

OFFICE SPACE FOR LEASE

ELVEDEN CENTRE

IVEAGH HOUSE | ELVEDEN HOUSE | GUINNESS HOUSE
707-717-727 7th Avenue SW, Calgary, AB



FEATURES

- ✓ Move-in Ready Suites
- ✓ Small suites to full floor opportunities
- ✓ On-site property management & 24/7 security
- ✓ Plus 15 access to 645-7th Ave SW & The Core
- ✓ Direct C Train Access
 - Eastbound & Westbound Stations
- ✓ On-site retail amenities

CONTACT US



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Director of Leasing
(403) 875-7233
cmacdonald@estancia.ca

ELVEDEN CENTRE: Available Space Summary – September 2026

Iveagh House: 707 7th Avenue SW

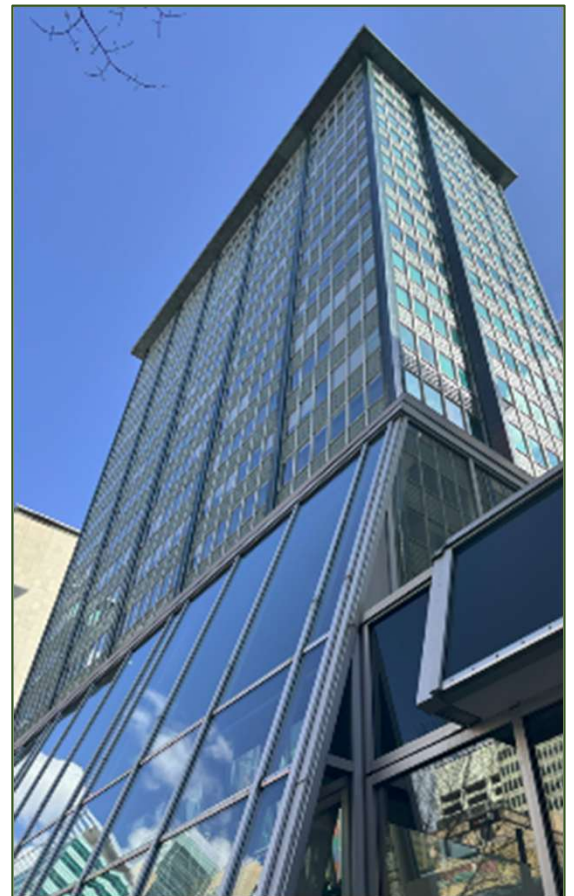
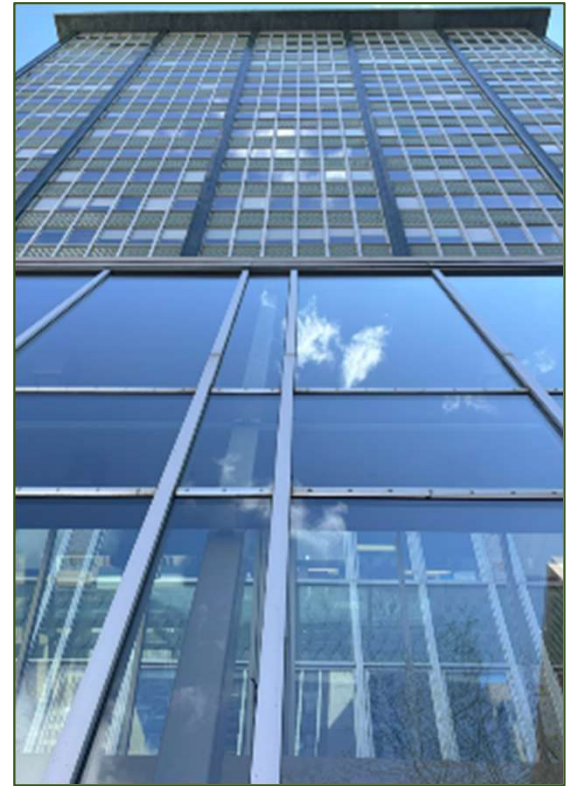
Suite	Area	Available	Comment
Suite 210	719 sf	Immediately	2 Offices, New LED Lights, Paint & Carpet
Suite 410	1,694 sf	Immediately	Leased
Suite 650-B	1,350 sf	60-90 Days	Landlord will Demise
Suite 750	6,799 sf	Immediately	Landlord will Demise
Suite 900	10,739 sf	Sept 1, 2026	Renovations Underway. Full Floor Opportunity
Suite 1000-B	4,739 sf	60-90 Days	Landlord will Demise
Suite 1410	2,624 sf	Immediately	Landlord will Demise & Renovate

Elveden House: 717 7th Avenue SW

Suite	Area	Available	Comment
Suite 150	2,263 sf	60 Days Notice	Ground Floor Opportunity
Suite 170	2,690 sf	60 Days Notice	Ground Floor Opportunity
Suite 180	819 sf	Immediately	Leased
Suite 200	10,078 sf	120 Days Notice	Office Intensive
Suite 260	5,846 sf	120 Days Notice	Large Offices/Training Rooms
Suite 300	9,216 sf	Immediately	Offices/Open Area
Suite 710	5,323 sf	Immediately	Leased
Suite 800	3,273 sf	Immediately	Leased
Suite 1420	1,666 sf	Oct 1, 2026	Show Suite Under Construction
Suite 1430	1,646 sf	Oct 1, 2026	Show Suite Under Construction
Suite 1500	3,450 sf	Immediately	Landlord will Renovate

Guinness House: 727 7th Avenue SW

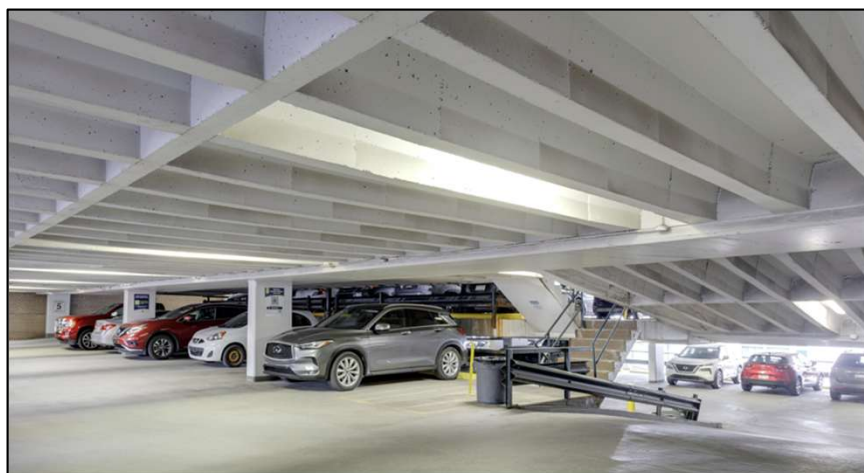
Suite	Area	Available	Comment
Suite 500	Individual Offices	Immediately	2 Offices Available Month to Month
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	Full Floor Opportunity
Suite 1000	9,429 sf	Immediately	Base Building Condition
Suite 1050	1,424 sf	Sept 1, 2026	New to Market 3 Offices, Open Area, Kitchenette
Suite 1150	5,372 sf	Immediately	Landlord will Demise
Suite 1200	10,853 sf	Immediately	Full Floor Opportunity
Suite 1300	10,853 sf	Immediately	Full Floor Opportunity
Suite 1400	10,853 sf	Immediately	Full Floor Opportunity
Suite 1580	1,554 sf	Immediately	Renovations Underway Painting & New Kitchen



