



For lease

Century Park Place
855 8th Avenue SW, Calgary, AB

 **JLL** SEE A BRIGHTER WAY

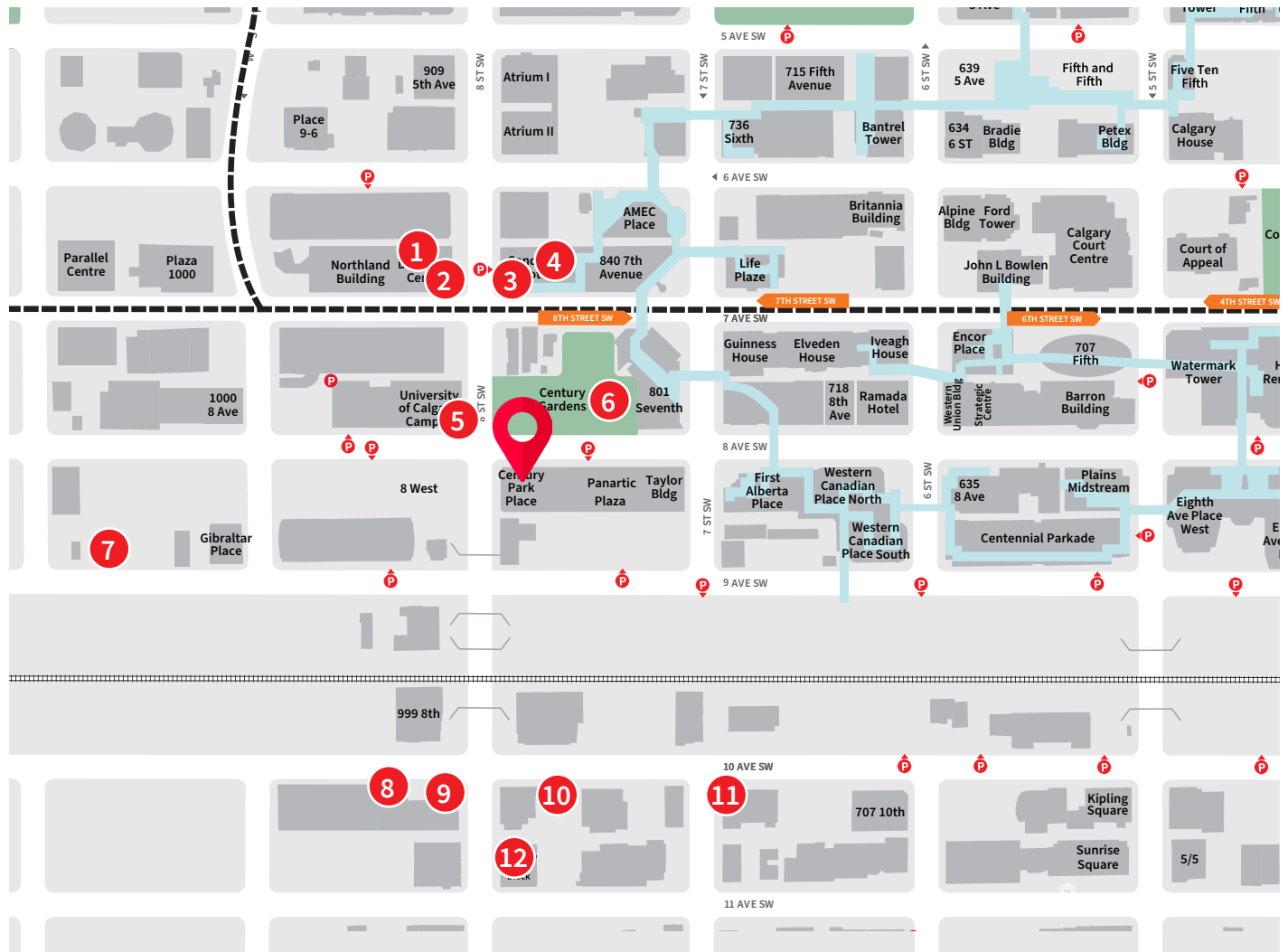
Property Highlights

- Variety of suite build-outs to suit any tenant
- Aggressive market lease rates
- Suites come with an abundance of natural light
- Underground parking
- On-site security
- Amenity rich area
- Walking distance to 7th Avenue LRT station

Available Suites	Retail Suite 101: 2,100 sf
	Office Suite 205: 905 sf Suite 300: 7,307 sf Suite 500: 7,523 sf Suite 700: 7,320 sf
Available	Immediate
Term	Flexible
Asking Rate	Market lease rates
Operating Costs	\$16.36 (2025)
TIA	Negotiable
Parking	\$450.00 per stall per month 1 per 1,800 sf

