



 **Manulife**  
Investment Management

For Lease

# 8west

903 8<sup>th</sup> Avenue SW, Calgary, Alberta

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# Property Overview

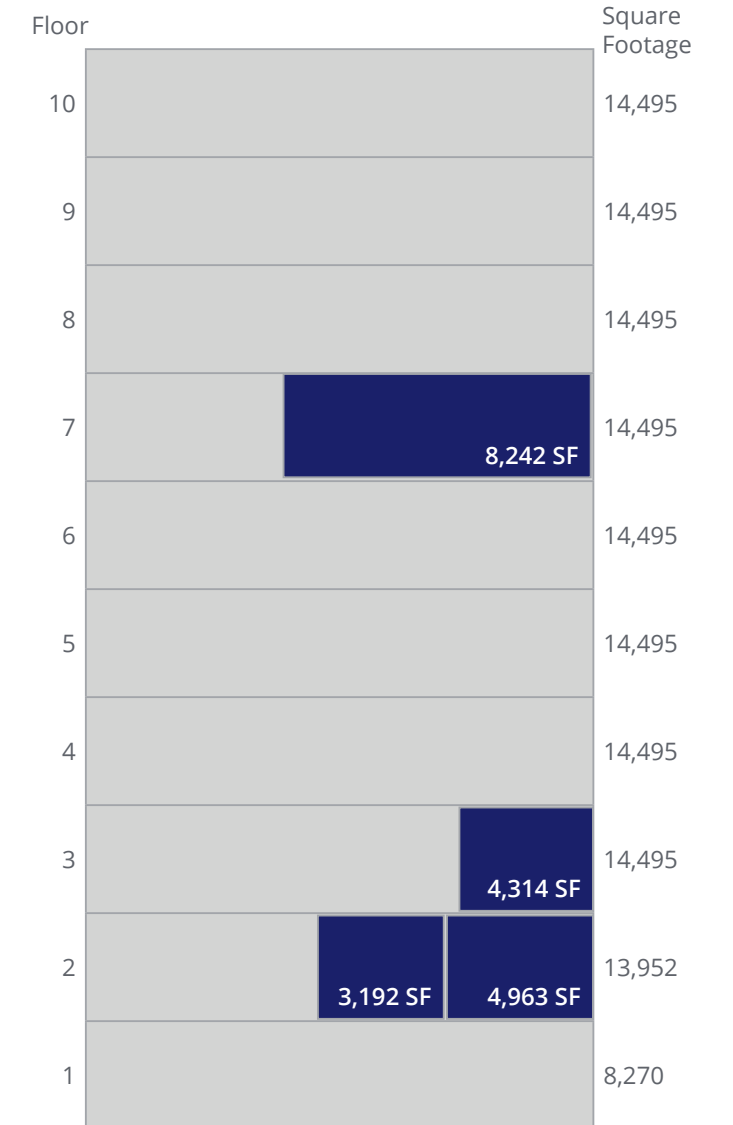
<b>Address</b>	903 8 <sup>th</sup> Avenue SW						
<b>Location</b>	Premier Class "A" building located in downtown Calgary's West end. Across the street from the University of Calgary Downtown Campus and within close proximity of various retail, dining, and shopping amenities in the Beltline District. 8 West is two blocks from the LRT line and one block away from the +15 network.						
<b>Year Built</b>	2008						
<b>Typical Floorplate</b>	14,700 SF						
<b>Parking</b>	One (1) reserved underground stall per 6,000 square feet leased at \$400 per stall per month. Ample surface parking surrounding the building.						
<b>Rentable Area</b>	138,442 SF						
<b>Number of Floors</b>	10						
<b>Landlord</b>	Manulife Investment Management						
<b>HVAC</b>	Monday to Friday: 7:00am - 6:00pm						
<b>Annual Net Rent (PSF)</b>	Market Rates						
<b>Operating Costs &amp; Taxes (est. 2026) (PSF)</b>	<table border="0"> <tr> <td>Operating Costs:</td> <td>\$15.86</td> </tr> <tr> <td>Taxes:</td> <td>\$2.46</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$18.32</b></td> </tr> </table>	Operating Costs:	\$15.86	Taxes:	\$2.46	<b>Total:</b>	<b>\$18.32</b>
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Taxes:	\$2.46						
<b>Total:</b>	<b>\$18.32</b>						

