

// OFFICE SPACE / COMMERCIAL SPACE
+/- 961 SF - +/- 14,489 SF

FOR LEASE

777 8 Avenue SW, Calgary



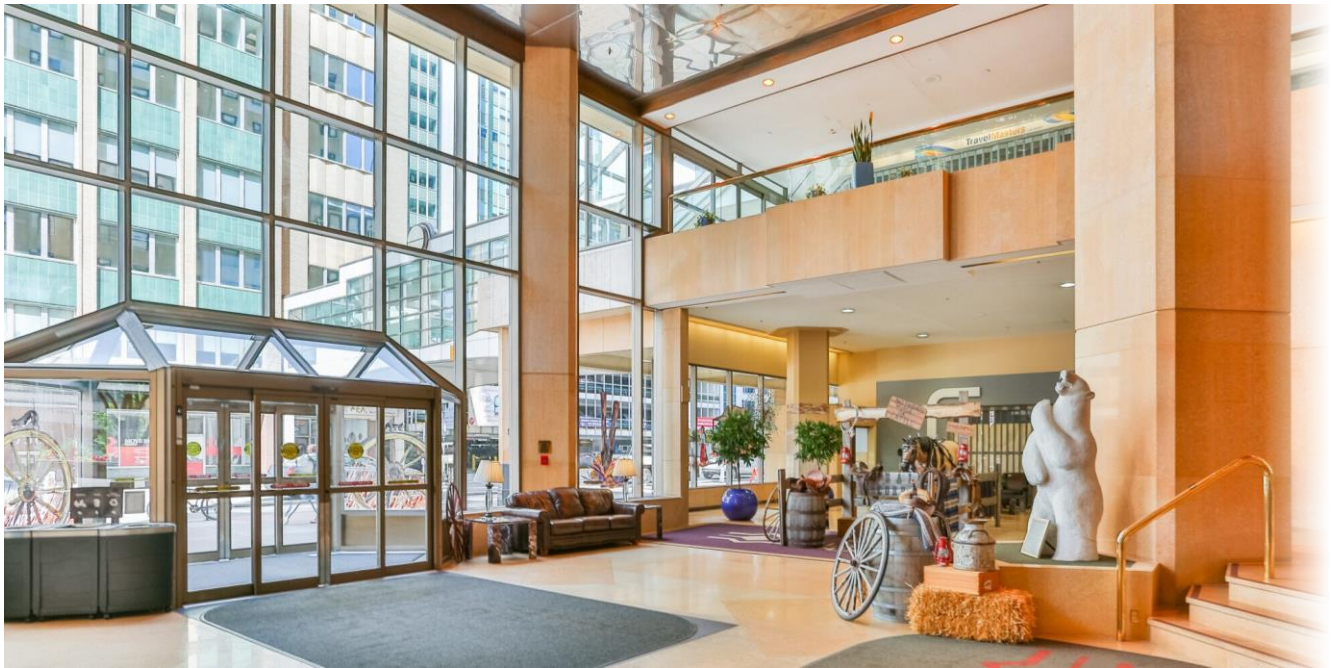
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CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

CDNGLOBAL is pleased to present the opportunity to lease space at First Alberta Place, located at 777 8 Avenue SW, offering a prime downtown Calgary location with excellent accessibility and connectivity. Convenient ingress and egress via 9th Avenue SW allows for efficient access in and out of the core.

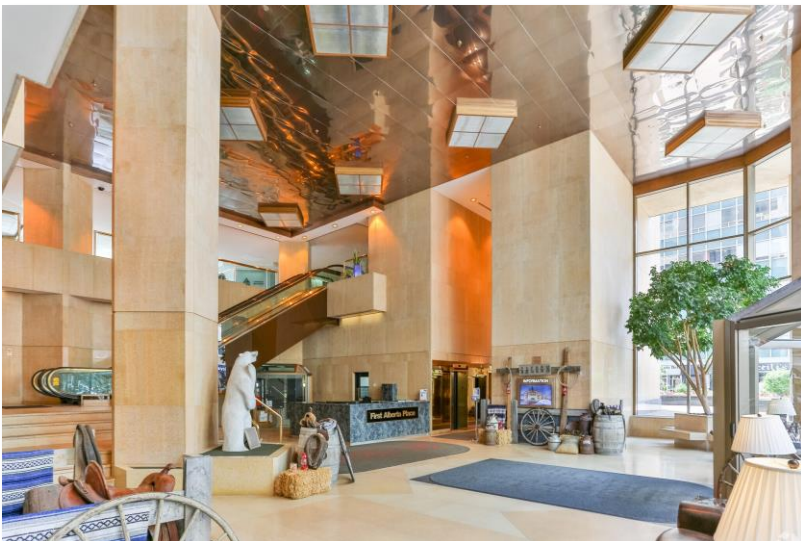
The property is just one block from public transit and the LRT, providing ease of commute for employees and clients alike, and is directly connected to Calgary's +15 pedestrian network for year-round indoor access to surrounding amenities.

Tenants benefit from 100 parking stalls, including 50 secure, heated underground spaces with elevator access, along with 50 additional off-site stalls. The building also offers 24-hour access with secure card entry and on-site security, ensuring a safe and flexible working environment.

PROPERTY OVERVIEW

Address:	777 8 Avenue SW, Calgary	Building name:	First Alberta Place
Area:	+/- 961 SF - +/- 14,489 SF	Building class:	B
Net Rent:	Market Rates	Building Size:	+/- 282,200 SF
Op Cost:	\$12.50	Year Built:	1981
Term:	5-10 years	Number of floors:	23
Availability:	Immediate		
Parking:	1:3,000 SF. \$425/month/stall		

INTERIOR FEATURES



Features:

