



For lease

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

 **JLL** SEE A BRIGHTER WAY

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	Suite 205: 905 sf Suite 300: 7,307 sf Suite 700: 7,320 sf Suite 1010: 1,950 sf
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Available	Immediate
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Term	Flexible
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Asking Rate	Market lease rates
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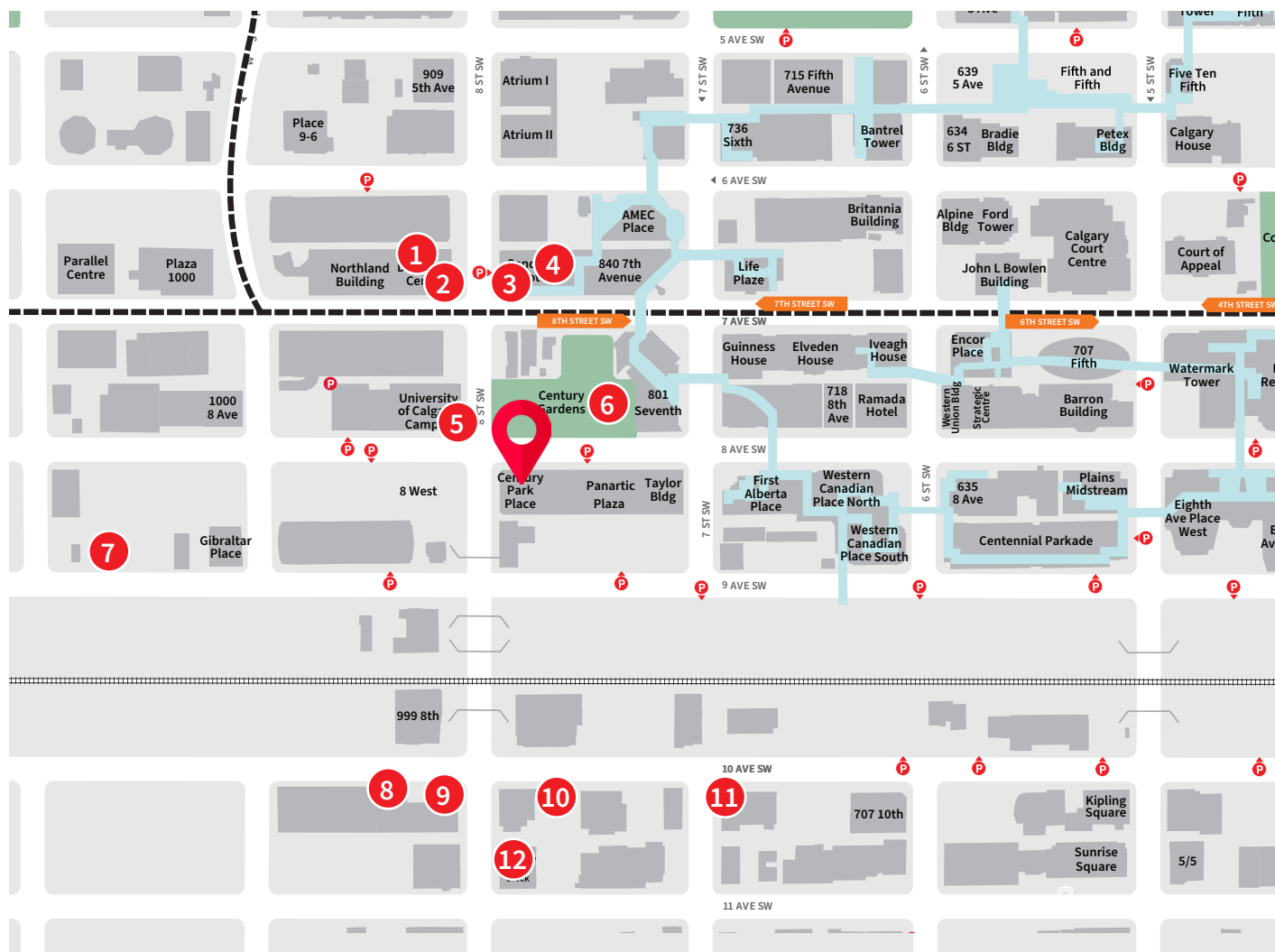
Operating Costs	\$17.06 (2026)
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TIA	Negotiable
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Parking	\$450.00 per stall per month 1 per 1,800 sf
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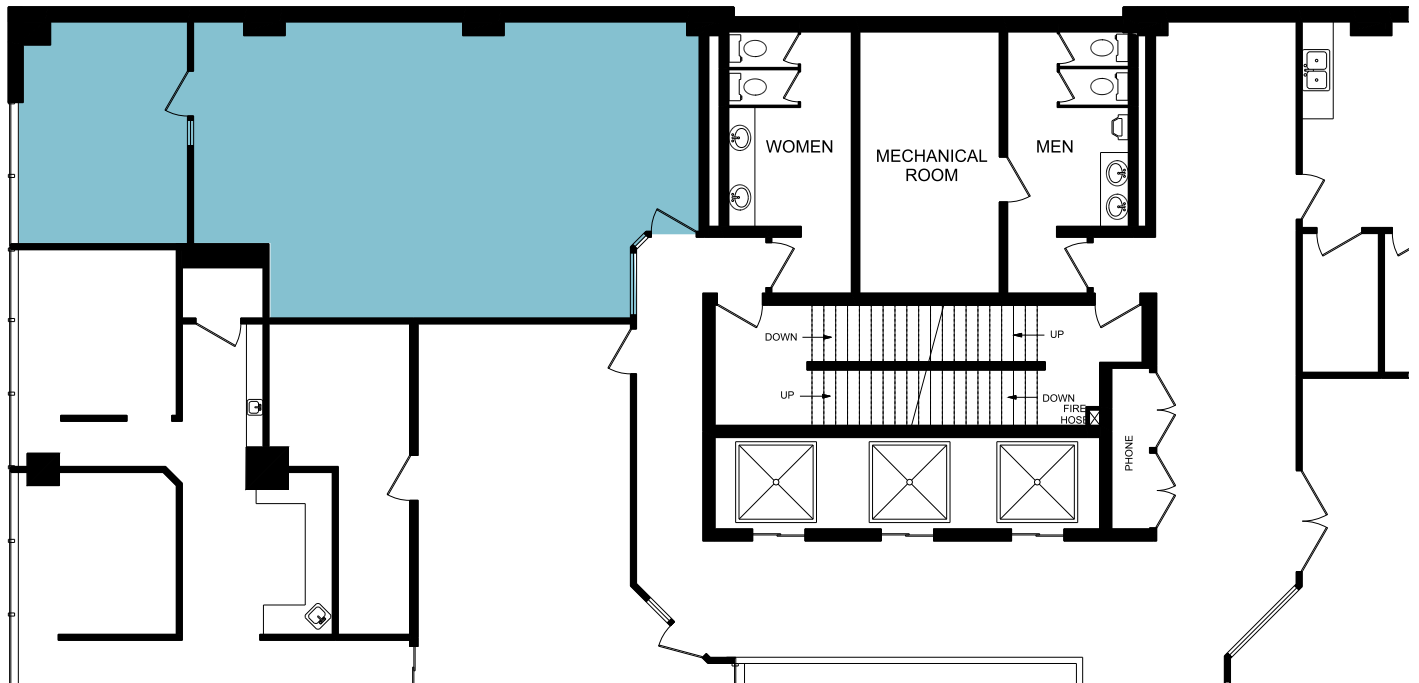