## Key Highlights

-  Well-improved space
-  Close proximity to several amenities including, retail shops, restaurants and banking services
-  Tenant-only fitness facility on main floor
-  Bicycle parking on-site
-  BOMA Best - Silver Certified
-  24/7 On-site Security
-  One of the only Class "A" buildings in the West end

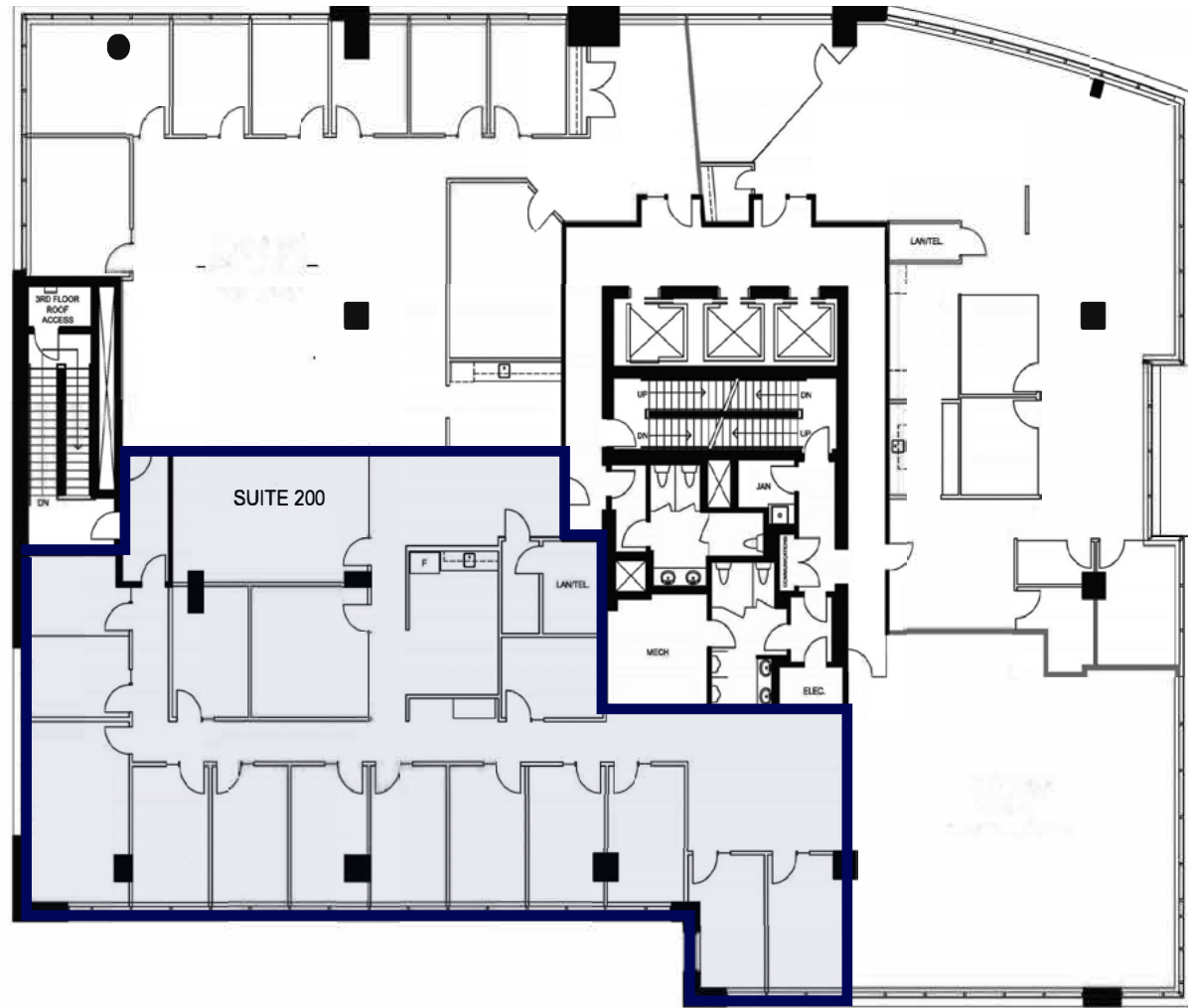
# Available Space

Suite	SF	Availability
Suite 200	4,963	Immediate
Suite 220	3,192	Immediate
Suite 300	4,314	December 1, 2026
Suite 700	8,242	Immediate