Please contact us for the Ground Floor Retail/Office Brochure

ELVEDEN CENTRE: Property Overview

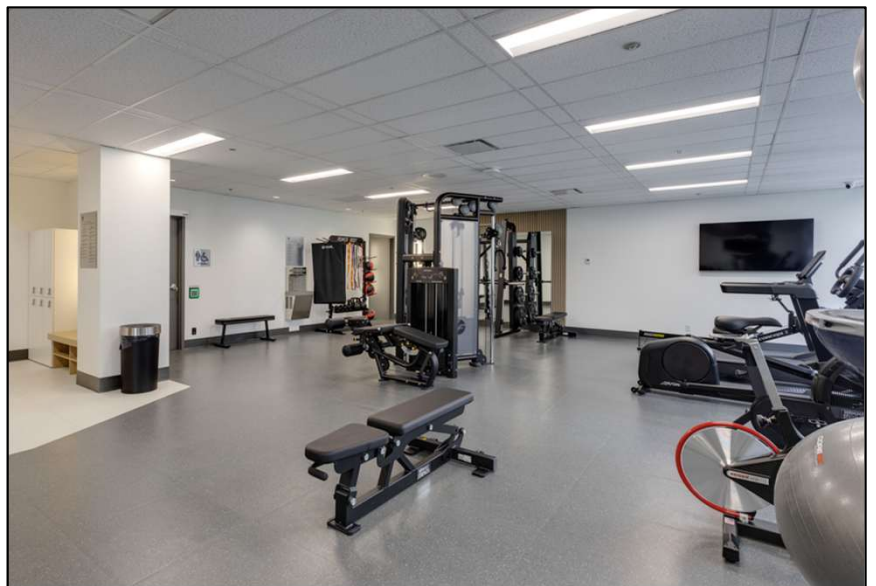
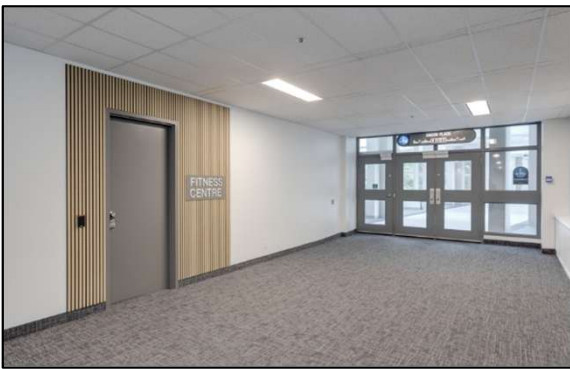
- **Iveagh House: 707 – 7th Ave. SW**
14 Floors | Floor Plate: 10,868 sf
 - ✓ Tenant Fitness Centre
 - ✓ Secured bicycle parking
- **Elveden House: 717 – 7th Ave. SW**
20 Floors | Floor Plate: 7,800 sf
 - ✓ Underground parking
 - ✓ Parking deck located on 8th Avenue SW
- **Guinness House: 727 – 7th Ave. SW**
15 Floors | Floor Plate: 10,900 sf
 - ✓ Asking Net Rent: Market
 - ✓ Operating Costs: \$16.50 (2026/2027)
- **Landlord:** Estancia Investments Inc.
 - ✓ Multiple fibre providers



Proudly Owned & Managed by Estancia Investments Inc.

ELVEDEN CENTRE: Building Features

- Tenant Fitness Centre
- Secure bike parking
- Shower facilities
- Plus 15 connected
- Security on-site 24/7
- On-site property management
- Retail amenities
- Direct C Train access
 - Eastbound: 6th Street SW | 8th Street SW; Westbound: 7th Street SW
- Underground Parking:
 - 1 stall per 3,000 sf
 - \$385/stall/month reserved
 - 6' 2" to 6' 6" clearance
- Additional Parking:
 - 8th Avenue SW parking deck
 - Reserved and unreserved options
 - \$300/stall/month unreserved



Tenant Fitness Centre Now Open !

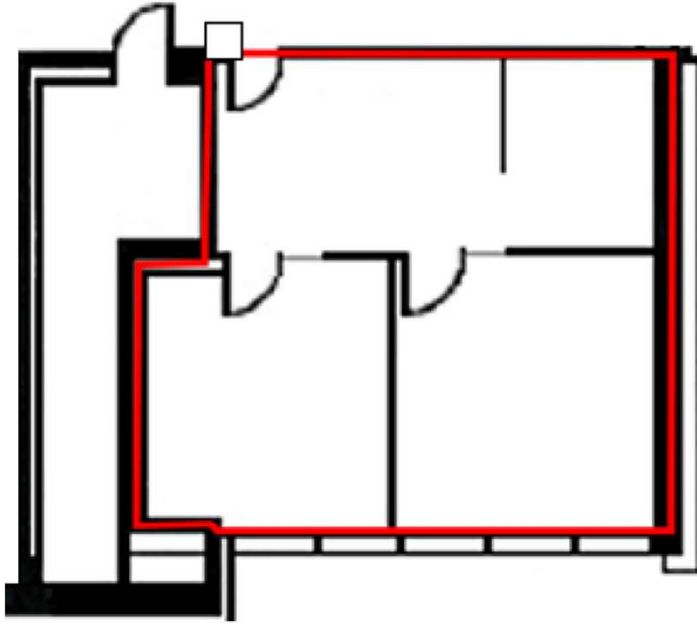
ELVEDEN CENTRE: Ground Floor Tenants

- CIBC
- Infinite Tech Repair
- Good Earth Café
- Minuteman Press
- The Grace Photo Studio
- CANAF (Centre d'Accueil Pour Nouveaux Arrivants Francophones)
- AKG Empowering People and Communities
- Sandstone Pharmacies Sprague
- Breathe Massage Therapy & Total Body Health
- CNN Corporate Services
- Elveden Centre Men's Hairstyling



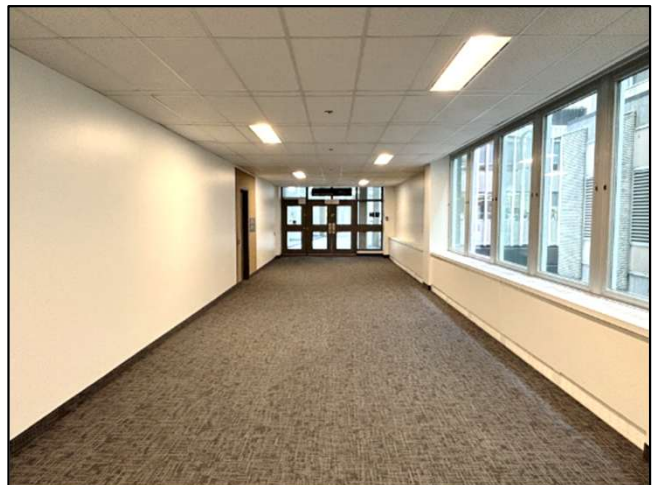
**Ground Floor Retail/Office Opportunities
are available For Lease. Please contact us for more information.**

IVEAGH HOUSE: 707 7th Avenue SW



Suite 210: 716 sf

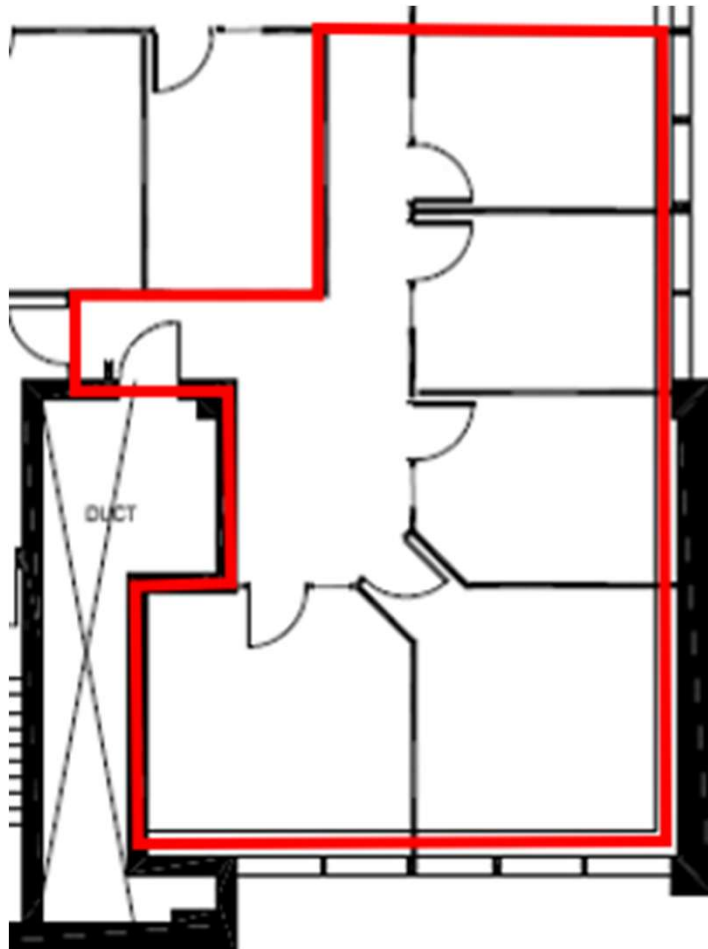
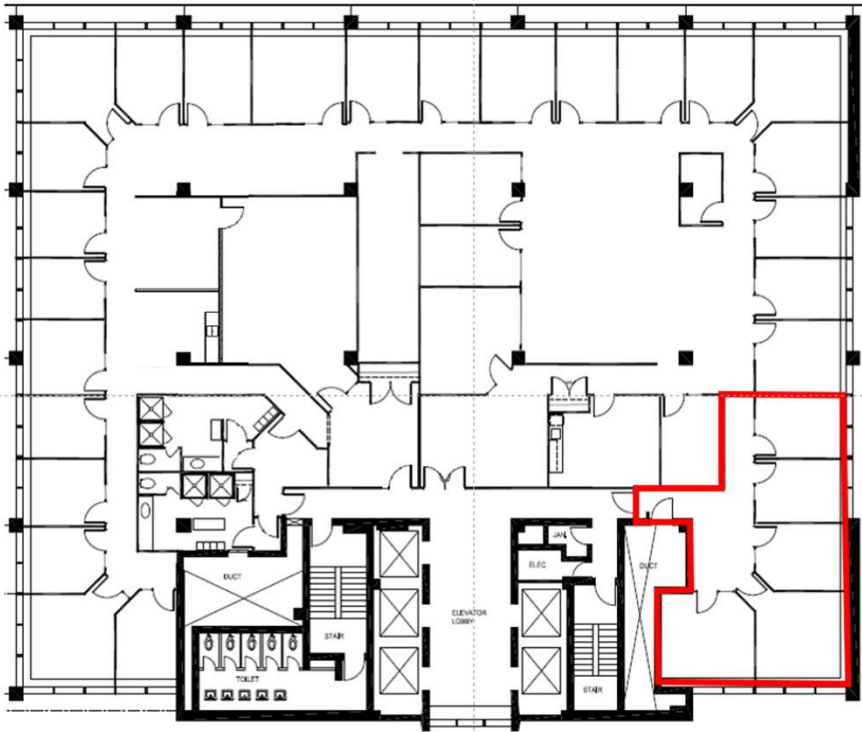
- ✓ **Renovations Complete (Paint, carpet & LED lights)**
- ✓ Rare small suite
- ✓ 2nd Floor, +15 location
- ✓ 2 exterior offices
- ✓ Small reception area
- ✓ Storage/IT room