Good mix of office and open area

Improvements are in good condition

Great west-core views

Plus 15 connections Western Canadian Place and Petro-Canada

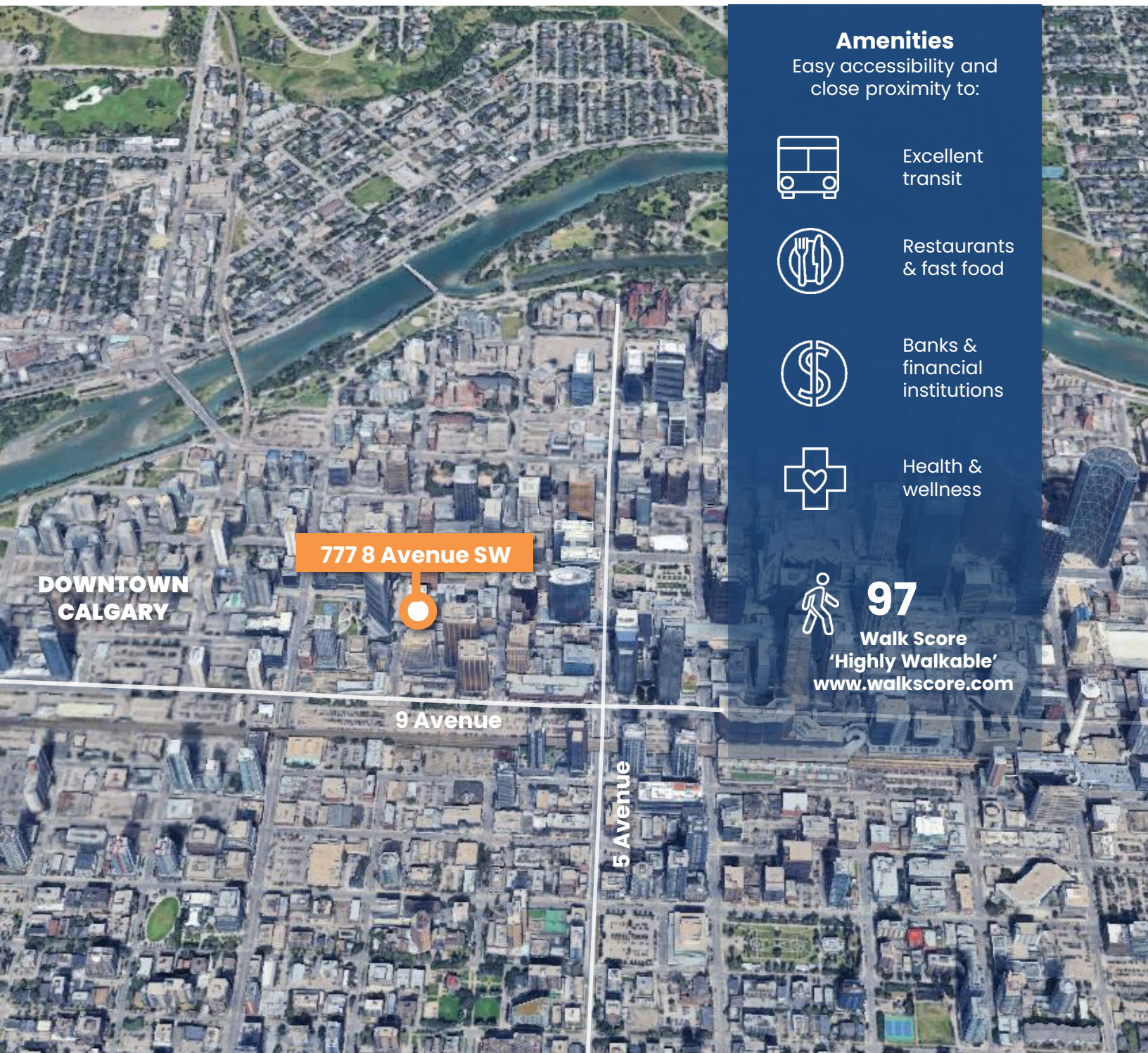
Building On-site security and bicycle storage

777 8 Avenue SW, Calgary, Alberta

LOCATION

777 8 Avenue SW is located in the heart of downtown Calgary. Offering a prime commercial address within the city's established business core. The property provides excellent access to major roadways, the +15 pedestrian network, and nearby CTrain stations, ensuring convenient connectivity throughout the city.

Surrounded by a strong mix of office towers, financial services, retail, and dining amenities, the location supports a vibrant and highly walkable work environment in downtown Calgary, Alberta.



Amenities

Easy accessibility and close proximity to:



