

EIGHTH AVENUE
PLACE - WEST
FOR SUBLEASE

CONTACT



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EIGHTH AVENUE PLACE - WEST

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One of the most distinguished addresses in Calgary's downtown core, Eighth Avenue Place is a landmark project.

SUBLEASE HIGHLIGHTS

DIRTT demountable wall system throughout and can be reconfigured to suit tenant needs.

All floors are in excellent, move-in condition with high-end improvements throughout. Premises offer expansive views and an abundance of natural lighting.

Furniture is negotiable.

The Eighth Avenue Place Project is well serviced and includes a number of amenities on the main and Plus 15 levels. Amenities include several eatery choices on the Plus 15 level, banking services on the main level and Cucina restaurant on the main level.

State-of-the art fitness facility and conference centre available for tenant use.

Well located on Stephen Avenue and is within walking distance to The CORE Shopping Centre, CTrain line, HYS Steakhouse and Holt Renfrew.

Conveniently located with excellent egress and access from 9th Avenue and 8th Avenue SW

Plus 15 access to Watermark Tower, Plains Midstream Plaza and Centennial Parkade.

LEED® EB Platinum Certification

SPACE PROFILE

SUBLANDLORD: Whitecap Resources Inc.

Floor 16: 24,334 sf

Floor 17: 24,334 sf

Floor 18: 24,334 sf

Floor 19: 24,340 sf

Floor 20: 24,346 sf

Floor 21: 24,390 sf

Floor 22: 24,197 sf

Floor 23: 24,122 sf

SUBPREMISES:

Floors 16-18: Q1 2027

Floors 19-23: Immediately

AVAILABILITY:

TERM EXPIRY:

June 30, 2030

ASKING NET RATE:

Market sublease rates

T.I.A.:

As-is

OP. COSTS & TAXES:

\$24.69 per sf (est. 2026)

PARKING:

1 stall per 2,100 sf
at market rates

BUILDING PROFILE

ADDRESS:

585 Eighth Avenue SW

YEAR OF COMPLETION:

2014

NUMBER OF FLOORS:

40

RENTABLE AREA:

841,000 sf

SECURITY:

24/7 Manned security,
Key card access

HVAC:

