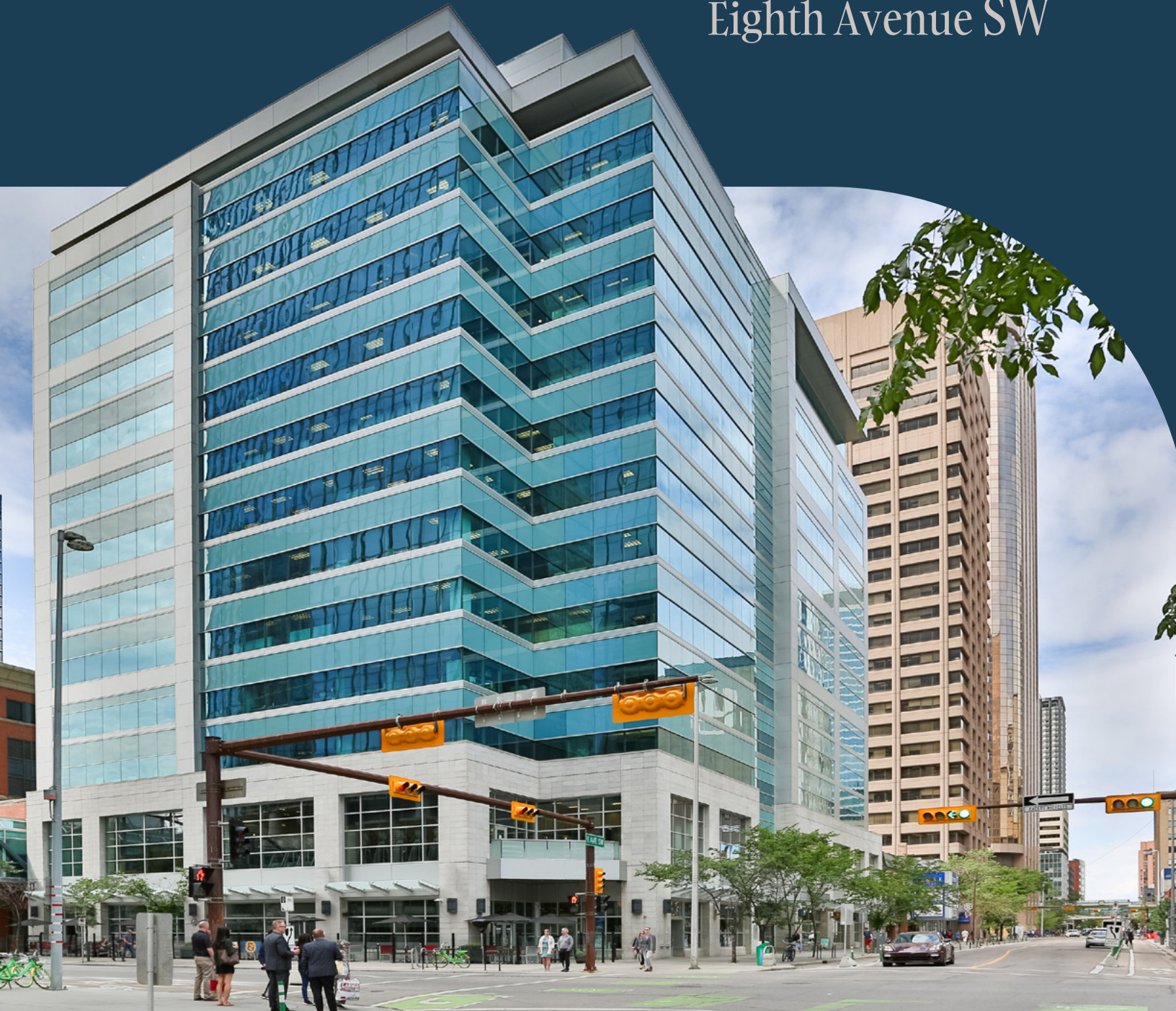


SUBLEASE
OPPORTUNITY

607

Eighth Avenue SW



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CUSHMAN &
WAKEFIELD



Shape Your Next Chapter

Located in the heart of Downtown Calgary, 607-8th Avenue SW offers a rare, move-in-ready, long-term sublease opportunity. The building features modern amenities including a fitness facility, conference centre, and tenant lounge, while the adjacent Centennial Parkade provides convenient access to additional downtown parking. Situated along Stephen Avenue and just steps from transit, restaurants, and services, this Class A property delivers convenience, connectivity, and quality in every direction.

PROPERTY HIGHLIGHTS

Unique Full Building Opportunity

Excellent Central Location

Private Patio

Fully
Furnished

Below Market
Operating Costs

Large ~20,000 SF
Floorplates

7' Parkade
Clearance



Steps from the CORE Shopping Centre, restaurants, retail amenities, and the LRT



Easy access and egress to and from beltline area



Amenities

- The HUB amenity centre featuring a fitness facility, conference centre, and tenant lounge
- Numerous restaurants and amenities along Stephen Avenue
- +15 connected to Eighth Avenue Place, Centennial Parkade, and the CORE Shopping Centre
- Main floor coffee shop

Potential Single Tenant Full Building Opportunity



Sublease Availability
Potential Headlease Availability *

*represented by GWL

SUBLEASE OPPORTUNITY DETAILS

AVAILABLE SPACE	SQUARE FOOTAGE
Floor 14	17,348
Floor 12	19,482
Floor 11	19,970
Floor 10	19,995
Floor 9	19,990
Floor 8	19,859
Floor 7	19,894
Floor 6	19,922
TOTAL	156,460
OCCUPANCY DATE	Immediate
SUBLANDLORD	Plains Midstream Canada ULC
TERM OF SUBLEASE	Up to December 30, 2041 (shorter term will be considered)
ANNUAL BASIC RENT	Market Rates
TENANT IMPROVEMENT ALLOWANCE	Negotiable
OPERATING COSTS & TAXES	\$17.26 PSF [2026 estimate]
PARKING	1:2,600 SF \$505/stall/month reserved 7'0" clearance Centennial Parkade 6'8" clearance