Excellent transit



Restaurants & fast food



Banks & financial institutions



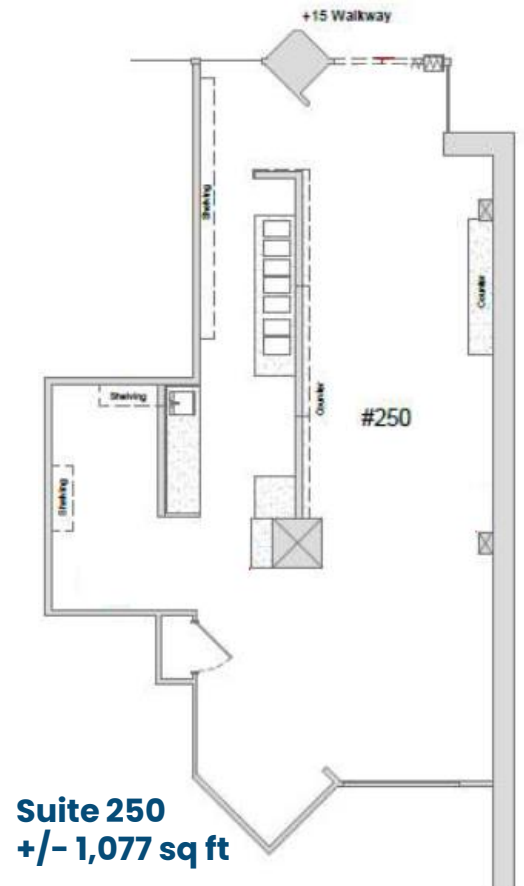
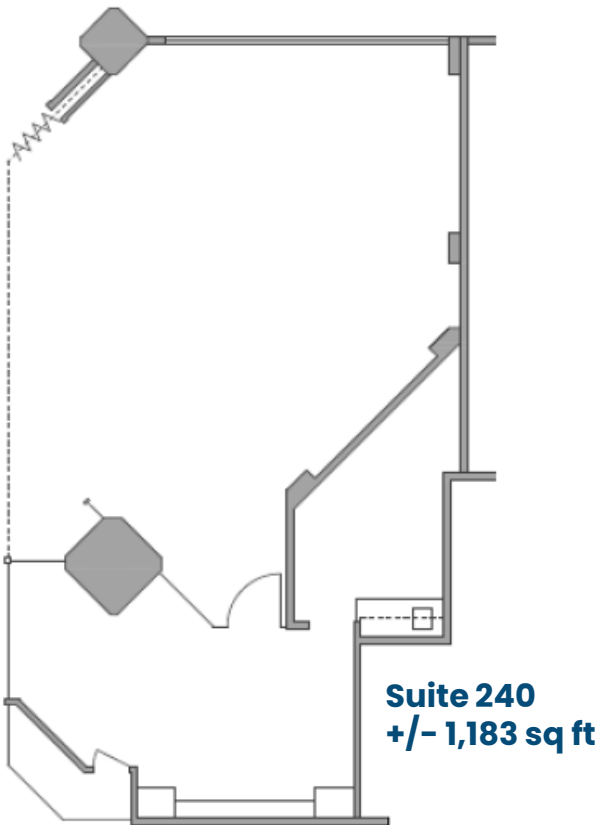
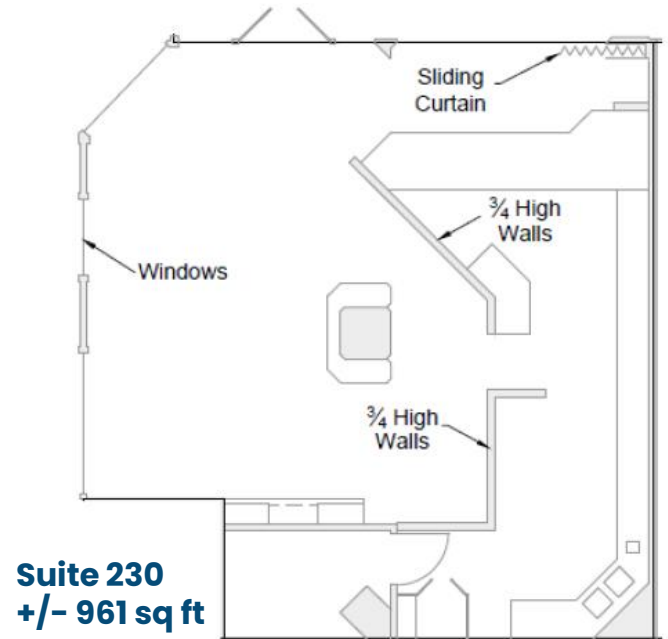
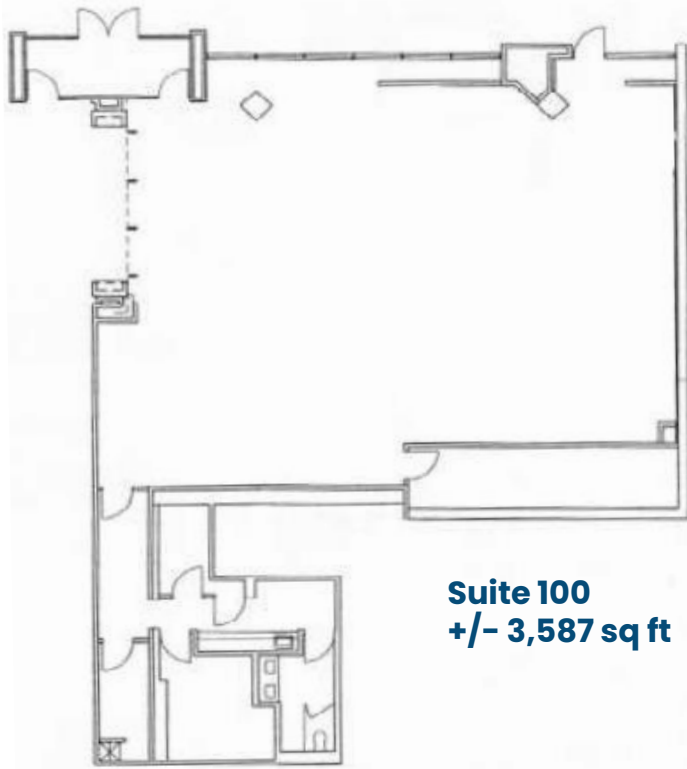
Health & wellness



97

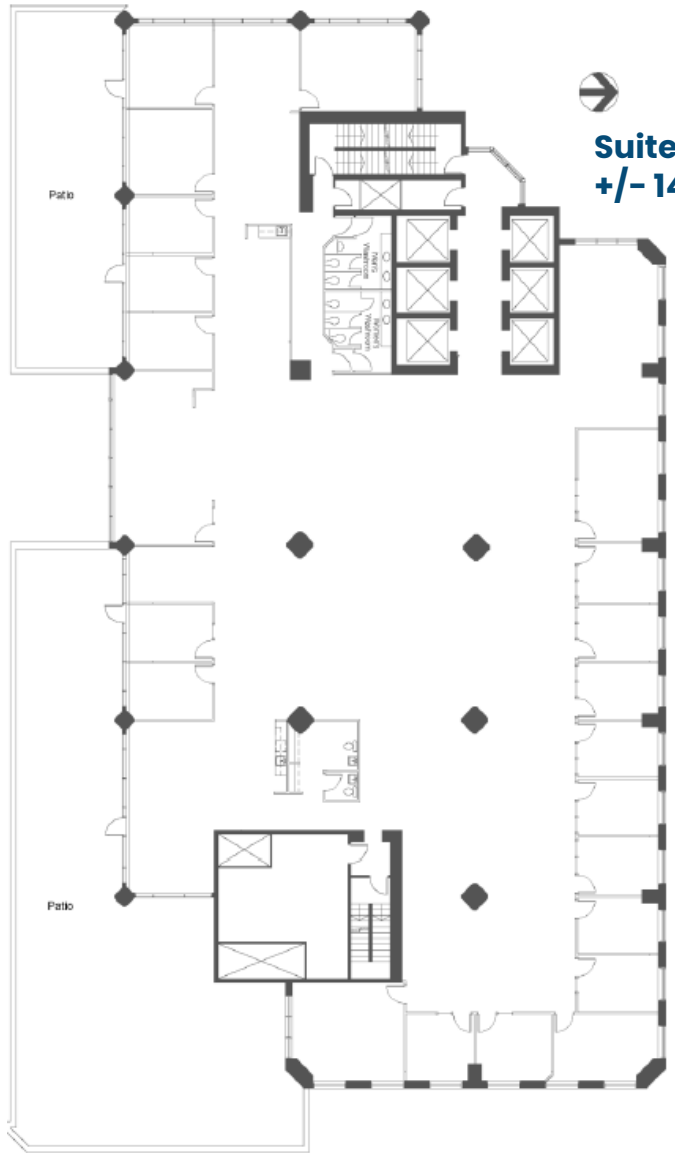
Walk Score
'Highly Walkable'
www.walkscore.com

