




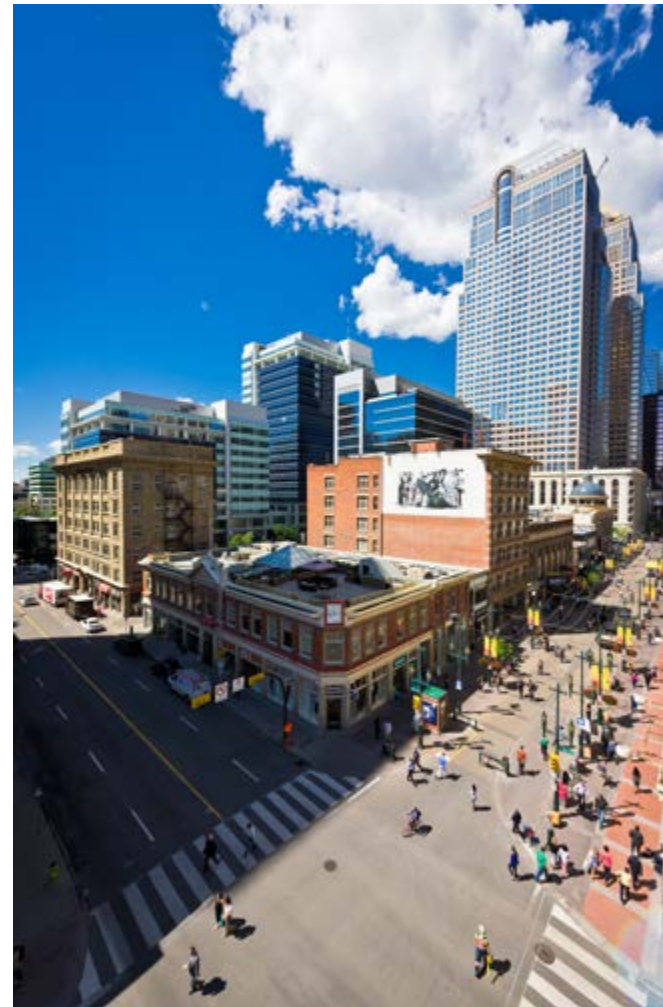
140 - 8 Avenue SW, Calgary | AB

# Bank of Montreal Historic Building for Lease

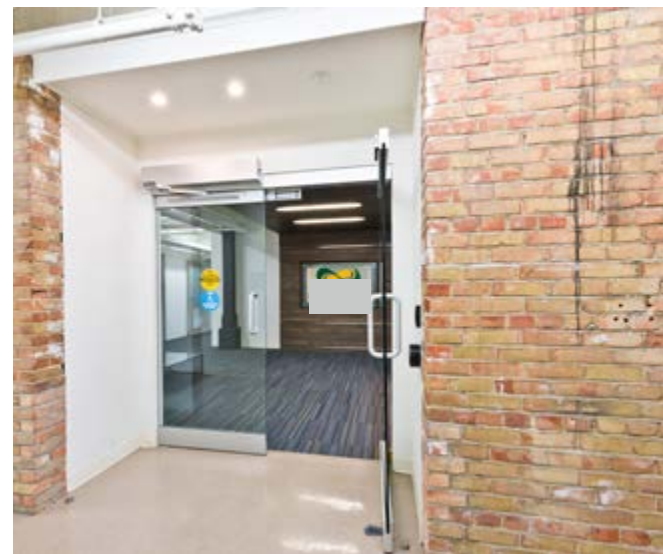
The Bank of Montreal Historic Building is located on historic Stephen Avenue and the corner 1st Street SW. This character building with brick and beam architecture features an exclusive rooftop patio for the fourth floor tenant and end-of-trip facilities. There are numerous amenities in the surrounding area including The Bay, The CORE Shopping Centre, SALTNIK, Klein/Harris, Murrieta's West Coast Bar & Grill and the Bank & Baron Pub. Tenants can take advantage of easy access to public transit with the LRT located less than a block north and a bus stop immediately adjacent to the Building. Good Life Fitness is located on the main floor of the building offering tenants easy access to a fitness facility. Access to the +15 system is located directly across the street in The Bay as well as one block west in Bankers Hall.

# Property Overview

 **View from the Rooftop Patio!**



<b>Constructed</b>	1930
<b>Significantly Renovated</b>	2012
<b>Building Class</b>	A
<b>Rentable Area</b>	30,000 Sq. Ft.
<b>Average Floorplate</b>	12,000 Sq. Ft.
<b>Number of Floors</b>	4
<b>Landlord</b>	552861 Alberta Ltd.
<b>Building Management</b>	Steiner Properties Ltd.
<b>HVAC</b>	24/7
<b>Annual Net Rent</b>	Market Rates
<b>Operating Costs &amp; Taxes</b>	\$19.53 per Sq. Ft. [2023 estimate]