Location and Amenities

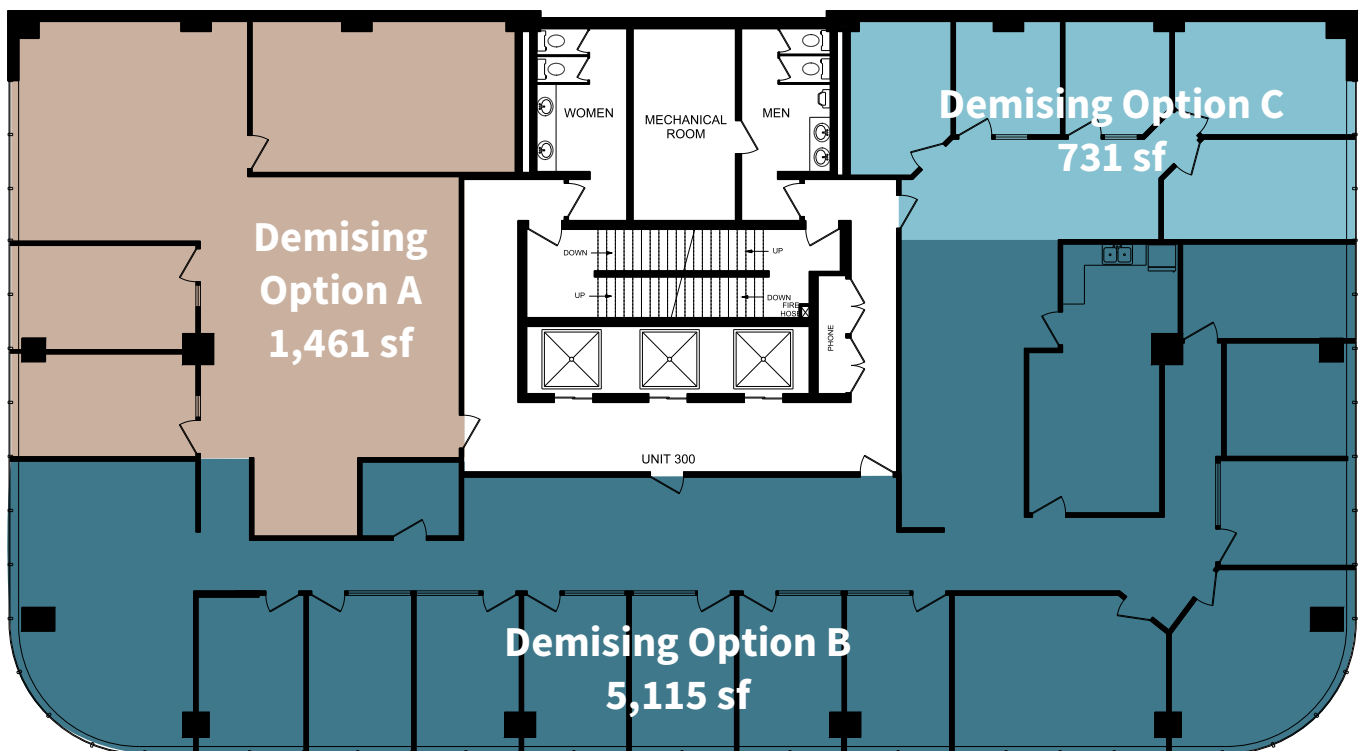


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|-----------------|-------------------------|----------------------------|
| 1 Tim Hortons | 5 Wave's Coffee | 9 Sucre Patisserie & Cafe. |
| 2 Canada Post | 6 Century Gardens | 10 Holy Grill |
| 3 Moxie's | 7 Enterprise Rent-A-Car | 11 Bridgette Bar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