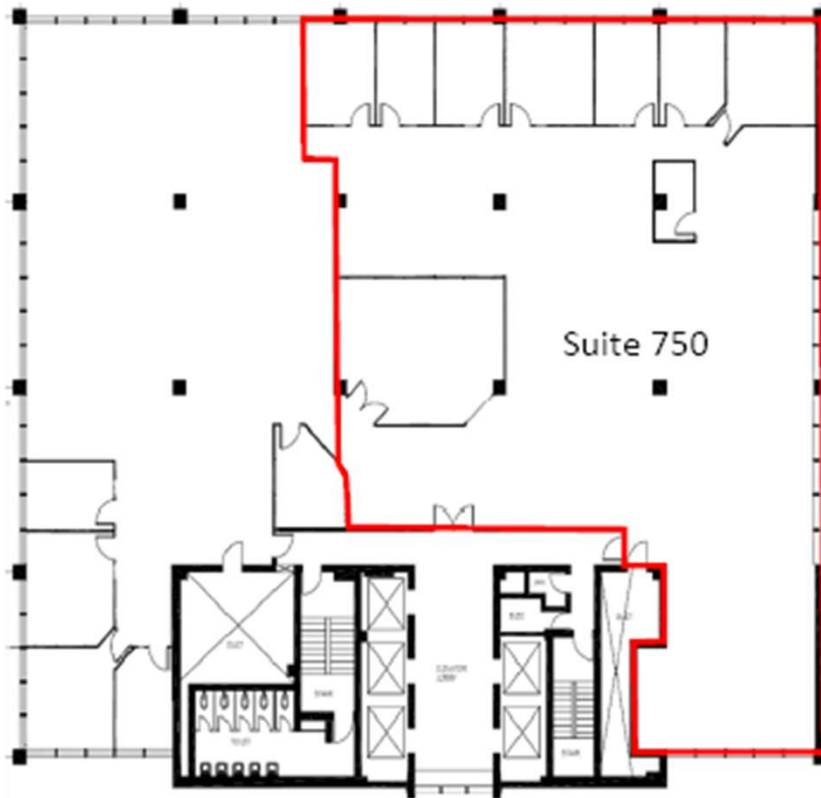
IVEAGH HOUSE: 707 7th Avenue SW

Suite 650-B: 1,350 sf

- ✓ 1,350 sf available
- ✓ Currently chalk-lined
- ✓ LED lights
- ✓ New carpet
- ✓ Landlord will demise for a new tenant with 60-90 days lead time

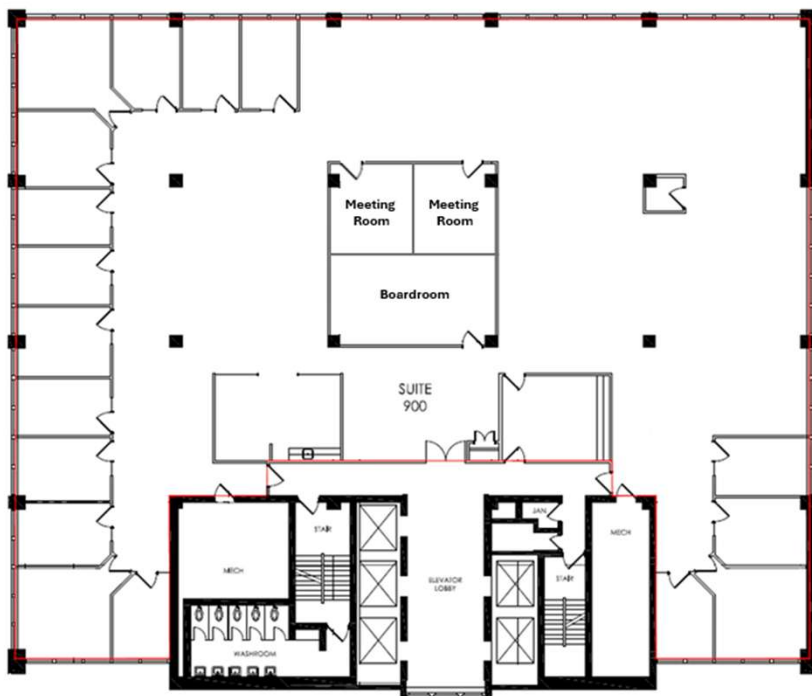


IVEAGH HOUSE: 707 7th Avenue SW



Suite 750: 6,799 sf

- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise
- ✓ Entire floor can be made available – 10,799 sf

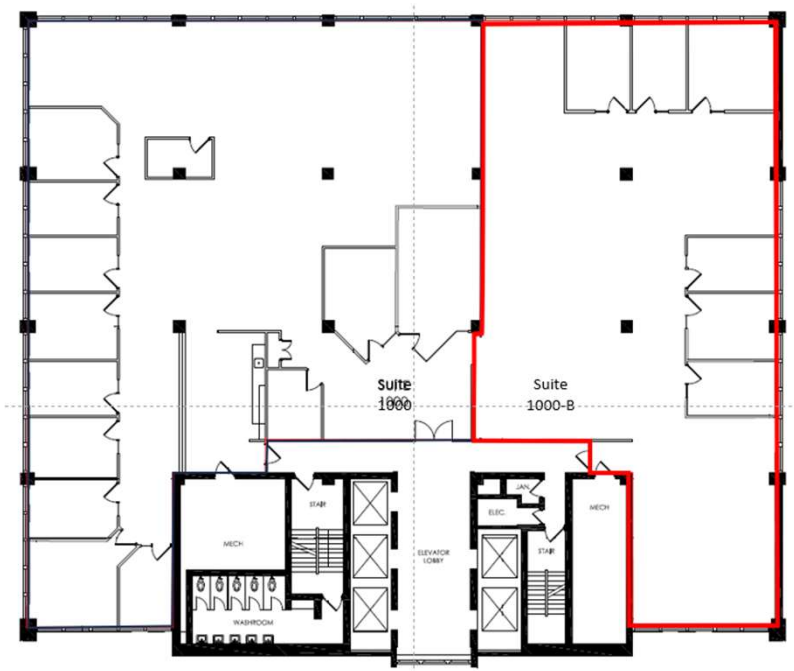


Suite 900: 10,739 sf

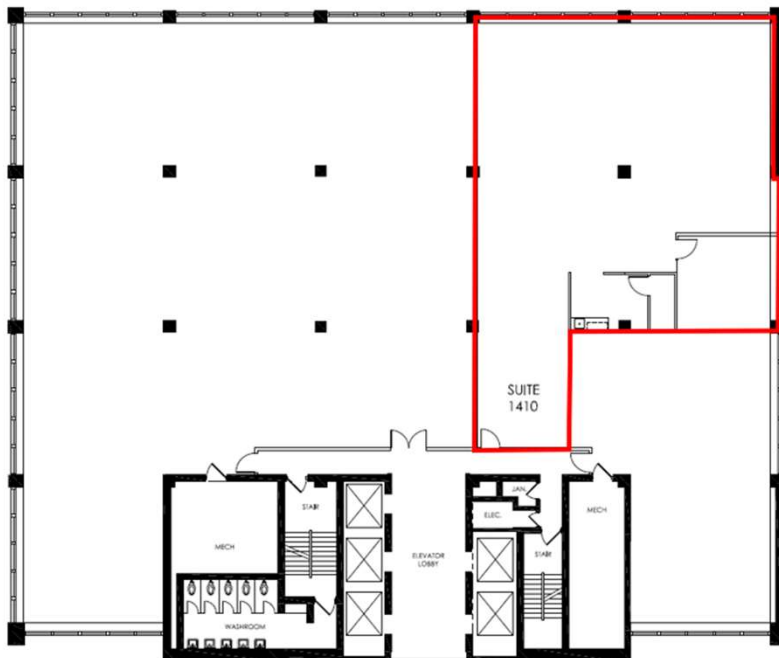
- ✓ **Renovations Underway**
- ✓ Carpet, paint, kitchen renovation, construct boardroom & 2 meeting rooms
- ✓ Full floor
- ✓ Chalk line opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ LED lights

