



For Lease

Shaw Building 505 – 8th Avenue SW Calgary, Alberta



Vacant Space:

Suite 200 - 3,284 SF (office intensive layout with high quality finishes)

Suite 201 – 3,067 SF (office, quasi retail/medical)

Suite 315 - 3,930 SF. (multiple class/training rooms)

Suite 410 – 1,642 SF (SHOW SUITE, office intensive, reception, boardroom, kitchen)

Suite 515 – 1,700 (SHOW SUITE, 4 large offices, reception, kitchen)

Suite 600 – 8,437 SF. (full floor, office intensive, substantial millwork throughout, wood floors)

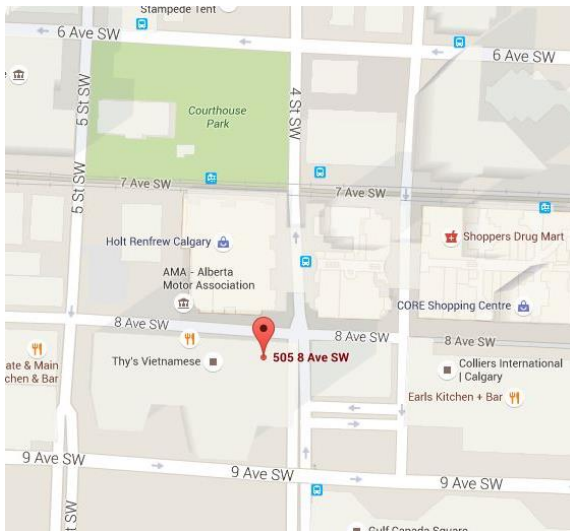
Rental Rate: Aggressive Rates

Op Costs: \$17.63, 2024

Parking: Approx. 1/1,300 SF. @ \$525/mth

CURRENT VIRTUAL TOURS (click on suite number)