FLOOR PLANS

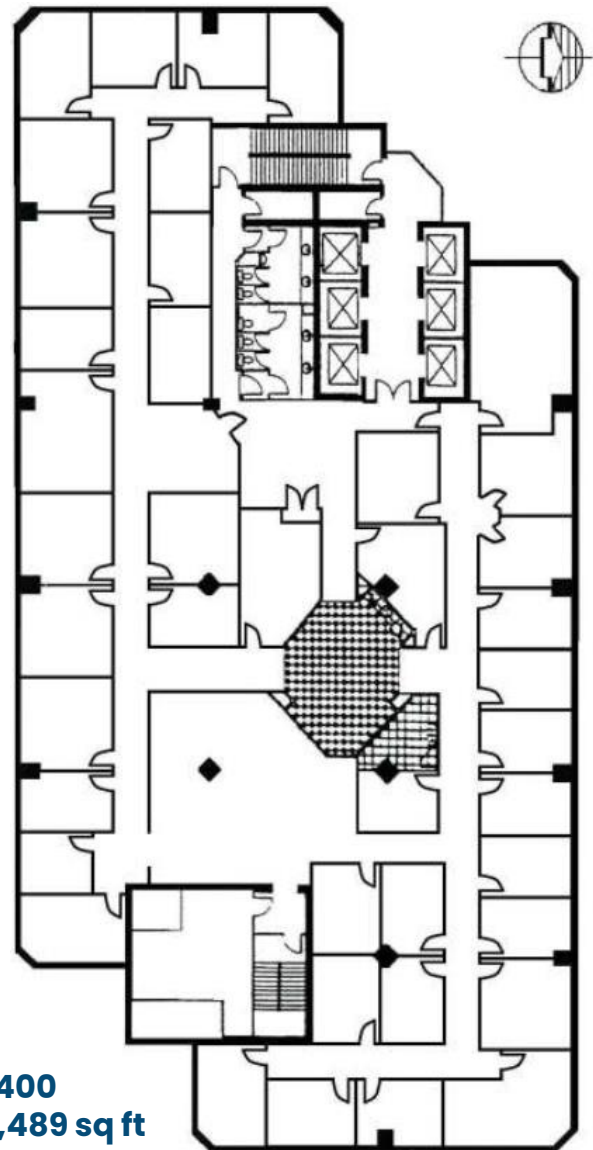


While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are only approximate, no responsibility is taken for any error, omission, or misstatement.

FLOOR PLANS



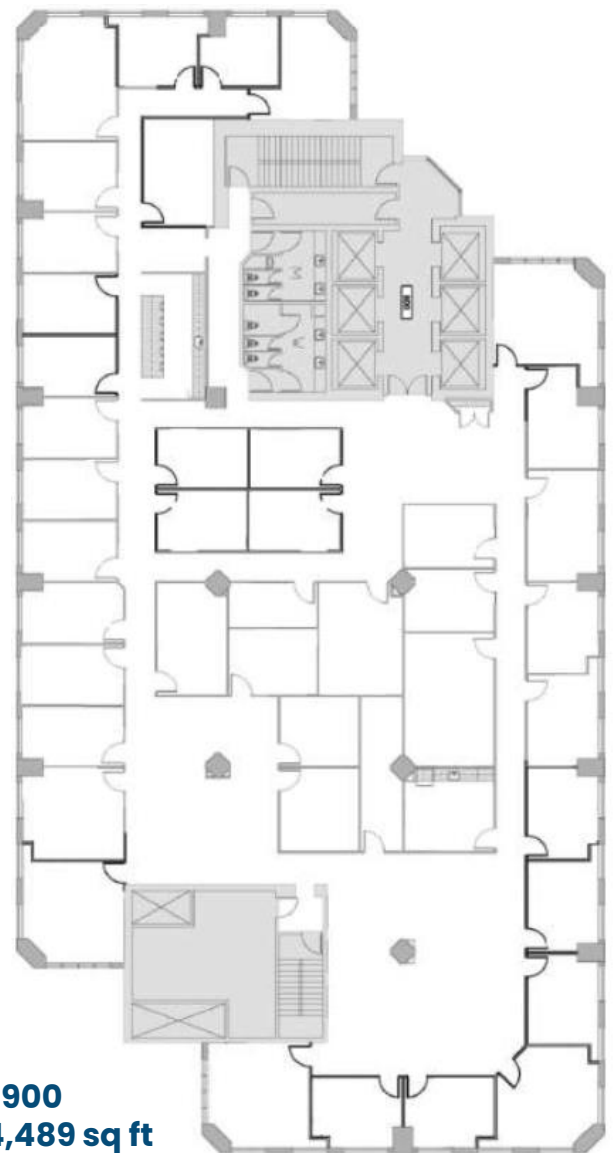
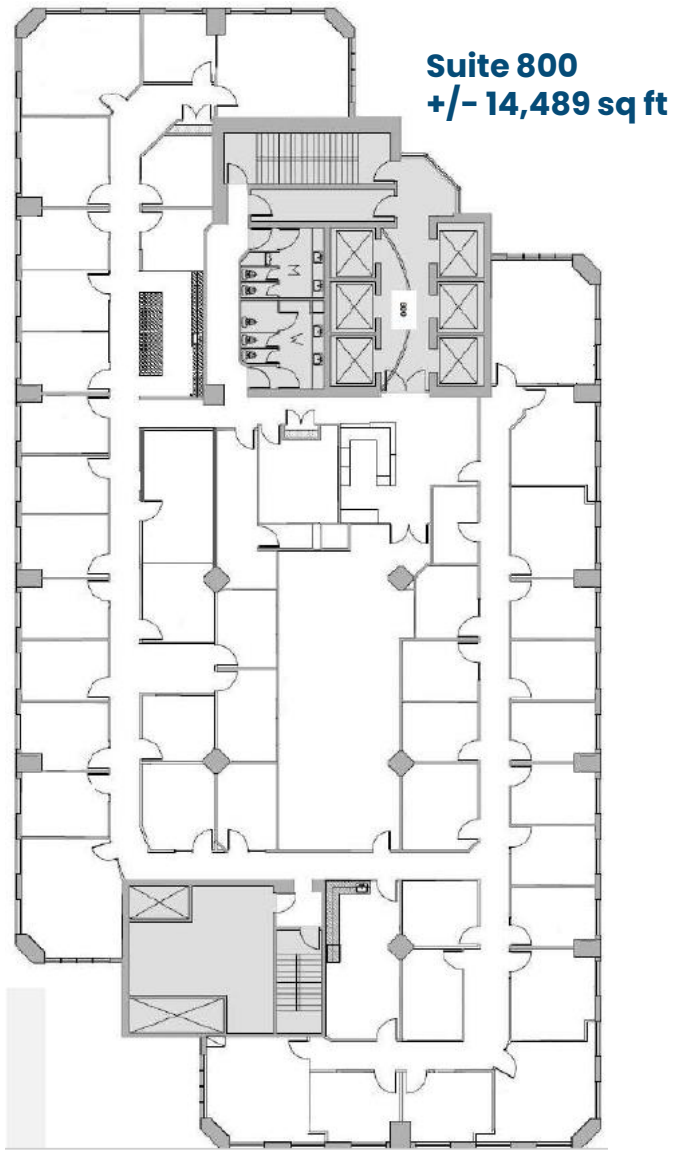
Suite 300
+/- 14,032 sq ft



