

# Scout

Real Estate Ltd

**FOR LEASE**

BELTLINE OFFICE OPPORTUNITY

1301 8TH STREET SW  
CALGARY, ALBERTA



## Naming Rights for Second Floor Tenant

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

Andrew Kay  
Associate  
(403) 354-3434  
akay@scoutrealestate.ca

Matthew Weiss  
Associate  
(403) 689-1393  
mweiss@scoutrealestate.ca

**SCOUT REAL ESTATE LTD..**

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**AVAILABLE SPACE:**

SUITE 200 - 6,265 SF  
SUITE 300 A - 678 SF (60 DAYS NOTICE)  
SUITE 301 - 1,643 SF  
SUITE 306 - 781 SF (30 DAYS NOTICE)  
THIRD FLOOR CONTIGUOUS TO 3,102 SF

**TERM LENGTH:**

FLEXIBLE

**ASKING NET RENT:**

MARKET

**OPERATING COSTS (EST 2024)**

\$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 300A**

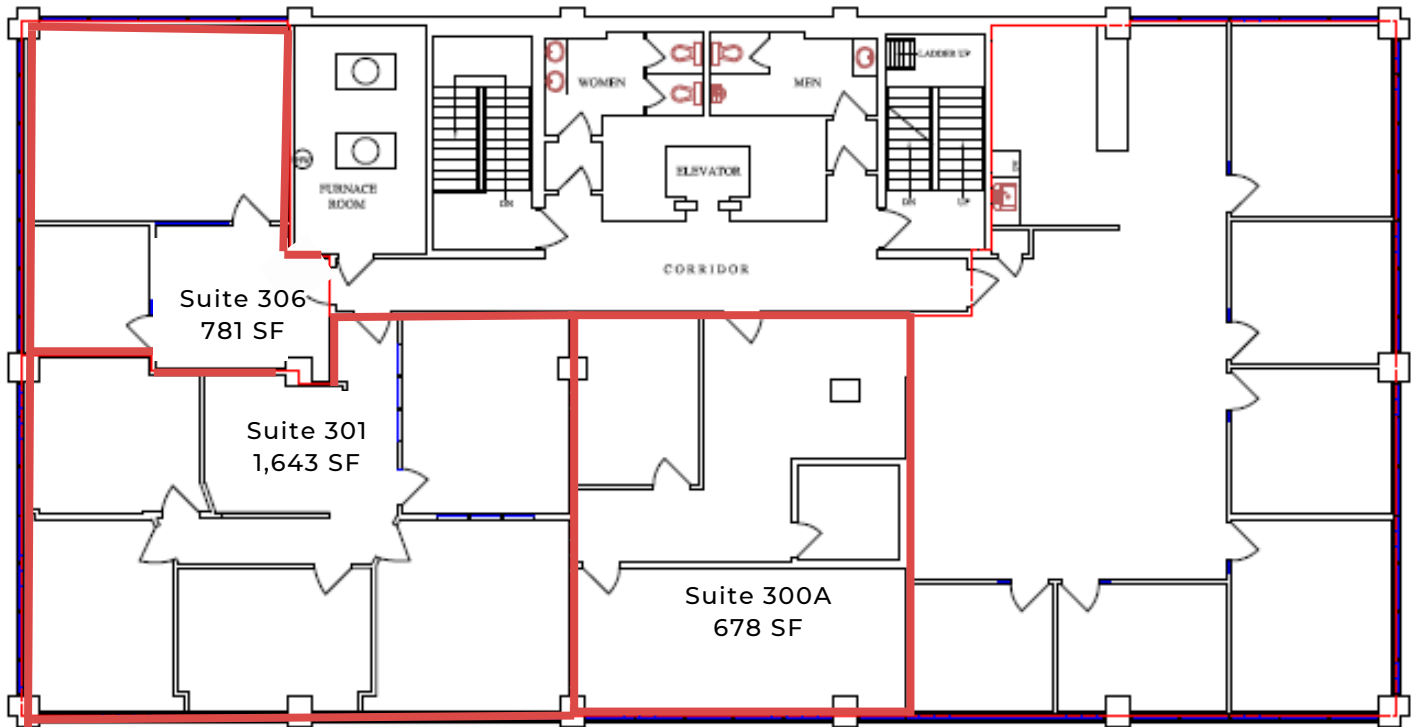
- 678 SF
- 3 OFFICES

### **SUITE 301**

- 1,643 SF
- 5 OFFICES

### **SUITE 306**

- 781 SF
- 1 OFFICES
- MEETING ROOM



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