Mon-Fri: 7am-6pm
Sat: 8am-1pm

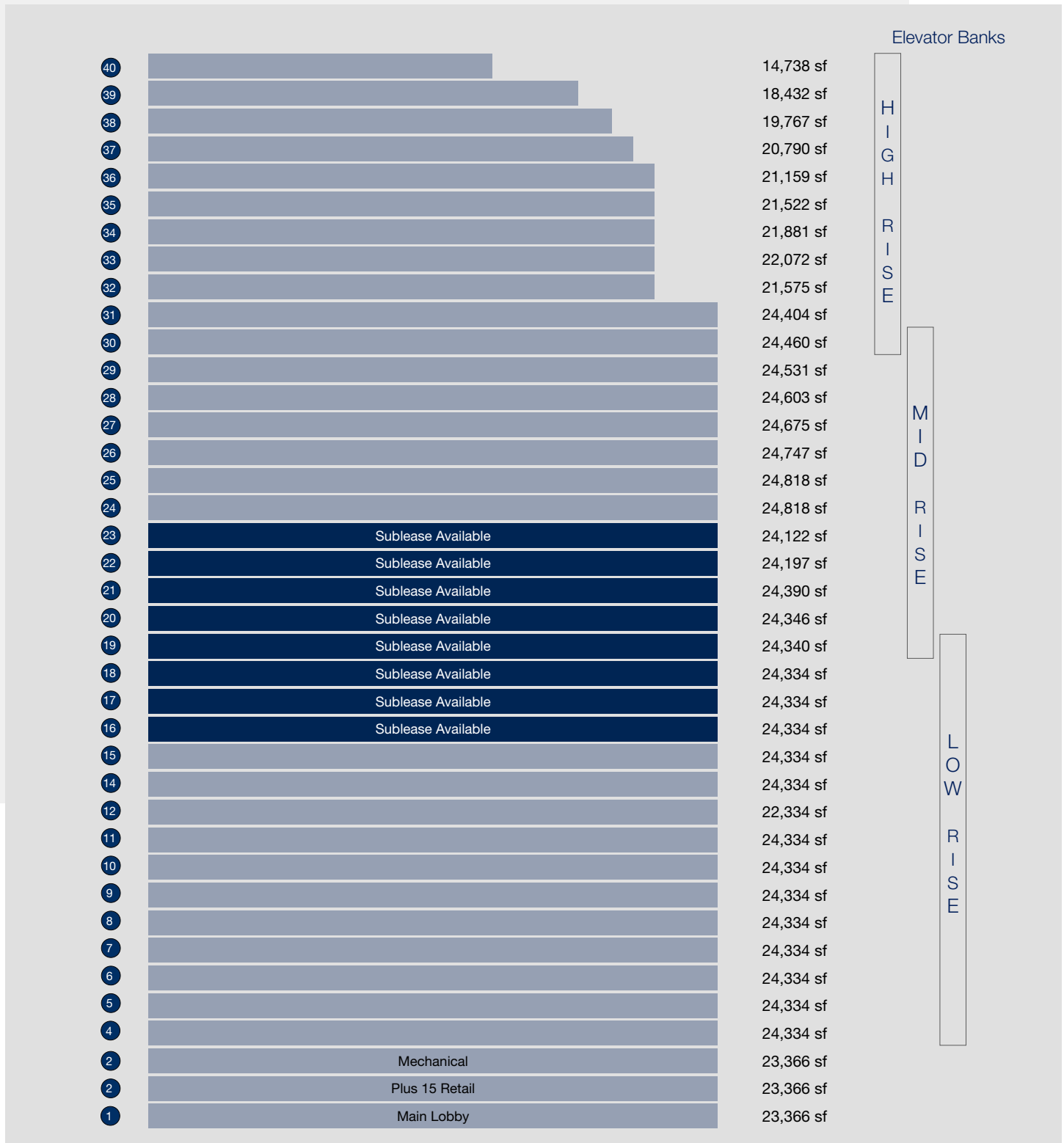
LANDLORD:

AIMCo/Matco Investments/
La Caisse

BUILDING MANAGER:

