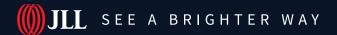


For lease

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



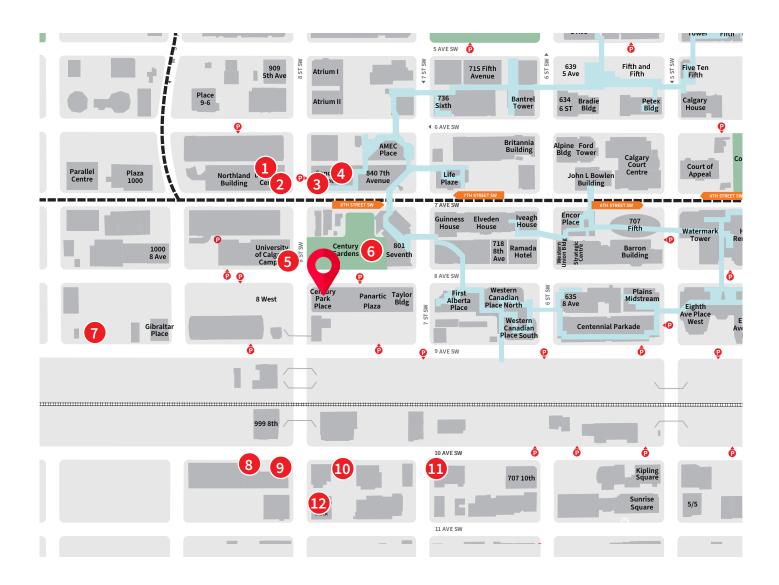
Property Highlights

- 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

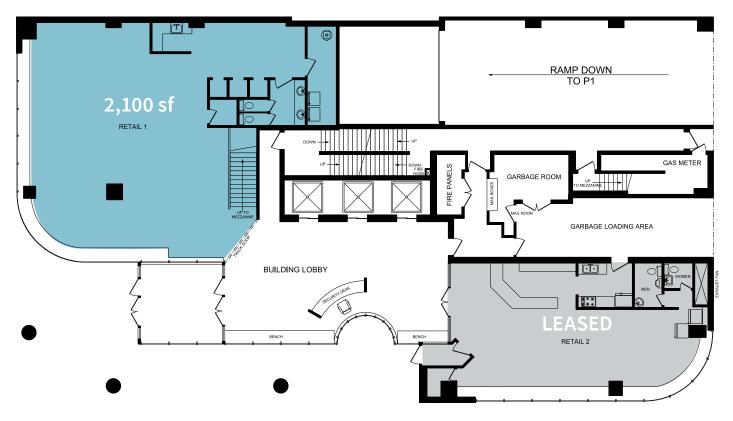


- 1 Tim Hortons
- 2 Canada Post
- **3** Moxie's
- 4 Sandman Hotel

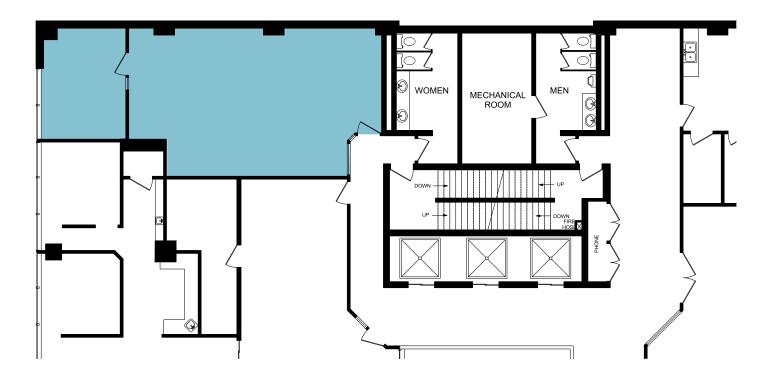
- 5 Wave's Coffee
- **6** Century Gardens
- **7** Enterprise Rent-A-Car
- 8 Wakado Ramen

- 9 Sucre Patisserie & Cafe.
- 10 Holy Grill
- 11 Bridgette Bar
- **12** Bonterra Trattoria

