

FOR LEASE

CBRE

West 85th

2000, 8561 8A Avenue SW



Property Information



Close to Bus Routes
98, 111 & 699



Surface and Underground
Parking Available



Quick Access to Bow Trail,
Old Banff Coach Road &
the Ring Road



Multiple Amenities on site
and in the Immediate Area



Bicycle Parking



Storage can Potentially
be made Available

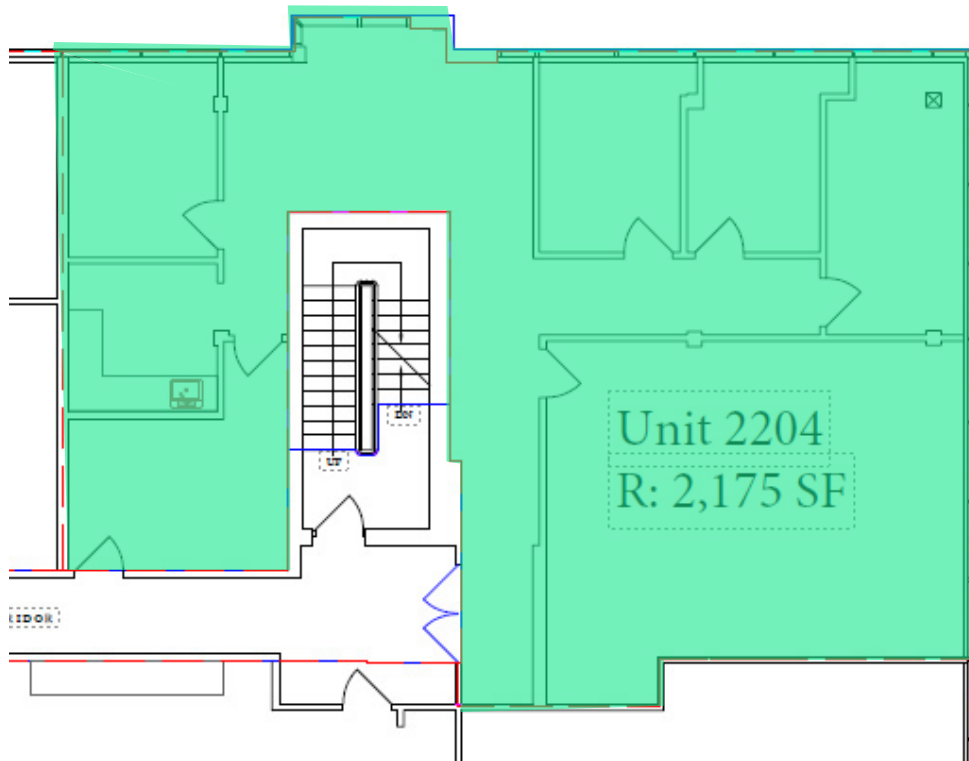
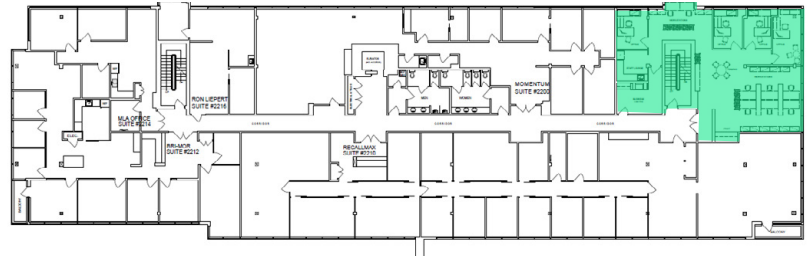


Access to the C-train

Year Built	2013
Building Size	46,166 SF
Zoning	DC
Operating Costs	\$21.48 PSF (2024)
Utilities Included	Gas and Water
Net Rental Rate	Market
Space Available:	Suite 2204: 2,175 SF Suite 2304: 5,138 SF*
Availability:	Immediately
Parking	Visitor Surface: 140 stalls Tenant Underground: 82 Stalls (1:400 SF)
Parking Rates	Surface: Free of Charge Underground: \$150.00
HVAC Hours	24/7
Fiber Optics	Shaw and Telus
Comments	*Demisable into 3 Units