IVEAGH HOUSE: 707 7th Avenue SW

Suite 1000-B: 4,739 sf



- ✓ Square footage is estimated
- ✓ Currently chalk-lined
- ✓ Landlord will demise for a new tenant with 60-90 days lead time
- ✓ New carpet, LED lights

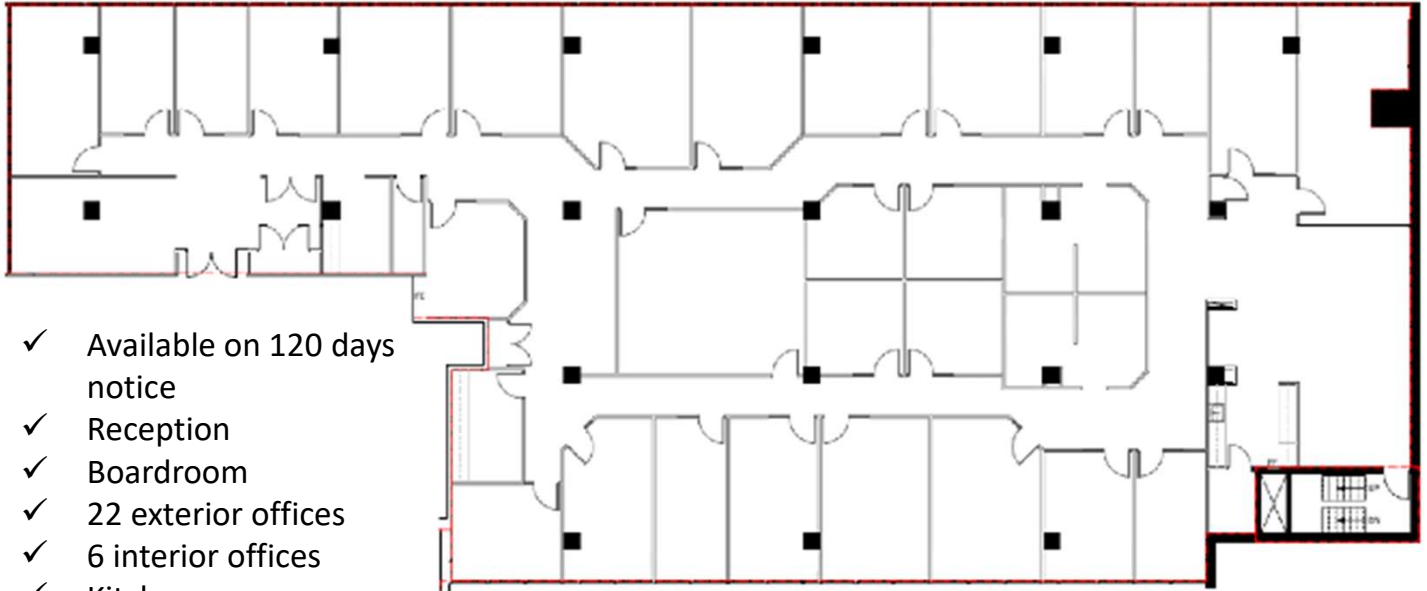


Suite 1410: 2,624 sf

- ✓ Landlord will demise & renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

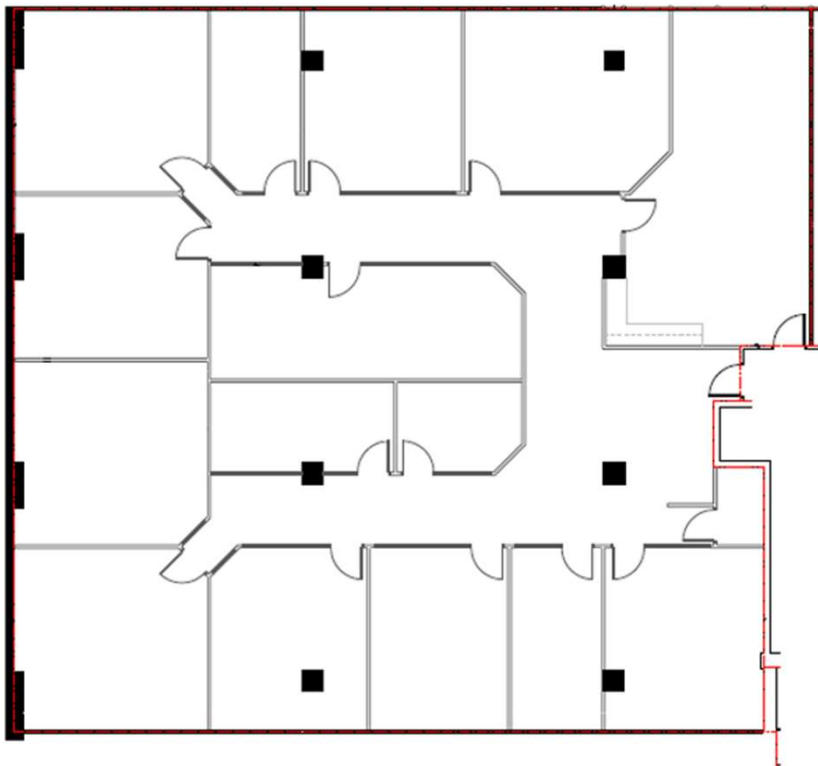
ELVEDEN HOUSE: 717 7th Avenue SW

Suite 200: 10,078 sf



- ✓ Available on 120 days notice
- ✓ Reception
- ✓ Boardroom
- ✓ 22 exterior offices
- ✓ 6 interior offices
- ✓ Kitchen
- ✓ File/storage area
- ✓ IT room

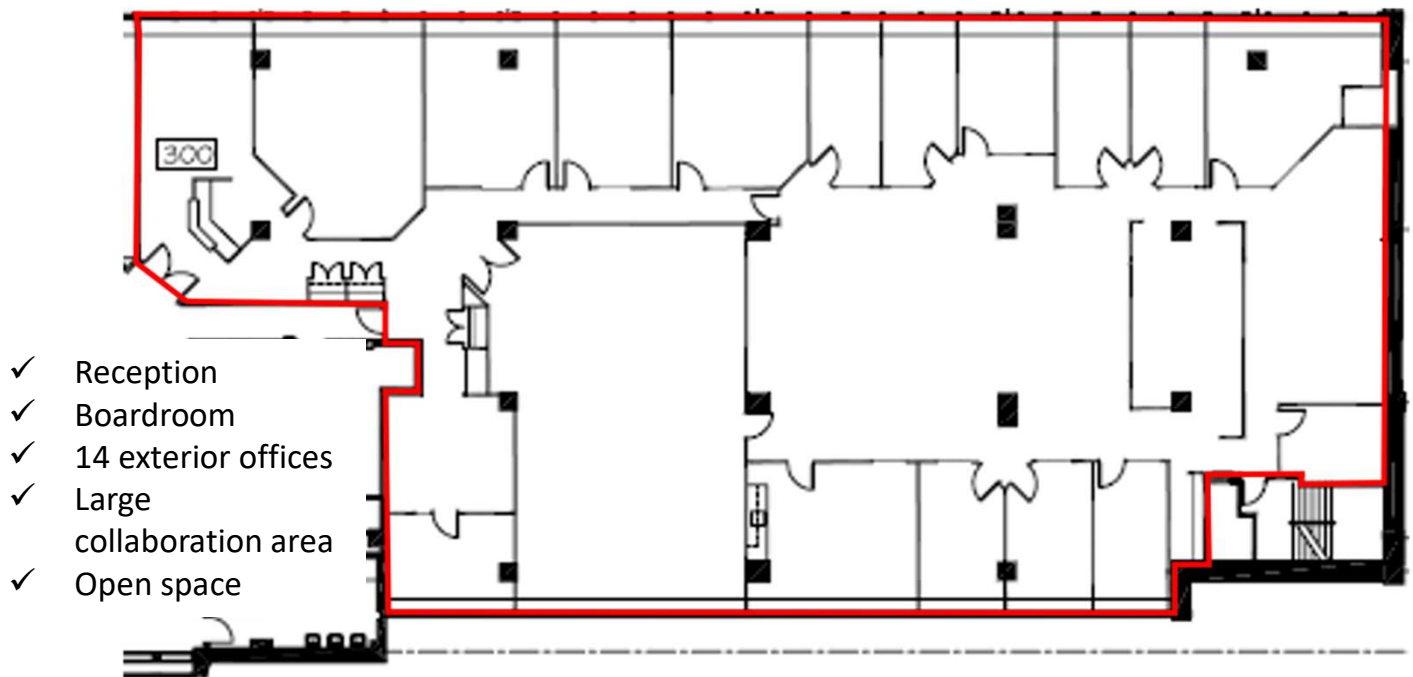
Suite 260: 5,846 sf



- ✓ Available on 120 days notice
- ✓ Reception
- ✓ Boardroom
- ✓ 13 offices
- ✓ Offices can accommodate multiple desks
- ✓ Kitchen
- ✓ IT/Storage room