Headlease
Leased

# Suite 200

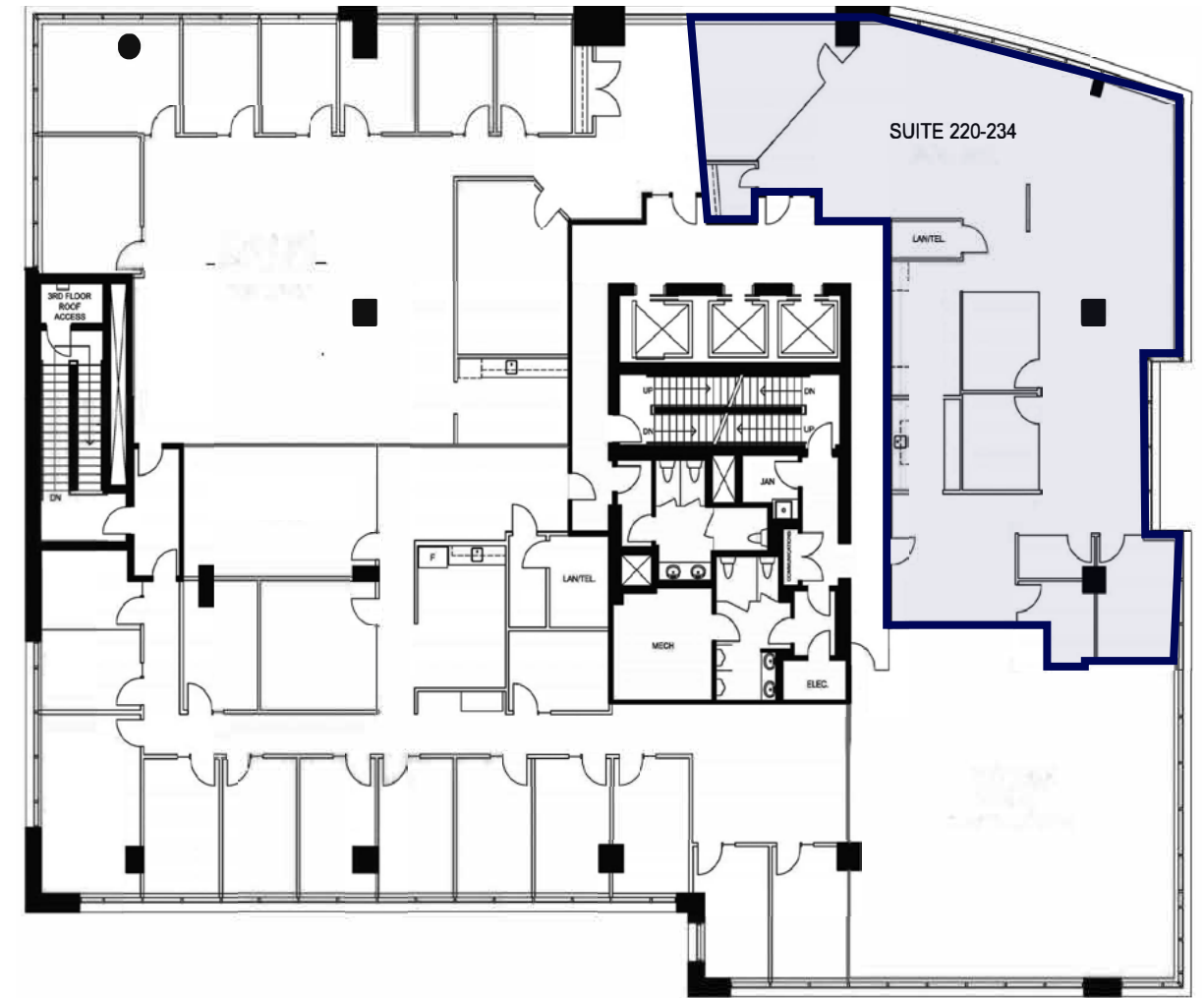


**Suite 200 | 4,963 SF**  
**Well-improved suite**

- 12 Exterior Offices
- 2 Interior Offices
- Boardroom
- Meeting Room
- Small Open Area
- Server Room
- Copy/Filing Area
- Kitchen
- Reception
- Partially Furnished

[Click to view virtual tour](#)

