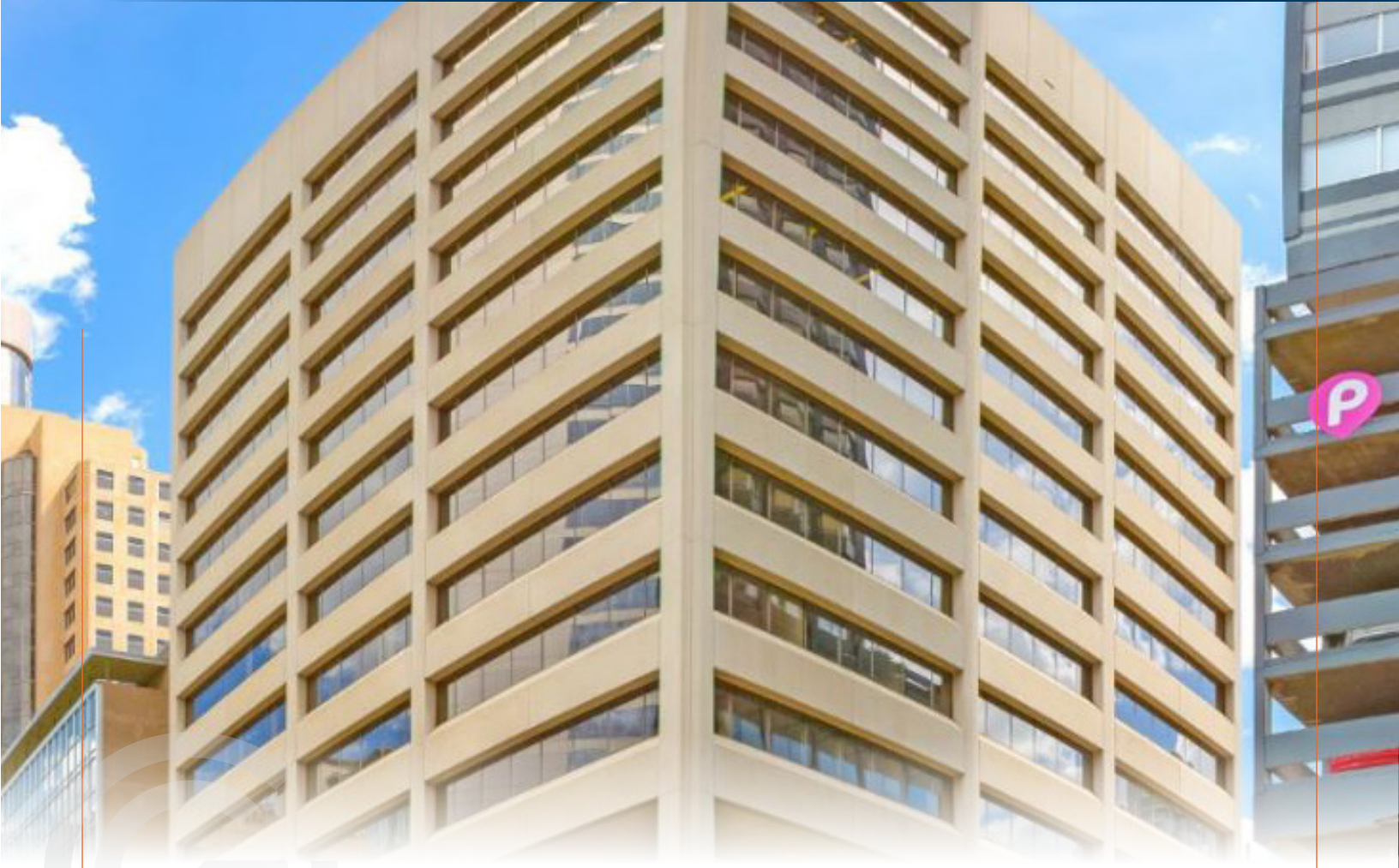


FOR LEASE

815 8 Ave SW (Panarctic Plaza), Calgary



// 2,471 SF to 12,330 SF of Prime Office Space

AGRON MILOTI Chief Executive Officer | Broker
403.478.9966 | amiloti@cdnglobal.com

HARLEY RUDER Senior Associate | Office Leasing
403.444.5659 | hruder@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

- Convenient access in and out of Downtown via 9th Avenue.
- 134 underground, reserved, heated stalls and can be accessed by card holders via elevator or stairwell.
- On-site security guard from 4pm-11pm, Monday to Friday.
- Walking distance to LRT station and several retail amenities.