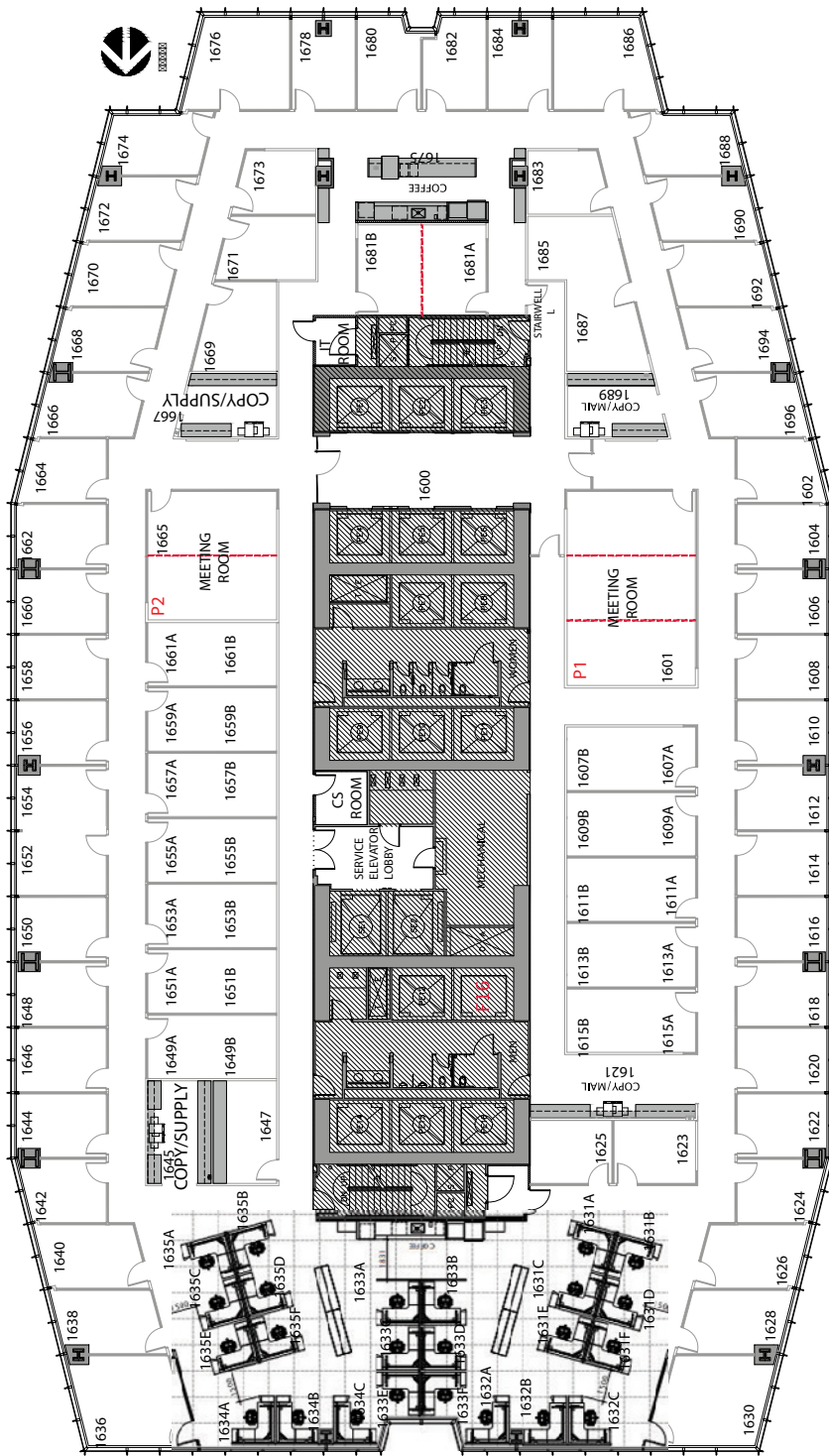
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EIGHTH AVENUE PLACE - WEST STACKING PLAN