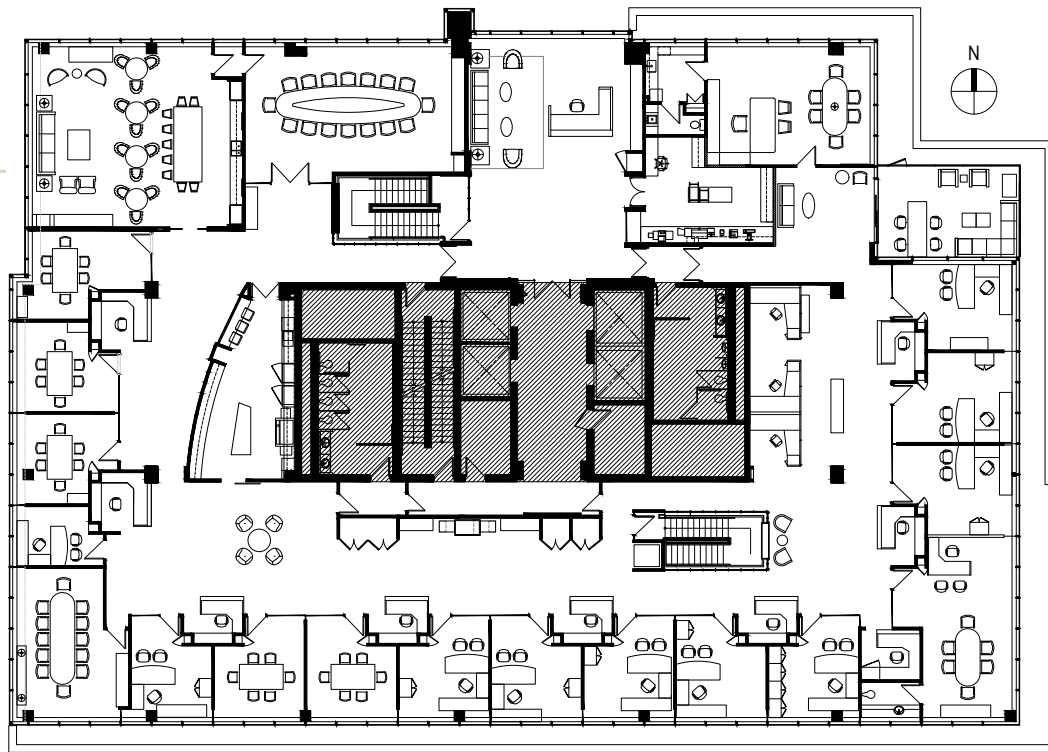
BUILDING DETAILS

ADDRESS	607 8th Avenue SW
CONSTRUCTED	2007
RENTABLE AREA	228,871 square feet
LANDLORD	I.G. Investment Management, Ltd.
PROPERTY MANAGEMENT	GWL Realty Advisors Inc.
HVAC HOURS	Monday - Friday 7:00am - 6:00pm
VIRTUAL TOURS	14th Floor  Typical Floor 

607
Eighth Avenue SW

14th Floor

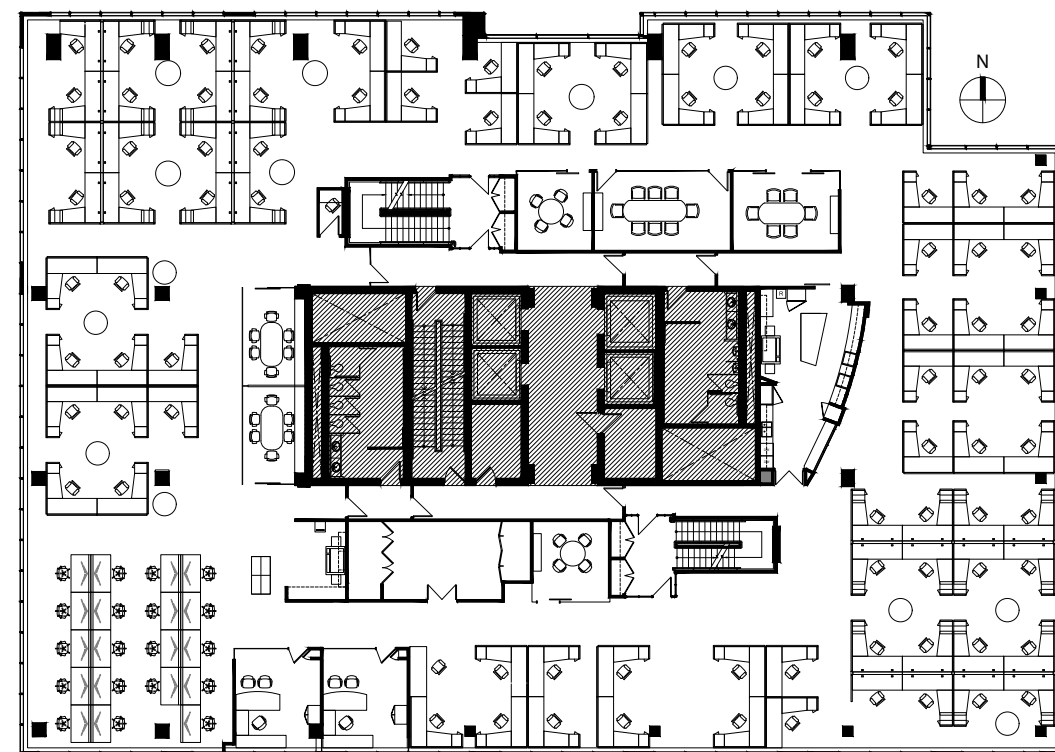
Rentable Area | 17,348 SF



- 12 exterior offices
- 12 workstations
- 6 meeting rooms
- boardroom
- 3 kitchens/1 lounge
- 2 print areas
- reception
- patio
- mail room
- internal stairwell connecting floors 12, 11, 10, and 9