ELVEDEN HOUSE: 717 7th Avenue SW

Suite 300: 9,216 sf



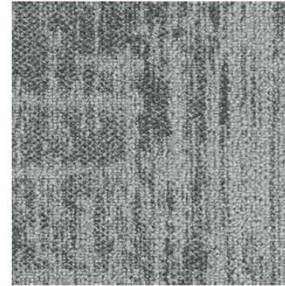
ELVEDEN HOUSE: 717 7th Avenue SW

Suite 1420: 1,756 sf

- ✓ **Show Suite Under Construction**
- ✓ **Available September 2026**
- ✓ Rentable area estimate is 1,756 sf
- ✓ Located on NE corner of 14th floor
- ✓ Reception
- ✓ Meeting room
- ✓ 4 Offices
- ✓ Open area for 2 workstations
- ✓ Kitchen
- ✓ Copy area

studio
presber

Suite 1420



Milliken Major Frequency: One
Distortion, Colour Tremor DTN209-118



Larger Carpet Install Image



Milliken Fortified Foundations 5.0mm
Pike, Colour Cloud PIK144



Walls, BM
White Diamond



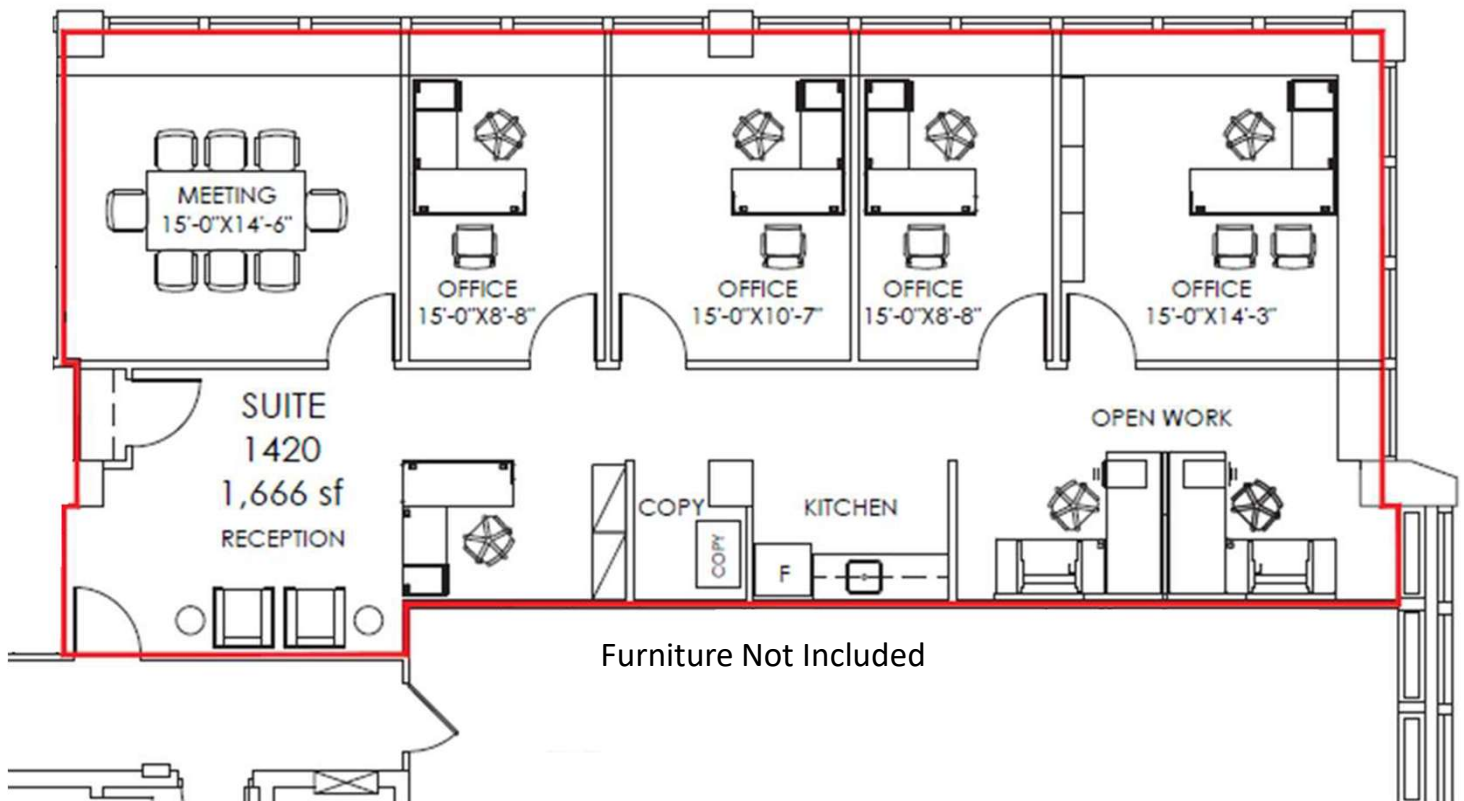
Doors, BM
Silver Lake 1598



Laminate, Wilsonart
Pewter D73-60



Quartz, Ceasarstone
Pure White



Furniture Not Included

ELVEDEN HOUSE: 717 7th Avenue SW

Suite 1430: 1,735 sf

- ✓ **Show Suite Under Construction**
- ✓ **Available September 2026**
- ✓ Rentable area estimate is 1,735 sf
- ✓ Located on SE corner of 14th floor
- ✓ Reception
- ✓ Meeting room
- ✓ 3 offices
- ✓ Open area for 4 workstations
- ✓ Kitchen/copy area

studio
presber

Suite 1430 (Stone Veneer Panels)



Milliken Sterovision
Lightwave, Colour Airglow LW13



Larger Carpet Install Image (subtle texture so as not to compete with stone veneer)