Floor 2 | 905 sf

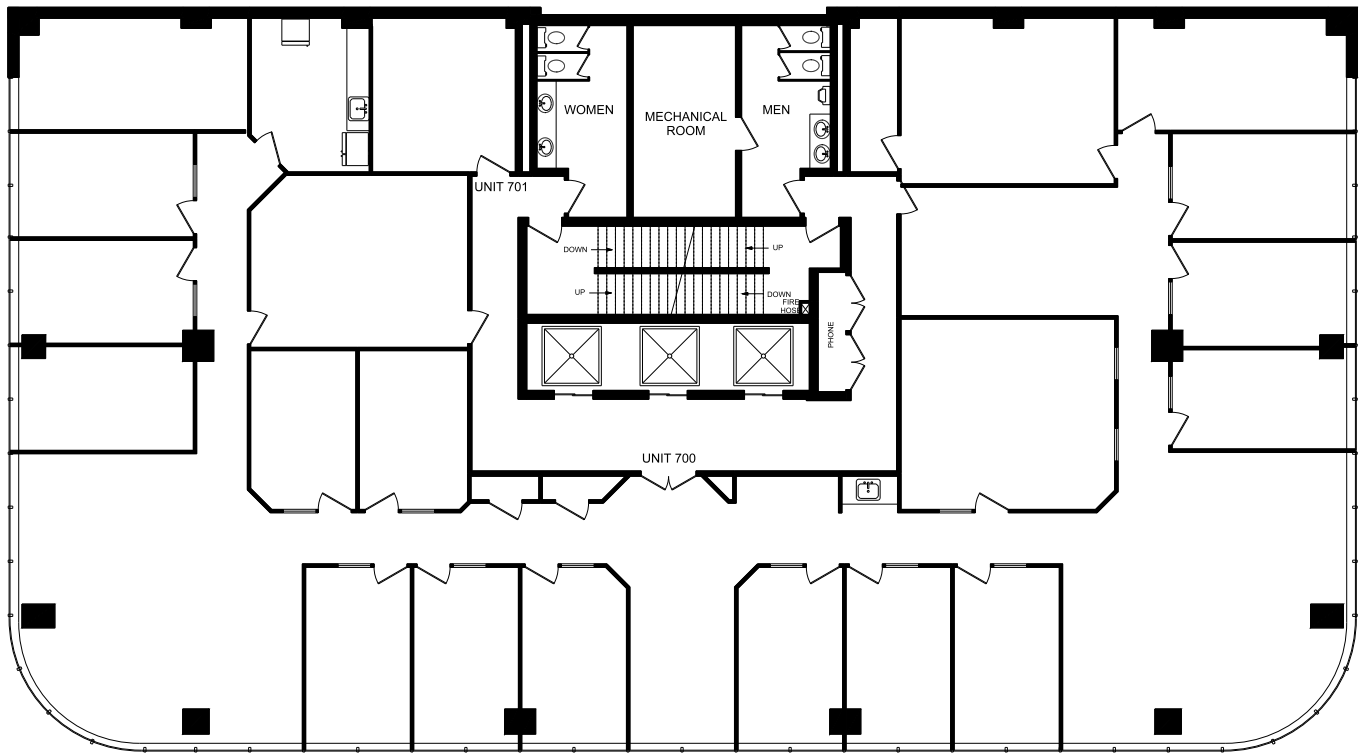


Floor 3 | 7,307 sf



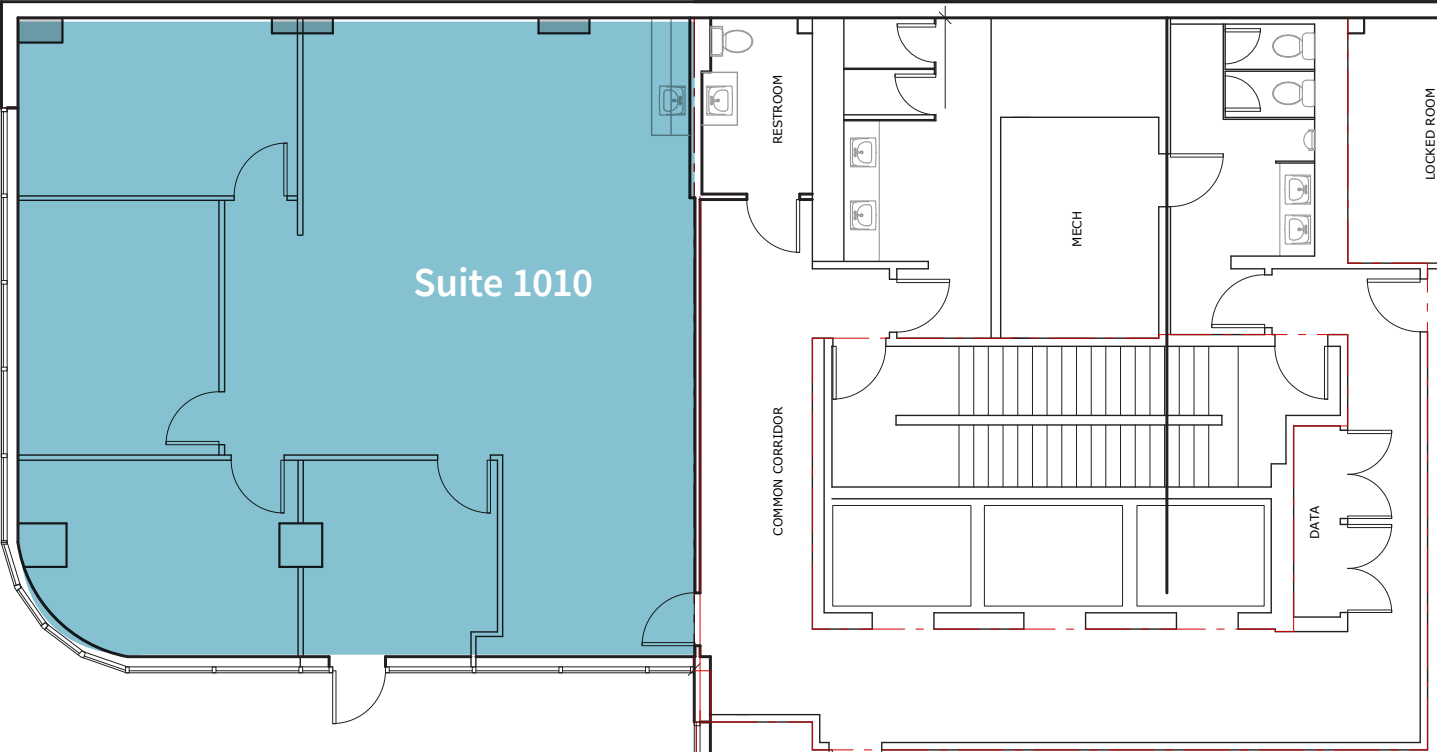
Floor 7 | 7,320sf

Demising Options Available



Floor 10 | 1,950 sf

New Show Suite



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