



**FOR LEASE**

BELTLINE OFFICE OPPORTUNITY

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1301 8TH STREET SW  
CALGARY, ALBERTA



# Naming Rights for Second Floor Tenant

Lori Suba  
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Laurae Spindler  
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(403)471-4871  
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The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

**AVAILABLE SPACE:**

SUITE 200 - 6,265 SF  
SUITE 300 - 3,605 SF  
SUITE 301 - 1,643 SF  
SUITE 306 - 781 SF (30 DAYS NOTICE)

**TERM LENGTH:**

FLEXIBLE

**ASKING NET RENT:**

MARKET

**OPERATING COSTS (EST 2021)**

\$17.76 PSF

**PARKING RATIO:**

1 PER 566 PSF  
SURFACE - \$200 UNRES, \$300 RES



 ***BUILDING HIGHLIGHTS***

- QUICK WALK TO DOWNTOWN
- EASE OF ACCESS/EGRESS
- MOVE-IN READY
- SECURED ACCESS AFTER HOURS
- SITUATED CLOSE TO 17TH AVENUE
- PARK VIEWS

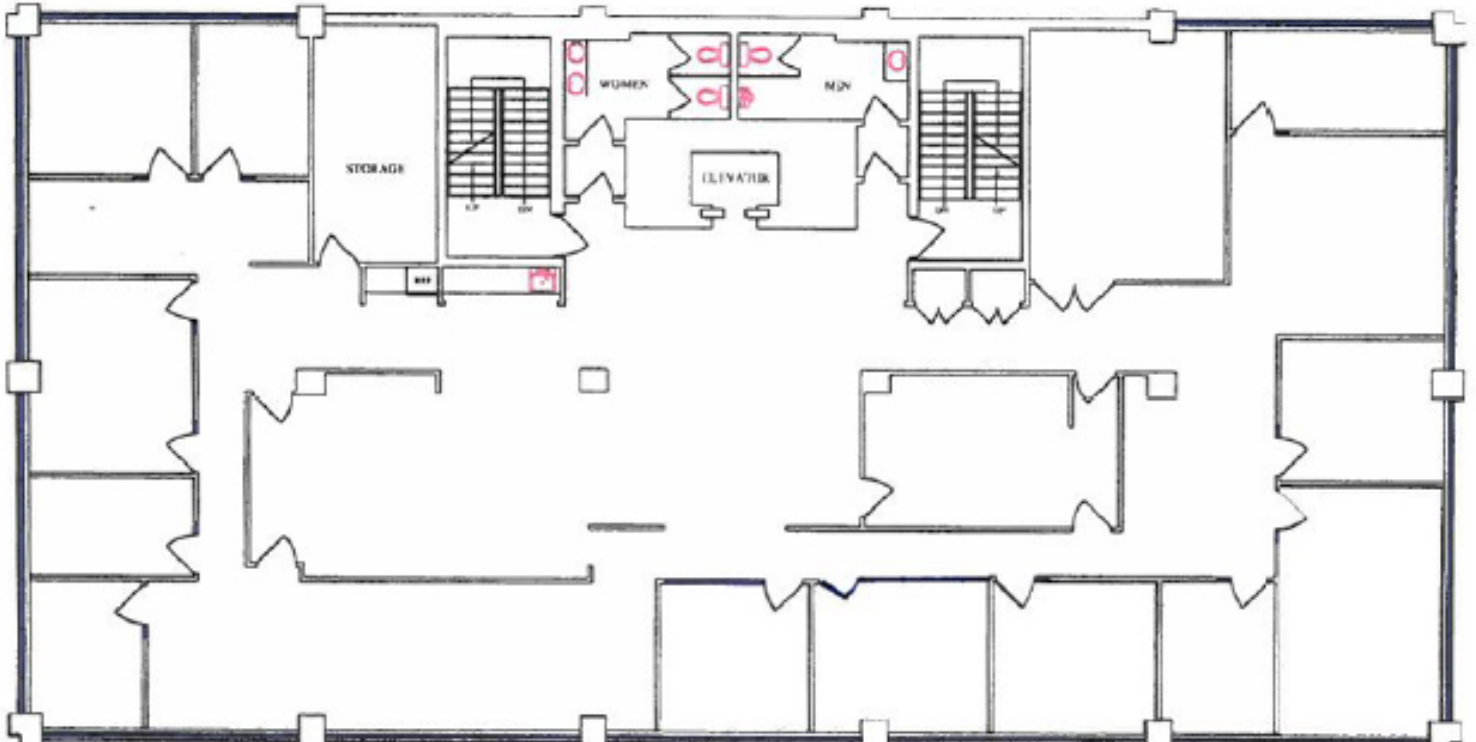
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## **SUITE 200**