Milliken Fortified Foundations 5.0mm
Siberian Larch, Colour Cove SIB211



Walls, BM
White Diamond OC-61



Doors, BM
Galverston Gray AC-27

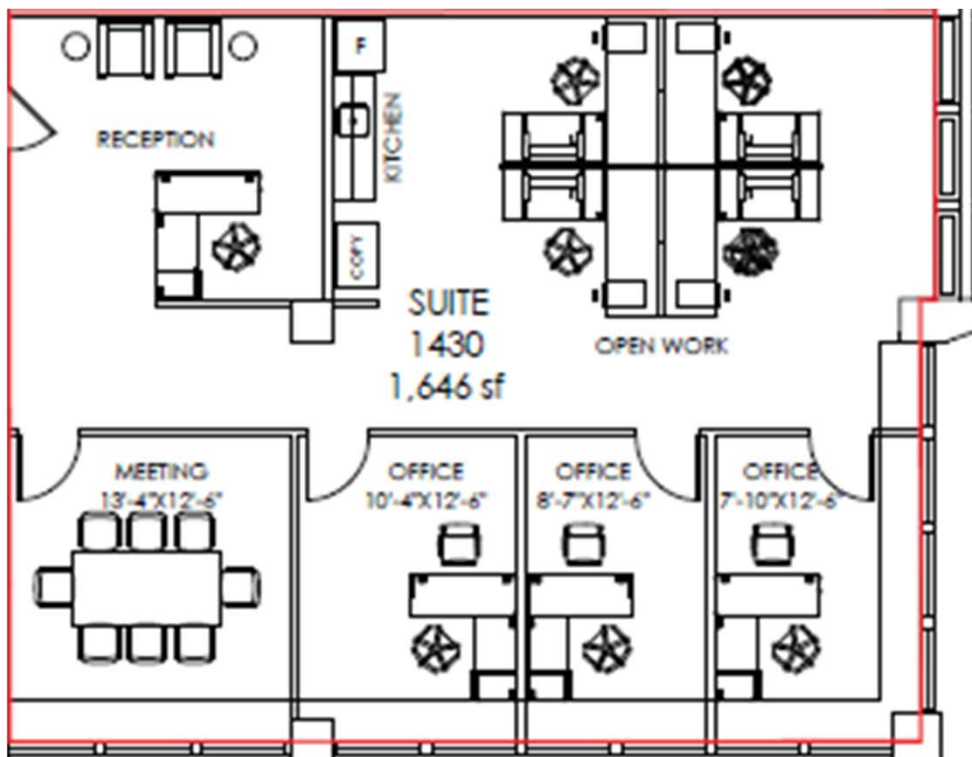


Laminate, Wilsonart
Fawn Cypress 8208K-16



Quartz, Ceasarstone
Pure White 1141

Materials Concept

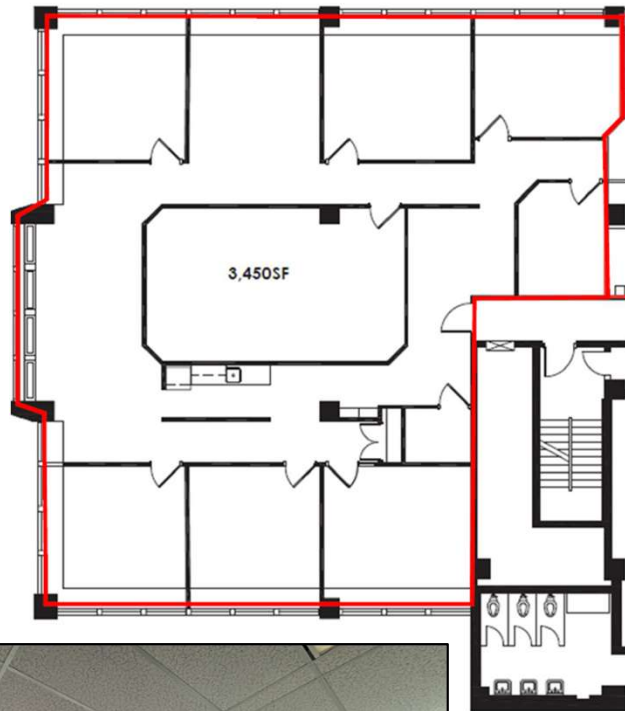


Furniture Not Included

ELVEDEN HOUSE: 717 7th Avenue SW

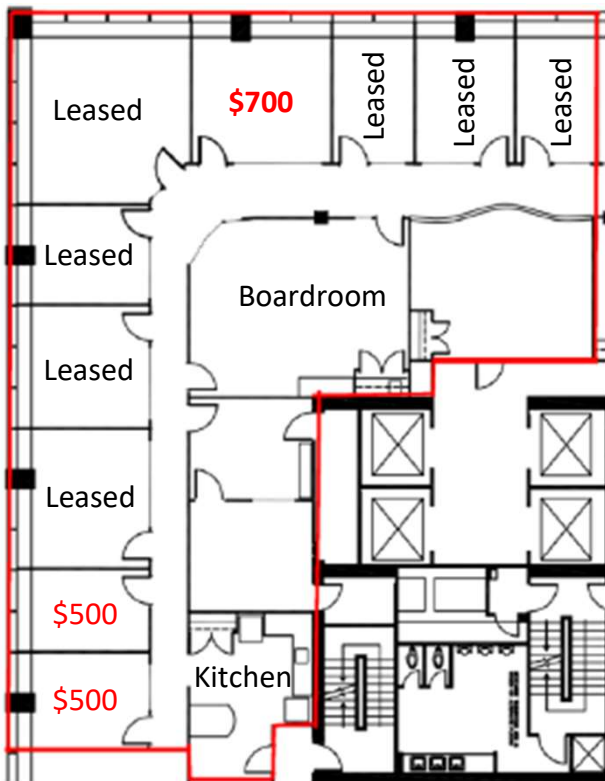
Suite 1500: 3,450 sf

- ✓ 6 Offices
- ✓ 1 Interior office
- ✓ Large boardroom
- ✓ Open area
- ✓ Kitchen
- ✓ Landlord will reconfigure & renovate (Paint, carpet, upgraded coffee station)



GUINNESS HOUSE: 727 7th Avenue SW

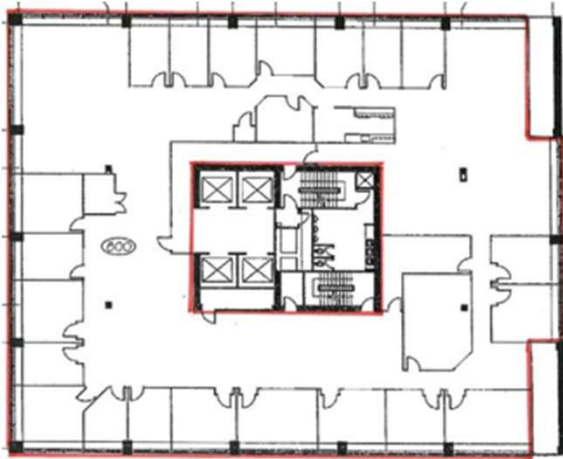
Suite 500: 4,237 sf



- ✓ Individual offices available on m-m basis
- ✓ 3 offices available immediately
- ✓ Lockable offices
- ✓ Shared boardroom & Kitchen
- ✓ Elevator exposure
- ✓ LED Lights

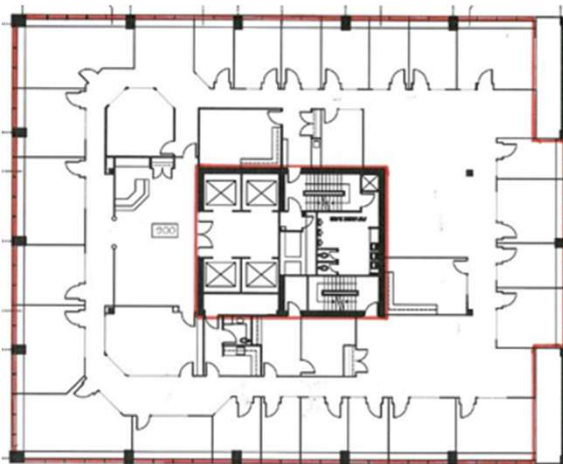


GUINNESS HOUSE: 727 7th Avenue SW



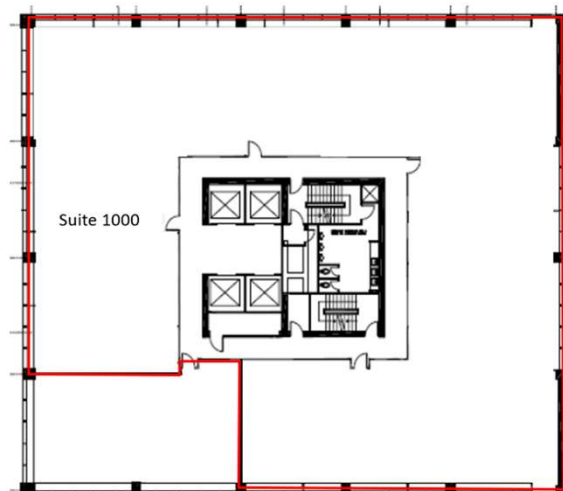
Suite 800: 10,903 sf

- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen



Suite 900: 10,903 sf

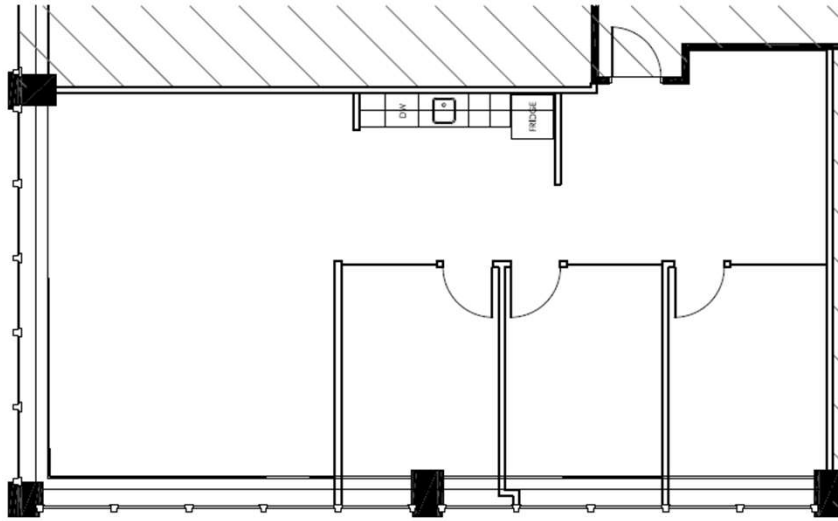
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



Suite 1000: 9,429 sf

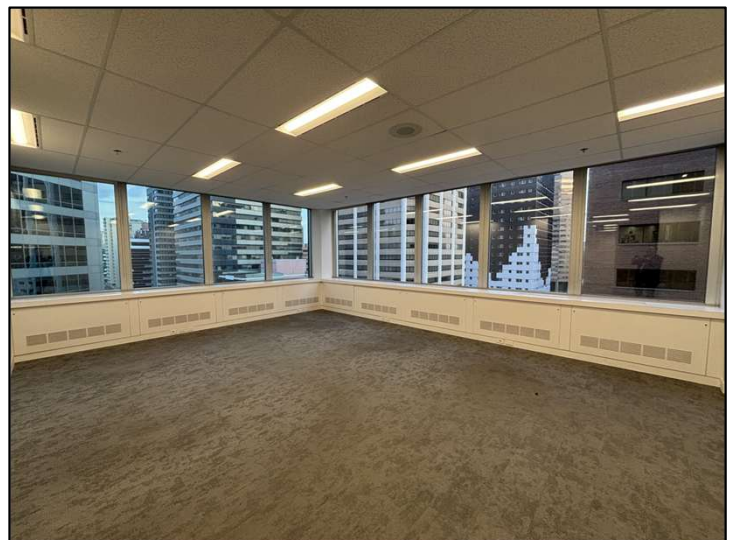
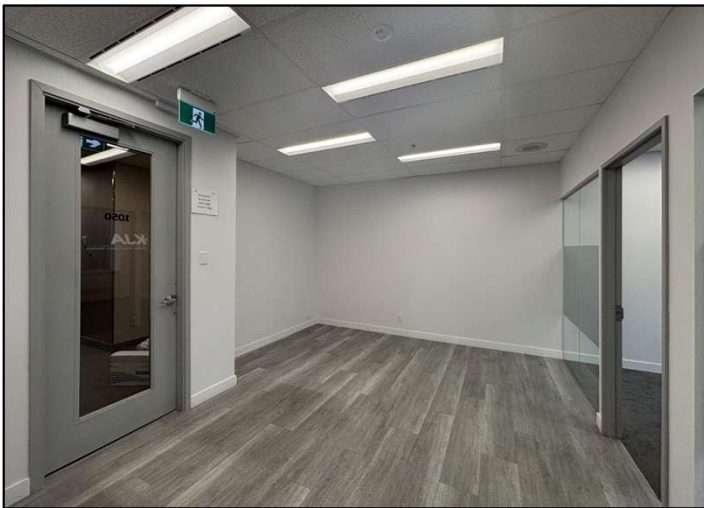
- ✓ Base building condition
- ✓ Please contact for additional information