Suite 400
+/- 14,489 sq ft

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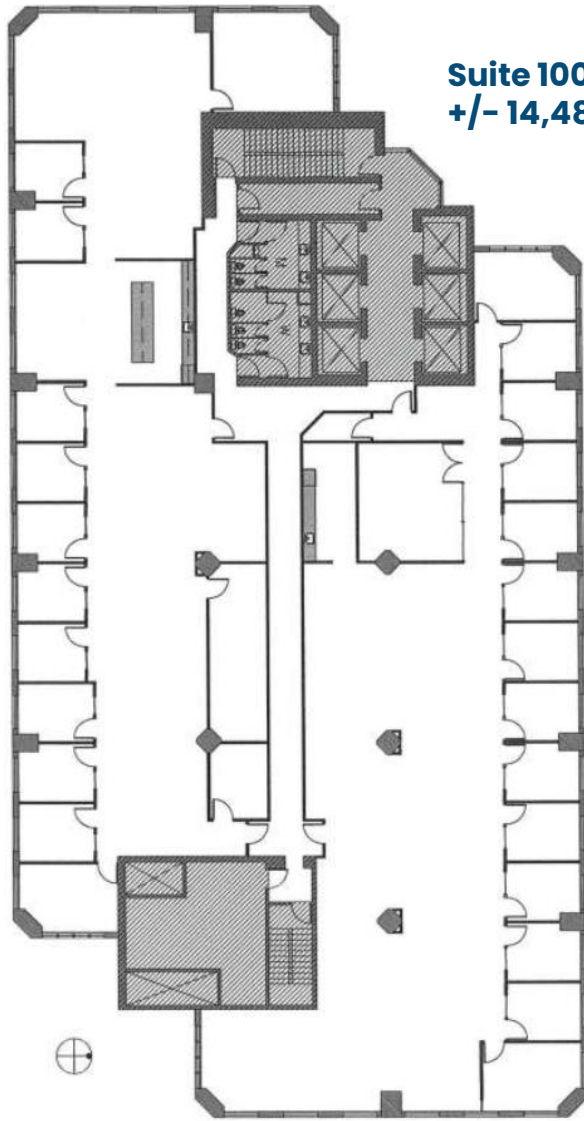
FLOOR PLANS



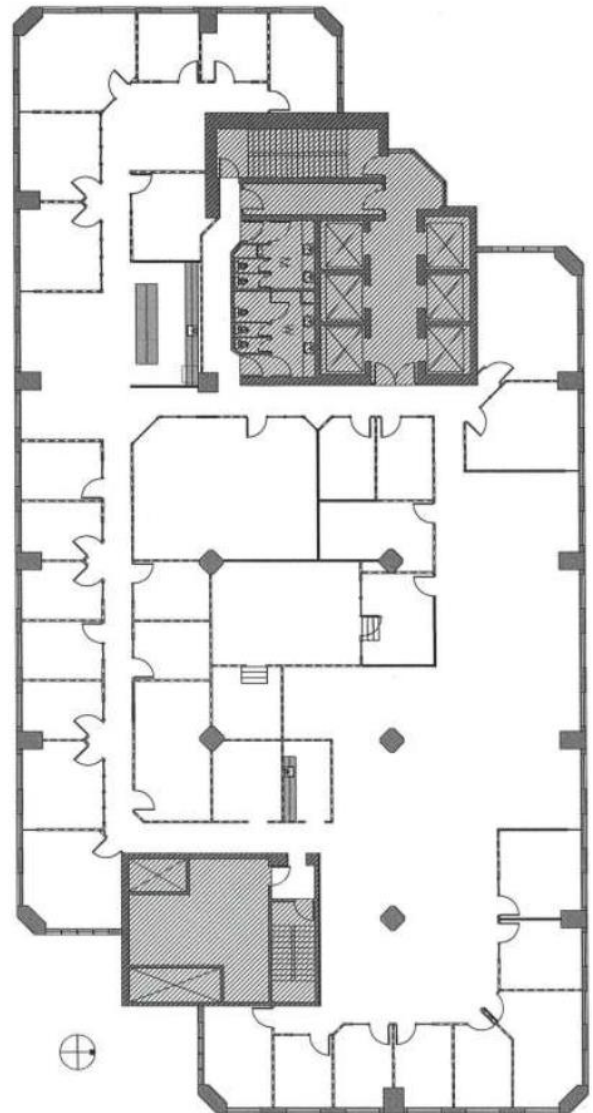
Suite 900
+/- 14,489 sq ft

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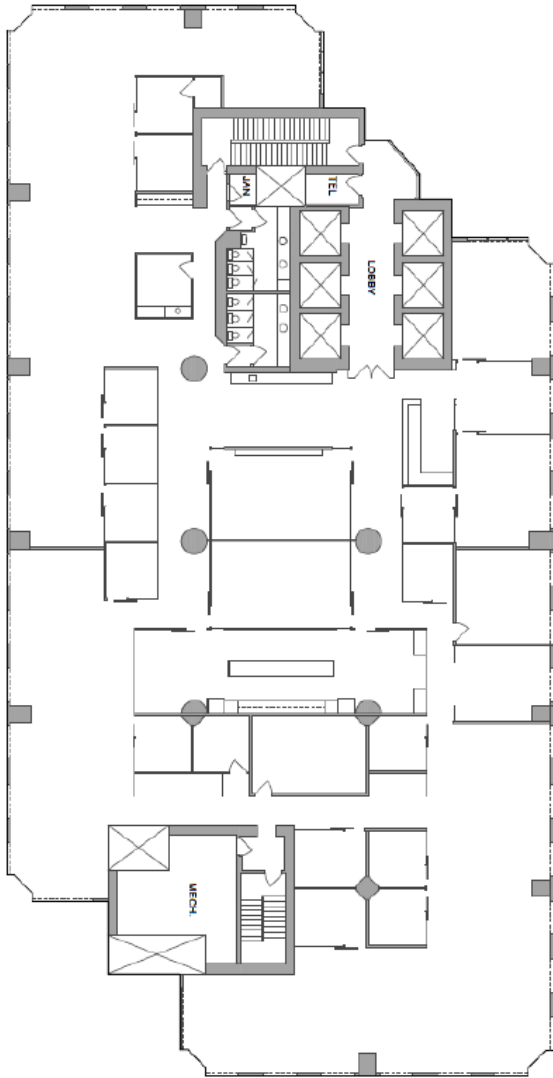
Suite 1000
+/- 14,489 sq ft



