

Leeson and Lineham

For Lease
209 8th Avenue SW, Calgary, Alberta



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ALLIED CBRE

Property Information

- Renovated character space
- Exposed brick and beam finishes
- Centrally located on Stephen Avenue
- +15 access directly across the street via Stephen Avenue Place
- Easy LRT access through Stephen Avenue Place

| | |
|------------------|---|
| Year Built: | 1910 |
| Space Available: | Suite 200: 6,044 SF* Suite 300: 5,411 SF Suite 500: 5,453 SF* Suite 600: 5,463 SF* |
| Availabile Date: | Immediately *January 1, 2026. |
| Operating Costs: | \$18.80 PSF (2025) |
| Basic Rent: | Market |



New Fitness Facility

VIRTUAL TOUR

CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary* portfolio.

The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

*Subject to landlord approval and excludes Woodstone, Local Motive and Lougheed Block.



New Conference Centre

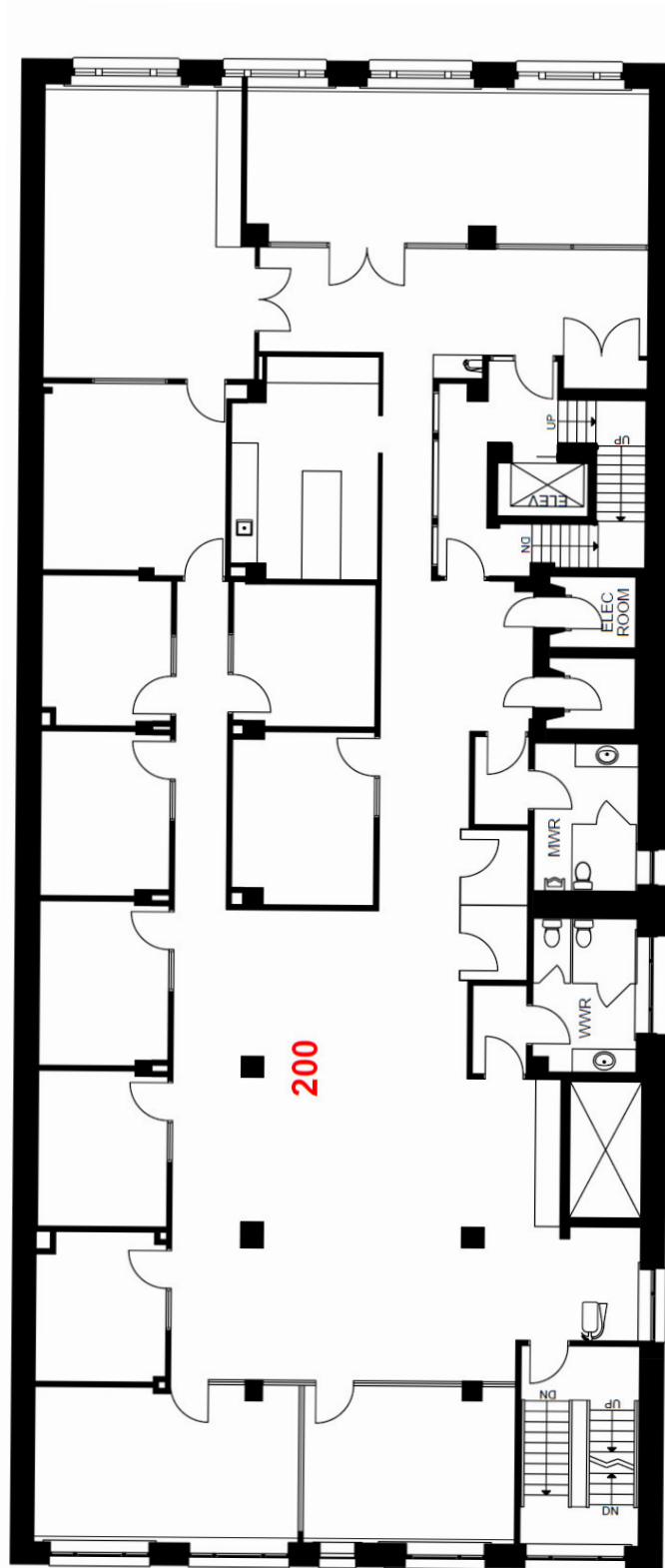
VIRTUAL TOUR



Floor Plan

Suite 200

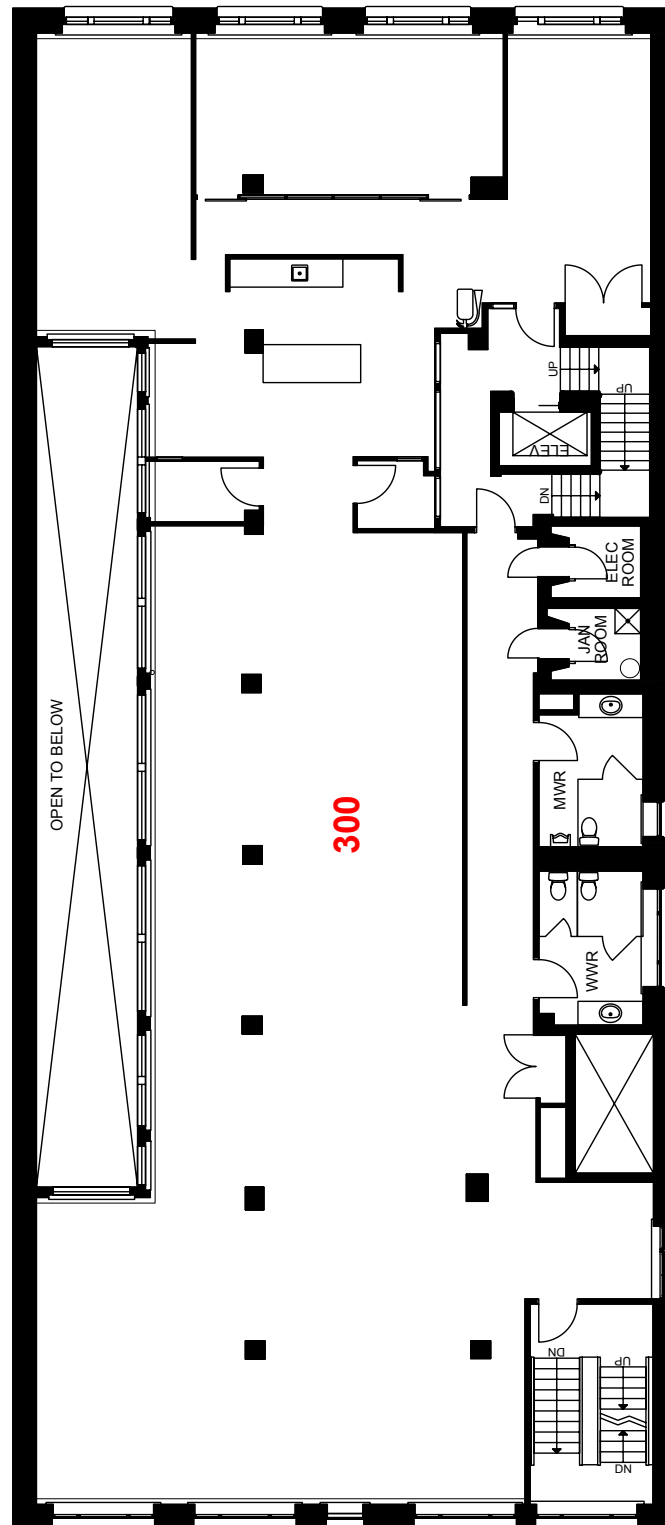
6,044 SF



Floor Plan

Suite 300

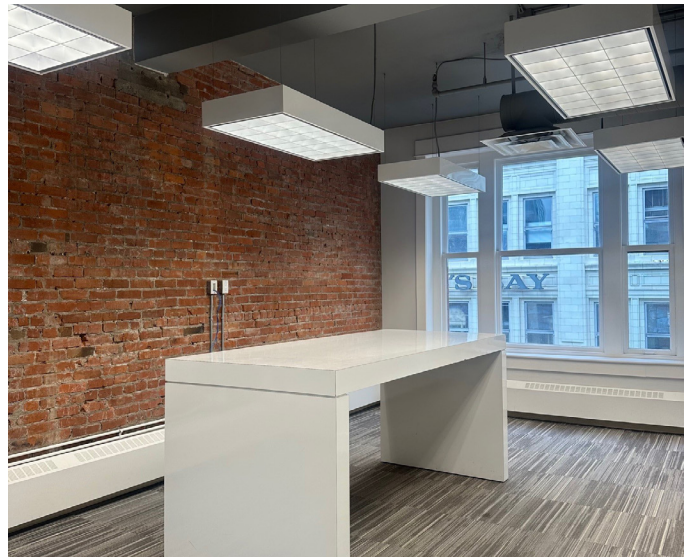
5,411 SF  VIRTUAL TOUR



- Full floor opportunity
- Upgraded washroom and kitchen fixtures
- 3 small quiet / breakout rooms