EIGHTH AVENUE PLACE - WEST FLOORPLAN - 16th Floor: 24,334 sf

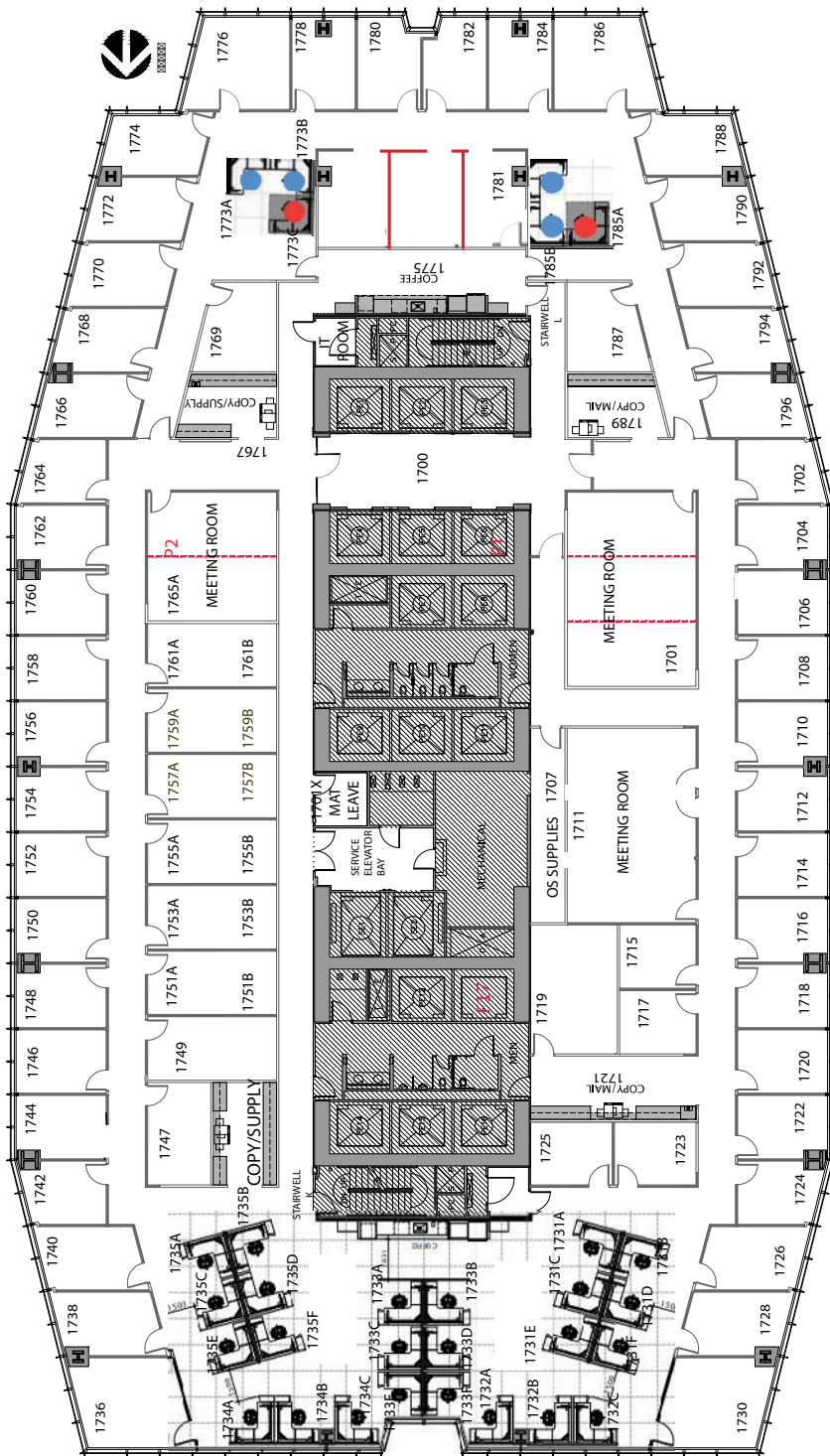
- 46 perimeter offices
- 22 interior offices
- 24 workstations
- 2 meeting rooms
- 2 kitchens
- 4 copy areas
- IT room



