



Gateway Building

(formerly Northland Building)

Office space for lease



910 - 7th Avenue SW, Calgary | Alberta

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Lease Information

Suite	SQ/FT	Availability	
Suite 430	6,344 SF	Immediately	Contiguous for 9,334 SF
Suite 460	2,990 SF	Immediately	
Suite 520	2,281 SF	Immediately	Contiguous for 6,793 SF
Suite 530	4,512 SF	Immediately	
Suite 800	10,745 SF	Immediately	
Suite 911	3,588 SF	Immediately	Partially Furnished
Suite 1020	1,886 SF	Immediately	
Suite 1100	1,512 SF	Immediately	Contiguous for 10,745 SF
Suite 1101	3,836 SF	Immediately	
Suite 1110	5,397 SF	Immediately	



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Building Information

Building Details

Constructed	1981
Building Rentable Area	147,521 square feet
Average Floorplate	10,560 square feet
Number of Floors	15
Landlord	SCREO Calgary Office Inc.
HVAC	Monday - Wednesday, Friday 6:00 am - 6:00 pm Thursday 6:00 am - 7:00 pm
Security	Monday, Wednesday, Friday 7:00 am - 7:00 pm Tuesday / Thursday 7:00 am - 8:00 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$19.25 per SF (2026 estimate)
Parking	1:1,110 square feet: @ \$325/stall/month reserved with 5'10" clearance @ \$375/stall/month reserved with 6'3" clearance @ \$425/stall/month reserved with 6'6" clearance

Highlights

- +15 connections one block east in the Sandman Hotel
- Main floor & mezzanine level recently renovated
- Fitness centre recently completed featuring cardio machines, weight equipment and showers/changerooms
- New conference centre featuring 2 meeting rooms, kitchen, phone rooms, wellness room, and a prayer room.
- Immediate access to LRT
- BOMA Silver Certified
- Fitwel Viral Response Certified