PROPERTY OVERVIEW

ADDRESS:	815 8 Ave SW (Panarctic Plaza), Calgary
BUILDING CLASS:	B
BUILDING SIZE:	151,716 SF
YEAR BUILT:	1982
NUMBER OF FLOORS:	13
SIZE/S:	2,471 SF to 12,330 SF
LEASE TERM:	5-10 years
NET RENT:	Market
OPERATING COSTS:	\$14.50 PSF
POSSESSION:	Immediate
PARKING:	1:1,100 SF \$365/month/stall

EXTERIOR & INTERIOR FEATURES



Features:

- Top image of the 3rd floor balcony area
- Bottom left image, main lobby
- Bottom right image, common area

LOCATION

Prominently located in Calgary's vibrant Downtown West End, just steps from the Downtown Core. Easily accessible via 8th Street SW C-Train Station and serviced by multiple bus routes. Surrounded by a mix of commercial, residential, and retail amenities including restaurants, cafes, and fitness centres. Prince's Island Park and the Bow River pathway are a short walk away, offering green space and recreational options in the heart of the city.



Amenities

Easy accessibility & close proximity to:



Bus / Train Routes



banks & financial services



Prime Opportunity



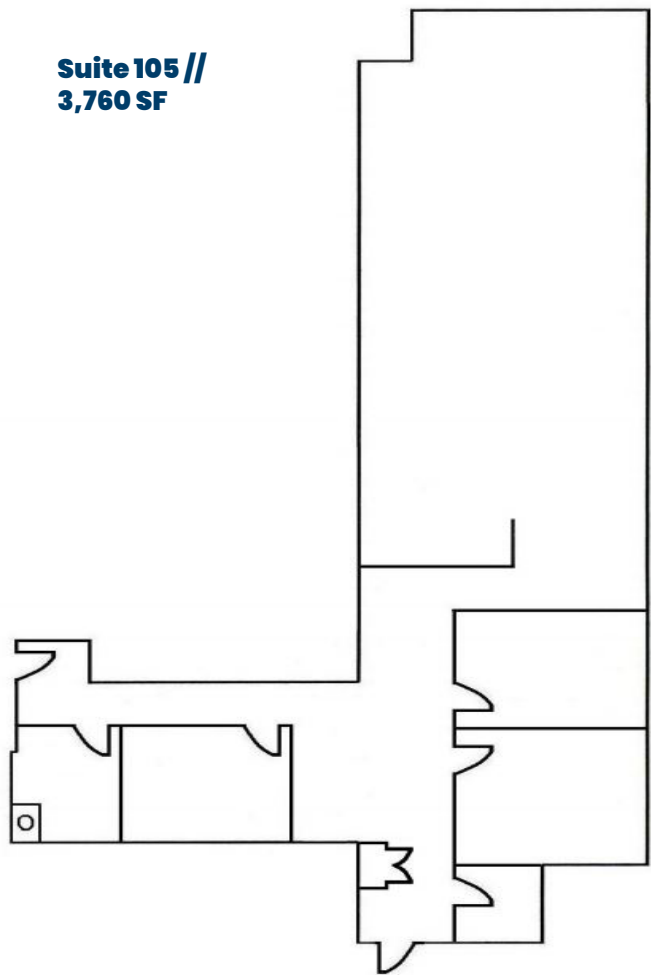
restaurants & fast food



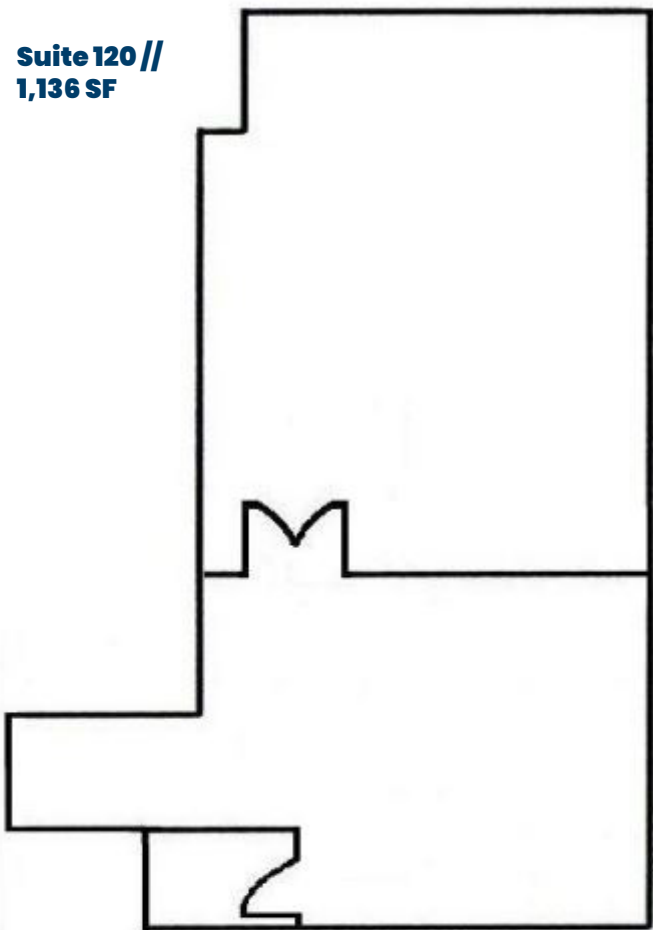
97 Walk Score
'Walker's Paradise'
www.walkscore.com