Main Floor | Retail Suites



Floor 2 | 905 sf



Floor 3 | 7,307 sf

Demising Option C 1,461 sf 731 sf

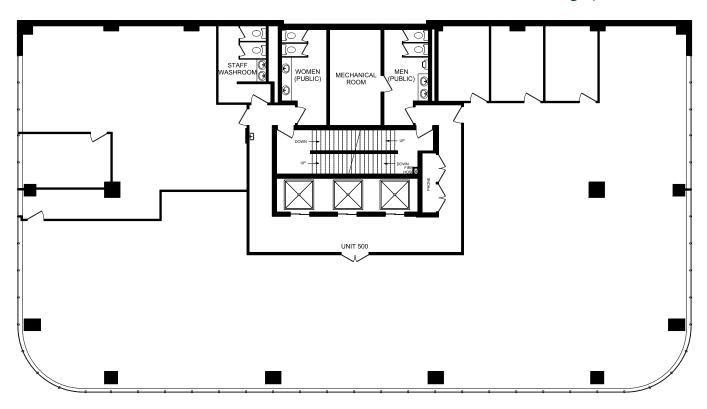
Demising Option B 5,115 sf





Floor 5 | 7,523 sf

Demising Options Available





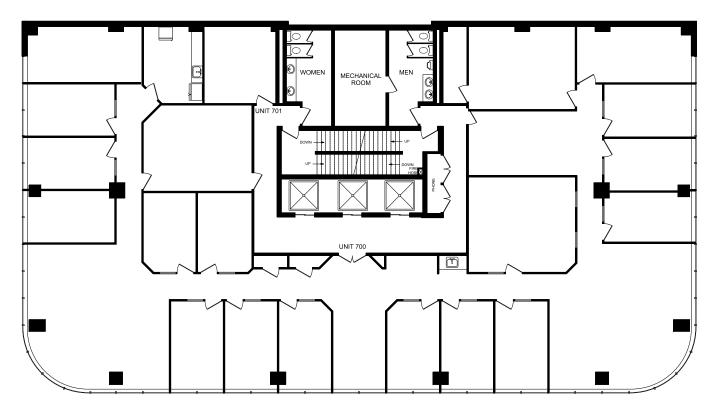






Floor 7 | 7,320sf

Demising Options Available

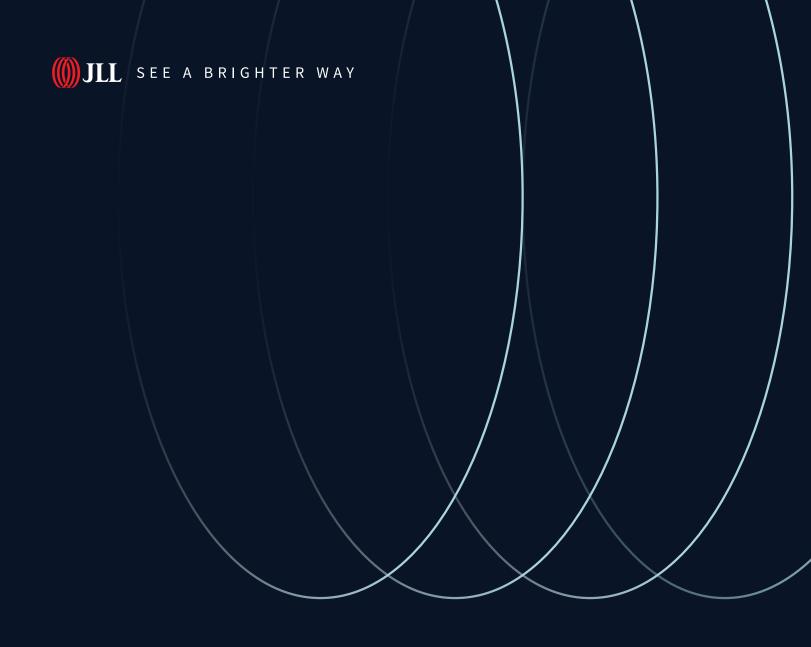












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