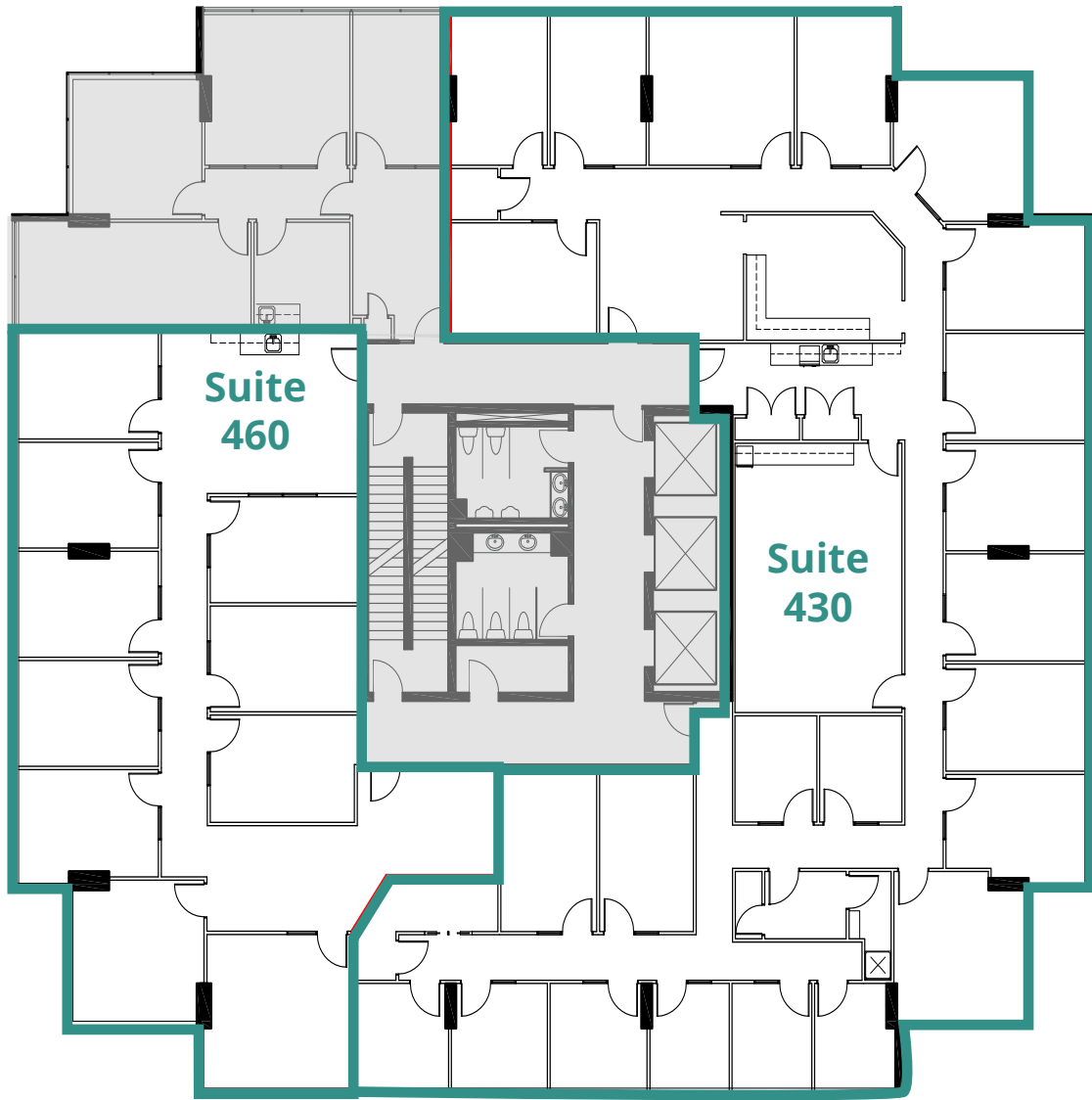
Bike Storage

- Floor mounted bike racks located in bike bike cage
- Non-reserved
- Total bike parking - 15
- Looking to add future bike pump and stand to allow tenants to pump up their tires and service their bikes