11th Floor

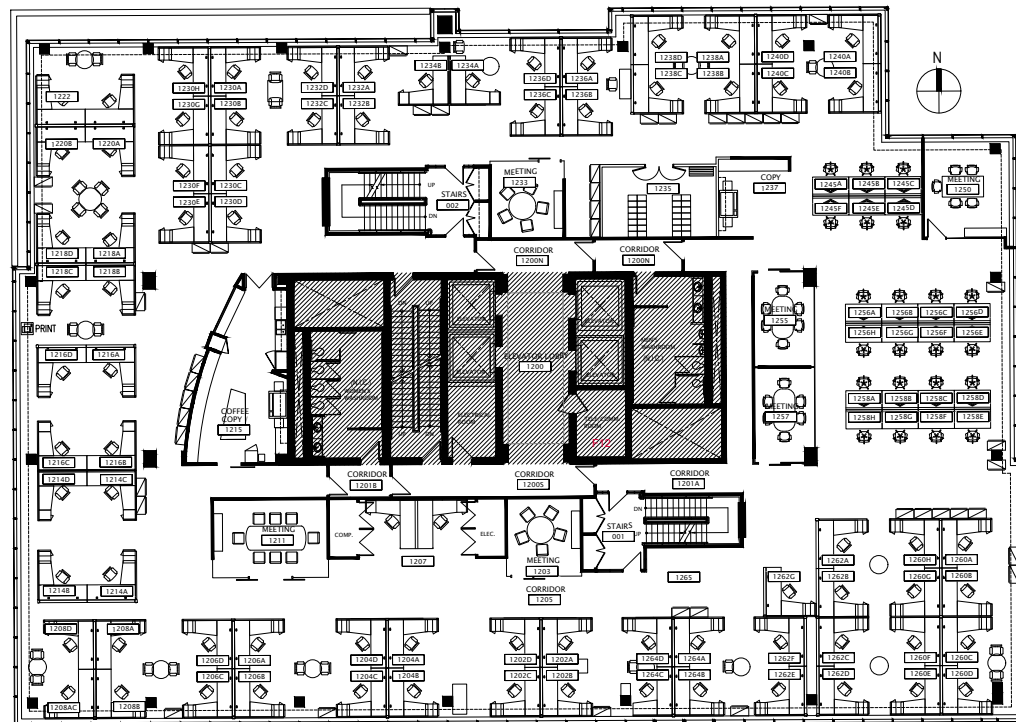
Rentable Area | 19,970 SF



- 1 exterior office
- 87 workstations
- 19 bench seats
- 7 meeting rooms
- kitchen
- 2 print areas
- phone room
- locker room
- internal stairwell connecting floors 14, 12, 10, and 9

12th Floor

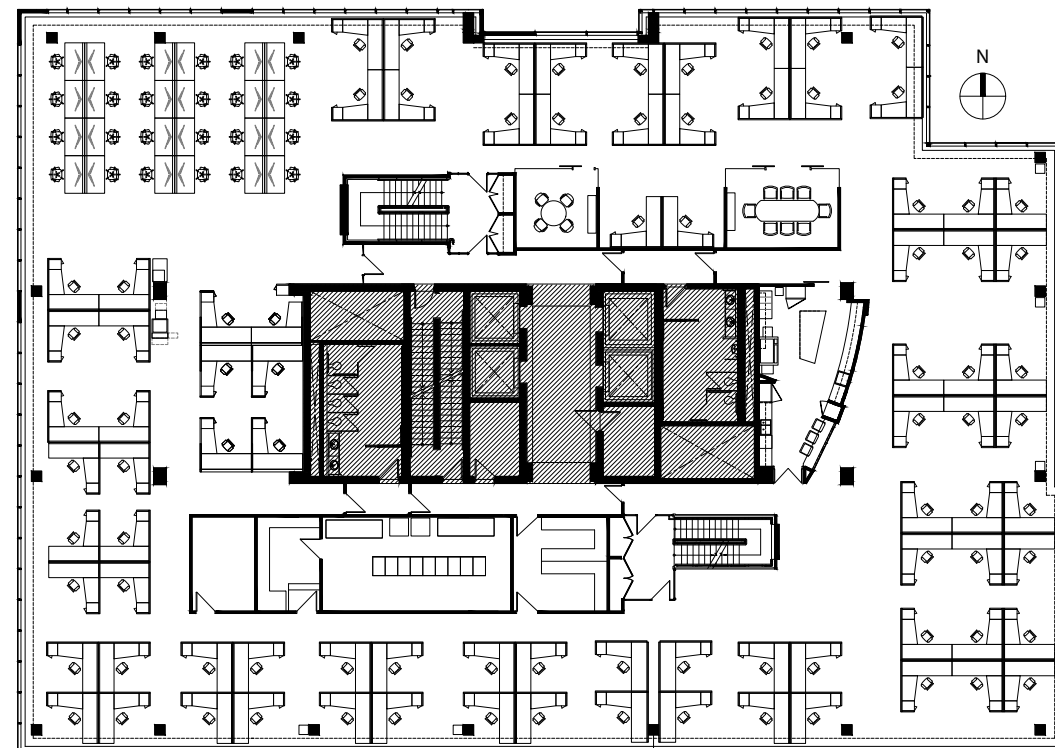
Rentable Area | 19,482 SF



- 79 workstations
- 22 bench seats
- 6 meeting rooms
- kitchen
- 2 print areas
- file room
- internal stairwell connecting floors 14, 11, 10, and 9