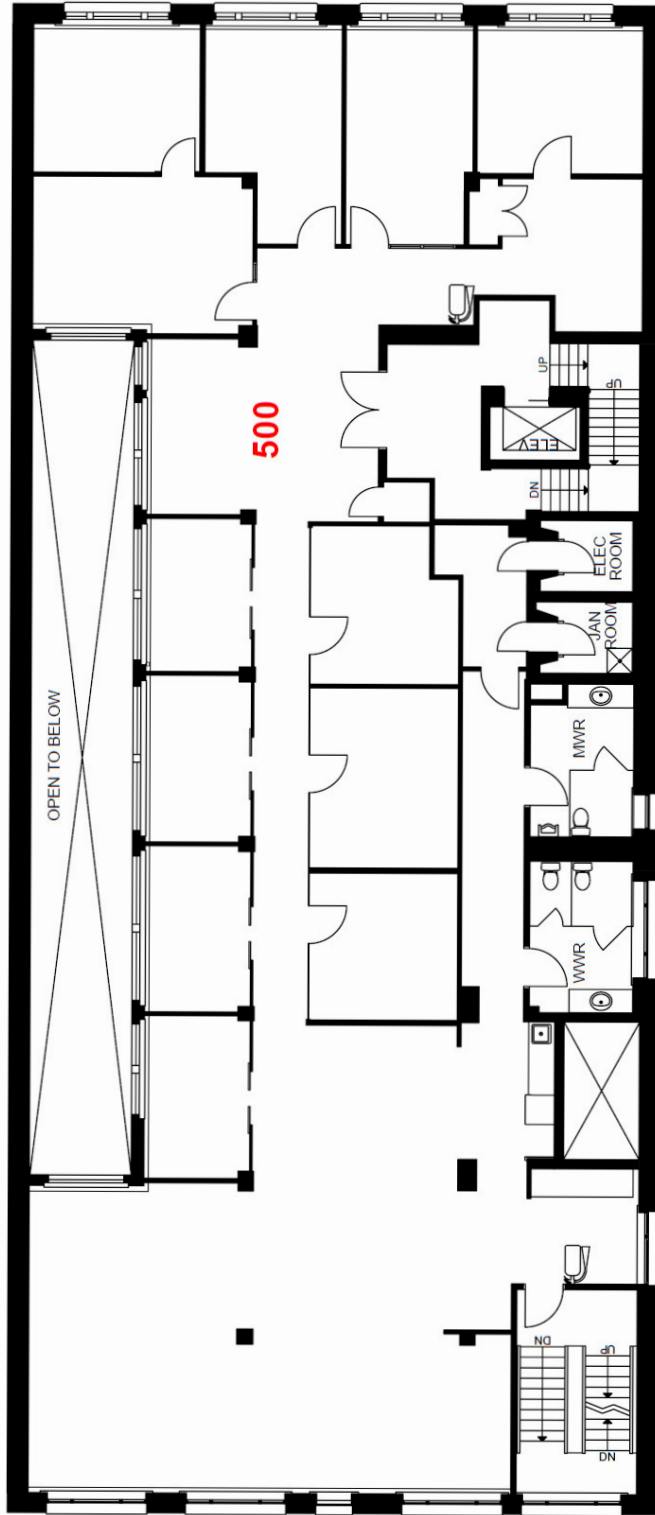
Suite Photos



Floor Plan

Suite 500

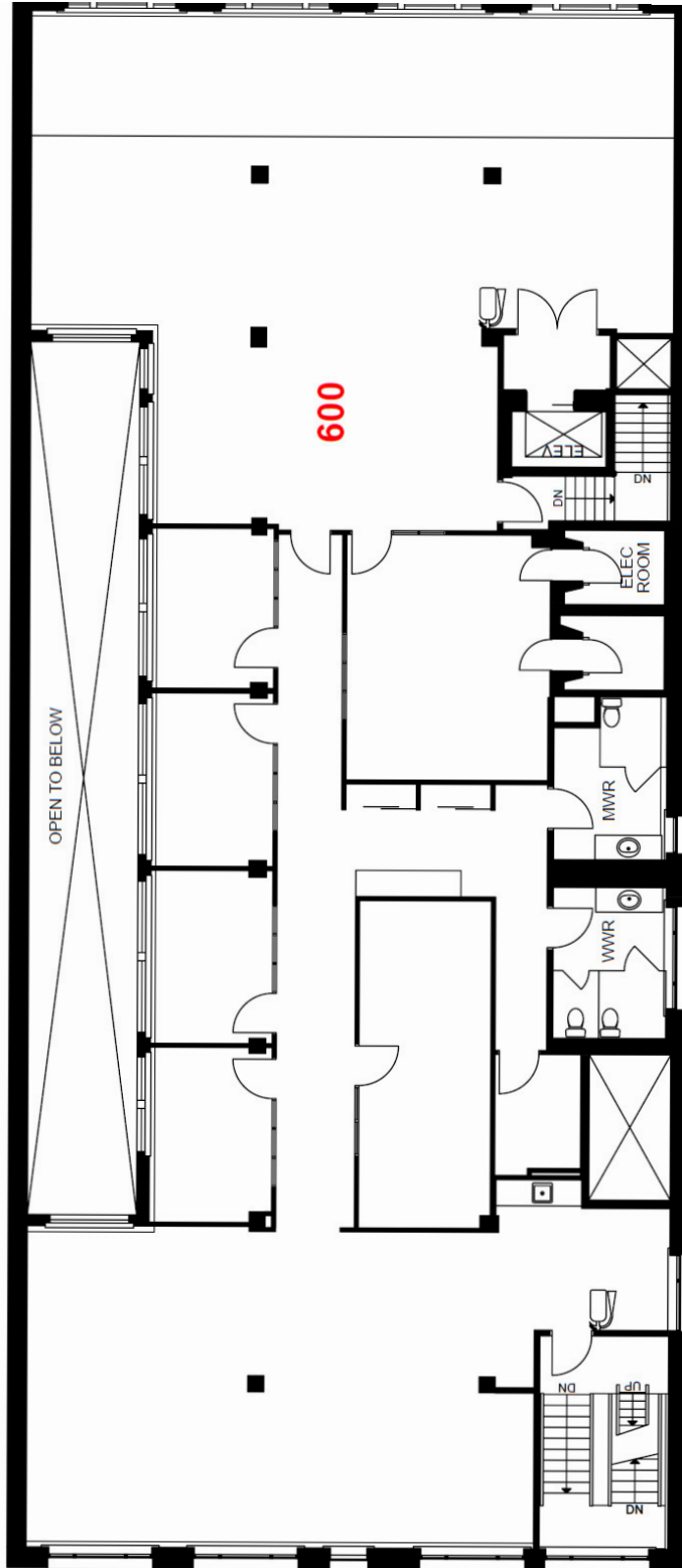
5,453 SF



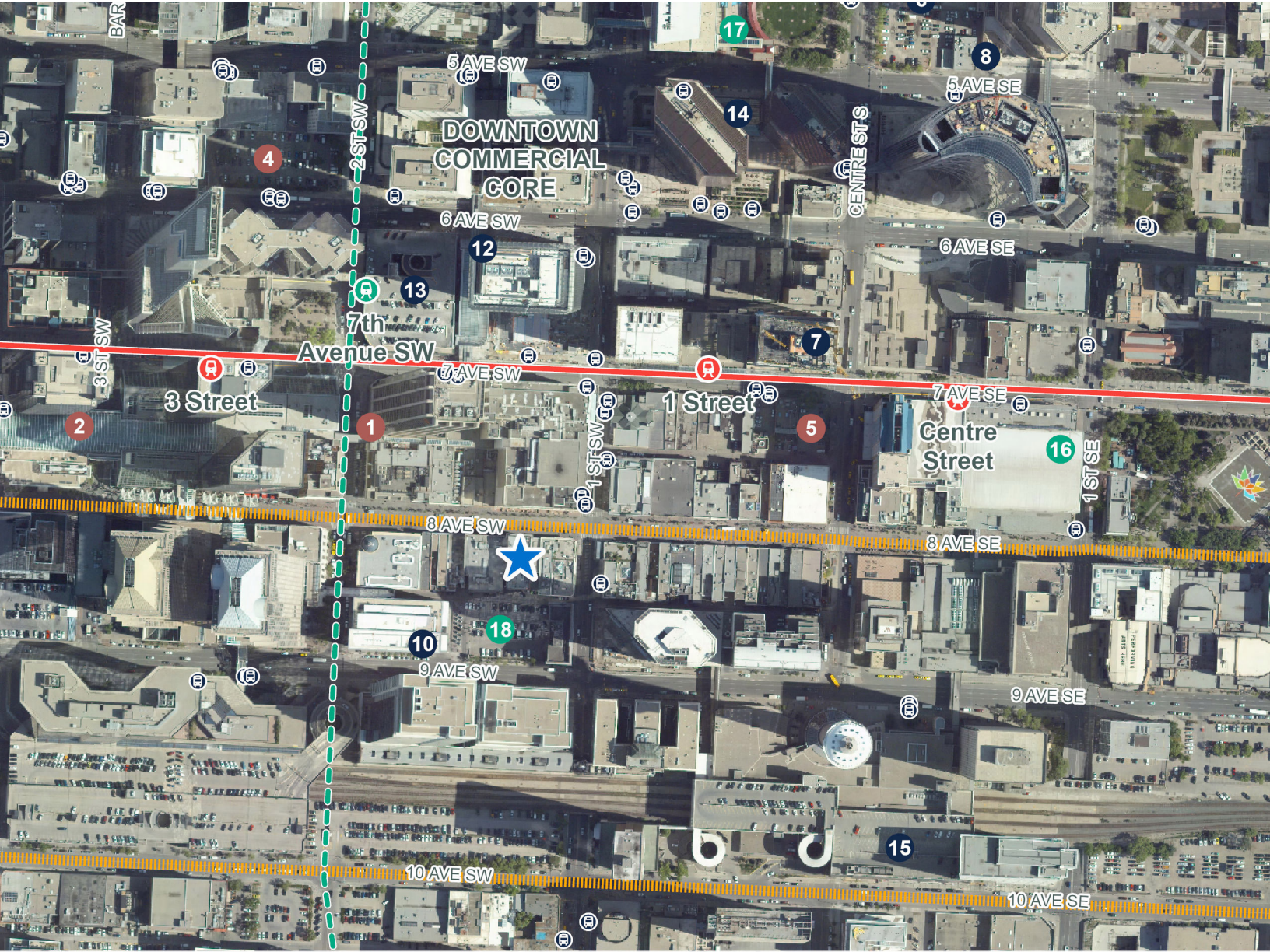
Floor Plan

Suite 600


5,463 SF





Nearby Parking





Subject Property

 Leeson & Lineham:
209 8 Ave SW
Calgary, AB




Light Rail Transit

 Red Line
 Future Green Line



















Bus Transit

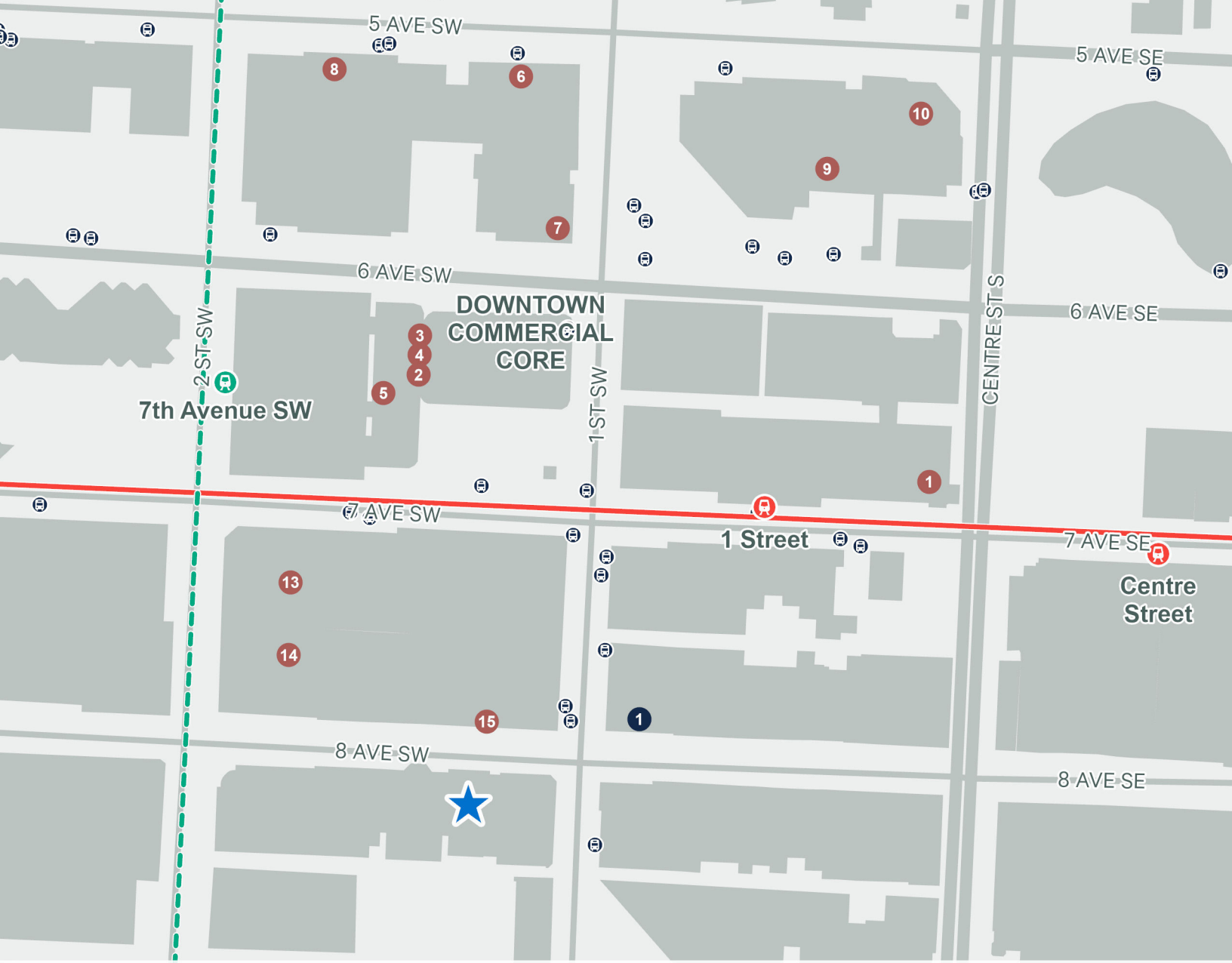
 Bus Stop