# Suite 220

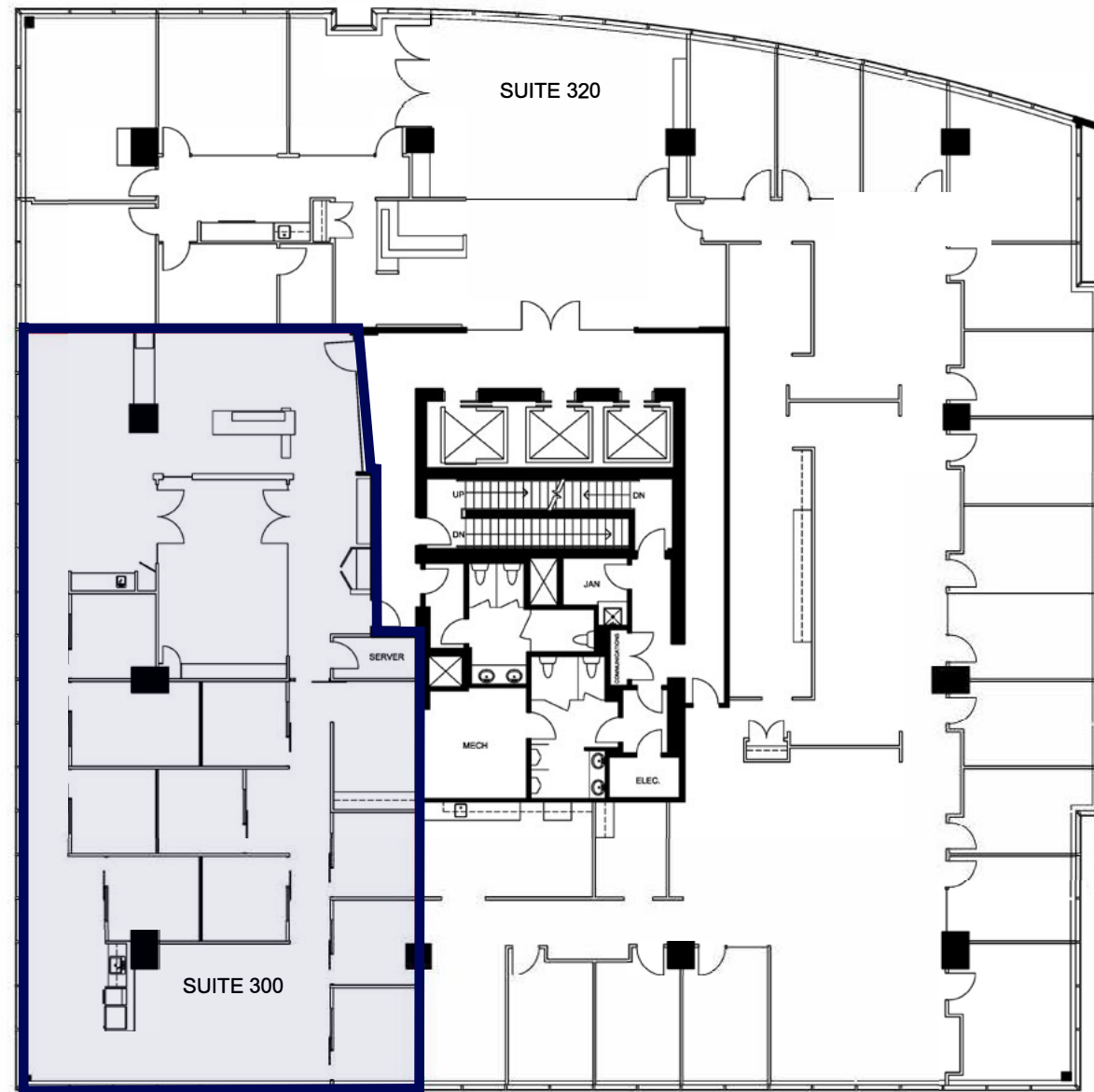


**Suite 220 | 3,192 SF**  
**Well-improved, modern finishes**

- Exterior Office
- 2 Interior Offices/Meeting Rooms
- Boardroom
- Open Area for ~24 Workstations
- 2 Privacy Rooms
- Lounge/Collaboration Area
- Server Room
- Copy/Filing Area
- Kitchen
- Reception Area
- Storage Closet

[Click to view virtual tour](#)

