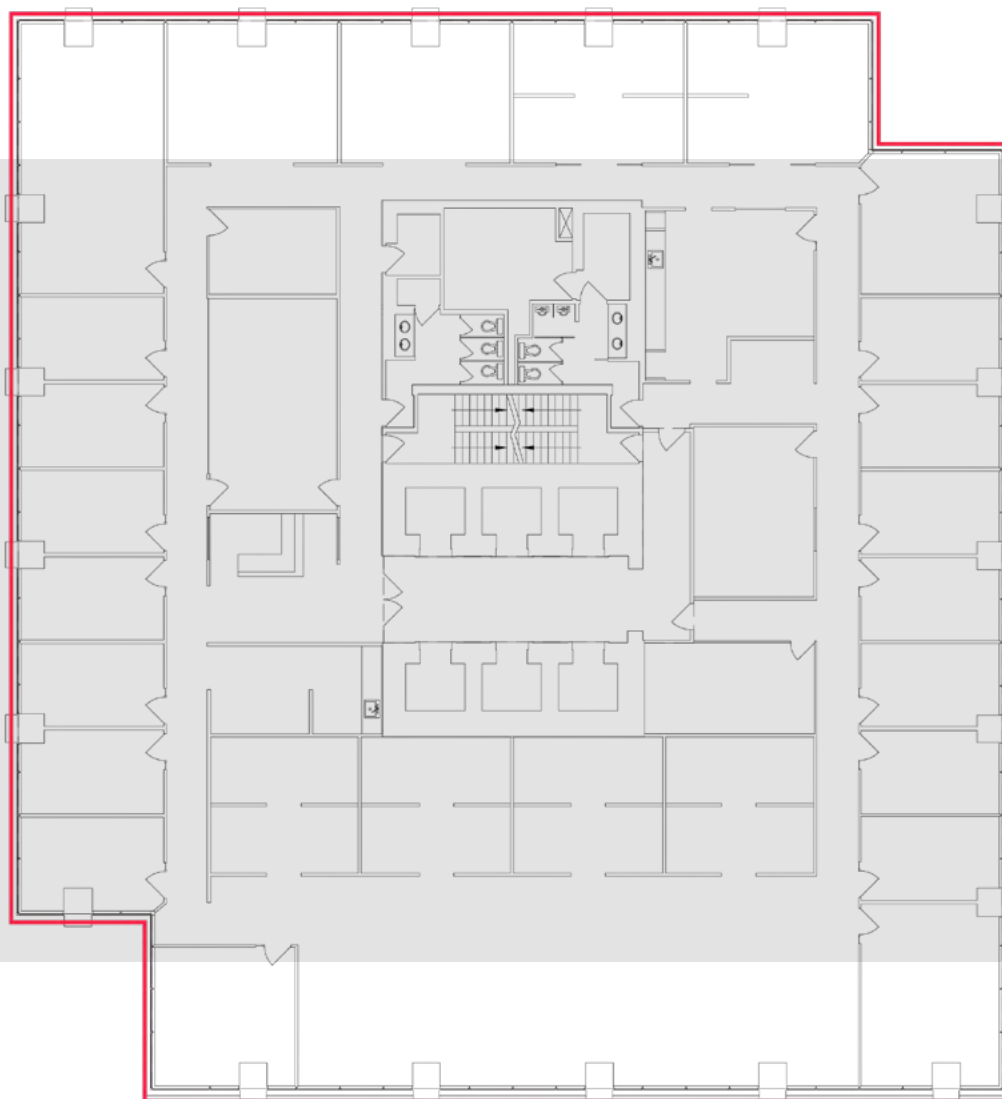
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FLOOR PLAN

Suite **1700**

12,962 SF

- As-is
- Occupancy: Negotiable
- Mix of private offices, open work area and office pods
- Boardrooms
- Meeting Rooms
- Private Washroom Access
- Full Floor Opportunity



635 8TH

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Calgary, AB T2P 3M3

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