#200, #515, #600

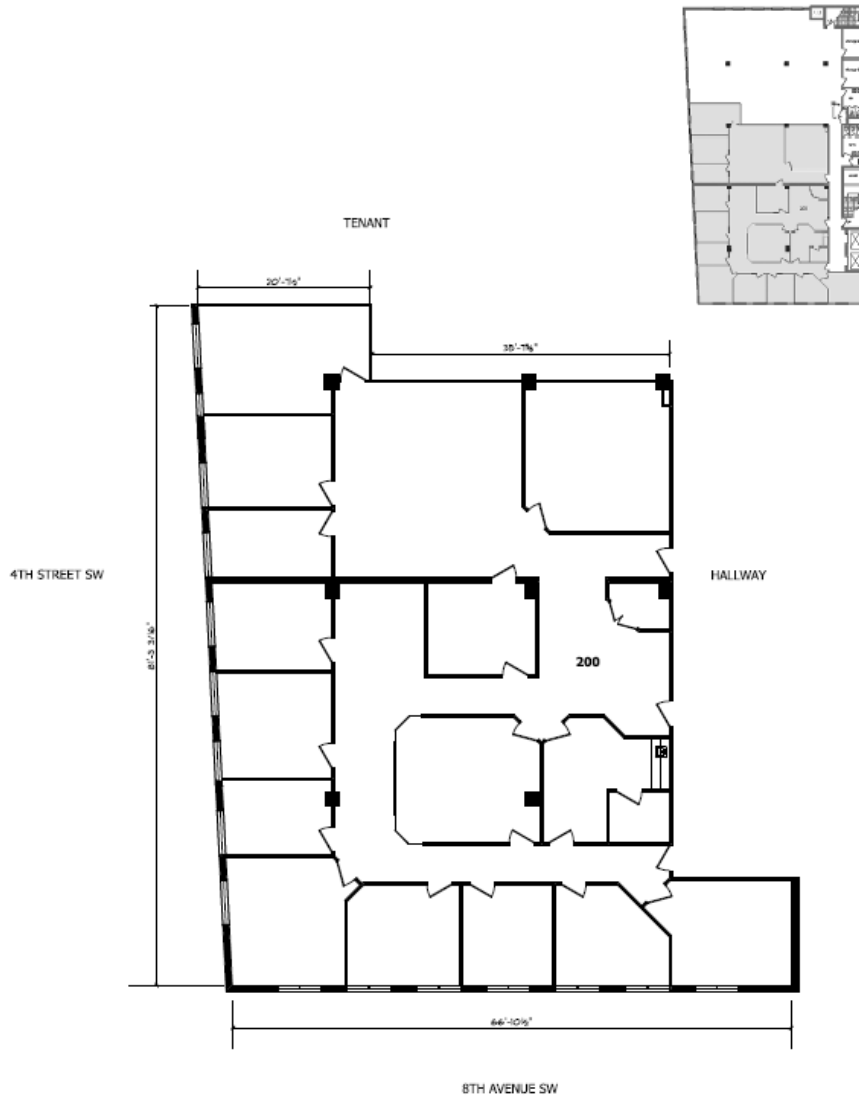


- New lobbies and washroom renovations
- New HVAC throughout
- New elevators
- CAAF revolving art display on main floor
- Plus 15 connected to Eighth Avenue Place
- Barcelona Tavern on main floor
- Excellent parking ratio

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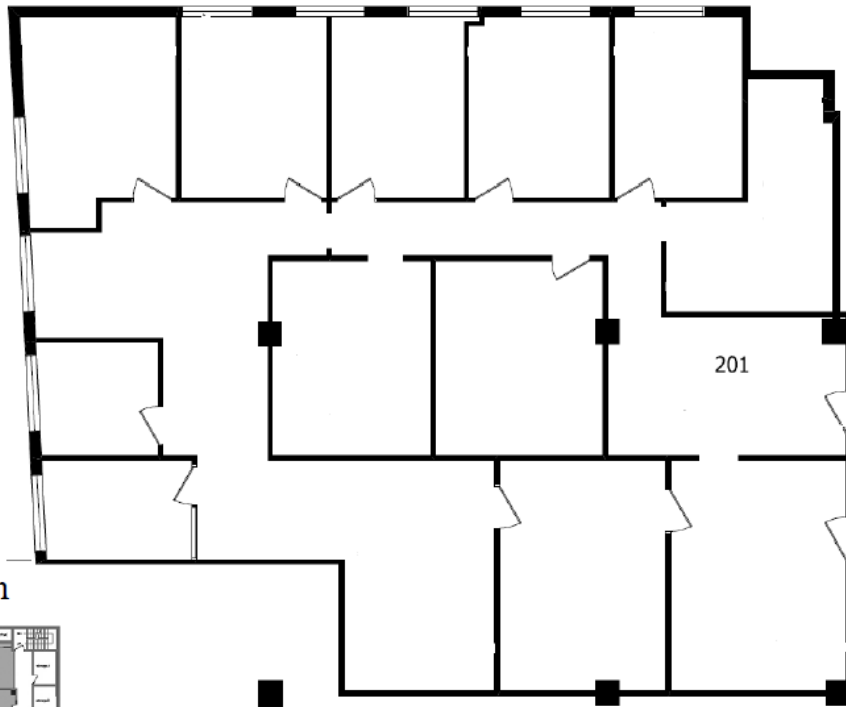
Suite 200 – 3,284 SF (Office intensive layout with high quality finishes). “VIRTUAL TOUR”



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Suite 201 – 3,067 SF (Office intensive layout 20 feet away from +15. Possibility for Medical/Dental/Retail use with +15 exposure.)