Suite 2204: 2,175 SF

Current Configuration



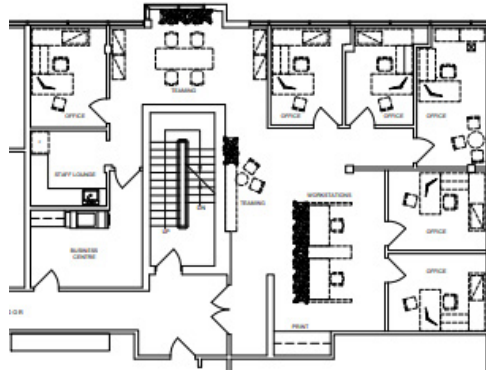
Virtual Tour



Suite 2204: 2,175 SF

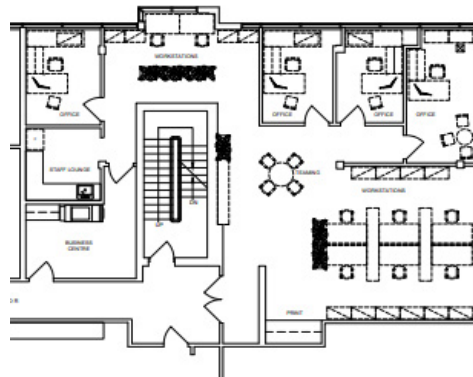
Proposed Layouts

Layout A



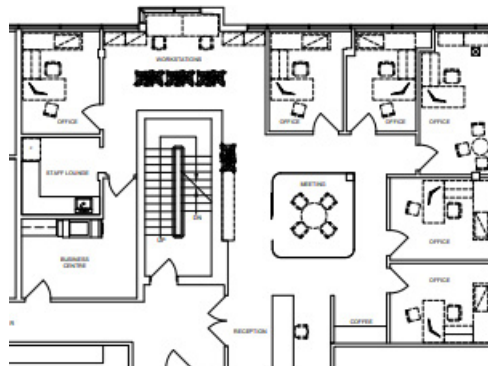
- 6 Offices
- 2 Workstations
- Collaboration Area
- Kitchen
- Storage/ IT Room

Layout B



- 4 Offices
- 6 Workstations
- Collaboration Area
- 2 Touch Down Desks
- Kitchen
- Storage/ IT Room

Layout C



- 6 Offices
- 2 Touch Down Desks
- Meeting Room
- Kitchen
- Storage/ IT Room

Furniture is not included

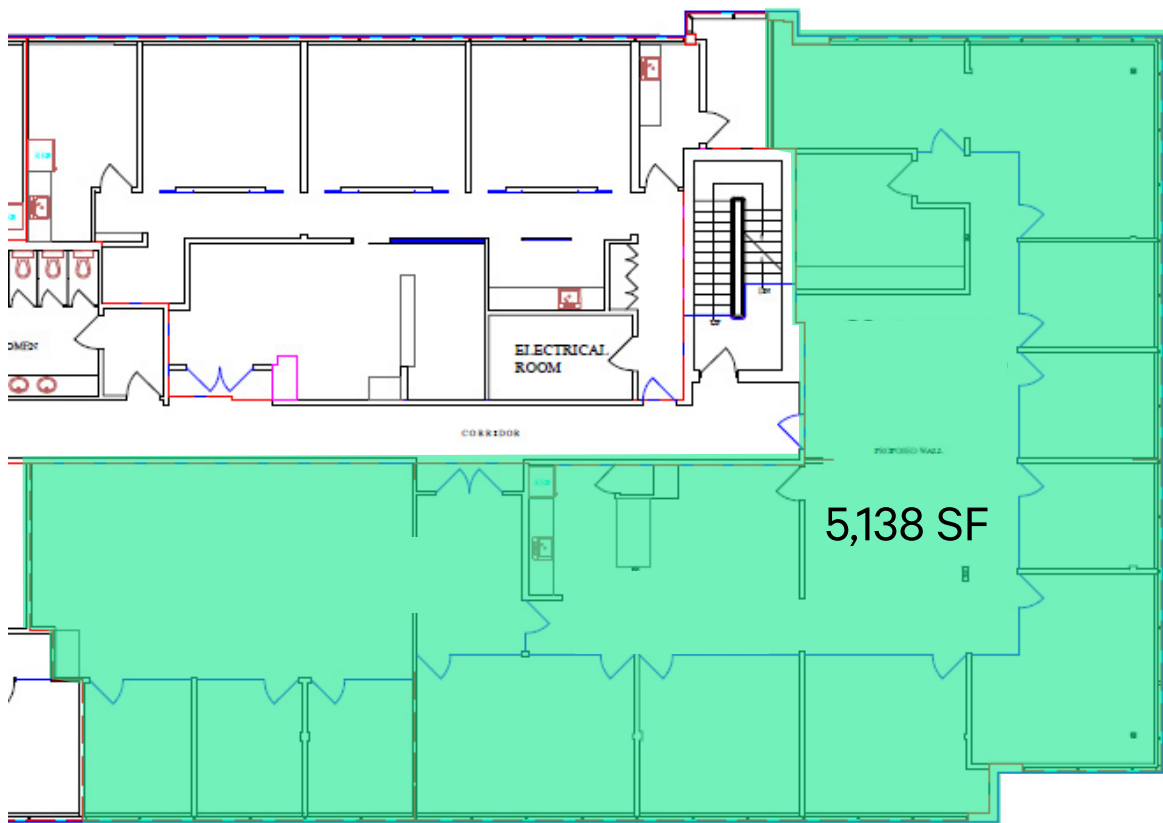
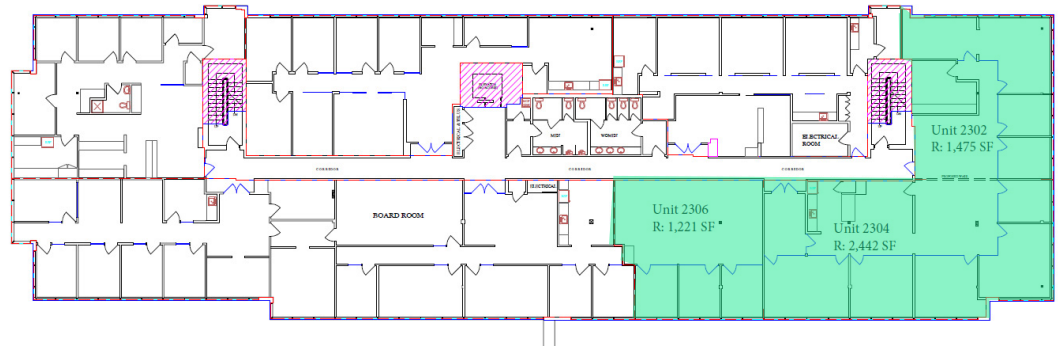


