

Office | For Lease

**CBRE**

# 999 8 Street SW

Calgary, AB

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# 999 8 Street SW

## Property Information

Year built	1978
Space Available	240: 2,250 SF* 430: 1,166 SF 715: 4,068 SF*
Date Available	*60 Days' Notice
Basic Rent	Market
Operating Costs	\$18.72 PSF
Parking Ratio & Rate	1 stall per 566 SF // \$300 / month per stall

## Property Highlights



Seven storey office building



State of the art fitness centre *Virtual Tour*



Updated elevator and HVAC



Fully serviced conference centre *Virtual Tour*



Best in-class parking ratio



BOMA TOBY award for building of the year



Pylon signage available



Immediate proximity to multiple food and drink amenities

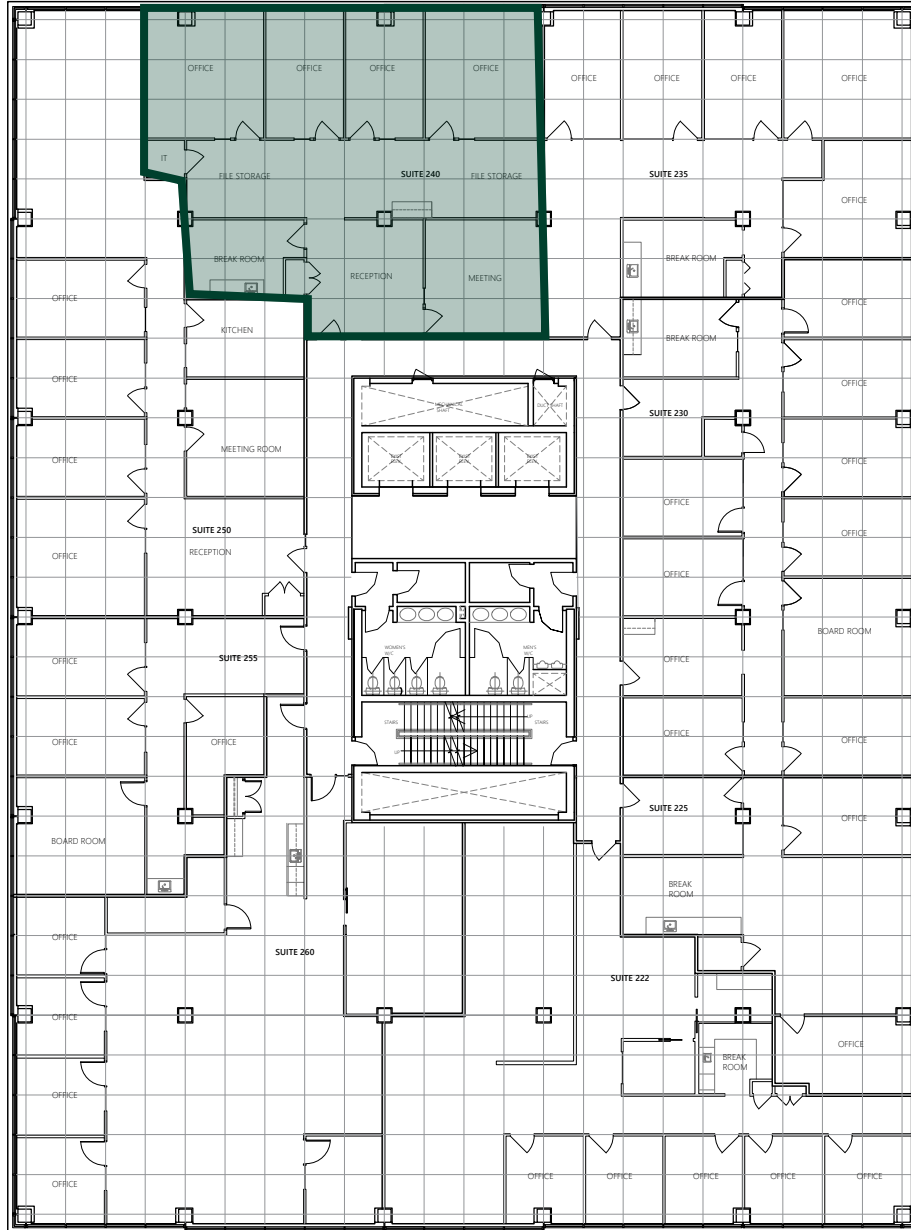


5 min walk to downtown and LRT station



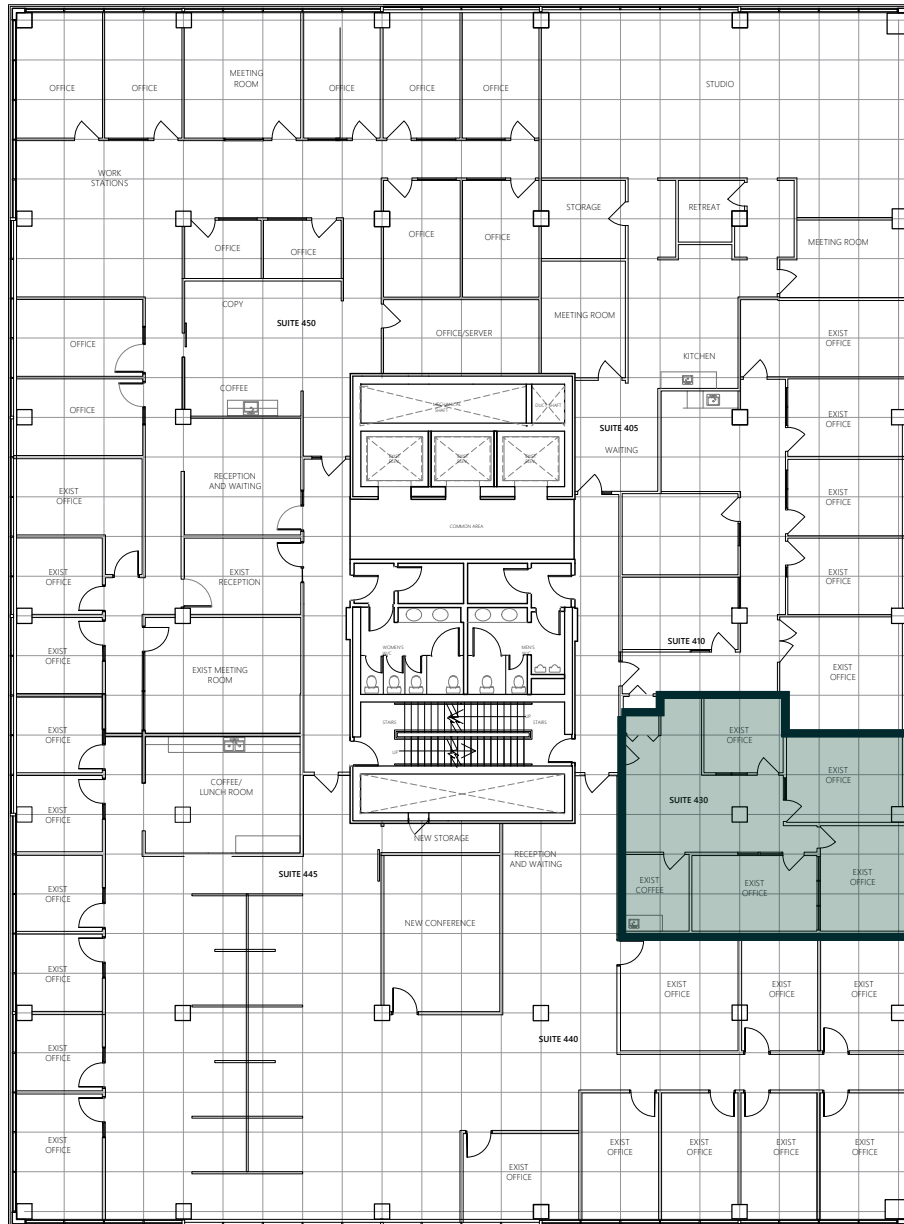
# Second Floor

240: 2,250 SF



# Fourth Floor

430: 1,166 SF

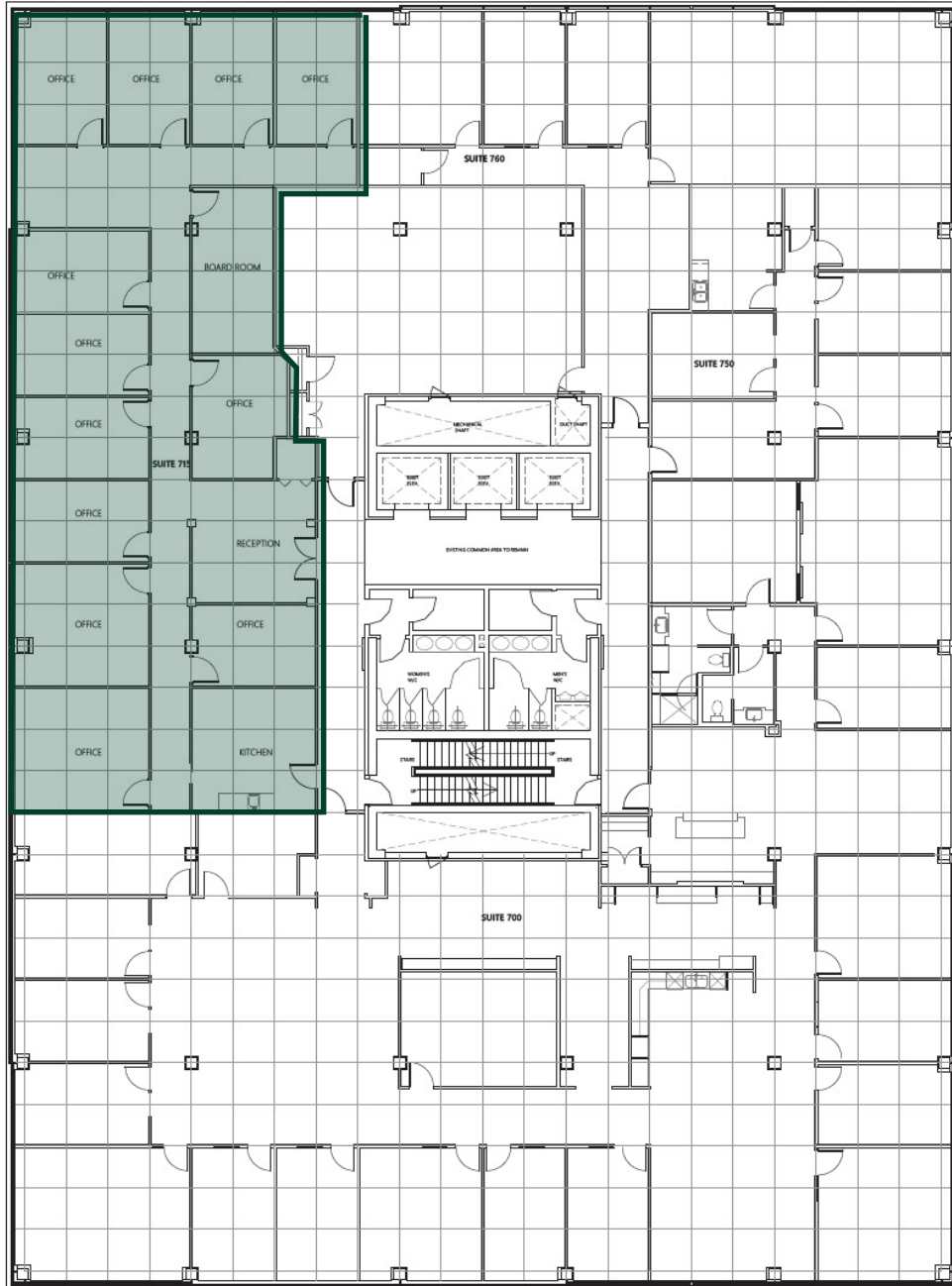


1/16" = 1'-0"