10th Floor

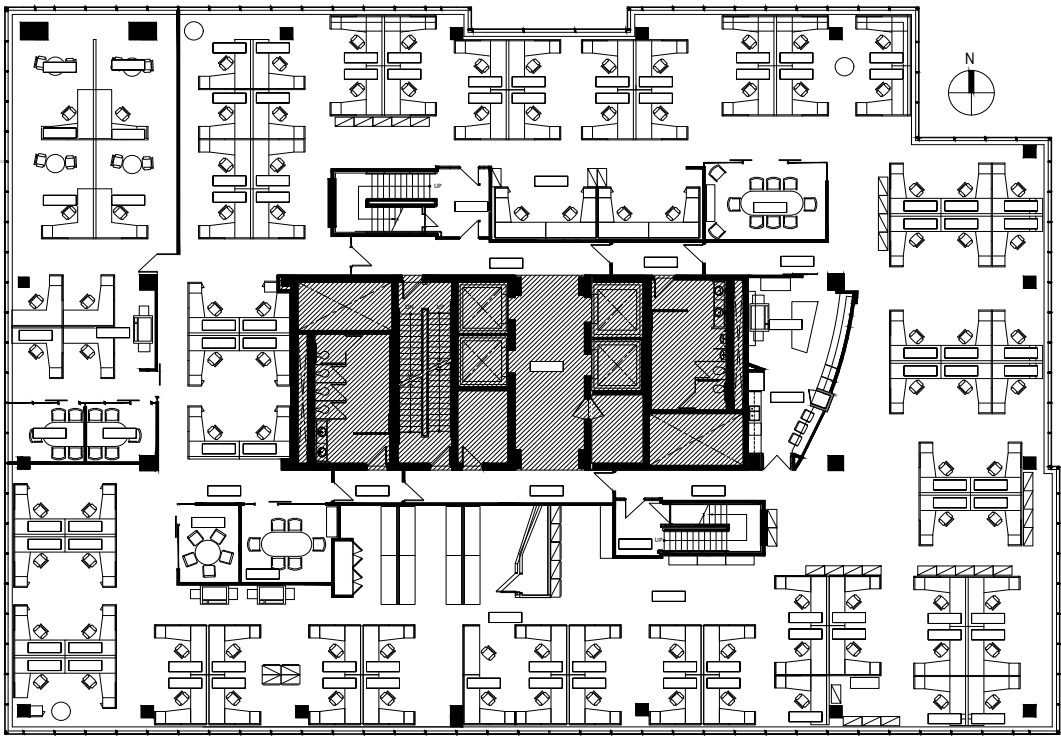
Rentable Area | 19,995 SF



- 86 workstations
- 24 bench seats
- 3 meeting rooms
- kitchen
- print area
- storage room
- IT room
- server room
- internal stairwell connecting floors 14, 12, 11, and 9

9th Floor

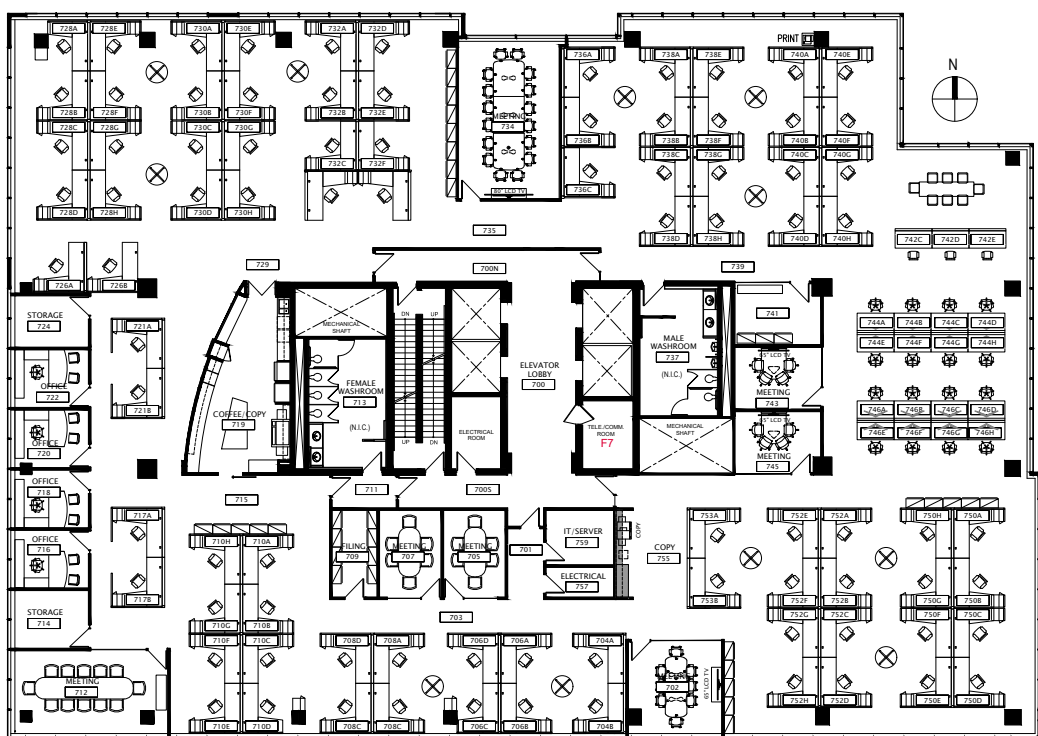
Rentable Area | 19,990 SF



- 99 workstations
- 5 meeting rooms
- kitchen
- 2 print areas
- file area
- internal stairwell connecting floors 14, 12, 11, and 10