Suite 2204 Interior



Suite 2304: 5,138 SF

Current Configuration

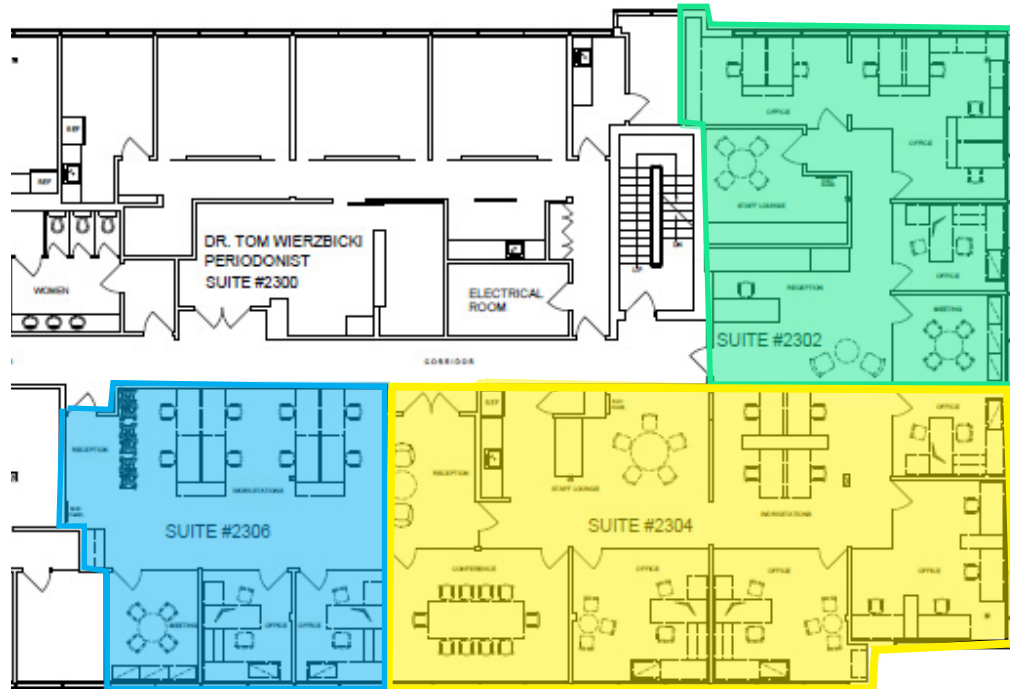
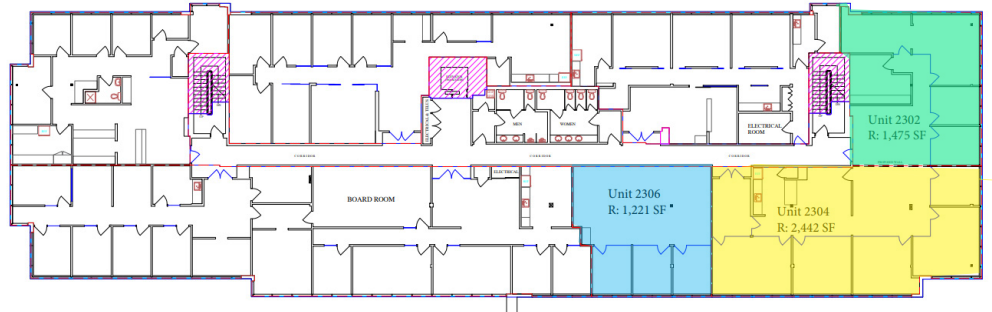