FLOOR PLANS

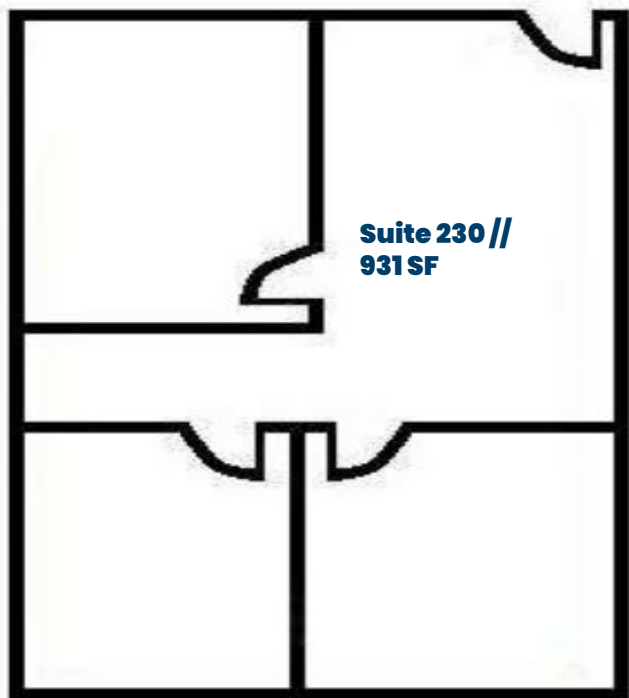
Suite 105 //
3,760 SF



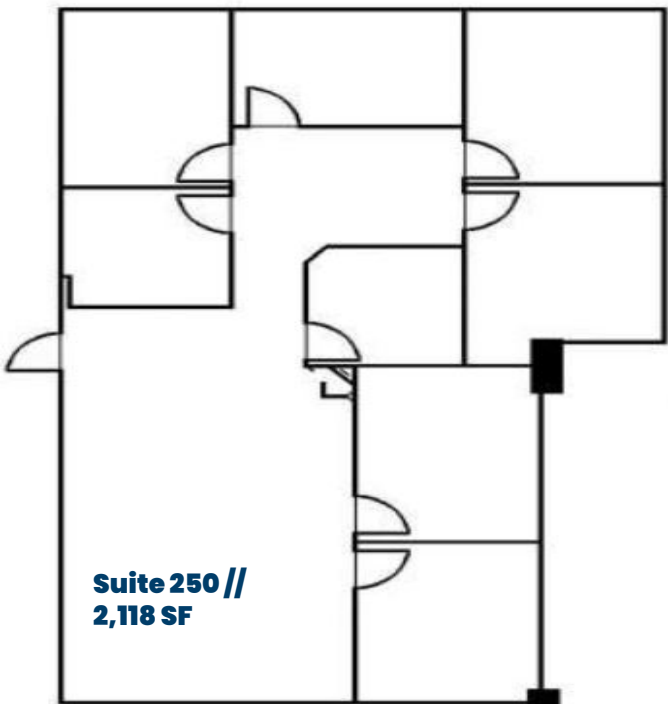
Suite 120 //
1,136 SF