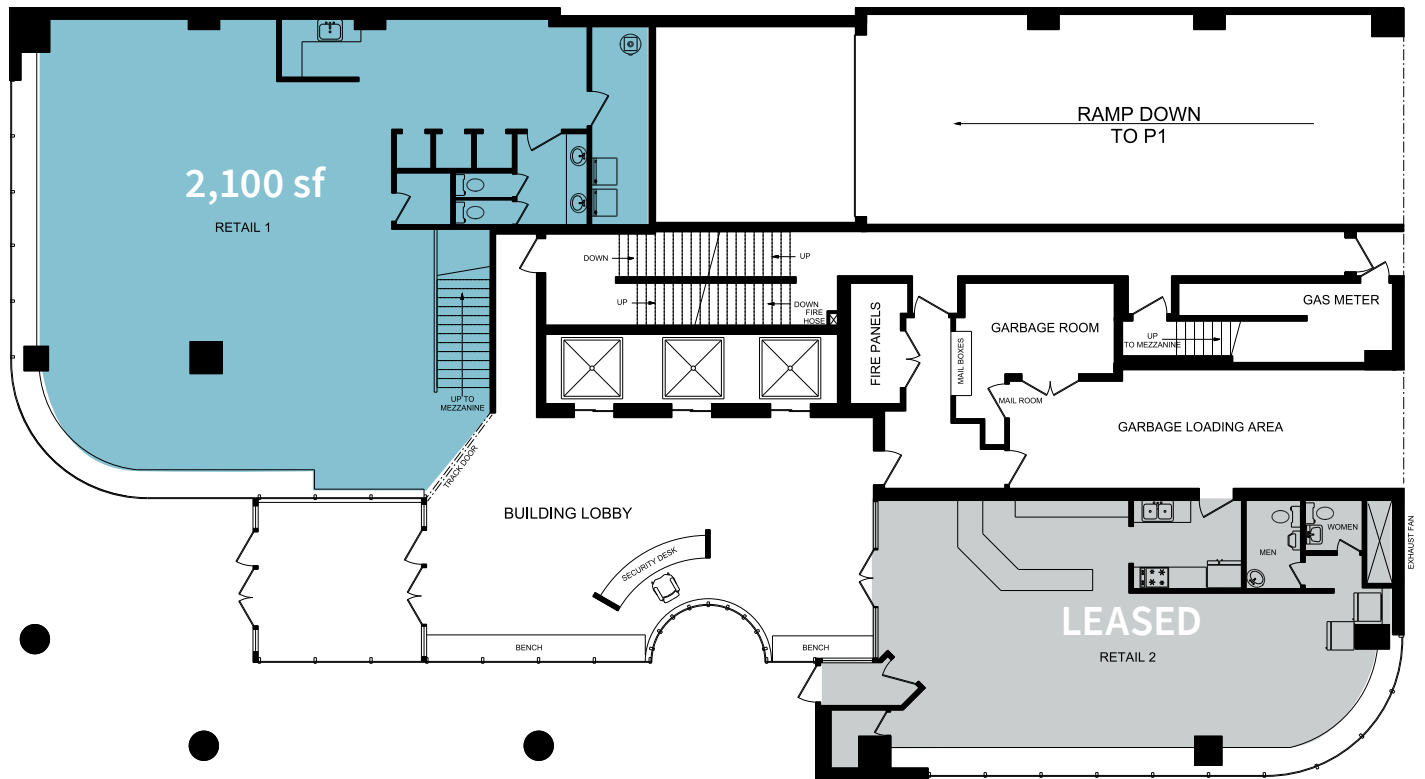


Location and Amenities

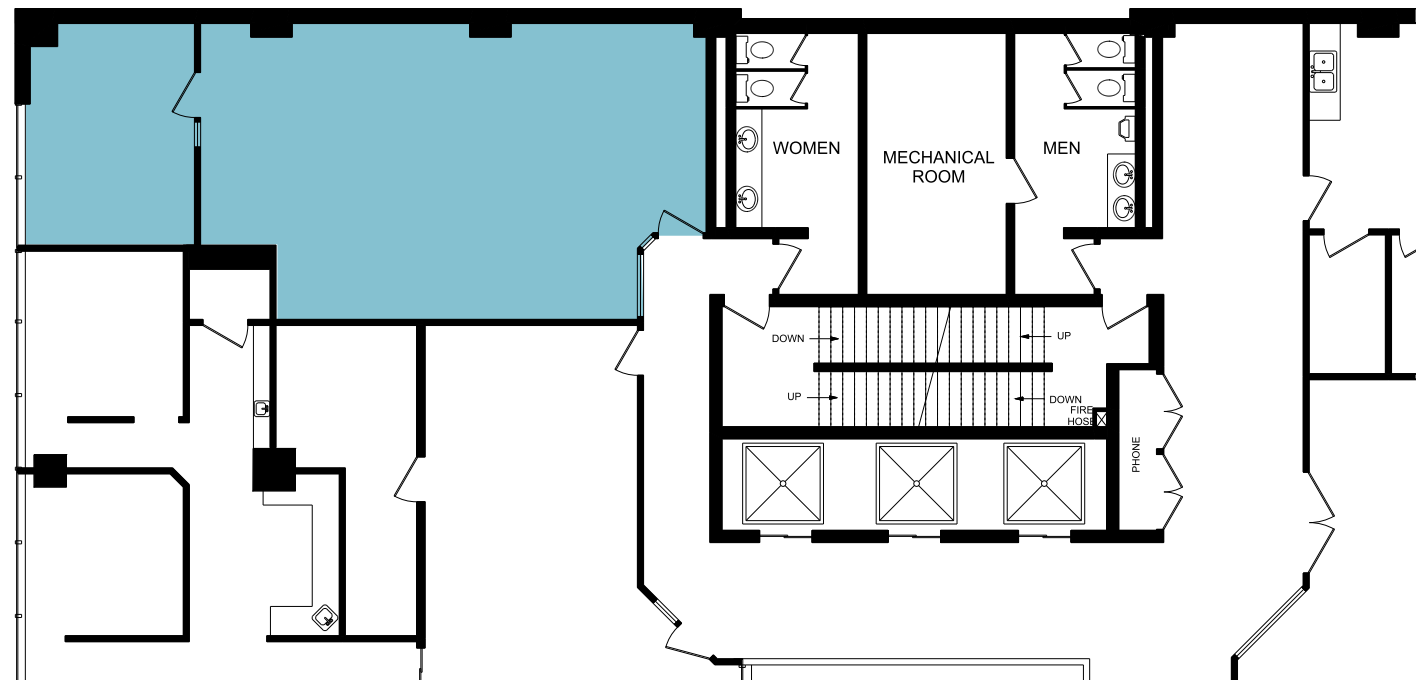


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|-----------------|-------------------------|----------------------------|
| 1 Tim Hortons | 5 Wave's Coffee | 9 Sucre Patisserie & Cafe. |
| 2 Canada Post | 6 Century Gardens | 10 Holy Grill |
| 3 Moxie's | 7 Enterprise Rent-A-Car | 11 Bridgette Bar |
| 4 Sandman Hotel | 8 Wakado Ramen | 12 Bonterra Trattoria |