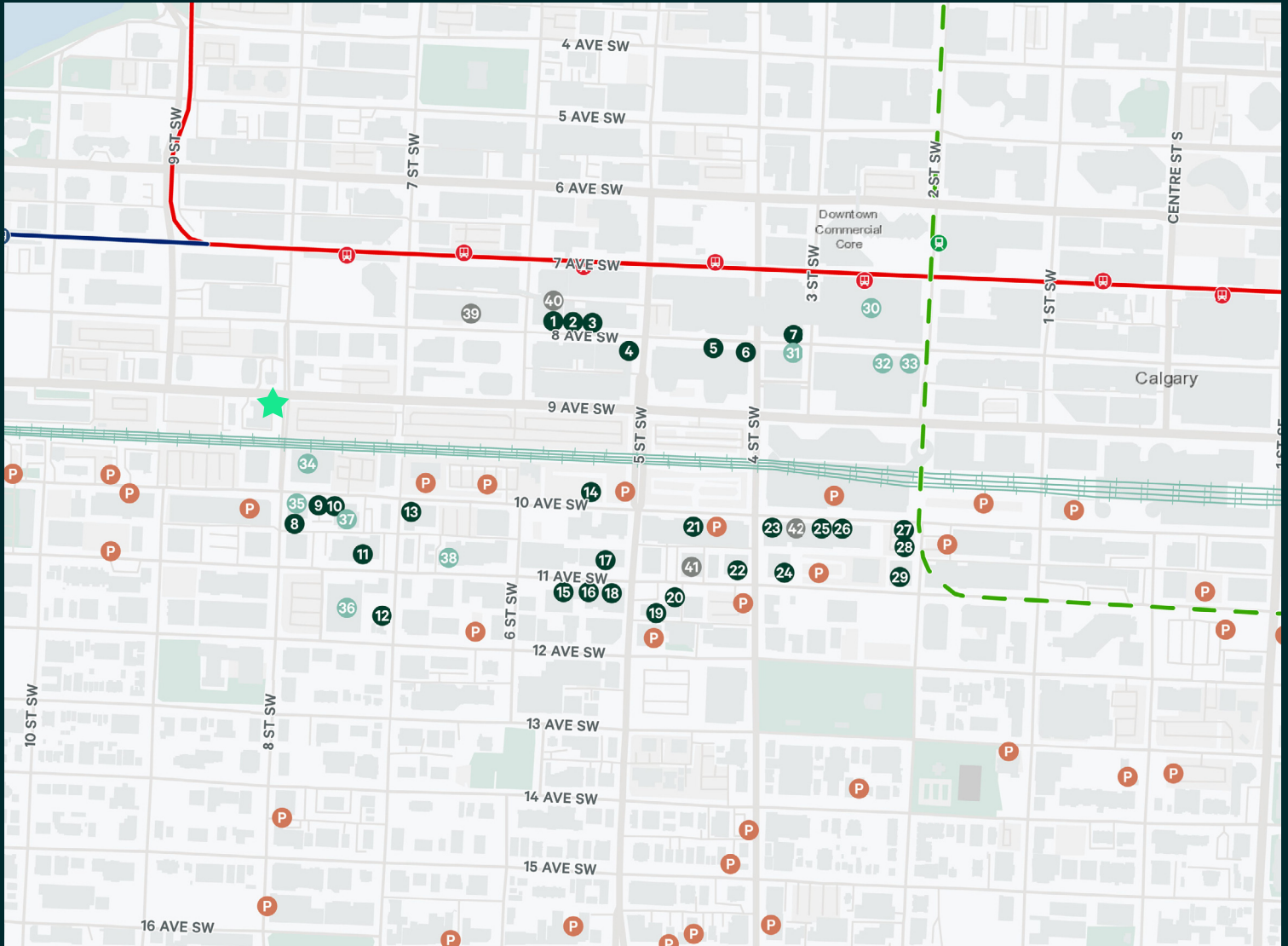


# Seventh Floor

715: 4,068 SF



# Location



## RESTAURANTS

1. Common Bond
2. Escoba Wine Bar
3. UNTITLED Champagne Lounge
4. State & Main
5. Cucina
6. Barcelona Tavern
7. Hy's Steakhouse
8. Bonterra Trattoria
9. Wayne's Bagels
10. Holy Grill
11. Inner City Brewing
12. Vegan Street
13. Bridgette Bar
14. Orchard Restaurant

15. REGRUB - Beltline
16. Broken City
17. Milano Coffee
18. Last Best Brewing
19. Canadian Pizza Unlimited
20. Singapore Sam's
21. Pampa Brazilian Steakhouse
22. Tim Horton's
23. Rodney's Oyster House
24. Starbucks
25. CRAFT Beer Market
26. National on 10th
27. Briggs Kitchen & Bar
28. Japanese Village
29. Vintage Chophouse

## SHOPPING AND SERVICES

30. The CORE
  31. HSBC Bank
  32. RBC Royal Bank
  33. CIBC
  34. MEC Calgary
  35. 7-Eleven
  36. Safeway
  37. Atmosphere Calgary
  38. Metrovino Fine Wines
- ## FITNESS
39. Anytime Fitness
  40. Freedom Fit Pass
  41. Passage Studios
  42. UNDRCARD Boxing Studio

## PARKING

- Parking Lot

## LOCATION

- 999 8 Street SW



## Contact Us

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