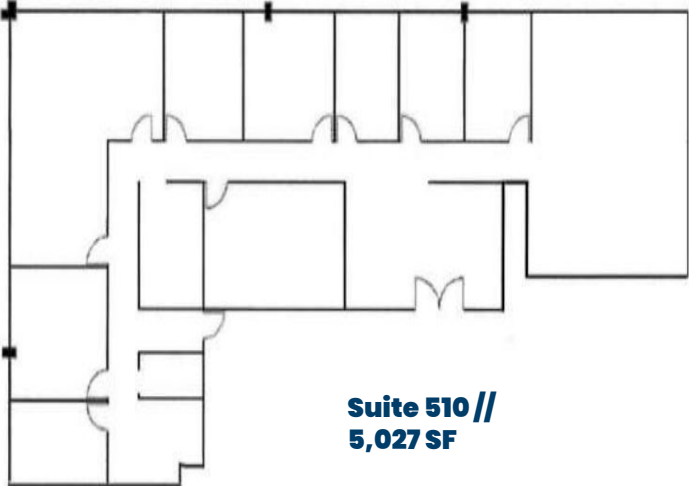
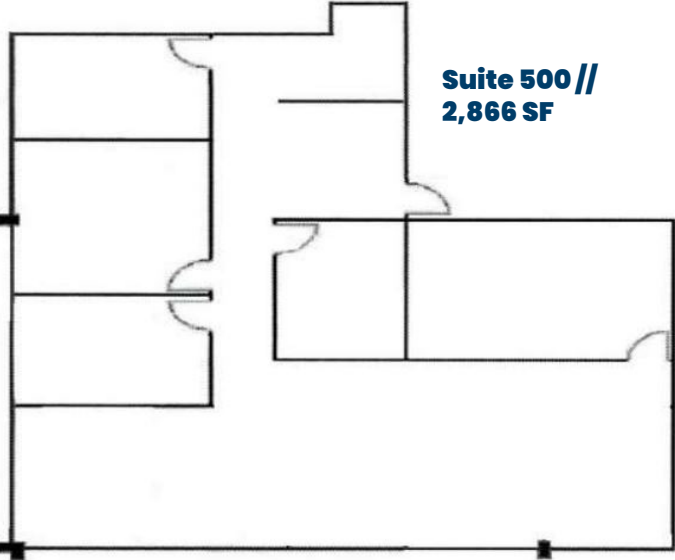
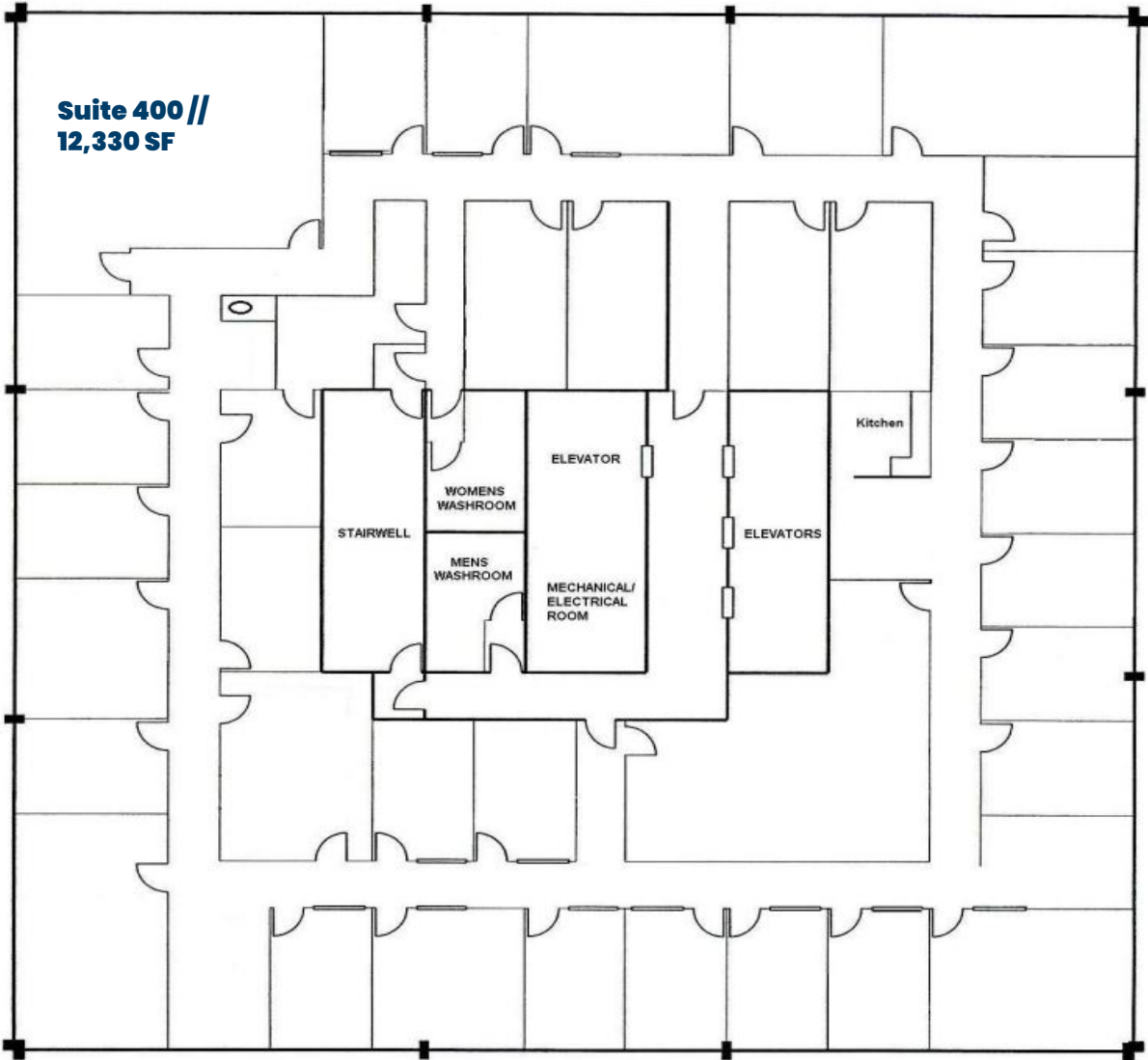
Suite 230 //
931 SF