7th Floor

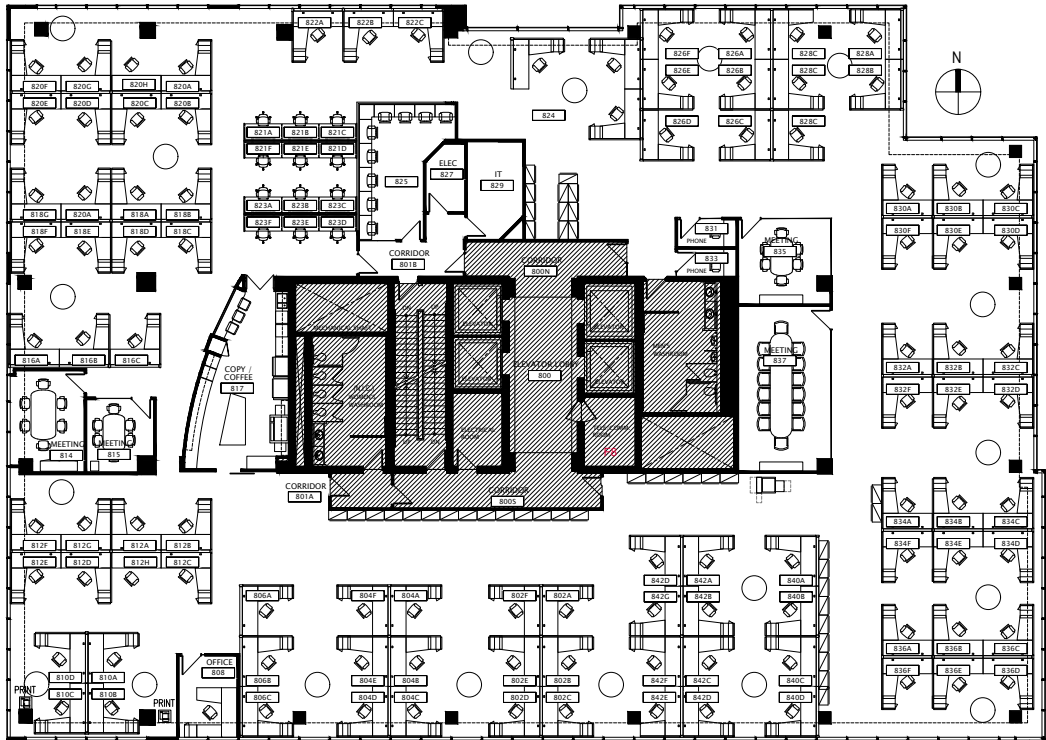
Rentable Area | 19,894 SF



- 4 exterior offices
- 85 workstations
- 16 bench seats
- 6 meeting rooms
- boardroom
- kitchen
- 2 print areas
- 2 storage rooms
- server room

8th Floor

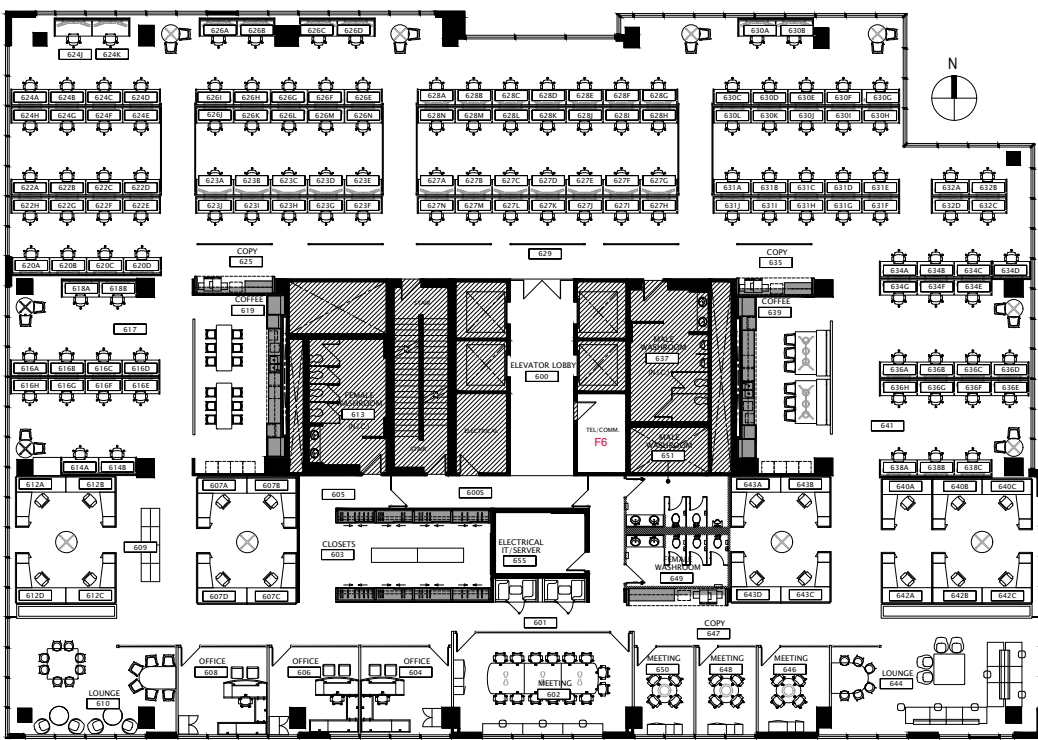
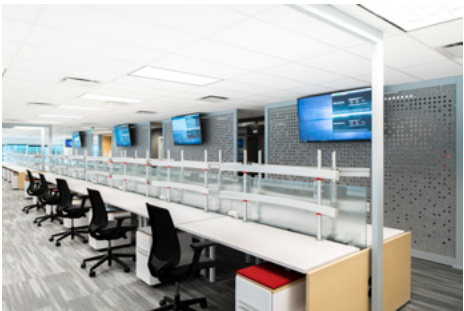
Rentable Area | 19,859 SF



- 1 exterior office
- 99 workstations
- 12 bench seats
- 5 meeting rooms
- kitchen
- 3 print areas
- 2 phone rooms
- IT room