EIGHTH AVENUE PLACE - WEST

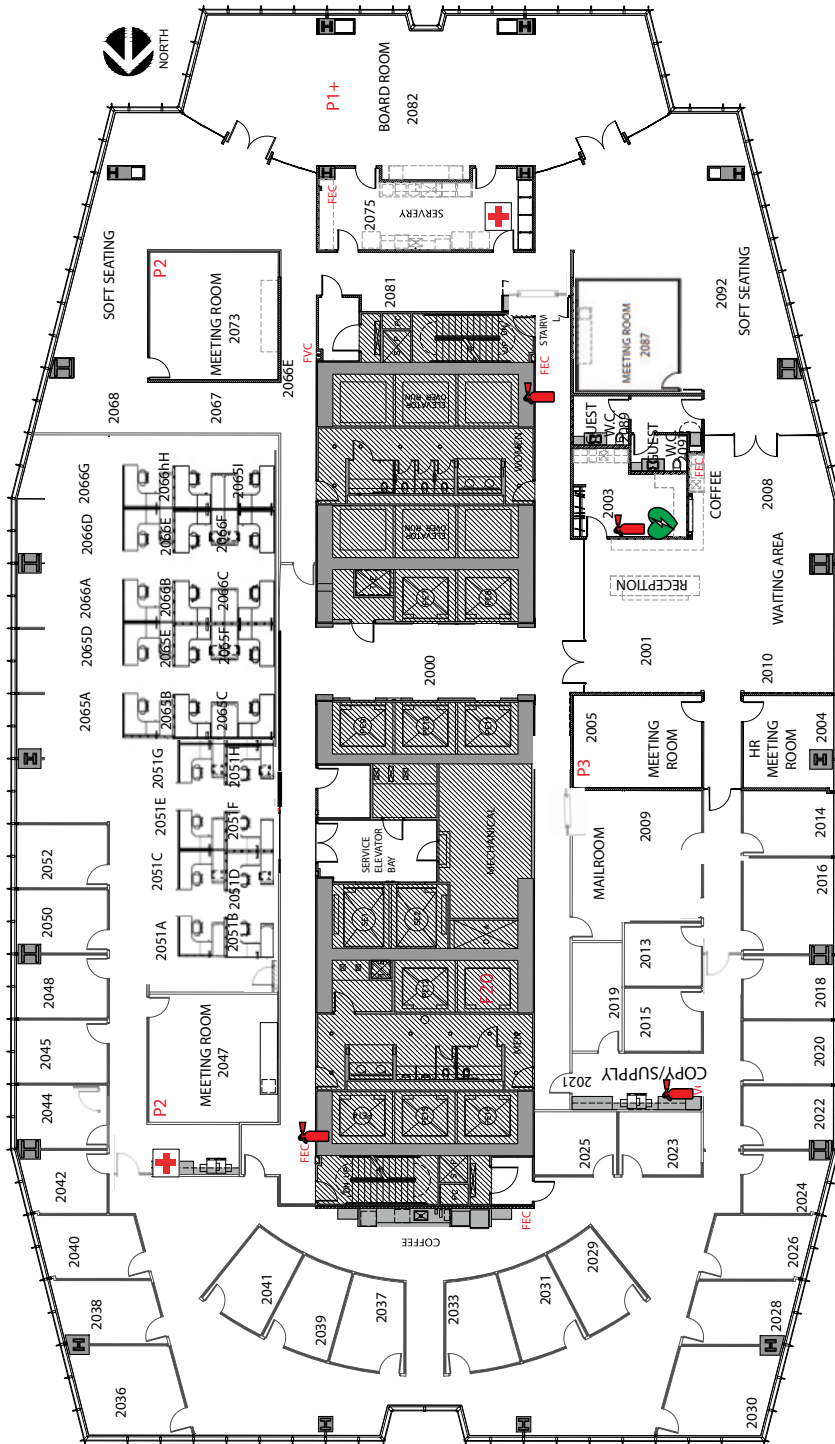
FLOORPLAN - 17th Floor: 24,334 sf

- 46 perimeter offices
- 18 interior offices
- 24 workstations
- 3 meeting rooms
- 2 kitchens
- 4 copy areas
- IT room