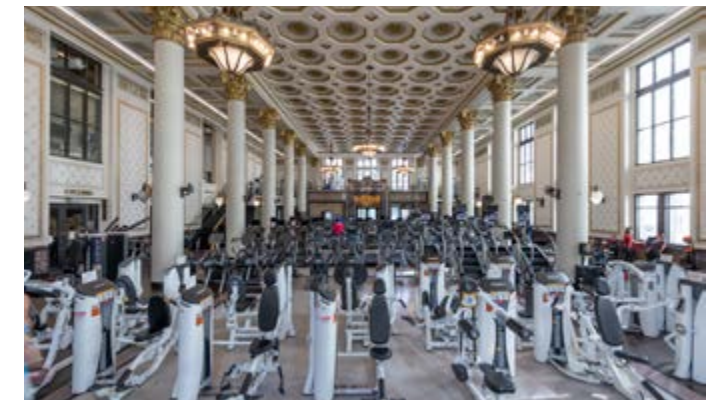
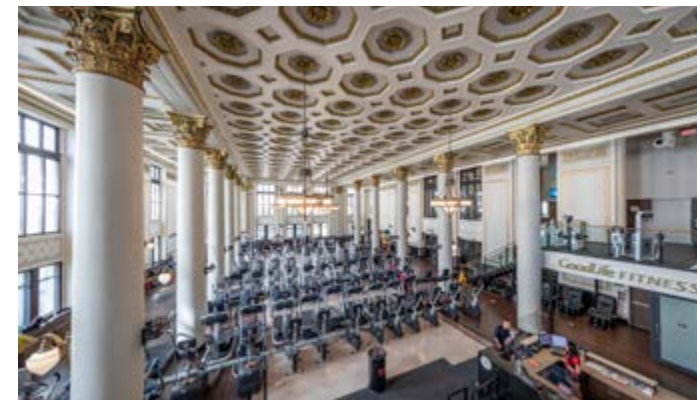


# Current Availabilities

Virtual Tour	Suite	Sq. Ft.	Availability	
	Suite 300	12,712	Immediately	} Contiguous for 24,402 Sq. Ft.
	Suite 400	11,690	Immediately	

# Key Highlights

- Historic character building with brick and beam architecture
- Located on Stephen Avenue Mall, surrounded by numerous dining and retail amenities
- One block from LRT line
- Exclusive rooftop patio for the fourth floor tenant and end-of-trip facilities (showers and bike storage) for tenant use
- Building underwent substantial renovation in 2012 upgrading all elevators, HVAC, seismic system, mechanical systems and roof
- Located in the same building as flagship Good Life Fitness
- Skylights on 4th floor offer ample natural light