6th Floor

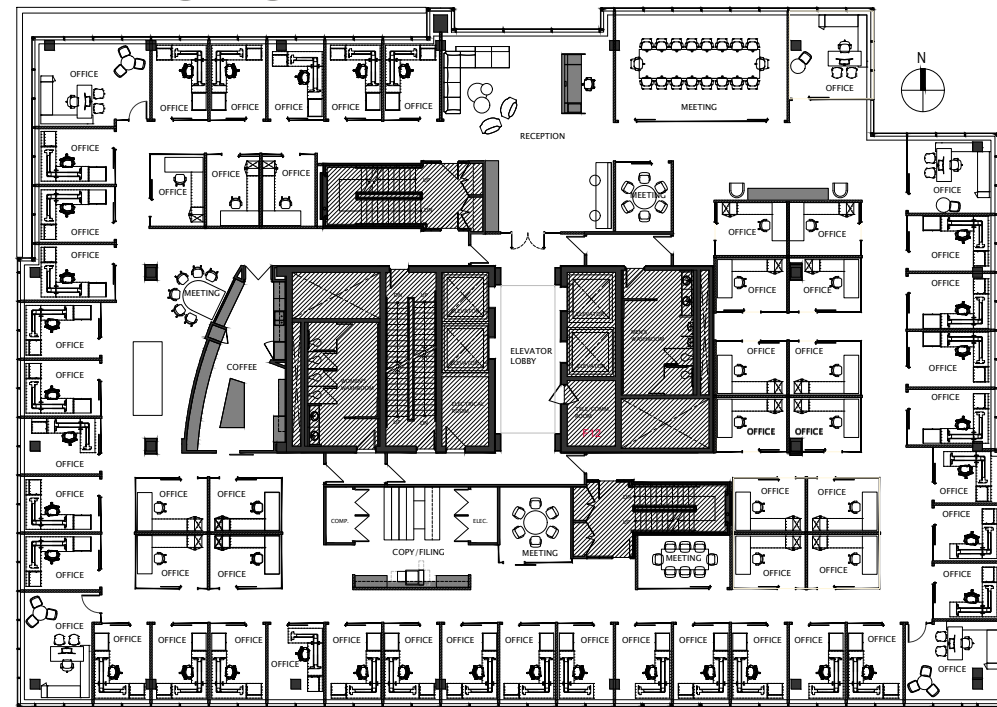
Rentable Area | 19,922 SF



- 3 exterior offices
- 18 workstations
- 130 bench seats
- 3 meeting rooms
- boardroom
- 2 kitchens
- 3 print areas
- filing room
- 2 lounge areas
- additional washrooms

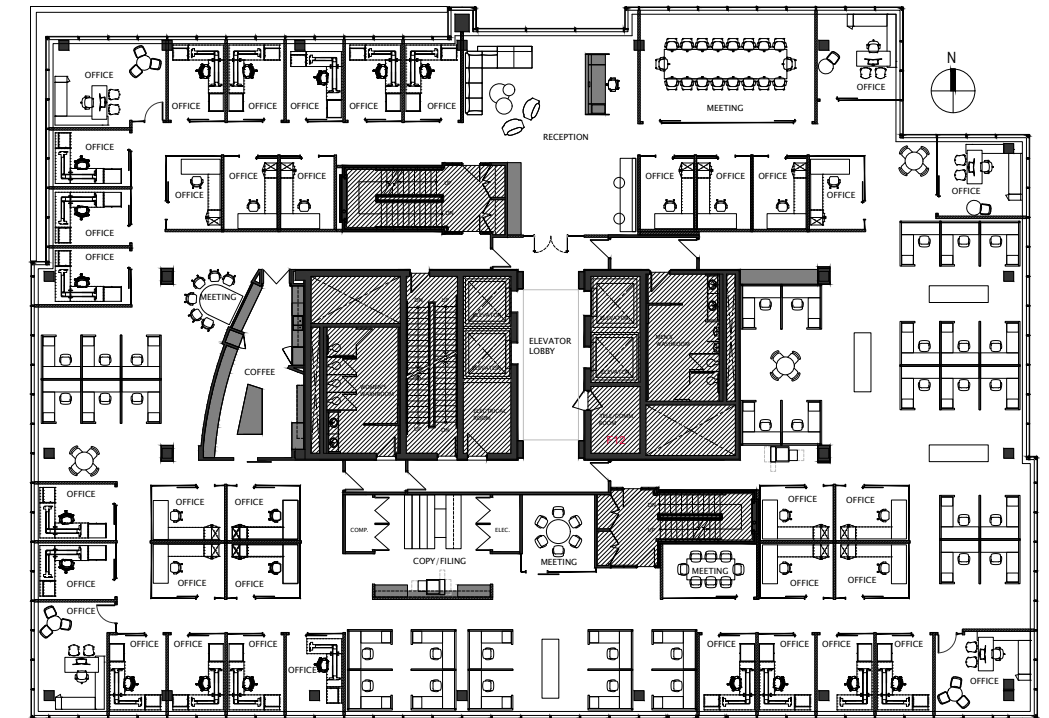
Conceptual Floor Plans

100% Closed Office



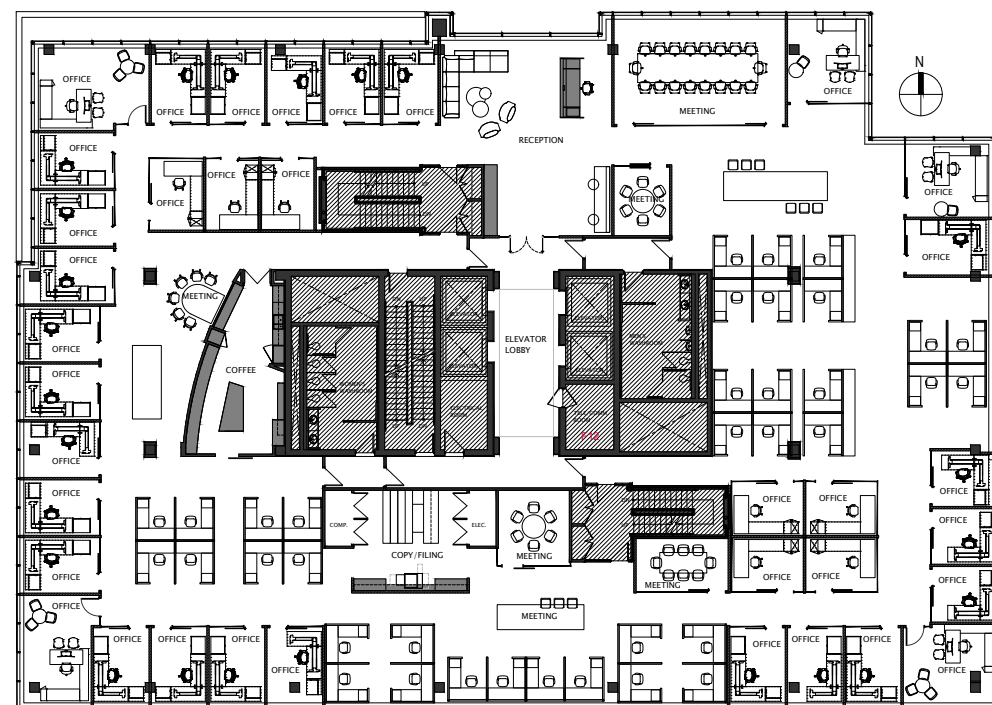
- 39 exterior offices
- 19 interior offices
- boardroom
- 3 meeting rooms
- kitchen
- reception
- copy/file area