Floor Plans

Floor 4
9,334 SF



Suite 430 | 6,344 SF

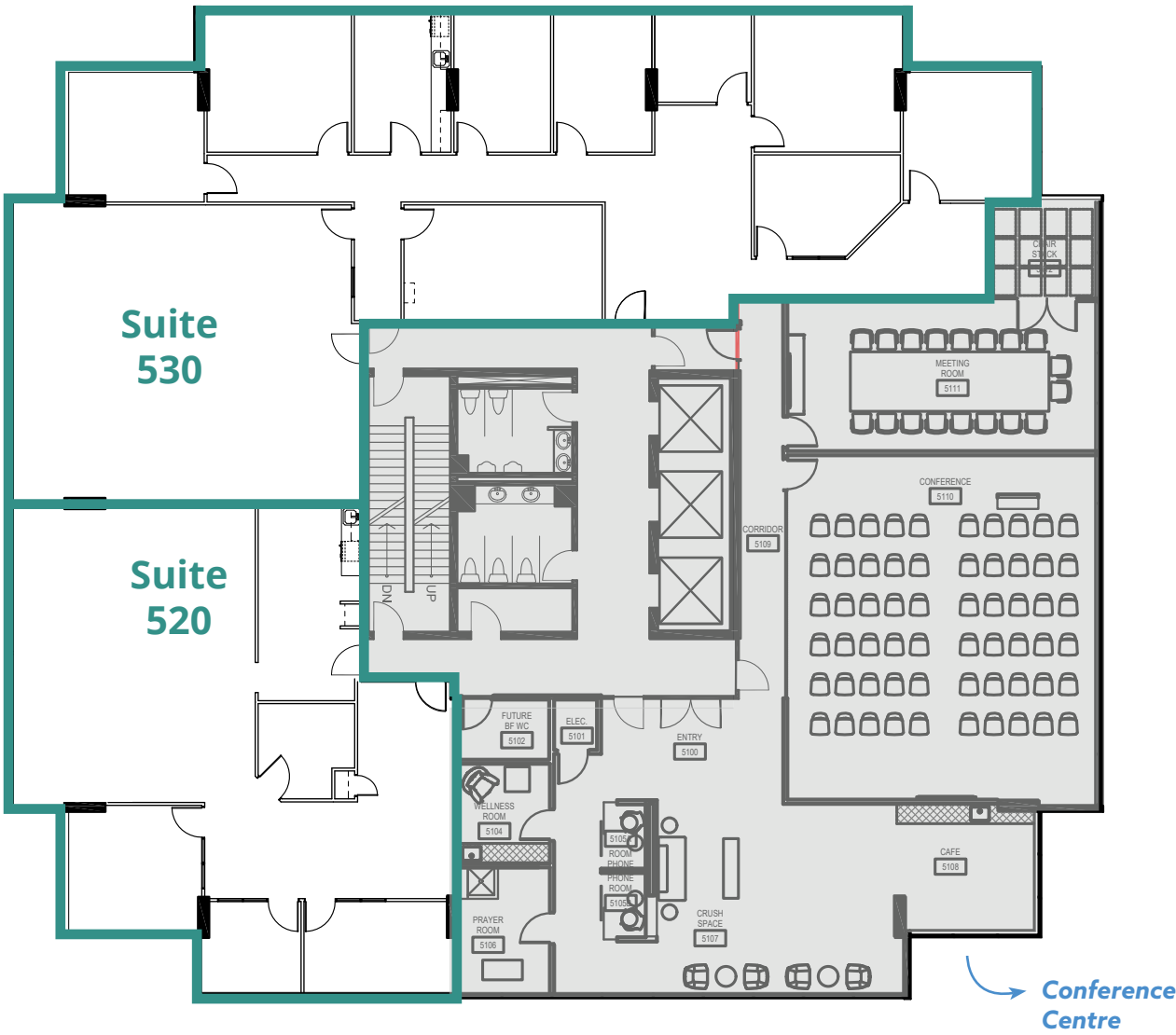
Suite 460 | 2,990 SF

- 18 exterior offices
- 2 interior offices
- 3 meeting rooms
- boardroom
- 2 copy/storage areas
- 2 kitchens
- reception