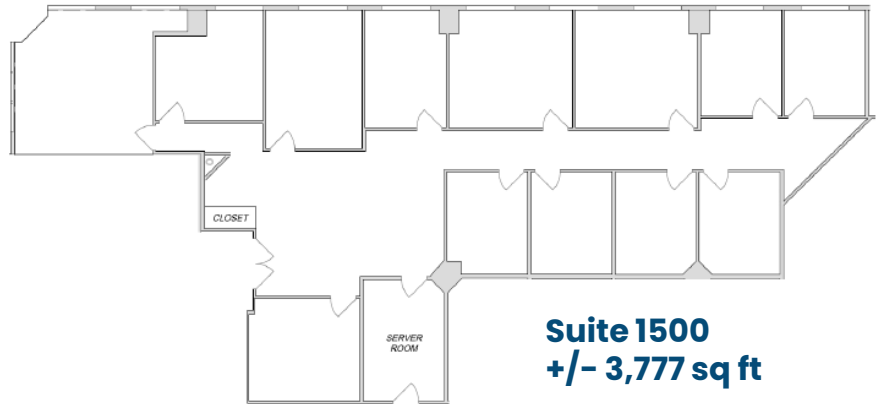
Suite 1100
+/- 14,489 sq ft

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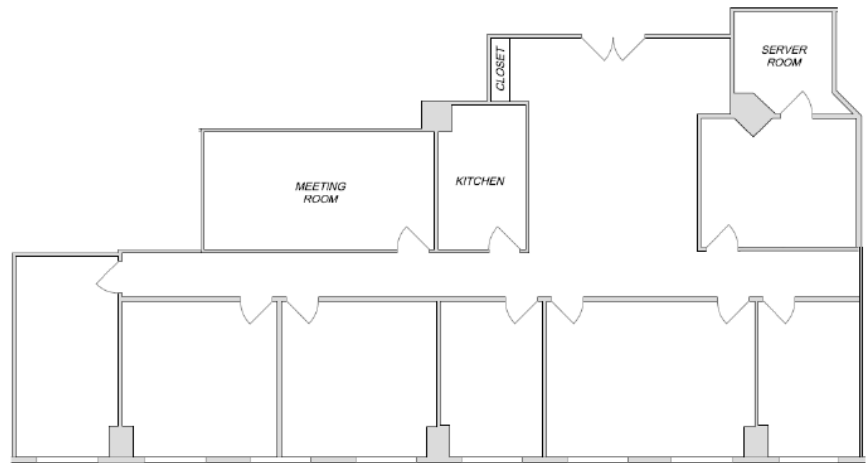
FLOOR PLANS