[Virtual Tour](#)



Suite 2304: 5,138 SF

*Space can be demisable into 3 units



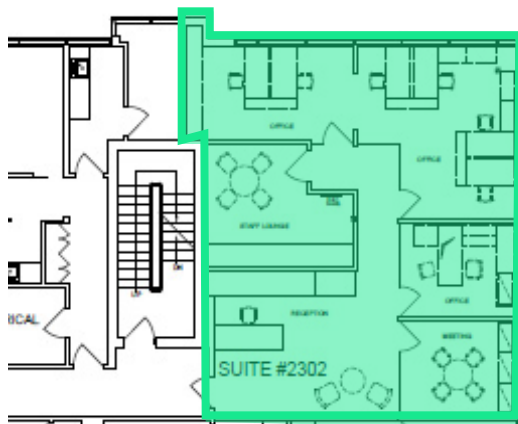
Furniture is not included



Suite 2304: 5,138 SF

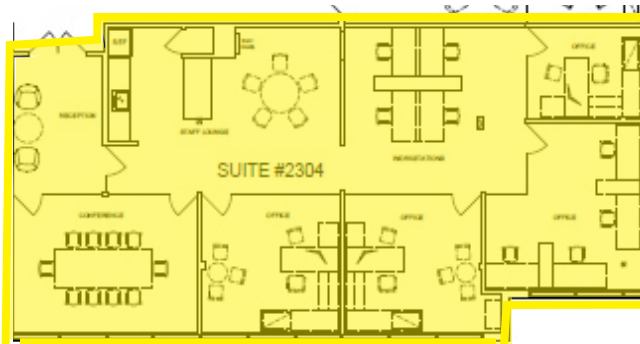
*Space can be demisable into 3 units
Furniture is not included

Suite 2302
1,475 SF



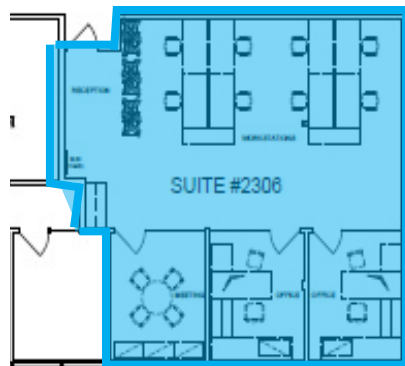
2 Offices
6 Workstations
Reception
Staff Lounge