- 7 exterior offices
- 3 interior offices
- kitchen
- reception

Floor Plans

Floor 5
6,739 SF



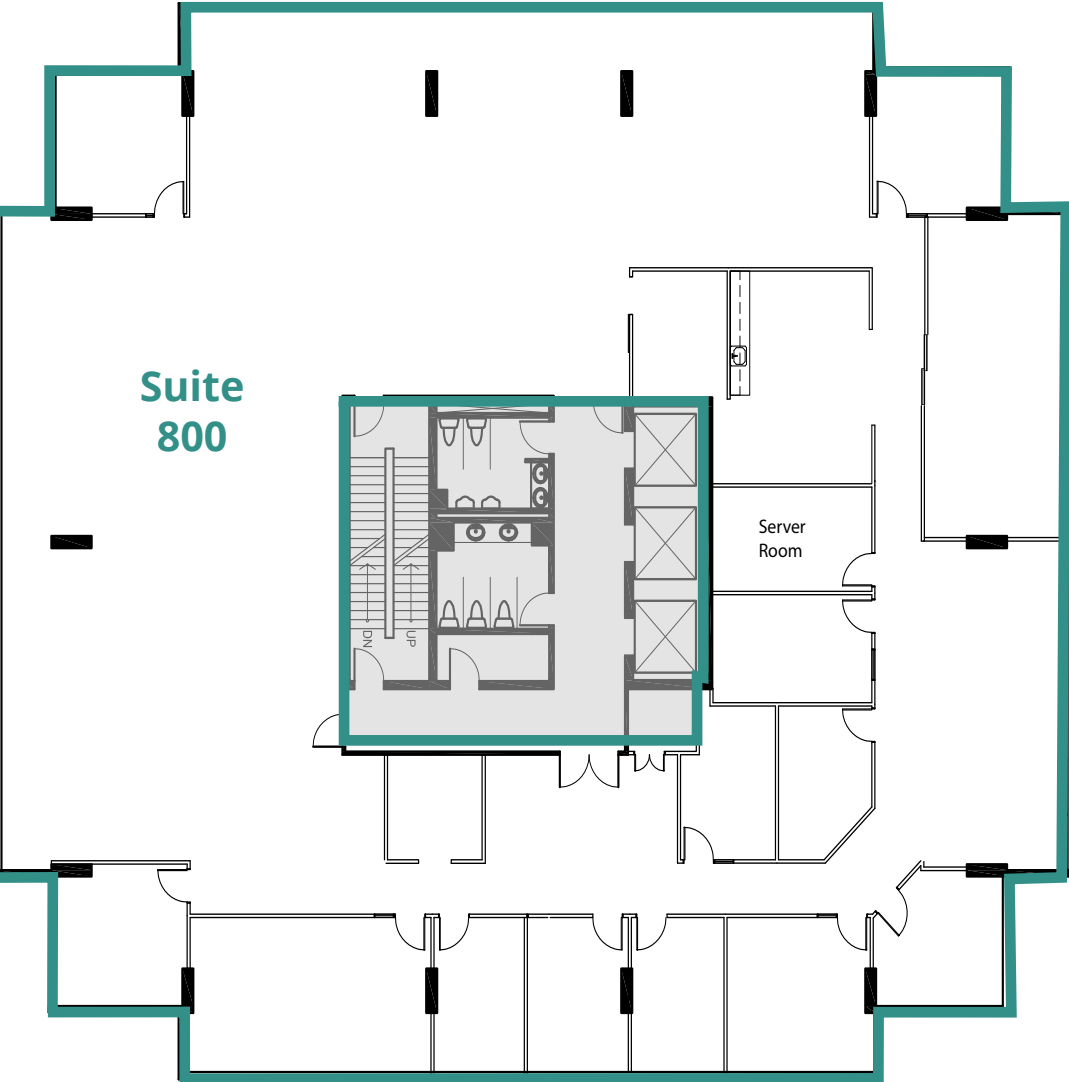
Suite 520 | 2,281 SF

Suite 530 | 4,512 SF

- 3 exterior offices
- 1 interior office
- small reception area
- open area
- kitchen

- 8 exterior offices
- 1 interior office
- boardroom
- large training room
- kitchen
- reception area