- 6,265 SF
- 10 EXTERIOR OFFICES
- OPEN AREA
- MULTIPLE MEETING ROOMS
- KITCHEN



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### **SUITE 300**

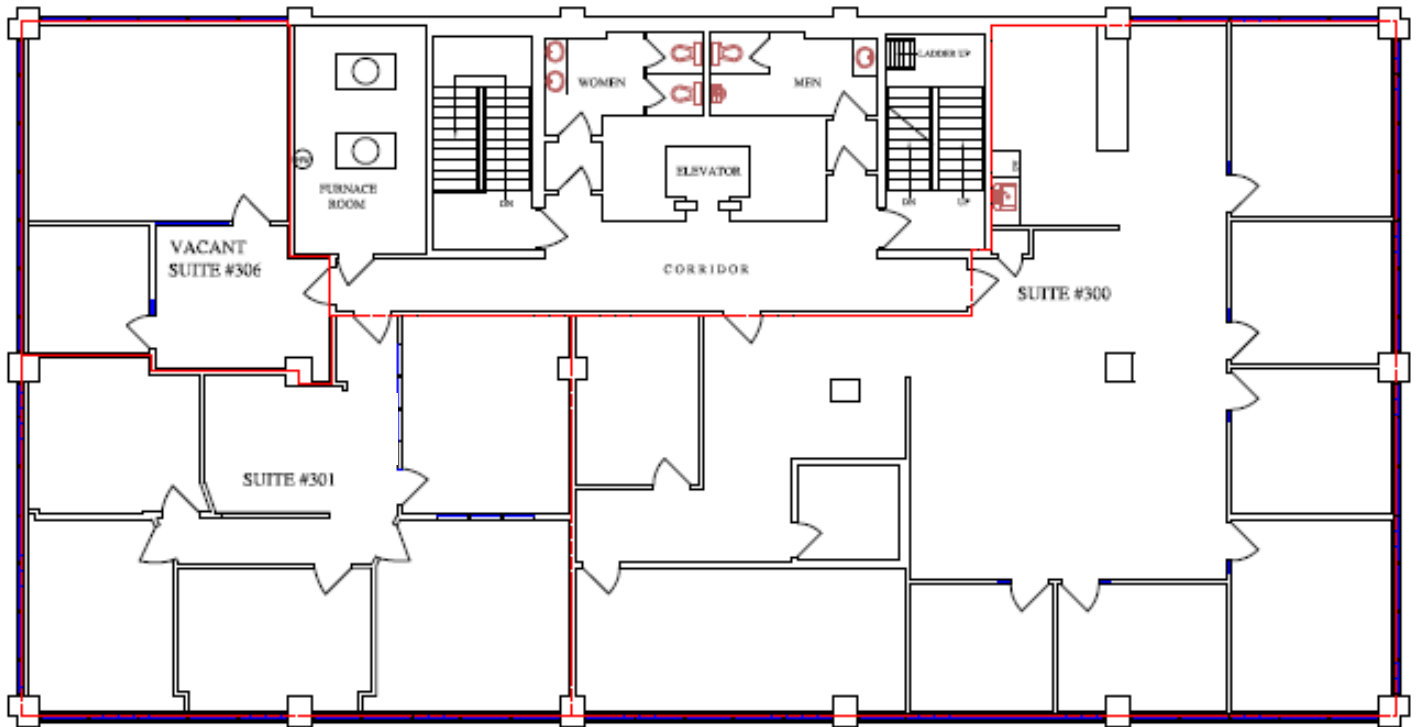
- 3,605 SF
- 7 OFFICES
- OPEN AREA
- MEETING ROOM
- KITCHEN

### **SUITE 301**

- 1,643 SF
- 5 OFFICES

### **SUITE 306**

- 781 SF
- 1 OFFICES
- MEETING ROOM



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