 Bike Paths

Operator

 Indigo
 Impark
 Calgary Parking Authority

Parking

- | | | | |
|---|---------------------------------|--|--------------------------------|
|  1 | 700 2nd Street SW - Lot 157 |  10 | Bankers Court - Lot 372 |
|  2 | Core Parkade - Lot 59 |  11 | Calgary Place - Lot 309 |
|  3 | Delta Hotel - Lot 48 |  12 | Brookfield Place - Lot 35 |
|  4 | Petroleum Club Surface - Lot 45 |  13 | Bow Parkade - Lot 232 |
|  5 | Dhow/Balboa - Lot 305 |  14 | Suncor Energy Centre - Lot 373 |
|  6 | 414 Centre Street SE - Lot 236 |  15 | Palliser Parkade - Lot 6 |
|  7 | Telus Sky - Lot 298 |  16 | Lot 60 |
|  8 | First Tower - Lot 174 |  17 | Lot 40 - James Short Parkade |
|  9 | Fifth Avenue Place - Lot 374 |  18 | Lot 7 |



Subject Property



Leeson & Lineham:
209 8 Ave SW
Calgary, AB

Light Rail Transit

- Red Line
- Future Green Line

Bus Transit

- Bus Stop

Amenities

Food & Beverage

- Sky Café by Deville
- Hula
- Dirtbelly
- Chachi's Sandwich Bar
- Deville Coffee
- Olly Fresco's
- Tim Hortons
- Starbucks
- Jelly Modern Doughnuts
- Barrow Coffee
- OEB Breakfast Co.
- Monogram Coffee

Fitness

- GoodLife Fitness

- Major Tom Bar
- National on 8th
- The Guild

For more information, please contact

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