Main Floor | Retail Suites



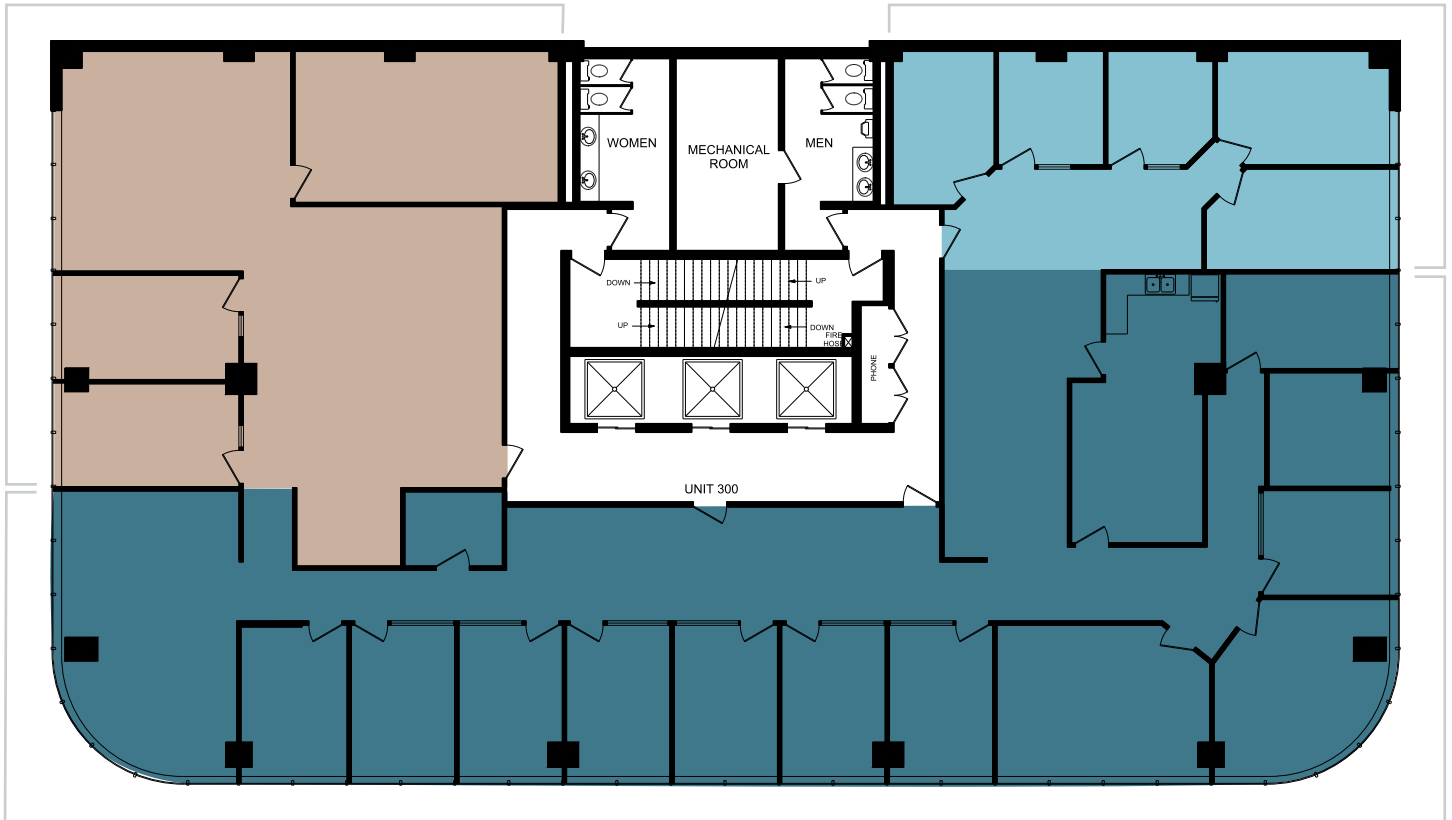
Floor 2 | 905 sf



Floor 3 | 7,307 sf

Demising Option A
1,461 sf

Demising Option C
731 sf

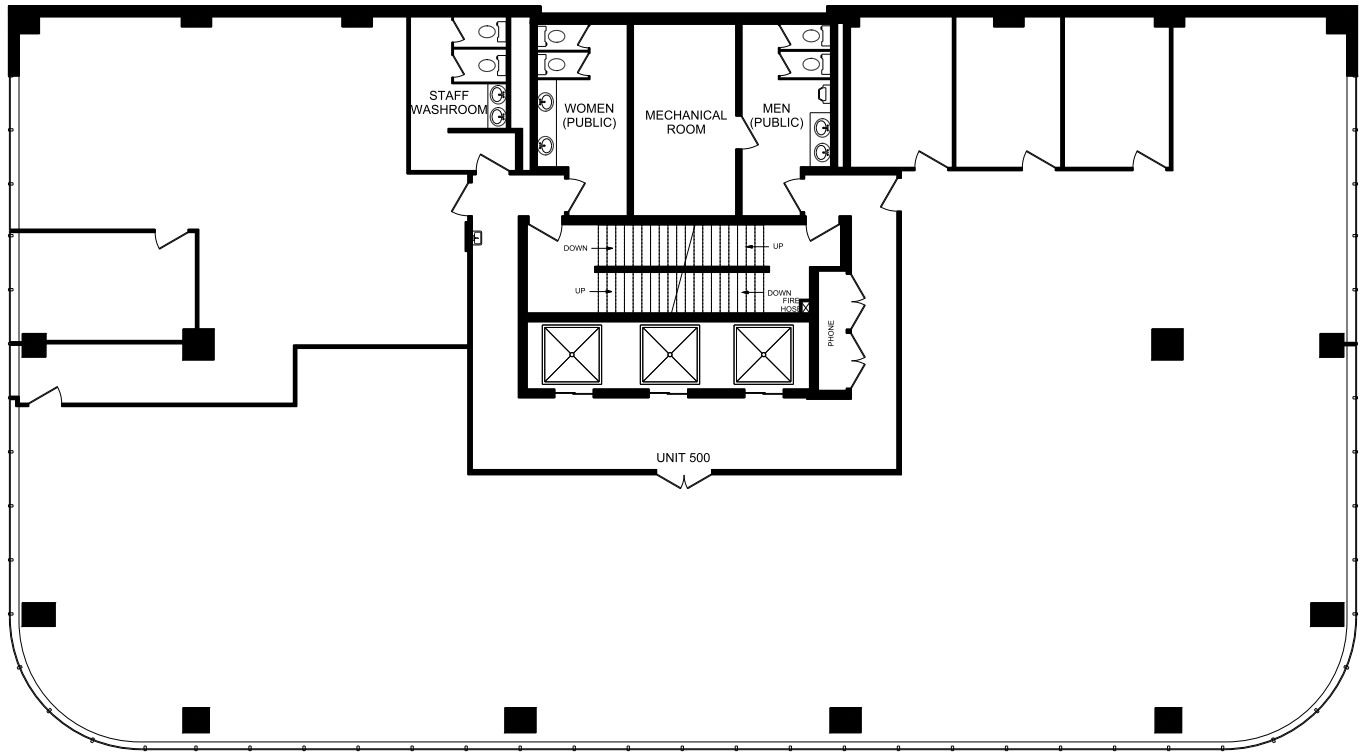