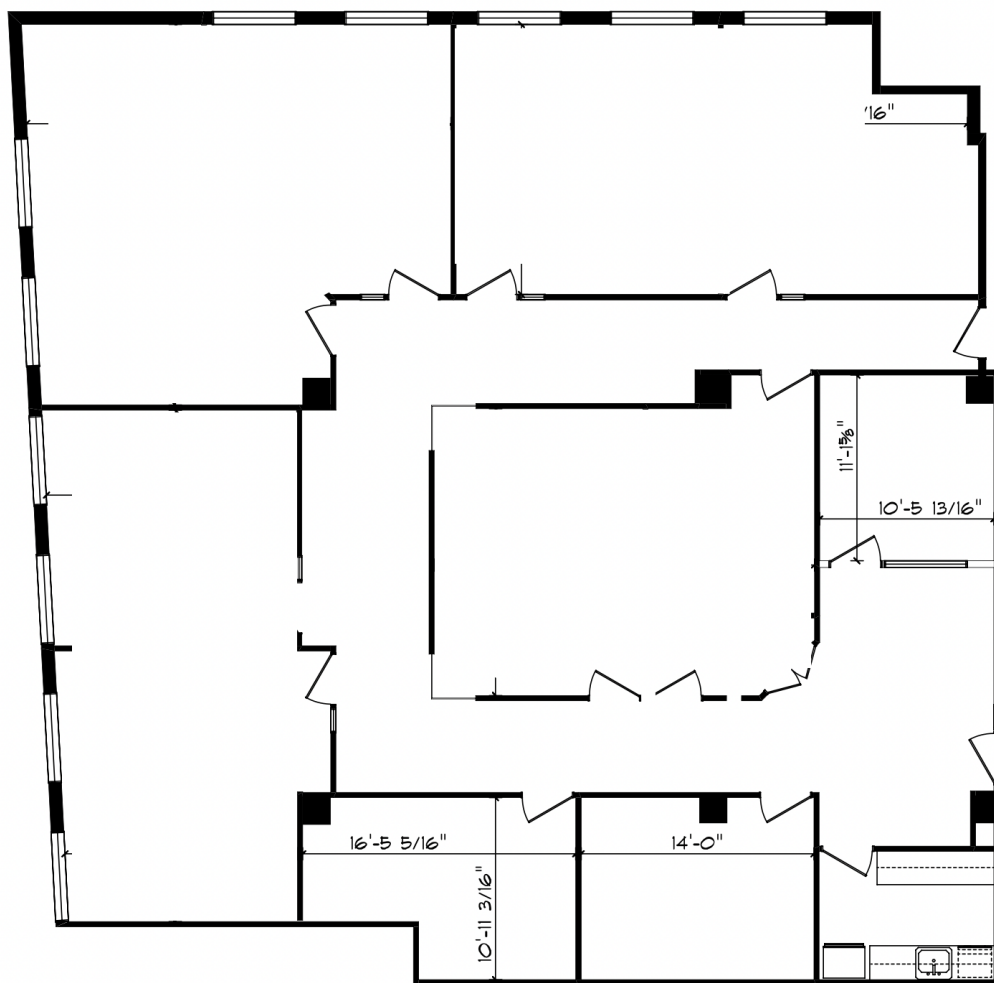
Keyplan



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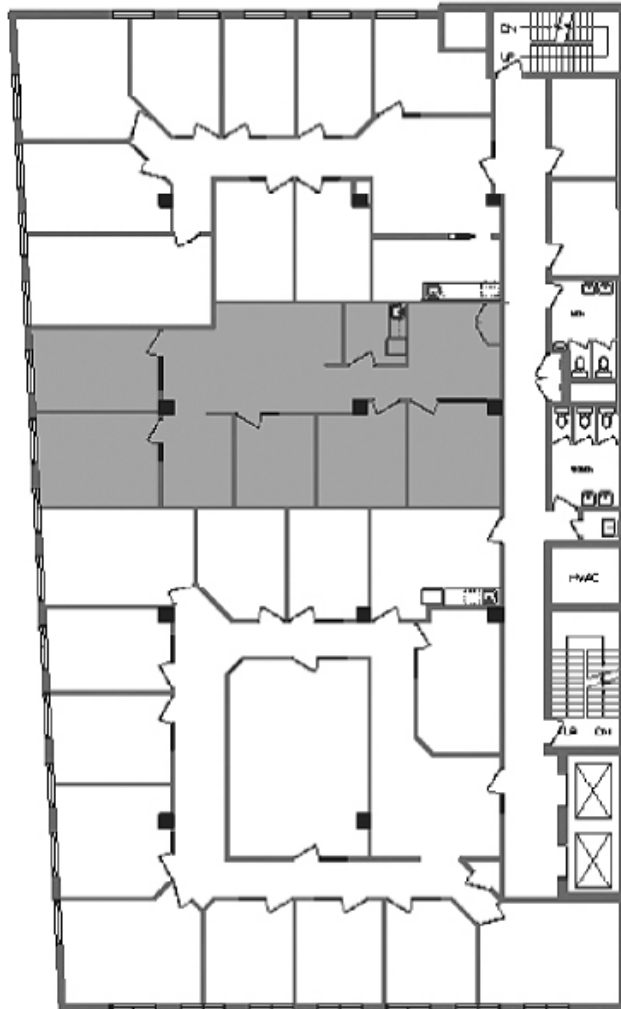
Suite 315 – 3,930 SF (multiple class/training rooms with 2 smaller offices, reception, kitchen. Easily reconfigurable to office intensive layout).



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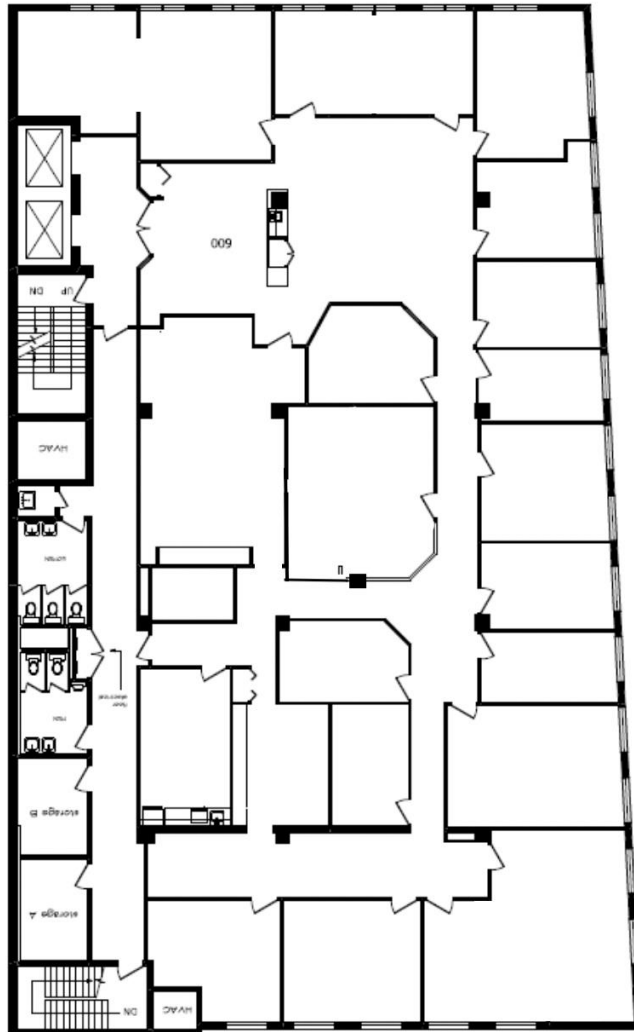
Suite 410 – 1,642 SF Office intensive layout with good existing improvements.



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Suite 600, 8,437 SF (Great law firm space, classic style wood work throughout, hardwood floors, french style, entrance doors...) **"VIRTUAL TOUR"**



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