GUINNESS HOUSE: 727 7th Avenue SW

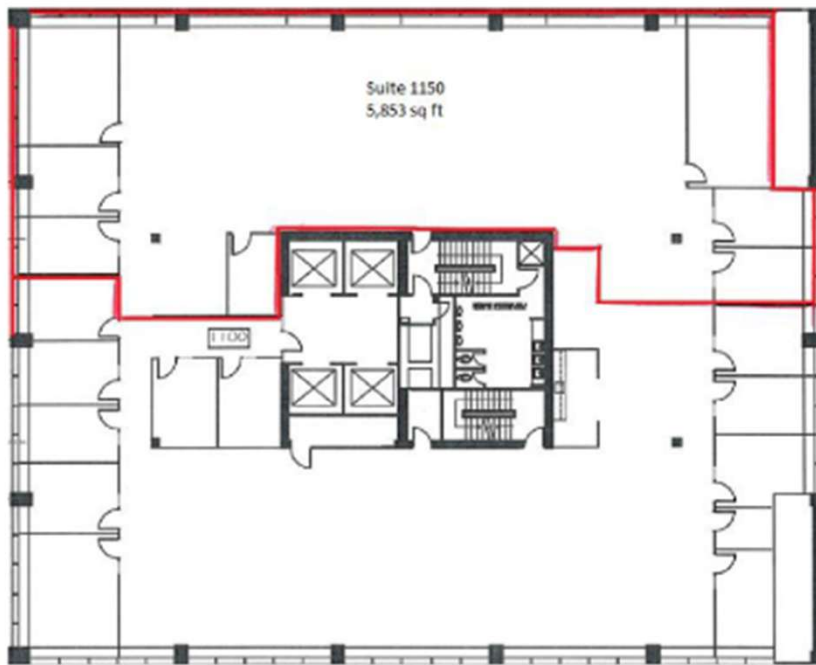


Suite 1050: 1,424 sf

- ✓ Move-in Ready
- ✓ Card reader access
- ✓ NW corner of 10th floor
- ✓ Reception area
- ✓ 3 offices
- ✓ Open area for 4-6 workstations
- ✓ Kitchen with dishwasher & fridge

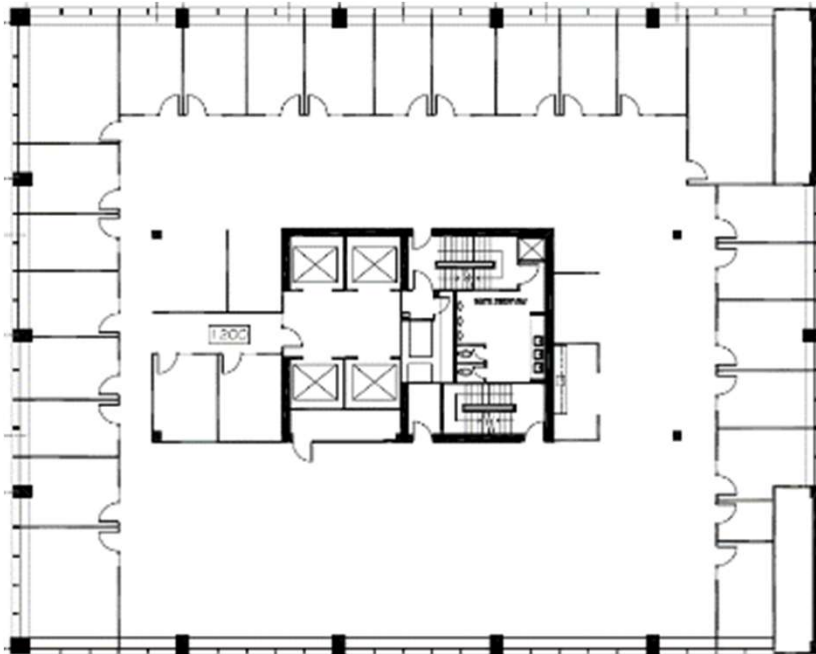


GUINNESS HOUSE: 727 7th Avenue SW



Suite 1150: 5,853 sf

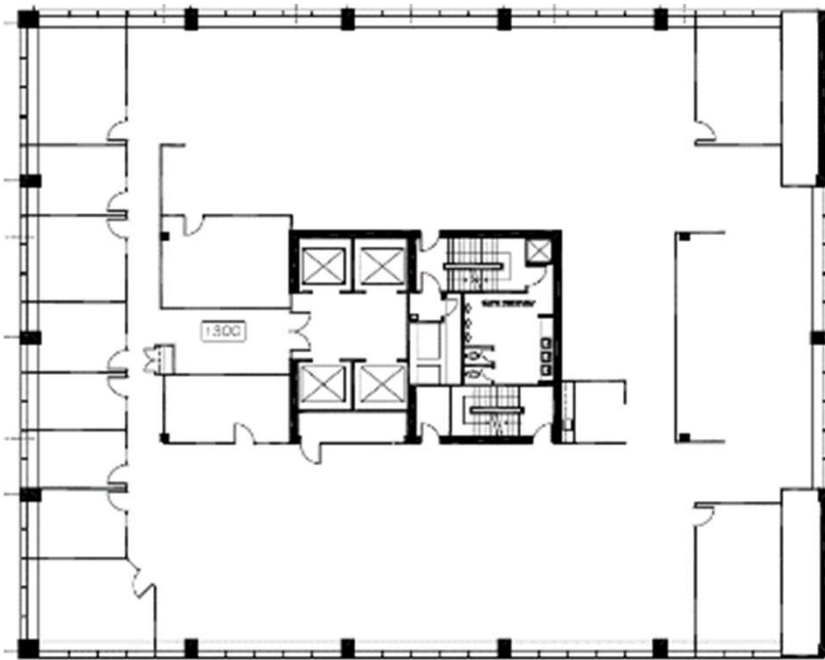
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



Suite 1200: 10,853 sf

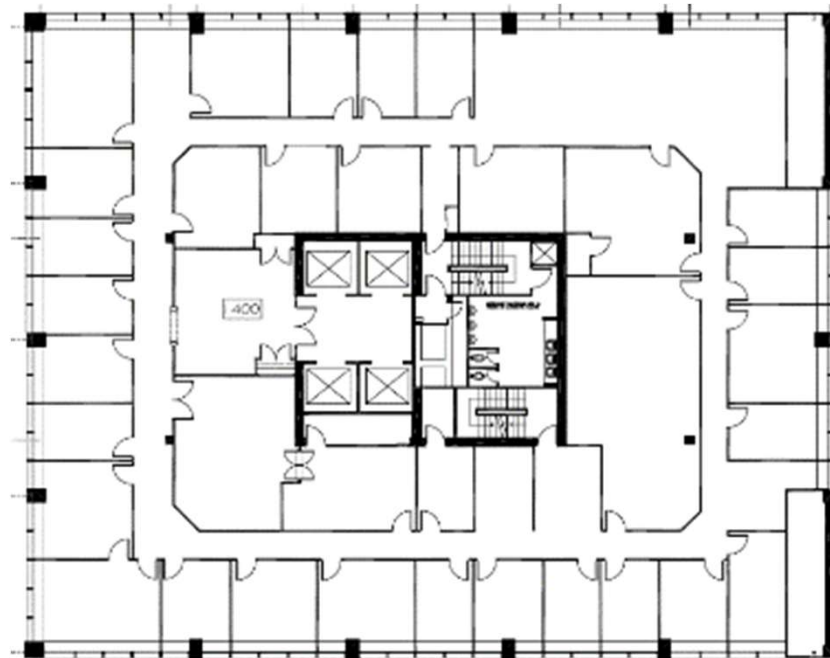
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1300: 10,853 sf