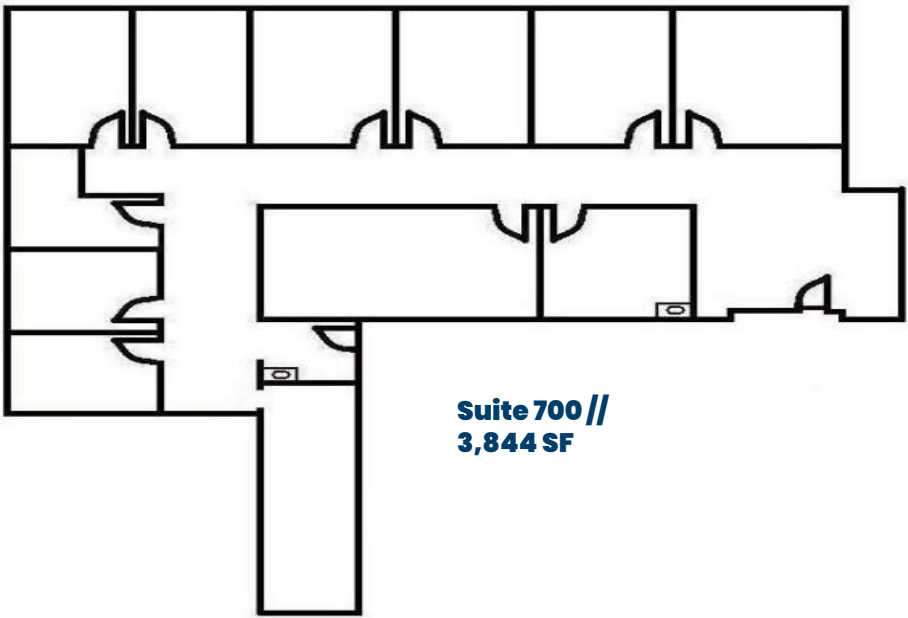
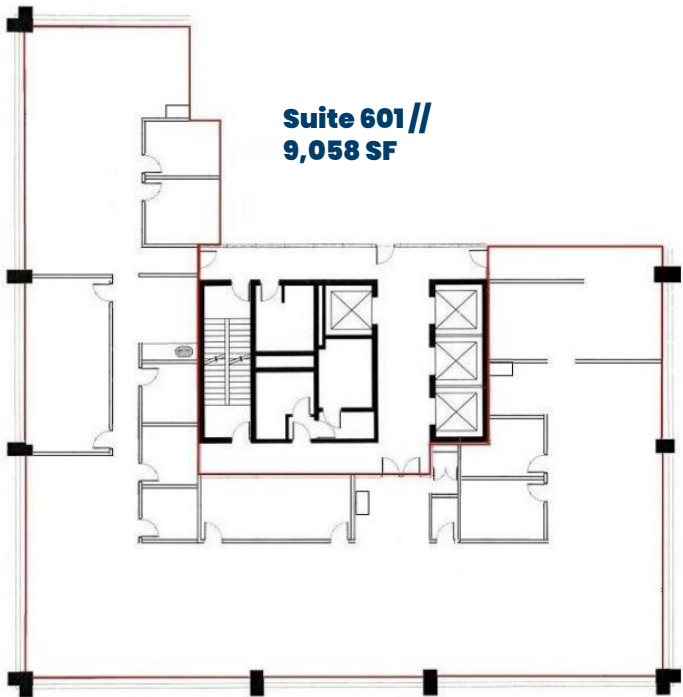
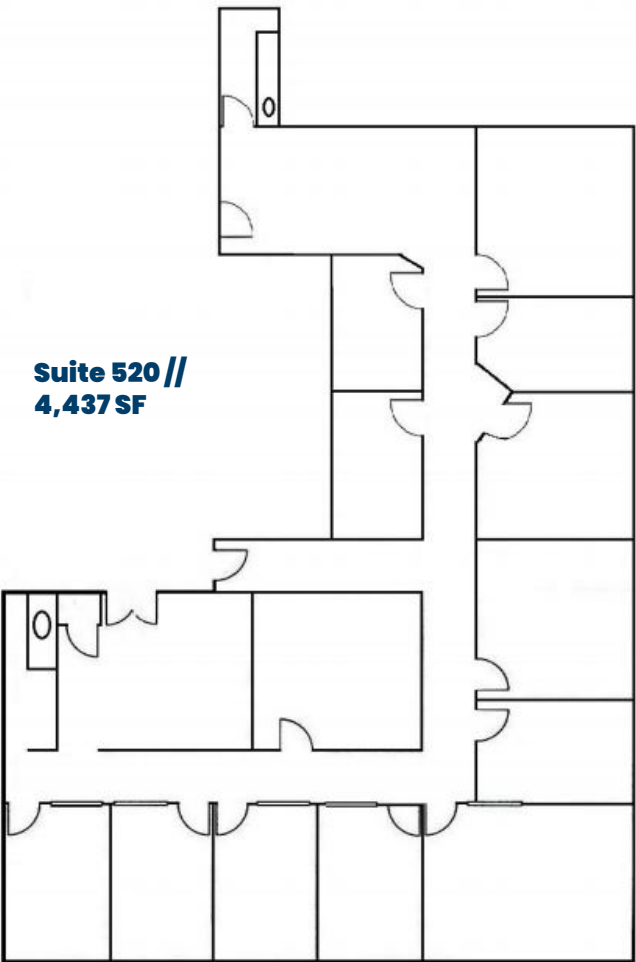
Suite 250 //
2,118 SF



