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## 405, 1100 8 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease

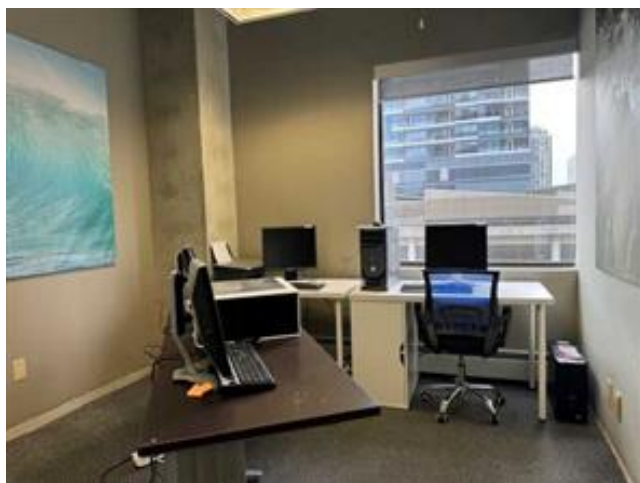




**Location**  
Calgary, Alberta



**Listing ID:**  
33524


**MLS ID:**  
A2278329

**\$25**



 **JIM HUYNH**  
 (403) 291-4440

 **CIR Realty**  
 403-291-4440

 405, 1100 8 Avenue SW, Calgary , Alberta T2P 3T8

**Transaction Type**

For Lease

**Subdivision**

Downtown West End

**Building Type**

Commercial Mix, Condo Complex, Free-Standing, Mixed Use

**Year Built**

1980

**Structure Type**

High Rise (5 stories)

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Building Area (Sq. Ft.)**

772.00

**Building Area (Sq. M.)**

71.72

**Inclusions**

N/A

**Restrictions**

Landlord Approval

**Reports**

None

Great opportunity to lease this full amenity office space for: LAWYER, CORPORATE OFFICE, ACCOUNTANT, INSURANCE, MORTGAGE, PROPERTY MANAGEMENT, ENGINEER, CONSULTANT...772sf with high ceilings, the base rent is \$1608.33 per month plus Op-cost. Underground parking stall available for rental \$275/month. The rent would include SWIMMING POOL, STEAM ROOM, SQUASH CLUB, WORKOUT GYM, POOL TABLE, LIBRARY, 24-HOUR CONCIERGE, MAIL & AMAZON DELIVERY ROOM, LUXURY GUEST WAITING ROOM, CONVENIENT QUICK DRIVE-THROUGH 3 CAR STOP in front of the lobby AND 1/2 A BLOCK WALKING TO THE C-TRAIN. It can be a quick possession.

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