EIGHTH AVENUE PLACE - WEST FLOORPLAN - 20th Floor: 24,346 sf

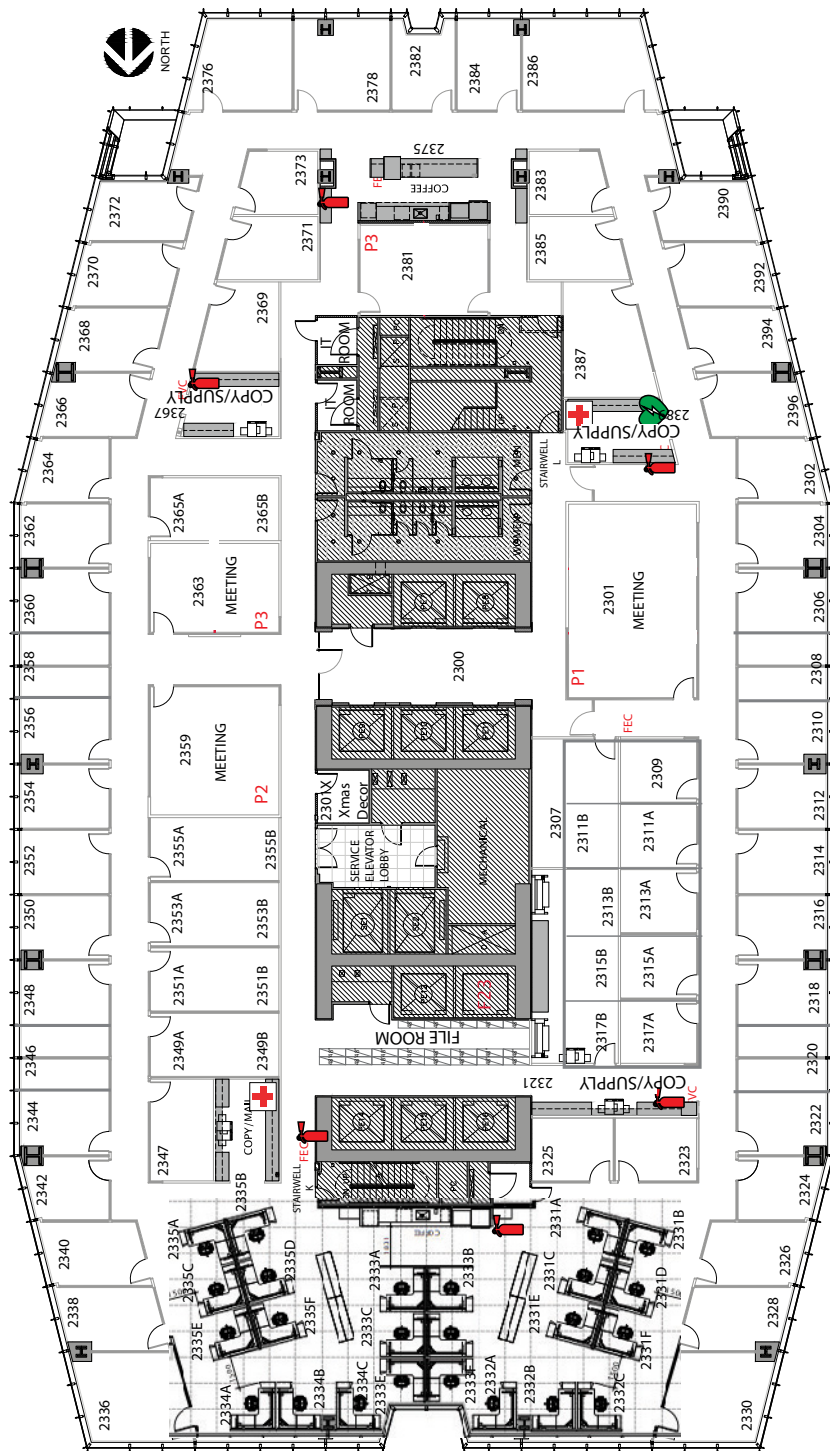
- 24 perimeter offices
- 11 interior offices
- 33 workstations
- Executive boardroom
- Lounge area outside of boardroom
- Servery for boardroom
- 4 meeting rooms
- Reception & waiting area
- Kitchen
- 2 copy/filing rooms
- Mail room