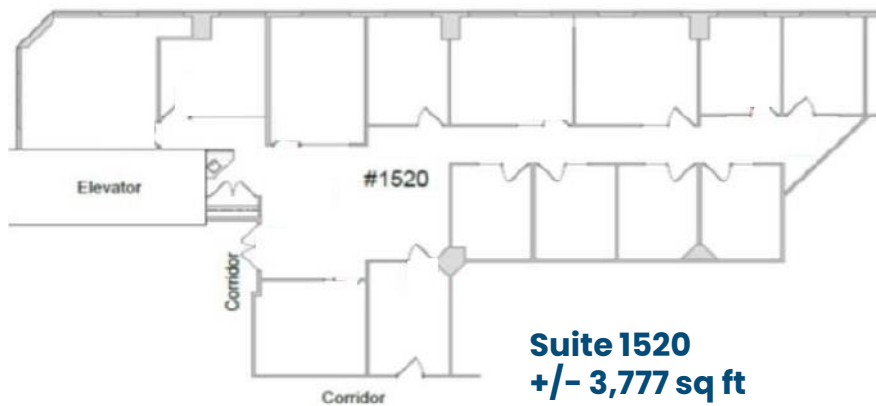
Suite 1200
+/- 14,489 sq ft



Suite 1500
+/- 3,777 sq ft



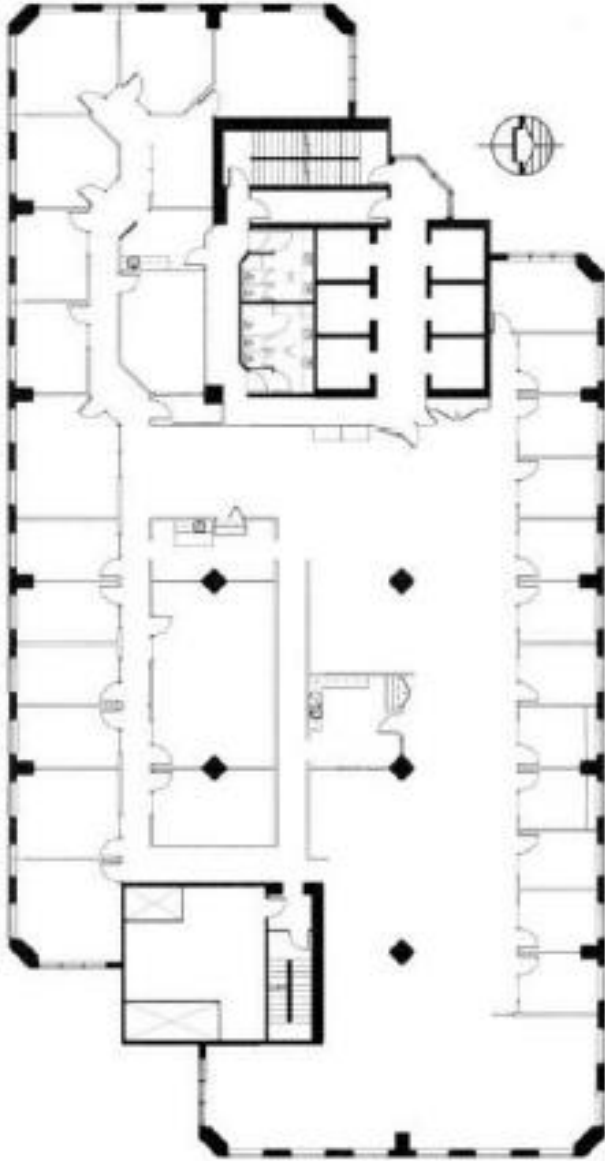
Suite 1510
+/- 3,131 sq ft



Suite 1520
+/- 3,777 sq ft

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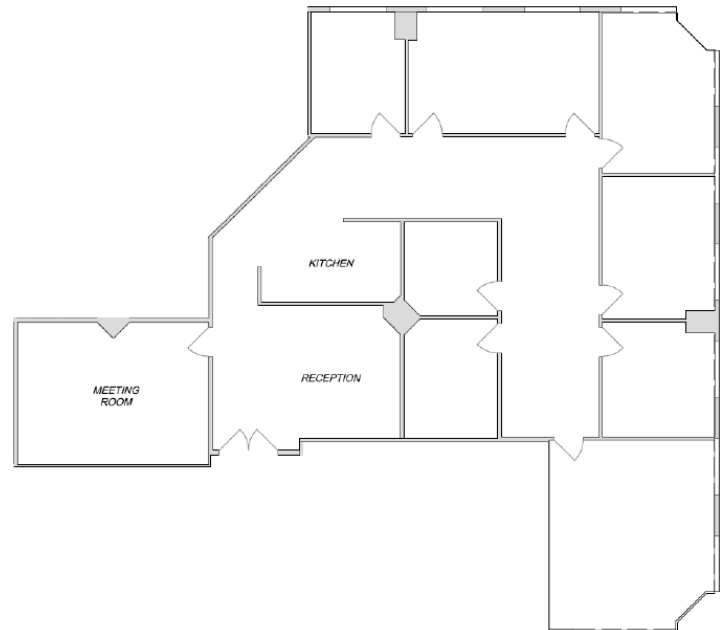
FLOOR PLANS