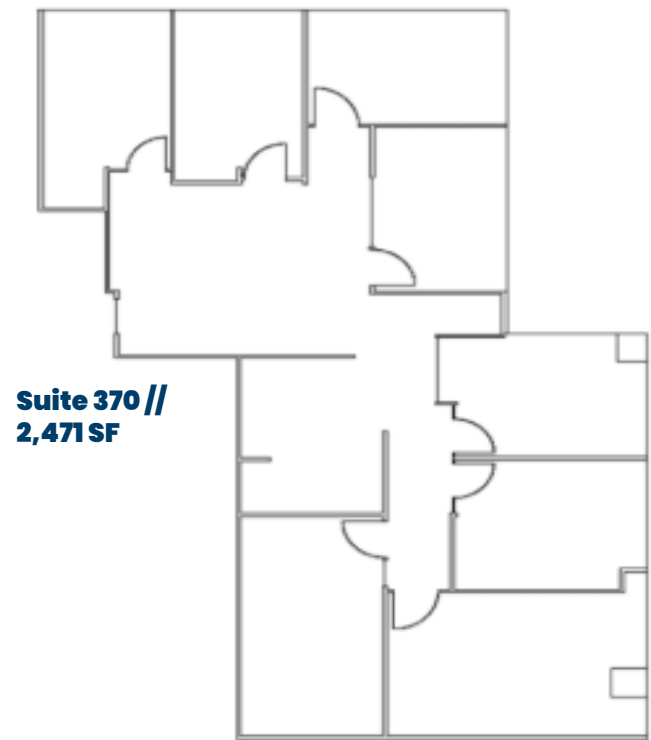
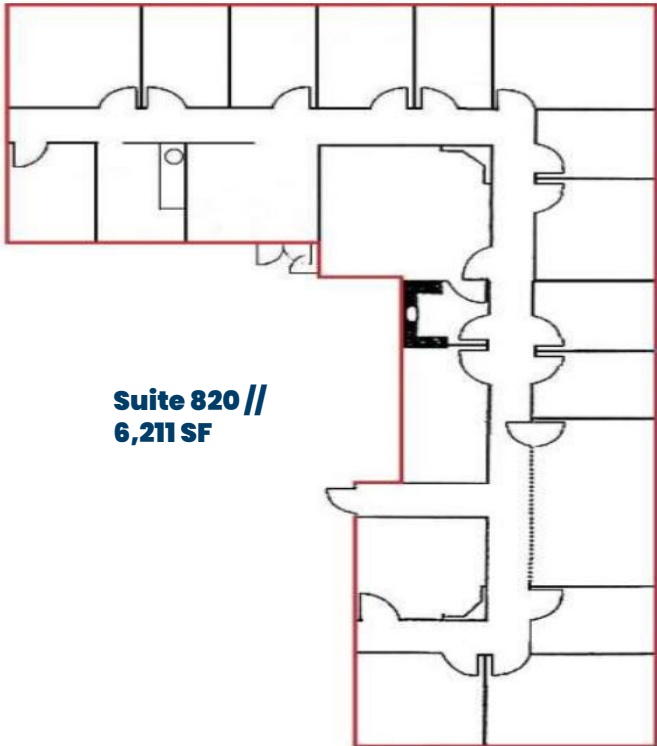
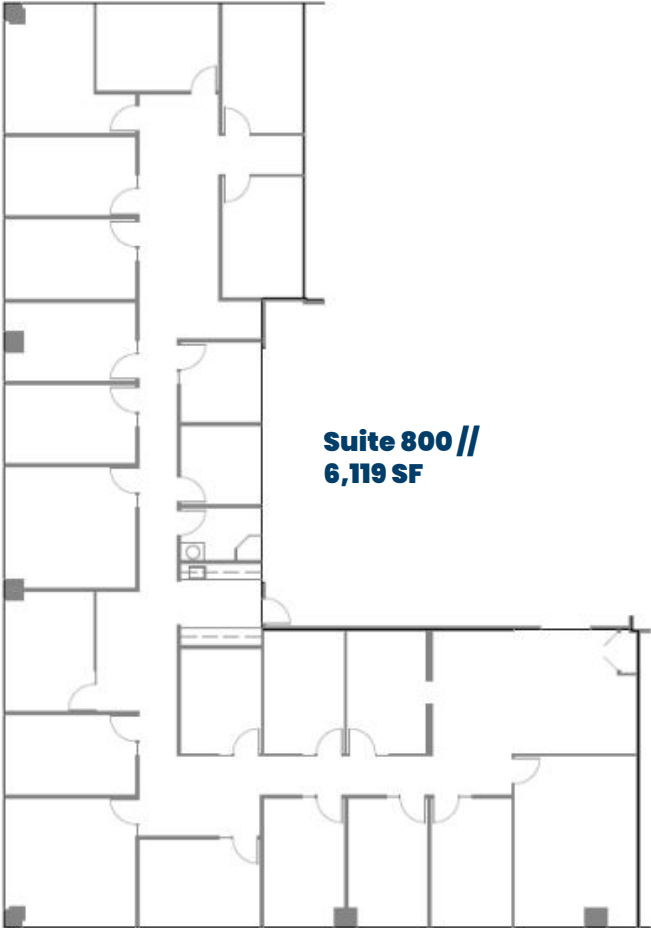
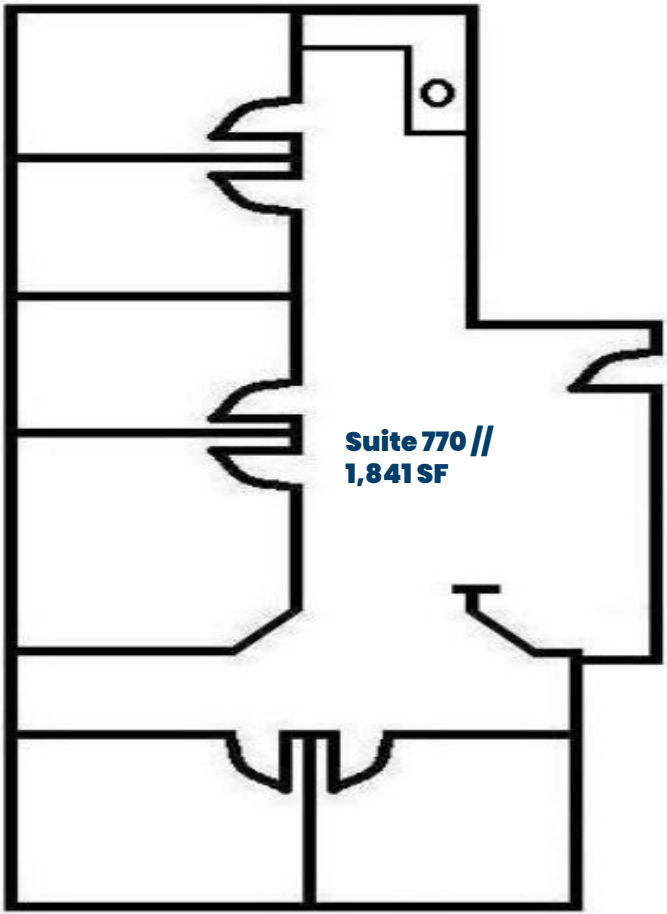
FLOOR PLANS