Demising Option B
5,115 sf



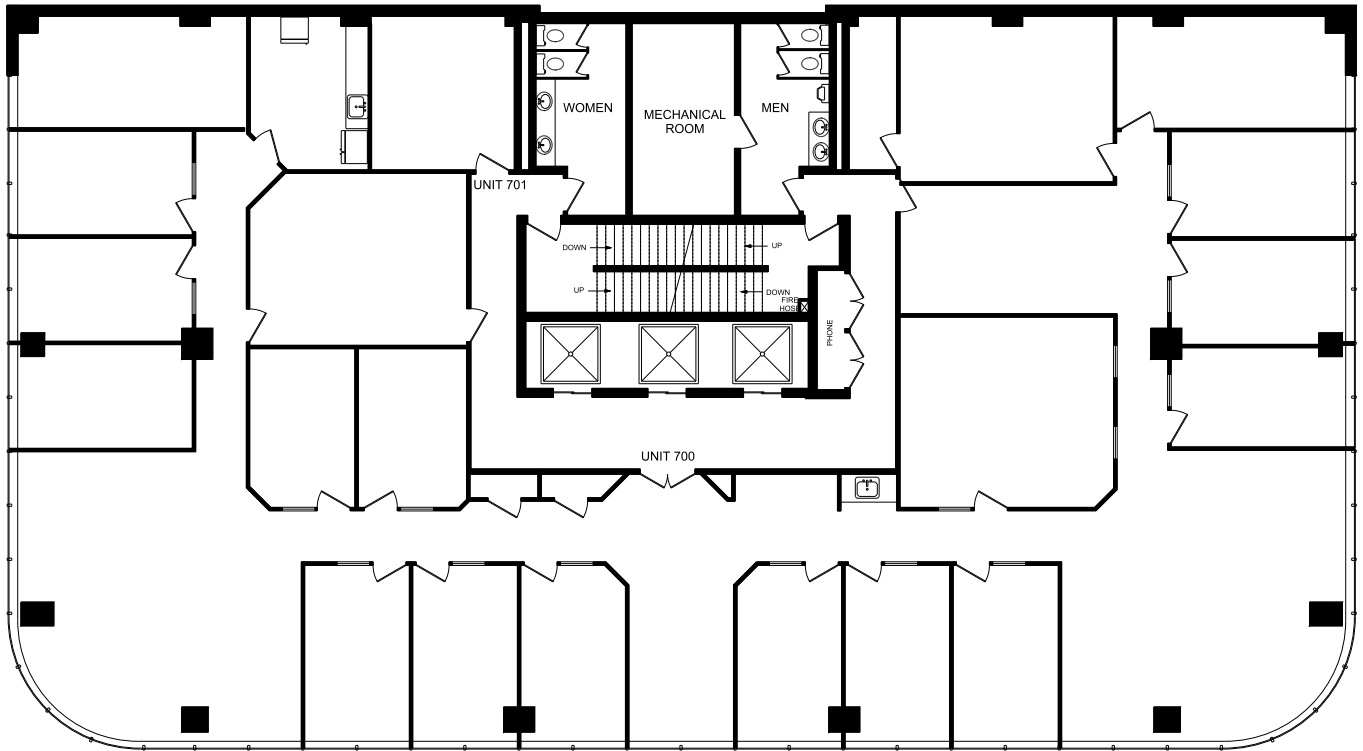
Floor 5 | 7,523 sf

Demising Options Available



Floor 7 | 7,320sf

Demising Options Available



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