50% Closed Office 50% Open



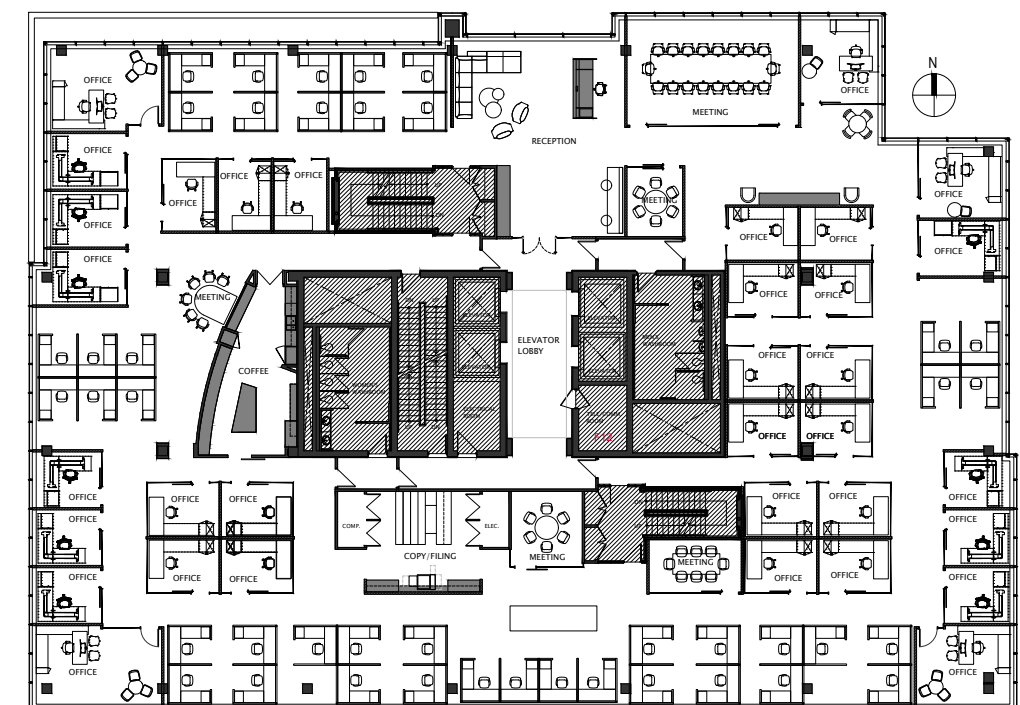
- 23 exterior offices
- 15 interior offices
- 33 workstations
- boardroom
- 2 meeting rooms
- kitchen
- reception
- copy/file area

70% Closed Office 30% Open



- 29 exterior offices
- 7 interior offices
- 36 workstations
- boardroom
- 3 meeting rooms
- kitchen
- reception
- copy/file area

30% Closed Office 70% Open



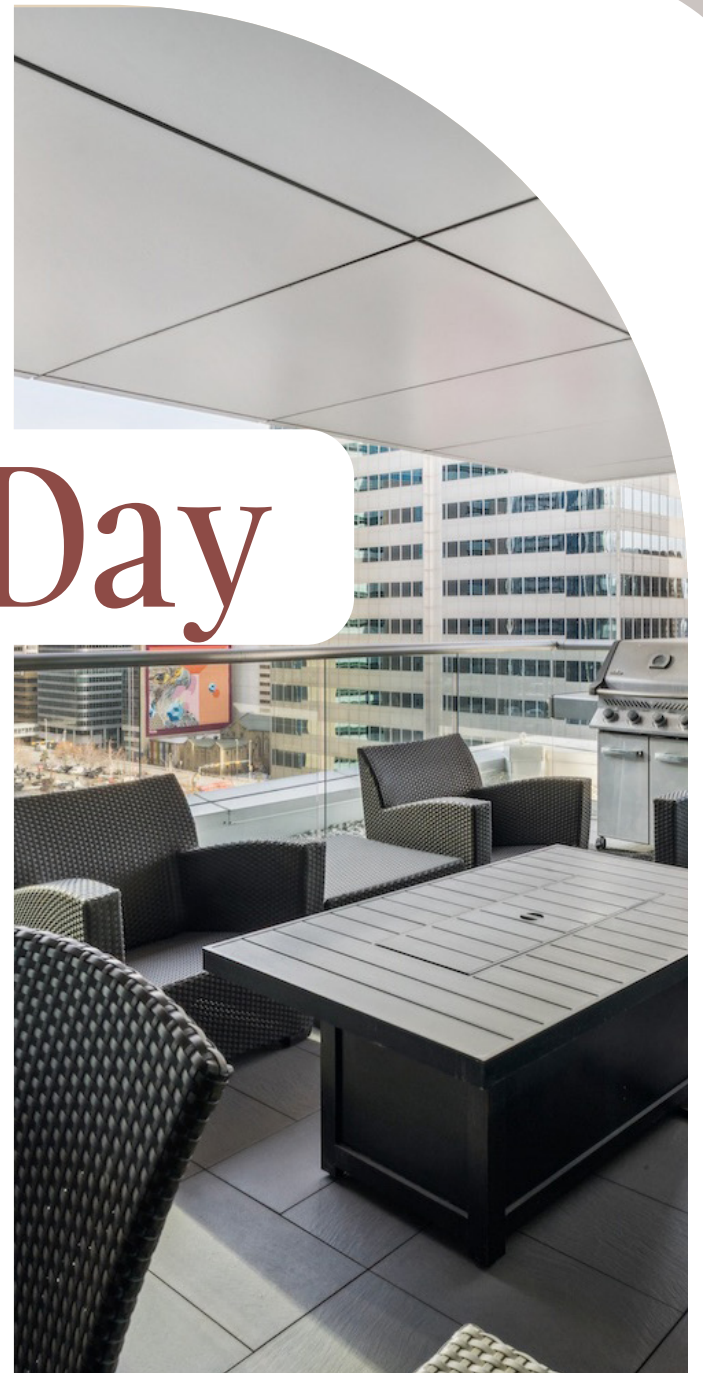
- 15 exterior offices
- 19 interior offices
- 42 workstations
- boardroom
- 3 meeting rooms
- kitchen
- reception
- copy/file area