Floor Plans



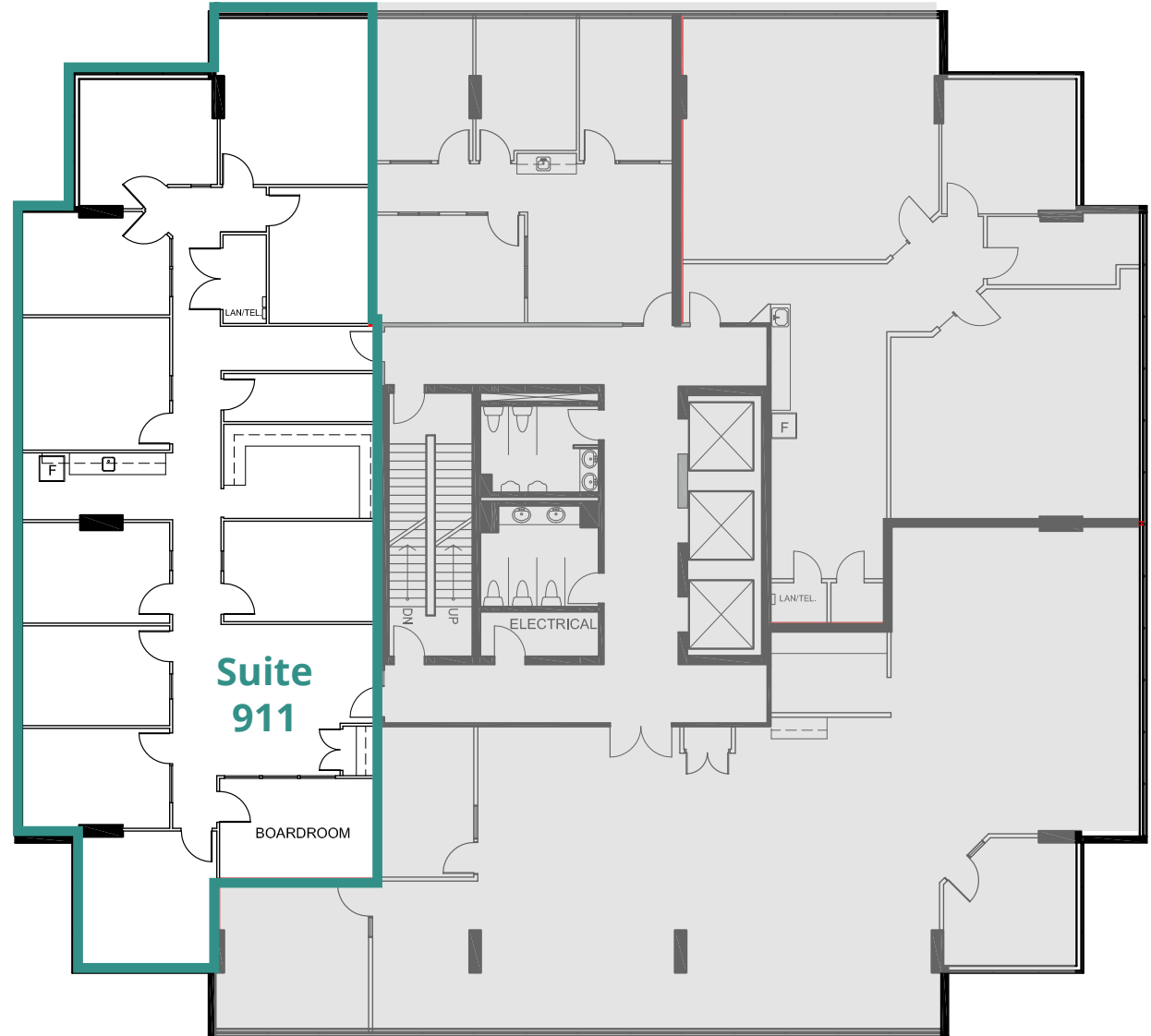
Suite 800 | 10,745 SF

- 8 exterior offices
- 2 interior offices
- large open area for workstations
- 2 boardrooms
- 2 meeting rooms
- kitchen
- reception
- storage room
- server room

Floor 8

10,745 SF

Floor Plans



Suite 911 | 3,588 SF

- 8 exterior offices
- 1 interior office
- 2 boardrooms
- reception
- kitchen
- copy/print area
- storage