EIGHTH AVENUE PLACE - WEST

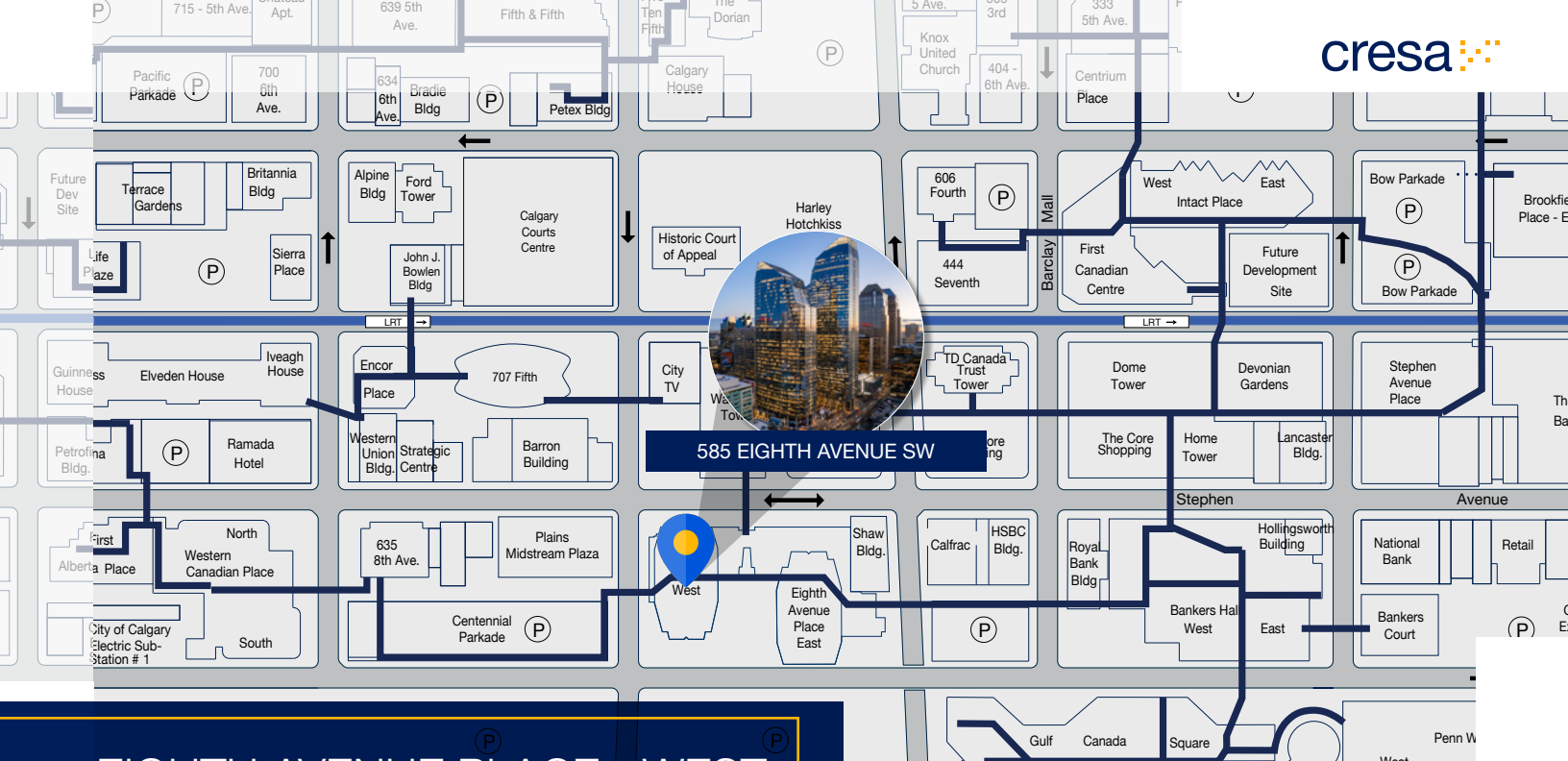
FLOORPLAN - 23rd Floor: 24,122 sf

- 43 perimeter offices
- 19 interior offices
- 24 workstations
- 4 meeting rooms
- 2 kitchens
- 4 copy areas
- Filing area
- IT room

