



FOR LEASE

BELTLINE OFFICE OPPORTUNITY

1301 8TH STREET SW
CALGARY, ALBERTA



Naming Rights for Second Floor Tenant

Lori Suba
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

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 The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.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 2020).

\$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

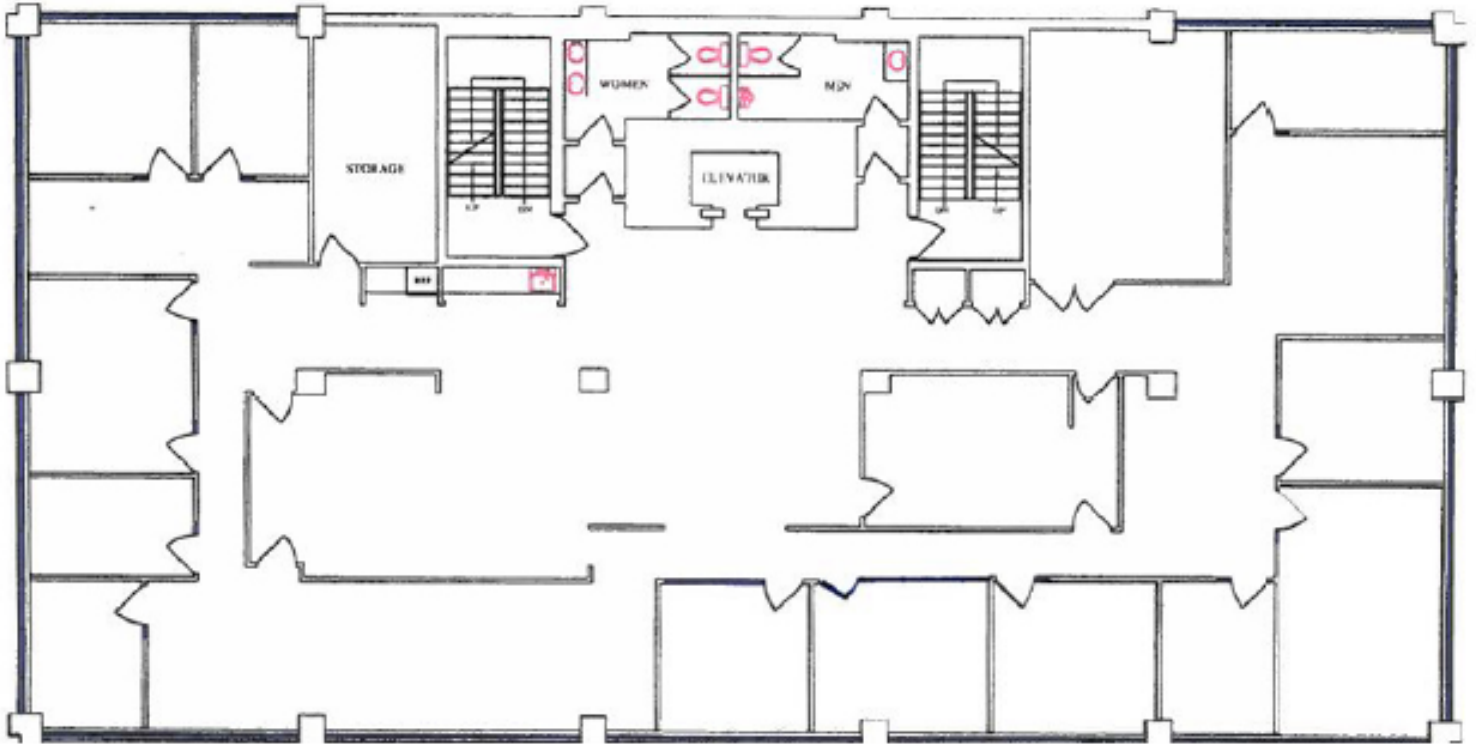
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SUITE 200

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



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SUITE 300

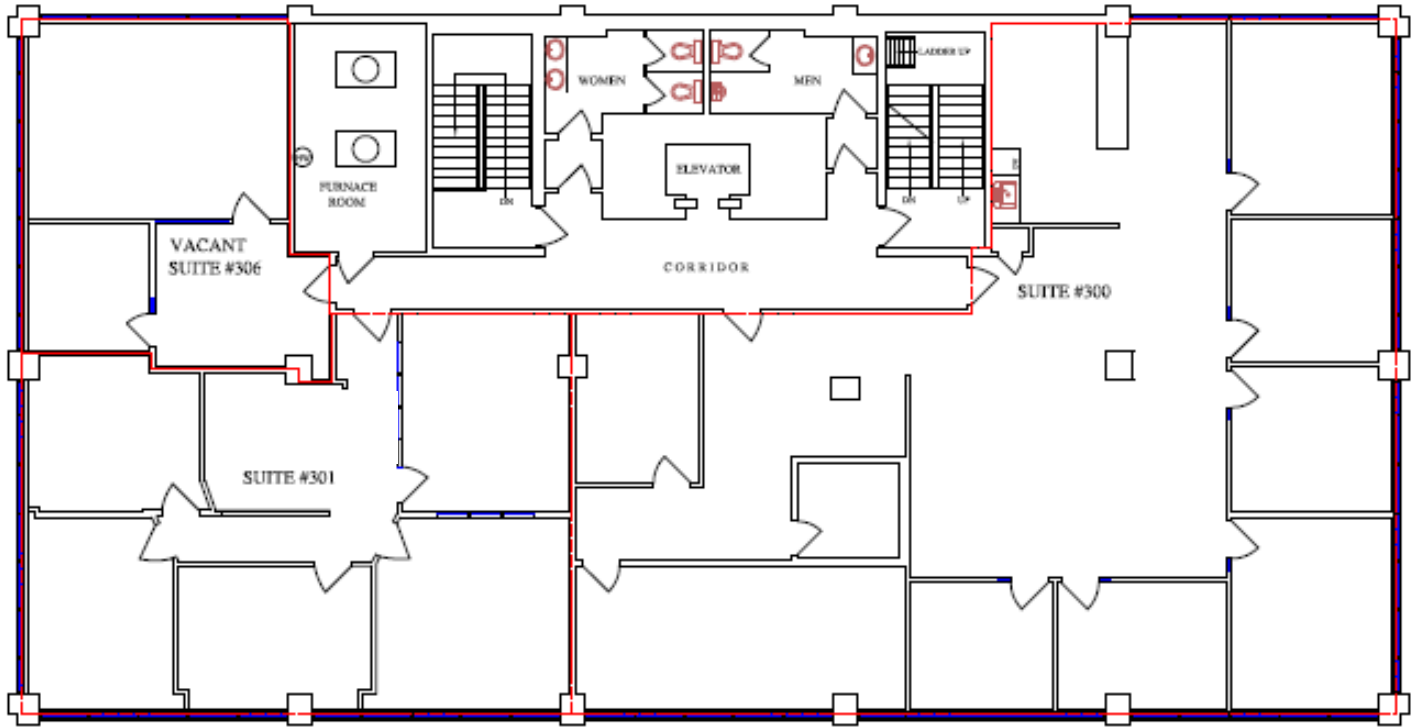
- 3,605 SF
- 7 OFFICES
- OPEN AREA
- MEETING ROOM
- KITCHEN

SUITE 301

- 1,643 SF
- 5 OFFICES

SUITE 306

- 781 SF
- 1 OFFICES
- MEETING ROOM



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