A Hub For A Balanced Day

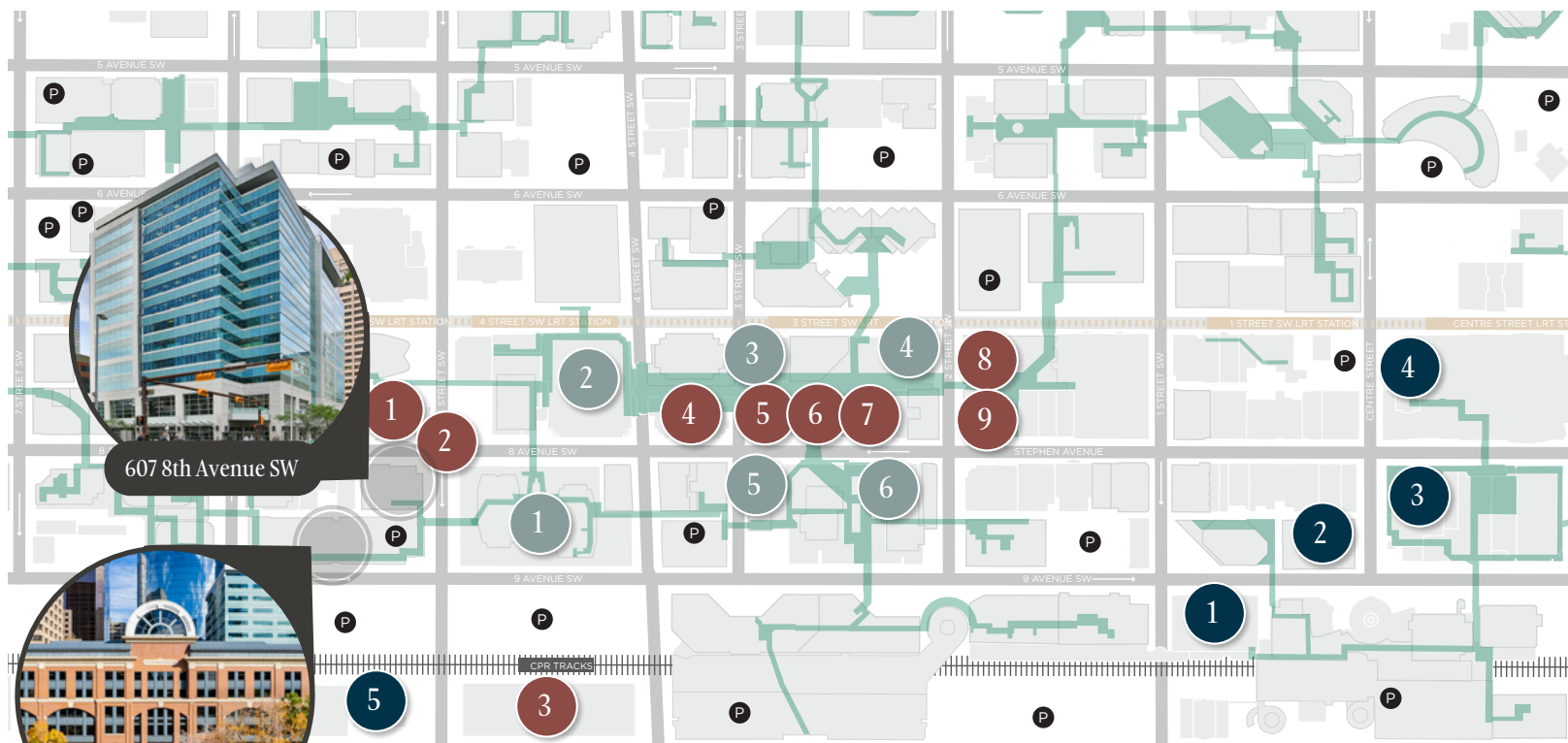
On-site amenities at **607 Eighth Avenue SW** are designed to add ease and energy to the workday. The Hub blends collaboration space with wellness features, providing teams with a central spot to gather, train or reset.

With a modern conference center, a fully equipped fitness facility and tenant lounge, this dynamic building delivers an amenity experience that keeps the day balanced.



Tapped Into Calgary's Pulse

607 Eighth Avenue SW puts you in the middle of one of Calgary's most vibrant pockets. Start the morning at Cafe Eight, dine at Hy's Steakhouse and wander over to the CORE Shopping Centre for post-work shopping. With bars, restaurants and local favorites in every direction, plus direct and central access to Calgary's Plus 15 network, the day stays lively and connected from morning to night.



DINING

- 1 Ruth Chris Steakhouse
- 2 Cafe Eight
- 3 Luca Restaurant
- 4 Hys Steakhouse
- 5 Cactus Club
- 6 Barcelona Tavern
- 7 Local Public Eatery
- 8 Major Tom Bar
- 9 Pineapple Hall



RETAIL

- 1 Highlander Wine & Spirits
- 2 Holt Renfrew
- 3 The CORE Shopping Mall
- 4 Simons
- 5 RBC
- 6 CIBC



HOTELS

- 1 Residence Inn by Marriott
- 2 Fairmont Palliser
- 3 Le Germain
- 4 Calgary Marriott
- 5 Hyatt Regency



607

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