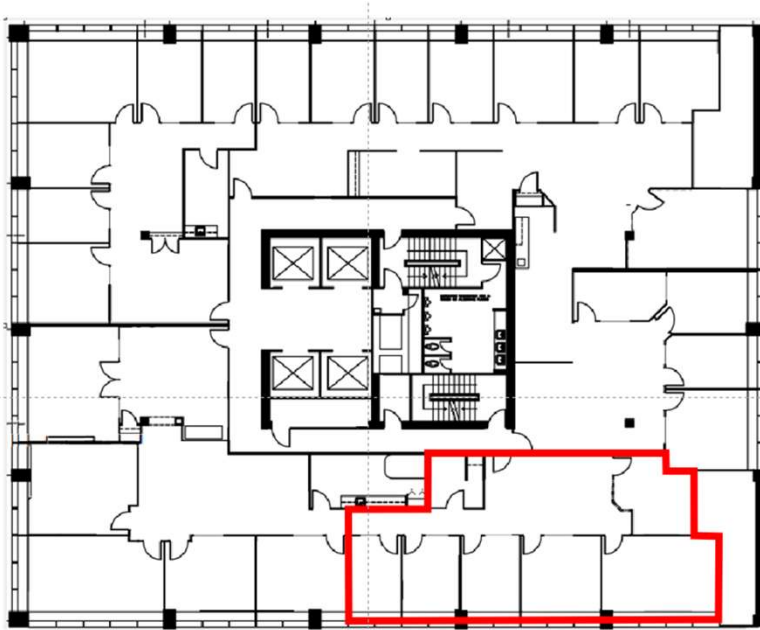
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ Large open area for workstations
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



Suite 1400: 10,853 sf

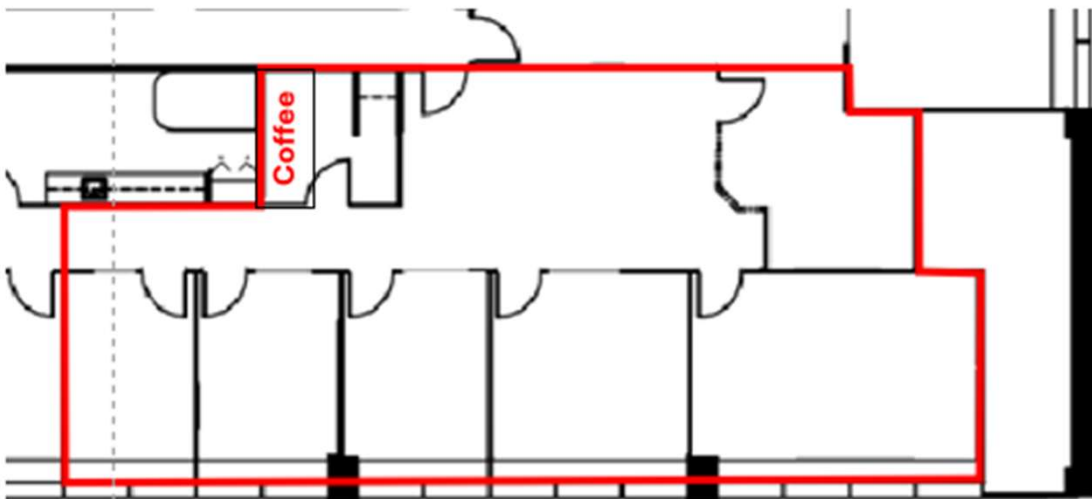
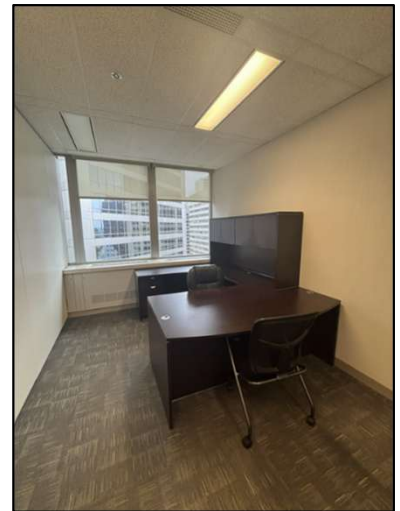
- ✓ Landlord will renovate & reconfigure – Please contact for additional information.
- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ 24 exterior offices
- ✓ Open areas for workstations
- ✓ IT room/storage
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW

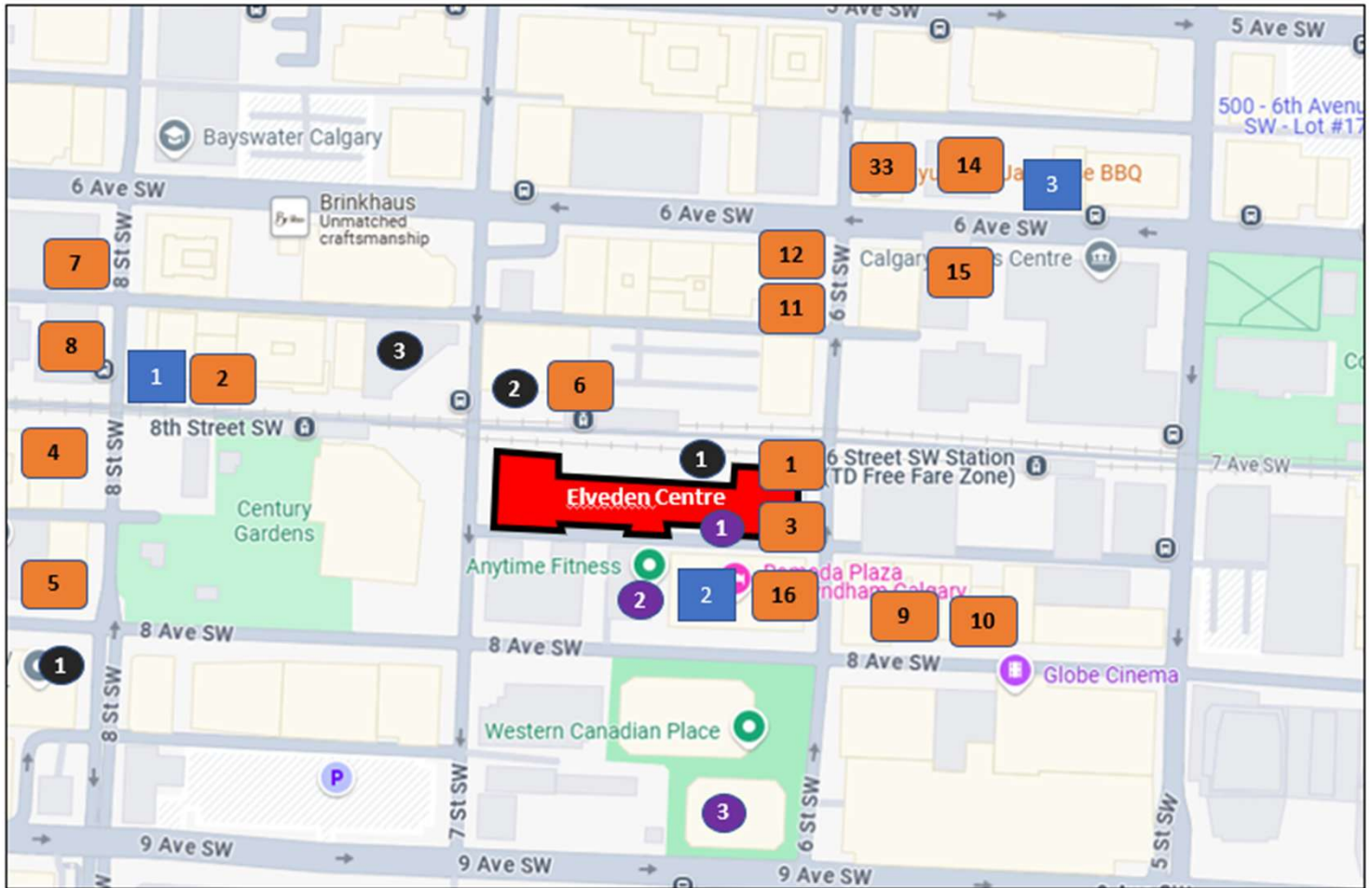


Suite 1580: 1,554 sf

- ✓ **Renovations underway. New LED lights, painting, new coffee station**
- ✓ Located on SW portion of 15th floor
- ✓ 5 exterior offices
- ✓ 1 interior office/meeting room
- ✓ Small area for workstation(s)
- ✓ New LED lights
- ✓ Some furniture available
- ✓ Contact us for more information



ELVEDEN CENTRE: Location and Surrounding Area



Restaurants

#

- | | | |
|-----------------------|-----------------------------------|---------------------------|
| 1 Good Earth Café | 6 A&W | 11 Tao Vietnamese Cuisine |
| 2 Moxies Bar & Grill | 7 A Wish Café | 12 Sole Korean |
| 3 Available for Lease | 8 Tim Hortons | 13 Gyu-Kaku BBQ |
| 4 McDonald's | 9 Maru Sushi | 14 Express Vietnamese |
| 5 Waves Coffee | 10 The Derrick Gin Mill & Kitchen | 15 Ola Poke |
| | | 16 The Fox on Sixth |

Banks

#

- 1 CIBC
- 2 Scotiabank
- 3 ATB
- 4 TD Bank

Hotels

#

- 1 Sandman
- 2 Ramada Plaza
- 3 Hampton Inn by Hilton

Fitness Centres

#

- 1 Elveden Centre Fitness
- 2 Anytime Fitness
- 3 Western Canadian Place Fitness

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

CONTACT US



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cmacdonald@estancia.ca