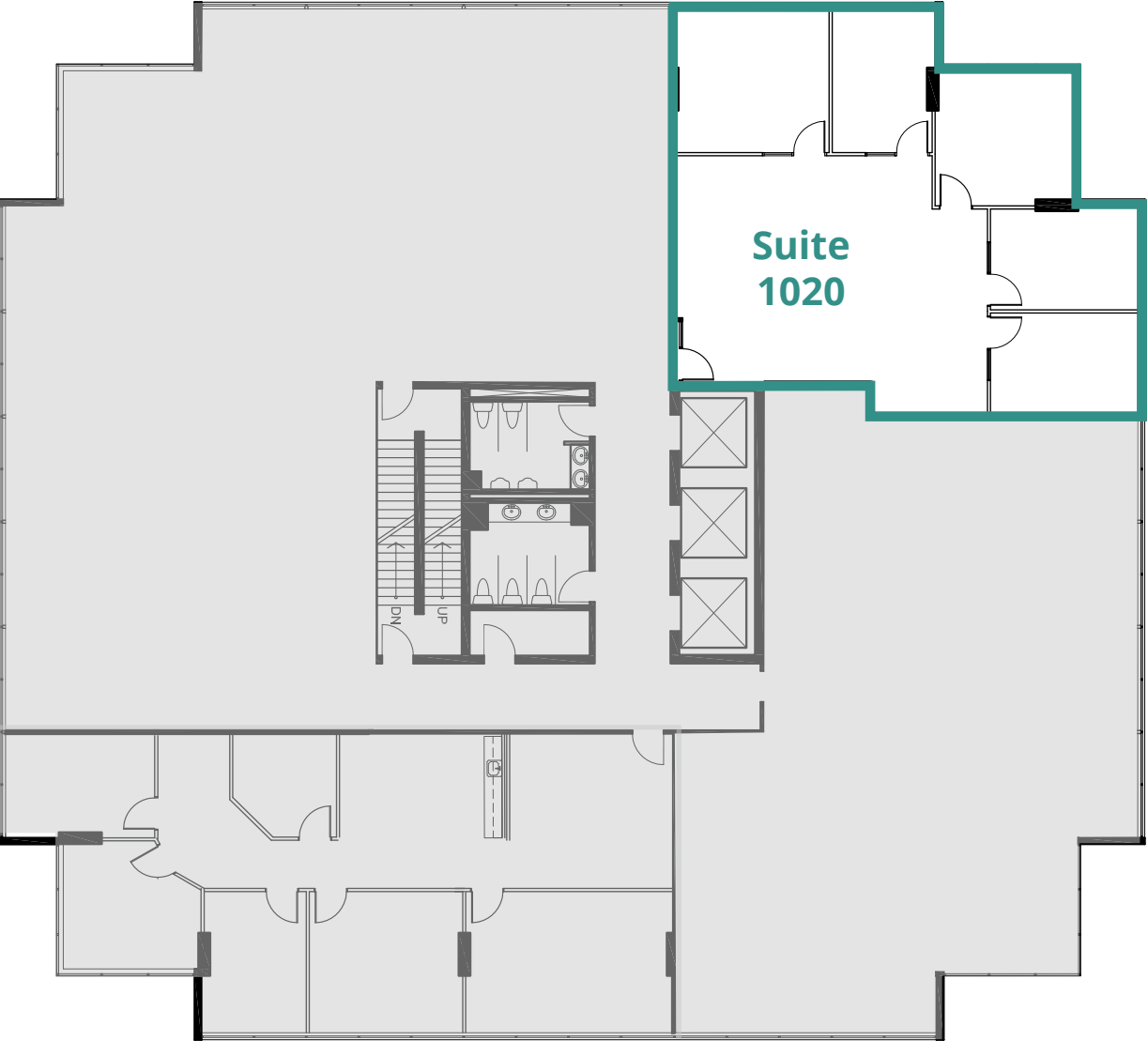
Floor 9

3,588 SF

Floor Plans

Floor 10

1,886 SF



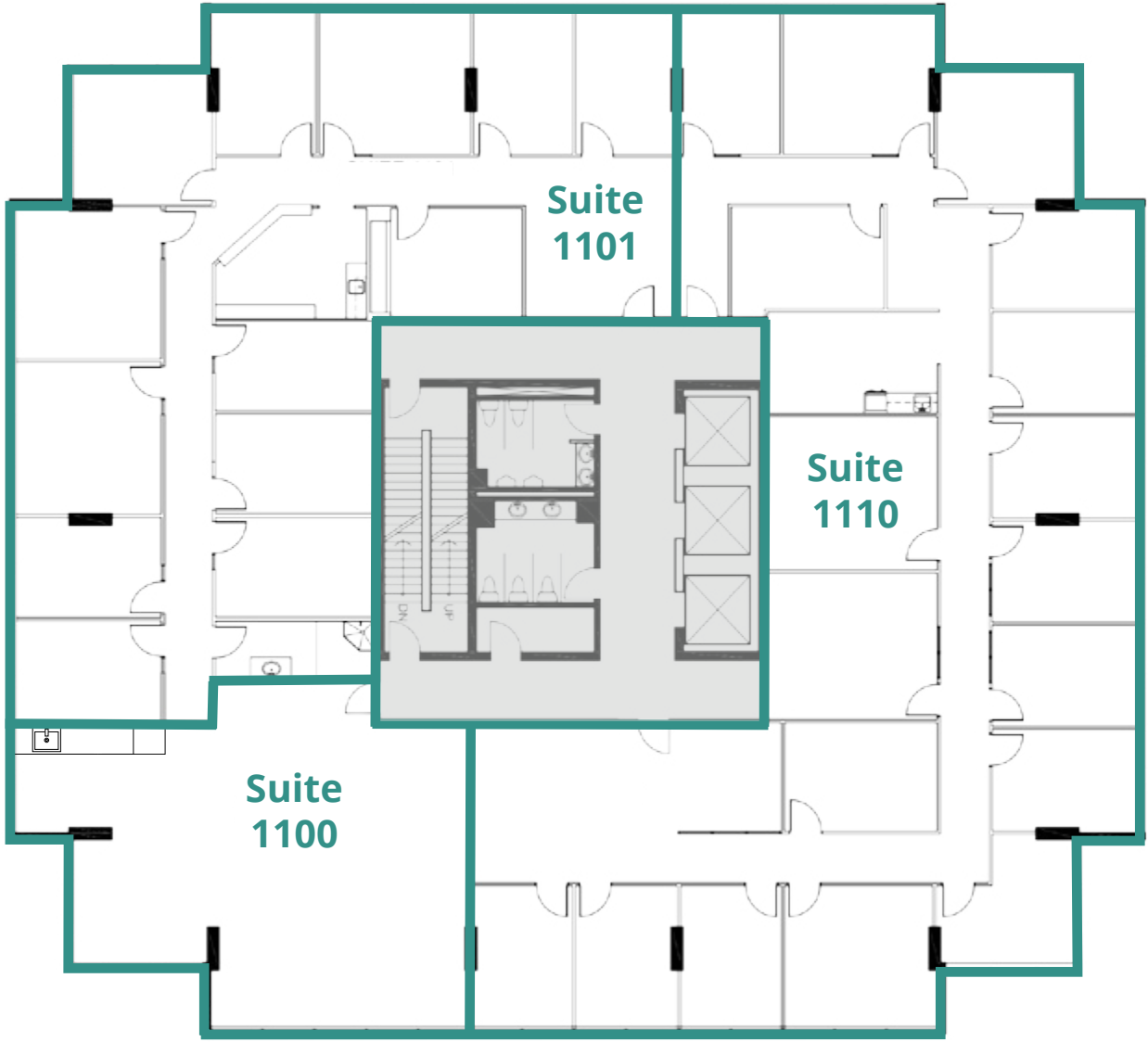
Suite 1020 | 1,886 SF

- 5 exterior offices
- kitchen
- reception
- open area

Floor Plans

Floor 11

10,745 SF



Suite 1100 | 1,512 SF

- open area
- kitchen

Suite 1101 | 3,836 SF

- 7 exterior offices
- 4 interior offices
- 2 meeting rooms
- 2 kitchens
- reception

Suite 1110 | 5,397 SF

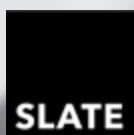
- 14 exterior offices
- 2 interior offices
- kitchen
- reception
- storage

Fitness Facility



Conference Centre





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