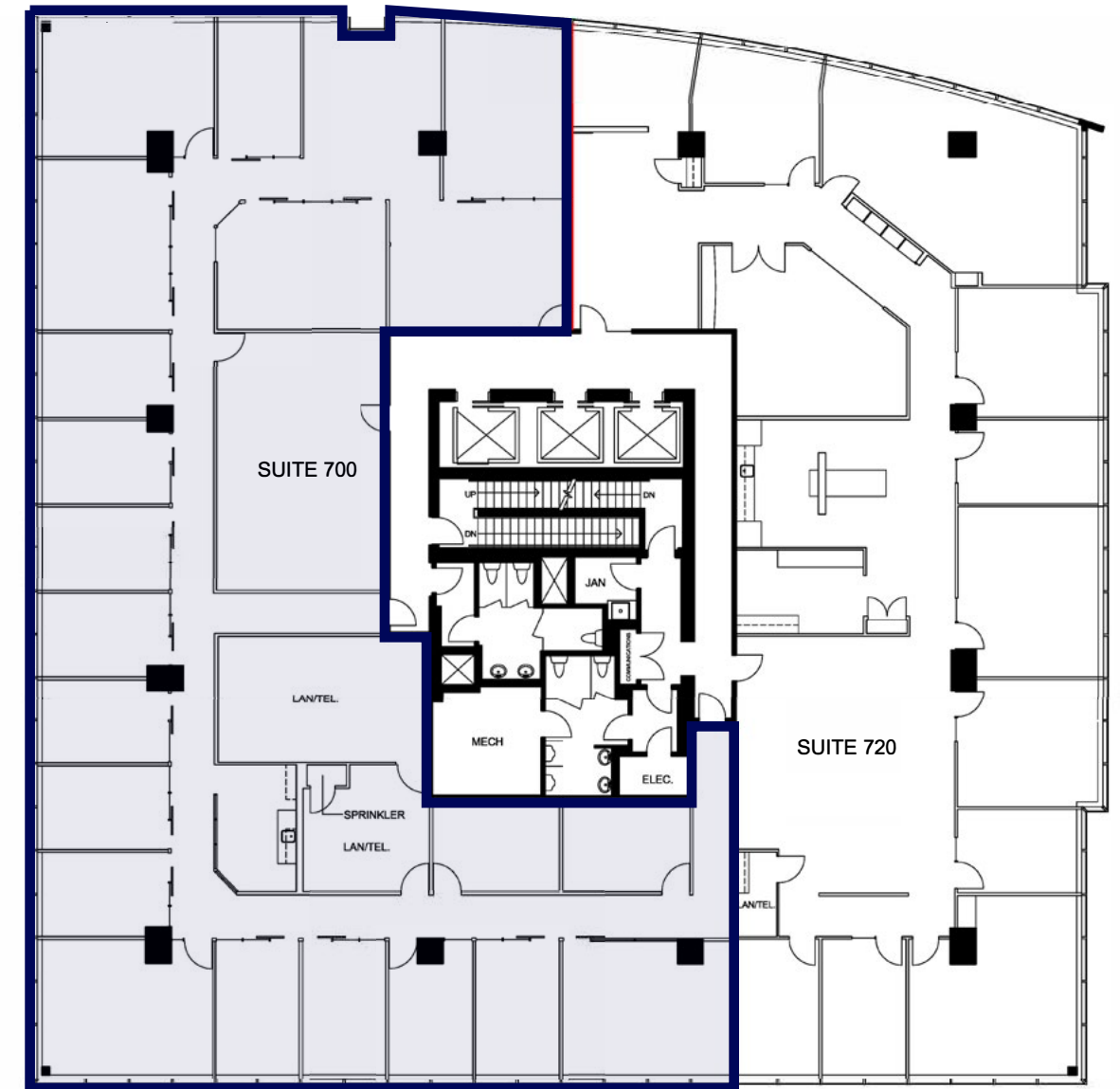
# Suite 300



Suite 300 | 4,314 SF

- Exterior Office
- 9 Interior Offices
- Open Area for Workstations
- Boardroom
- Server Room
- Copy/Filing Area
- Kitchen
- Reception

# Suite 700



Suite 700 | 8,242 SF

- 16 Exterior Offices
- 2 Interior Offices
- Boardroom
- Meeting Room
- Server Room
- Copy/Filing Room
- Kitchen
- Reception Area
- Storage Closet



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