Suite 1600
+/- 14,489 sq ft



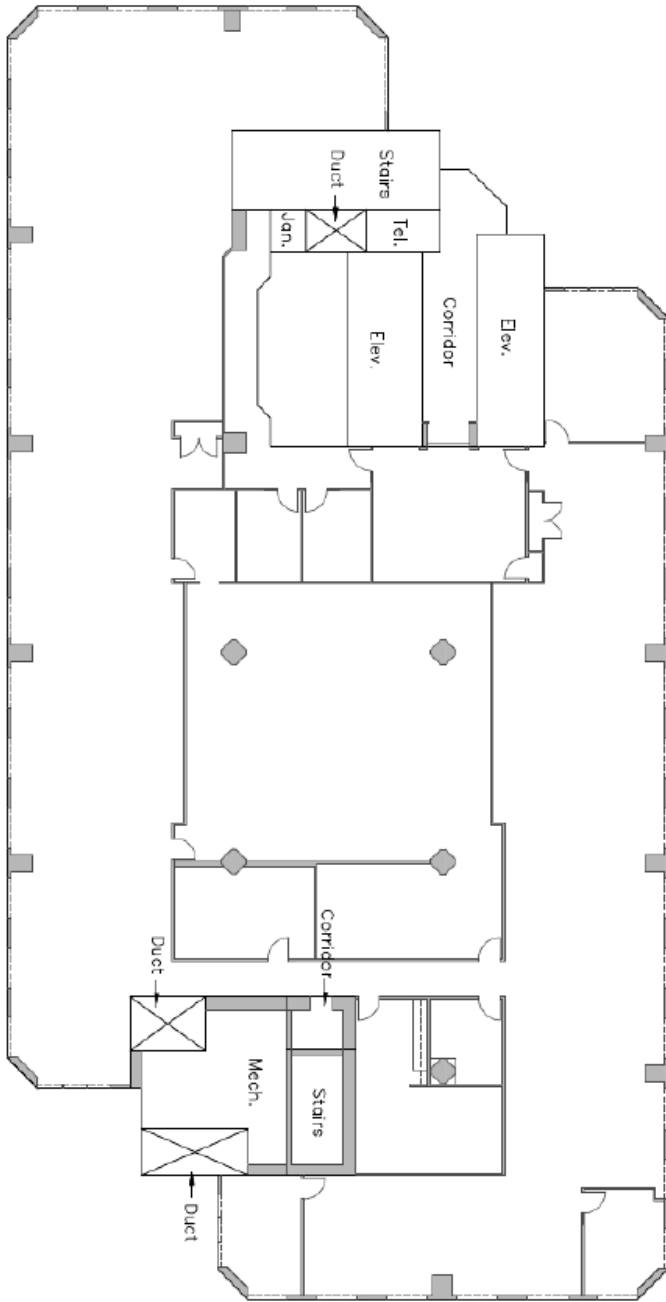
Suite 1530
+/- 2,282 sq ft



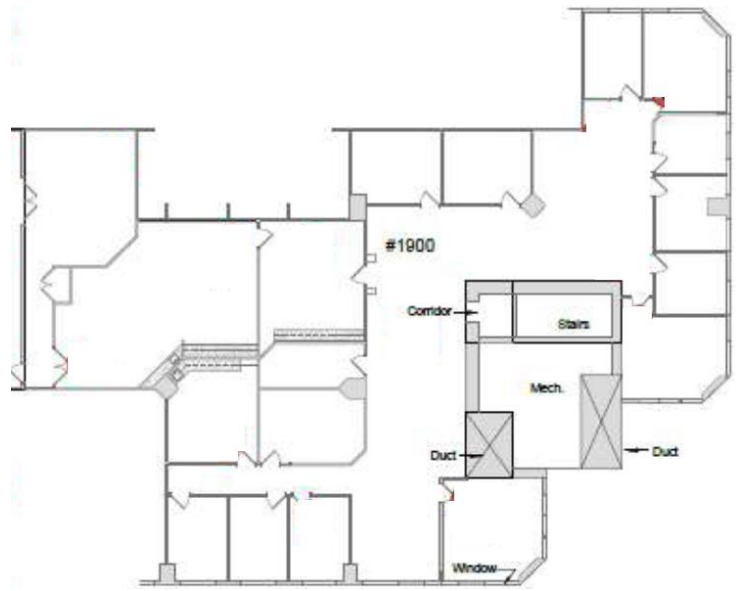
Suite 1550
+/- 3,370 sq ft

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FLOOR PLANS



Suite 1700
+/- 14,489 sq ft

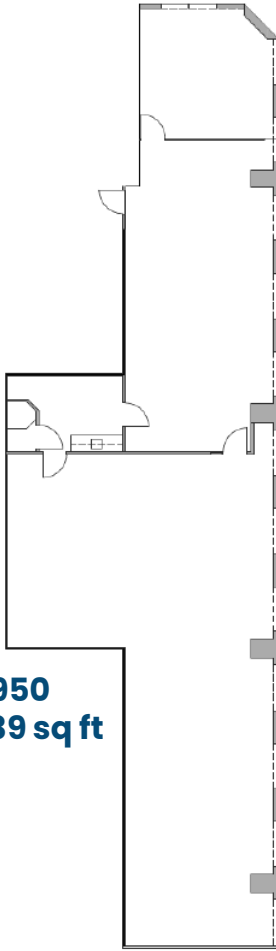


Suite 1900
+/- 7,293 sq fat

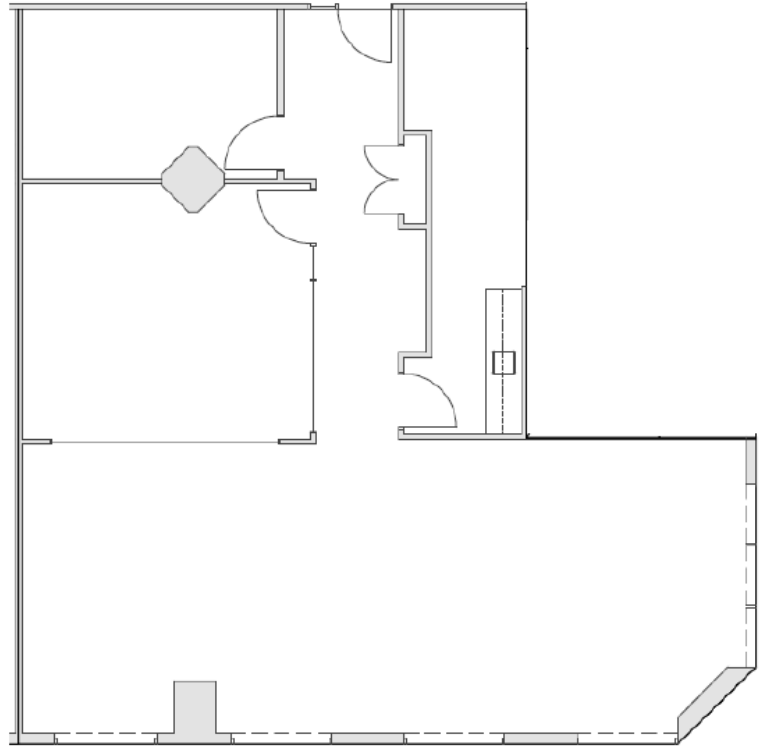
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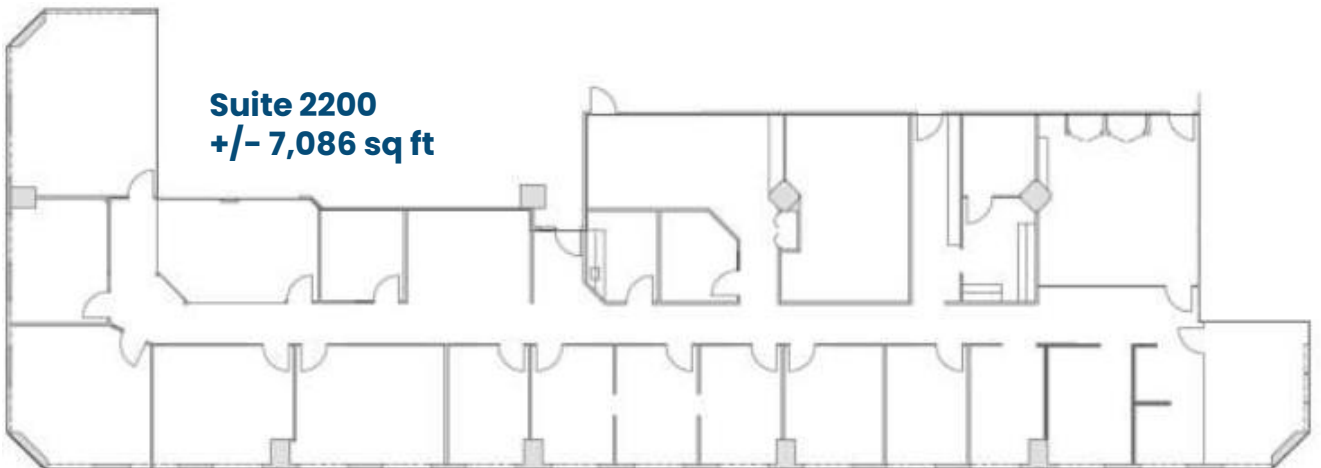
Suite 1950
+/- 3,139 sq ft



Suite 2020
+/- 1,737 sq ft



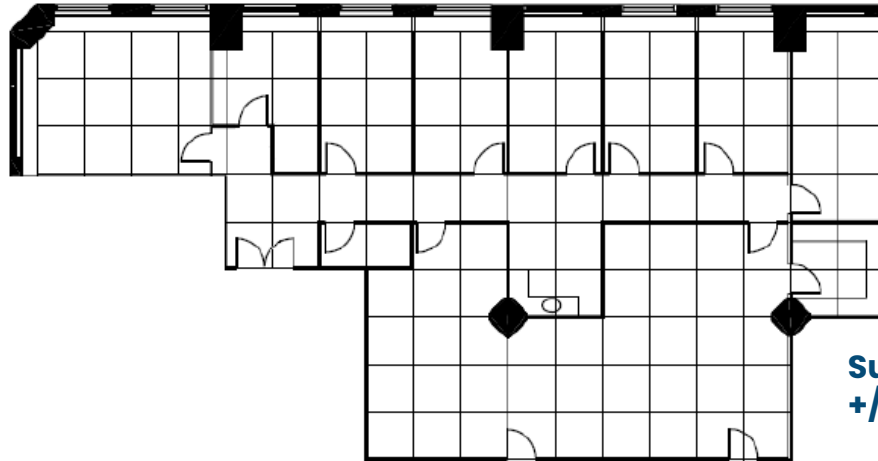
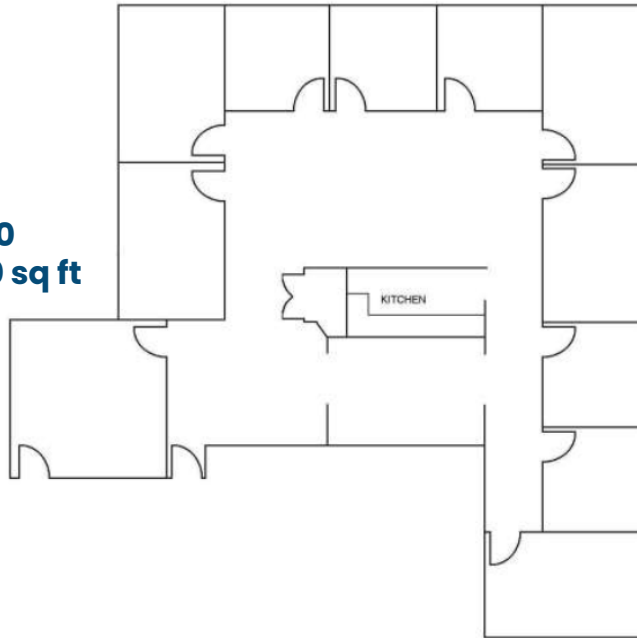
Suite 2200
+/- 7,086 sq ft



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FLOOR PLANS

Suite 2210
+/- 3,470 sq ft



Suite 2222
+/- 3,933 sq ft

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