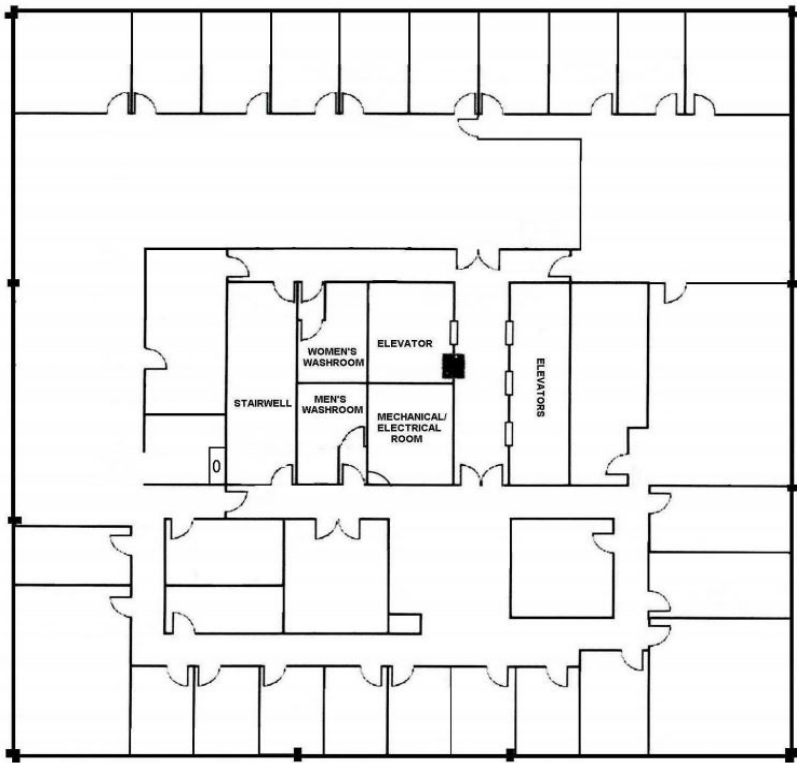
FLOOR PLANS



FLOOR PLANS

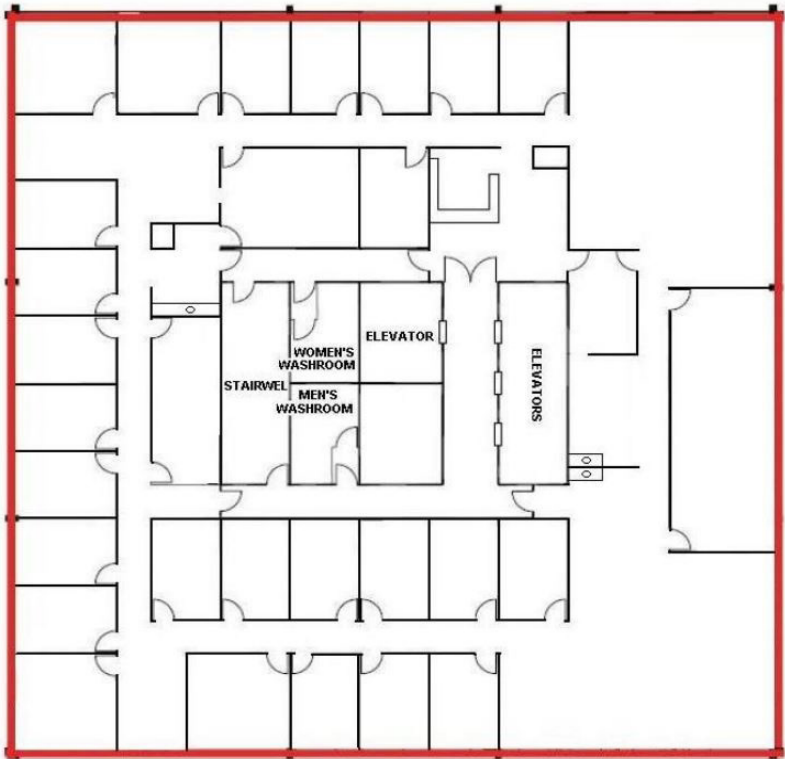


FLOOR PLANS

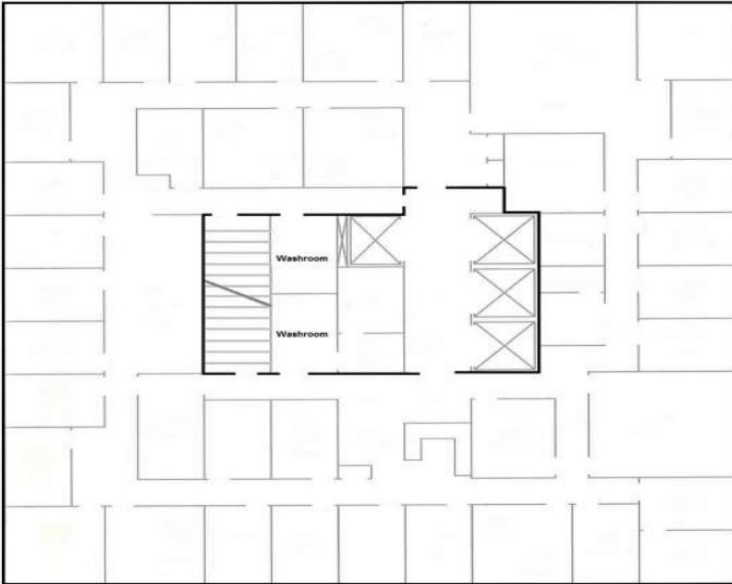


Suite 900 //
12,330 SF

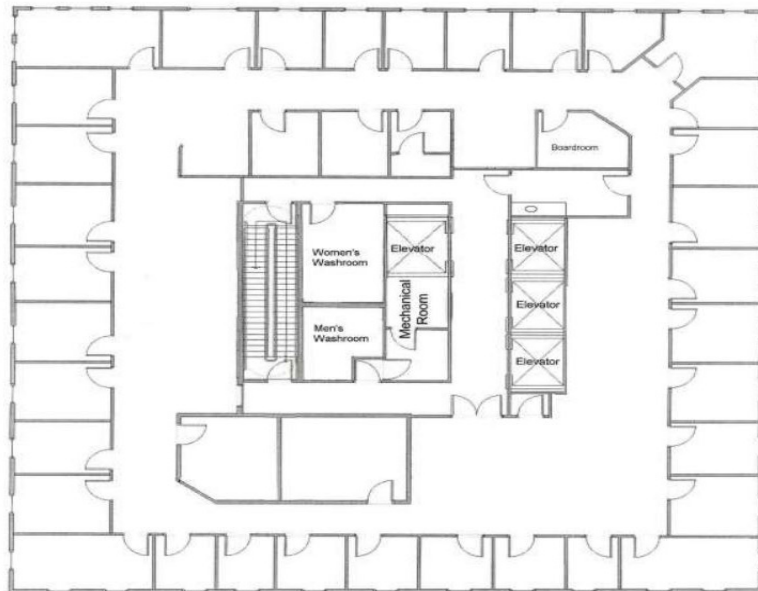
Suite 1000 //
12,330 SF



FLOOR PLANS



Suite 1200 //
12,330 SF



Suite 1400 //
12,330 SF

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

AGRON MILOTI Chief Executive Officer | Broker
403.478.9966 | amiloti@cdnglobal.com

HARLEY RUDER Senior Associate | Office Leasing
403.444.5659 | hruder@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

Proudly Canadian. Privately owned. Client focused.

CDNGLOBAL[®]
Commercial Real Estate Advisors