Suite 2304
2,442 SF



Boardroom
3 Offices
Room for 8 Workstations

Suite 2306
1,221 SF



Meeting Room
2 Offices
Room for 8 Workstations



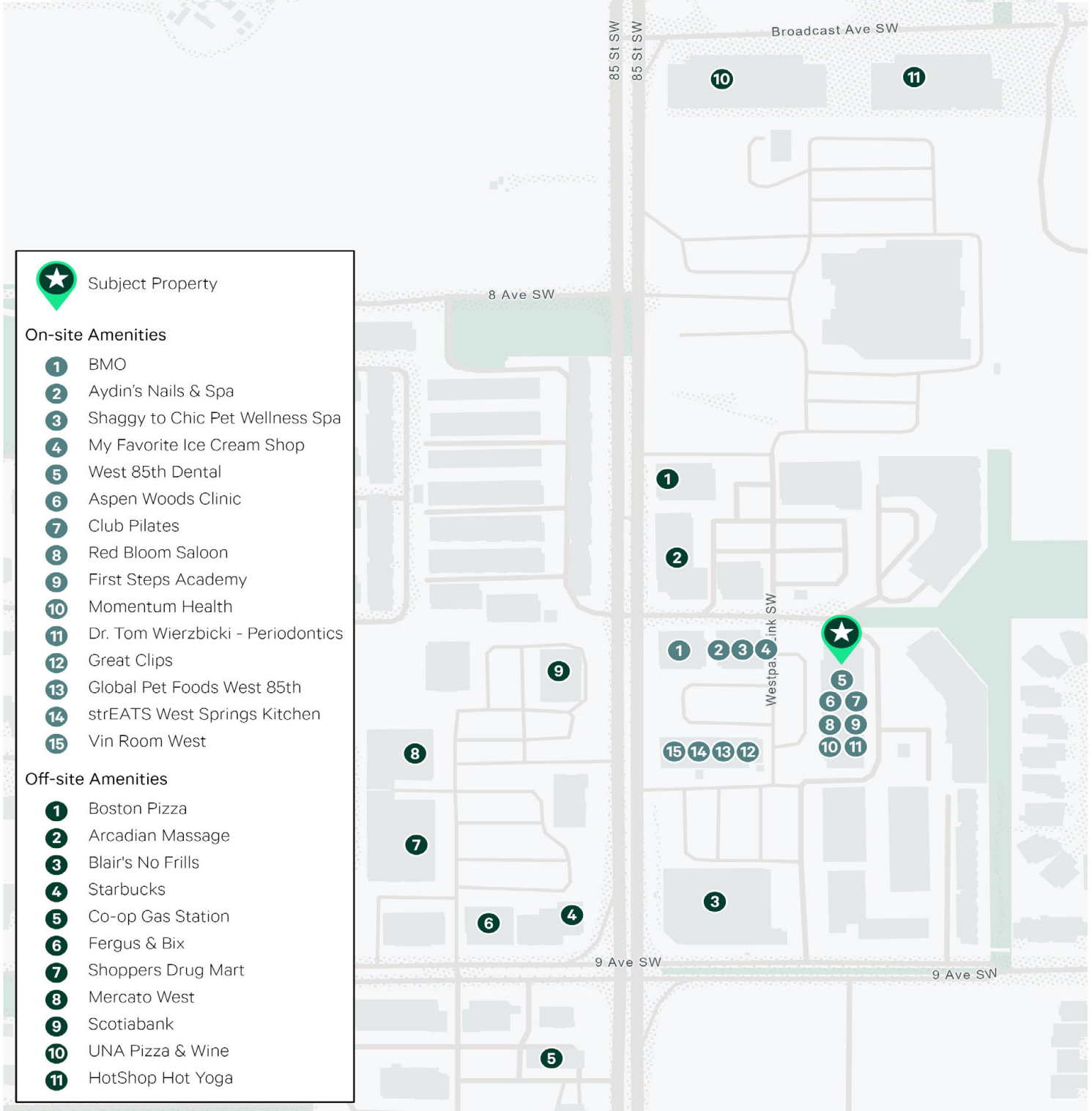
Suite 2304 Interior



Site Plan



Location



Subject Property

On-site Amenities

- 1 BMO
- 2 Aydin's Nails & Spa
- 3 Shaggy to Chic Pet Wellness Spa
- 4 My Favorite Ice Cream Shop
- 5 West 85th Dental
- 6 Aspen Woods Clinic
- 7 Club Pilates
- 8 Red Bloom Saloon
- 9 First Steps Academy
- 10 Momentum Health
- 11 Dr. Tom Wierzbicki - Periodontics
- 12 Great Clips
- 13 Global Pet Foods West 85th
- 14 strEATS West Springs Kitchen
- 15 Vin Room West

Off-site Amenities

- 1 Boston Pizza
- 2 Arcadian Massage
- 3 Blair's No Frills
- 4 Starbucks
- 5 Co-op Gas Station
- 6 Fergus & Bix
- 7 Shoppers Drug Mart
- 8 Mercato West
- 9 Scotiabank
- 10 UNA Pizza & Wine
- 11 HotShop Hot Yoga



West 85th 8561 8A Avenue SW



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