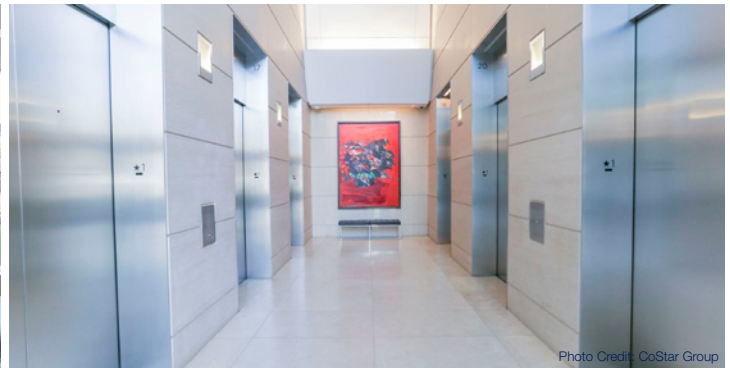
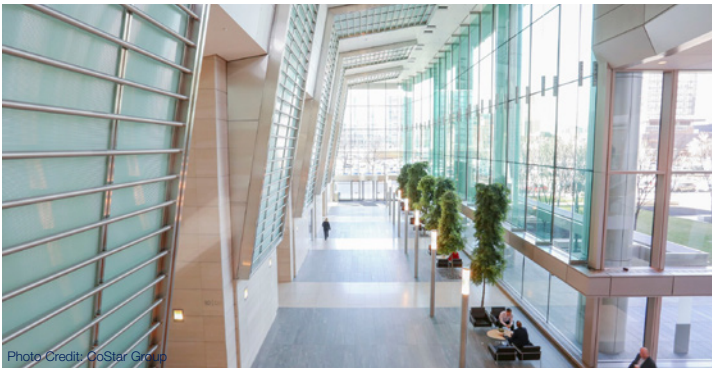
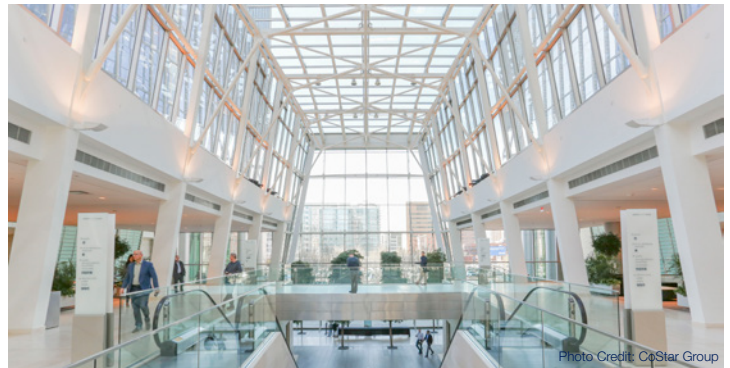
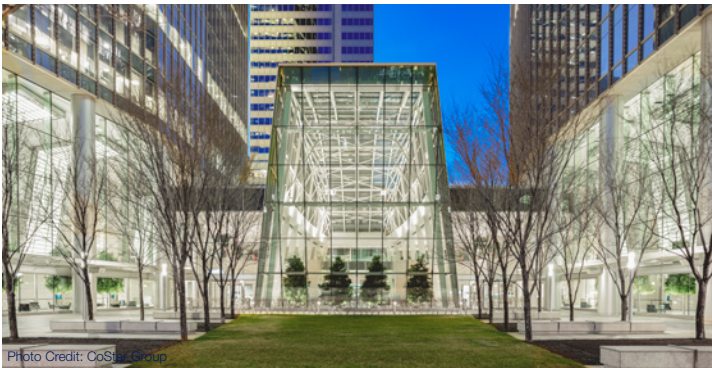


EIGHTH AVENUE PLACE - WEST SUBLEASE DETAILS





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