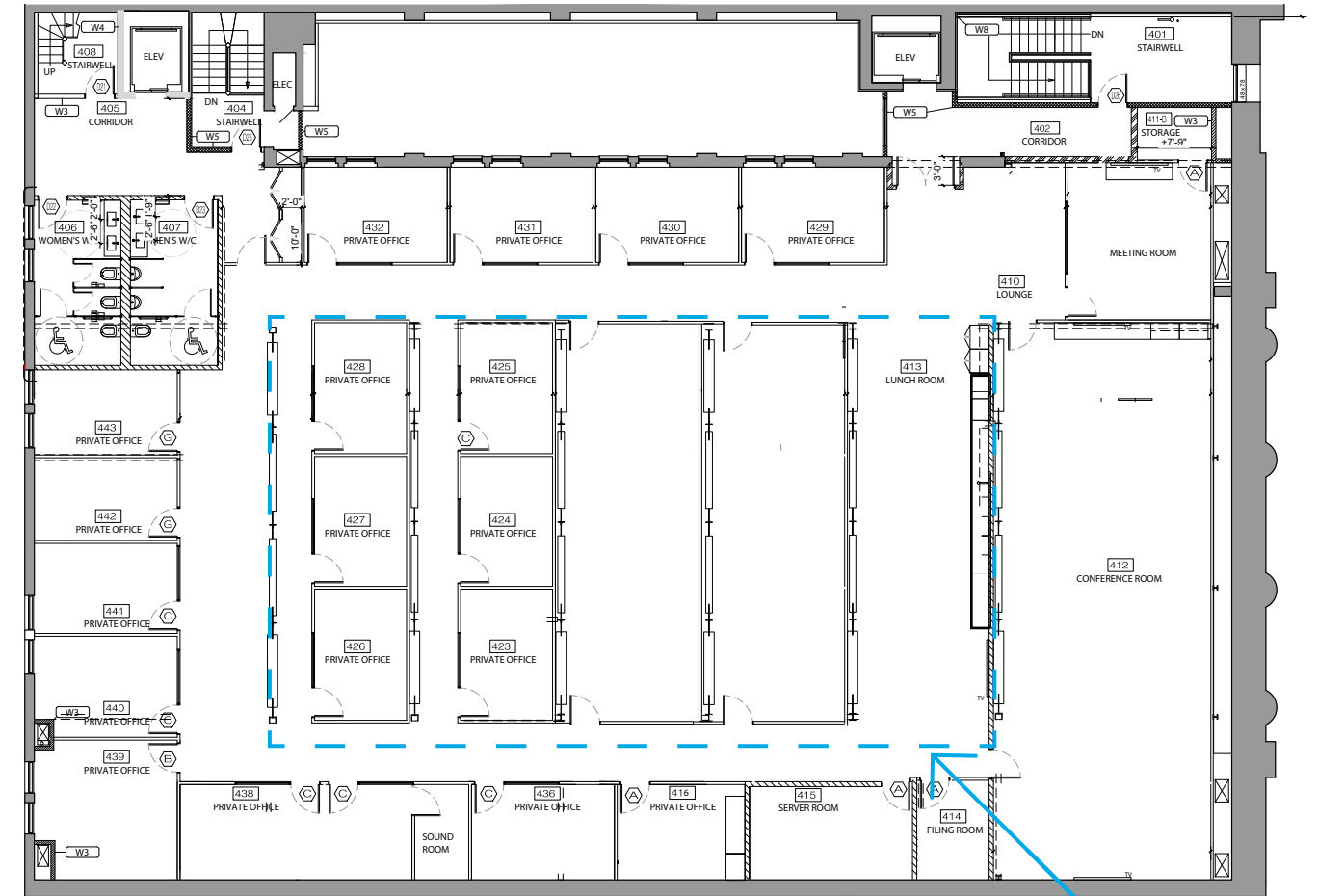
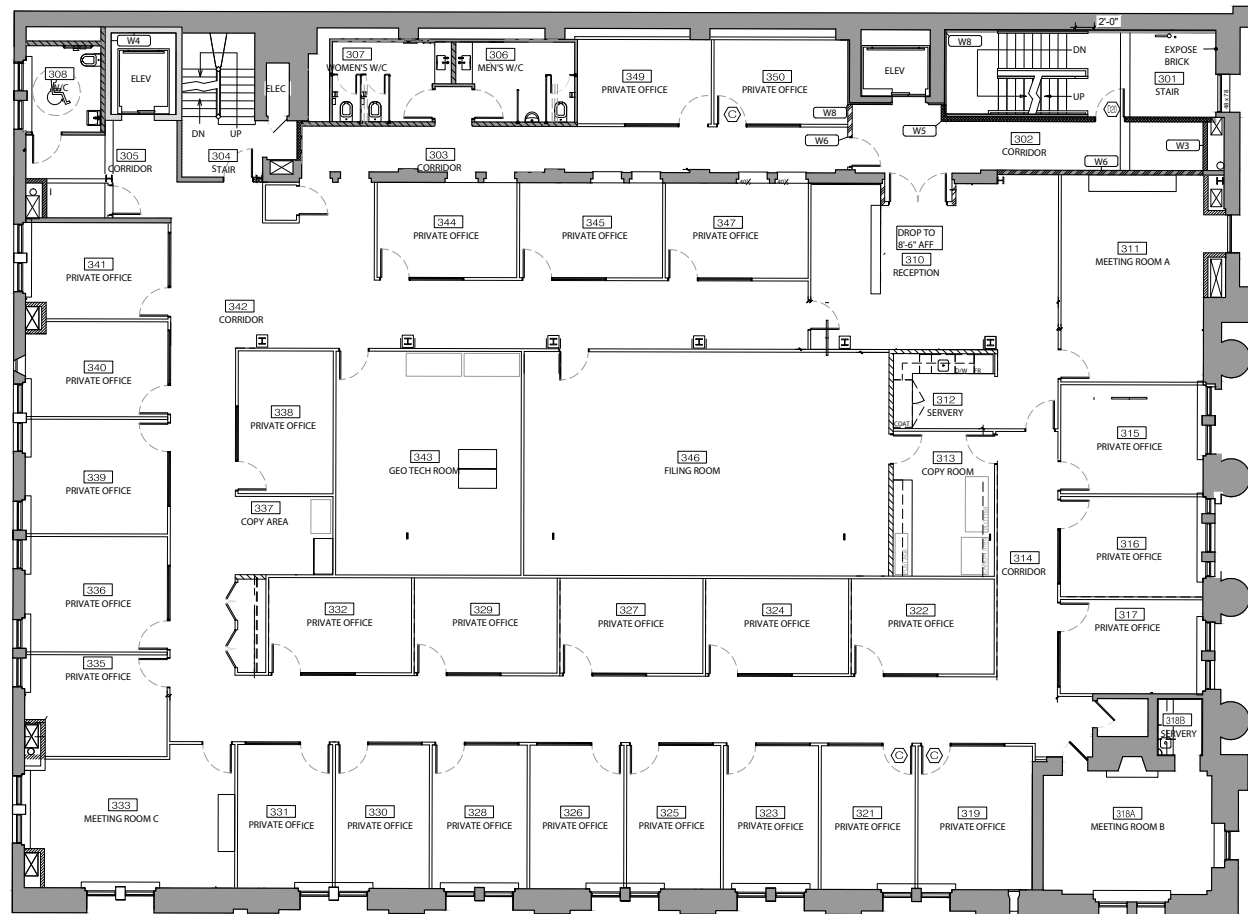


# Floor 3

# Floorplan

# Floor 4

# Floorplan



Building Skylight

## Suite 300

12,712 Sq. Ft.

- 18 exterior offices
- 9 interior offices
- 4 meeting rooms
- kitchen
- reception
- 2 copy/print areas
- large filing room/boardroom

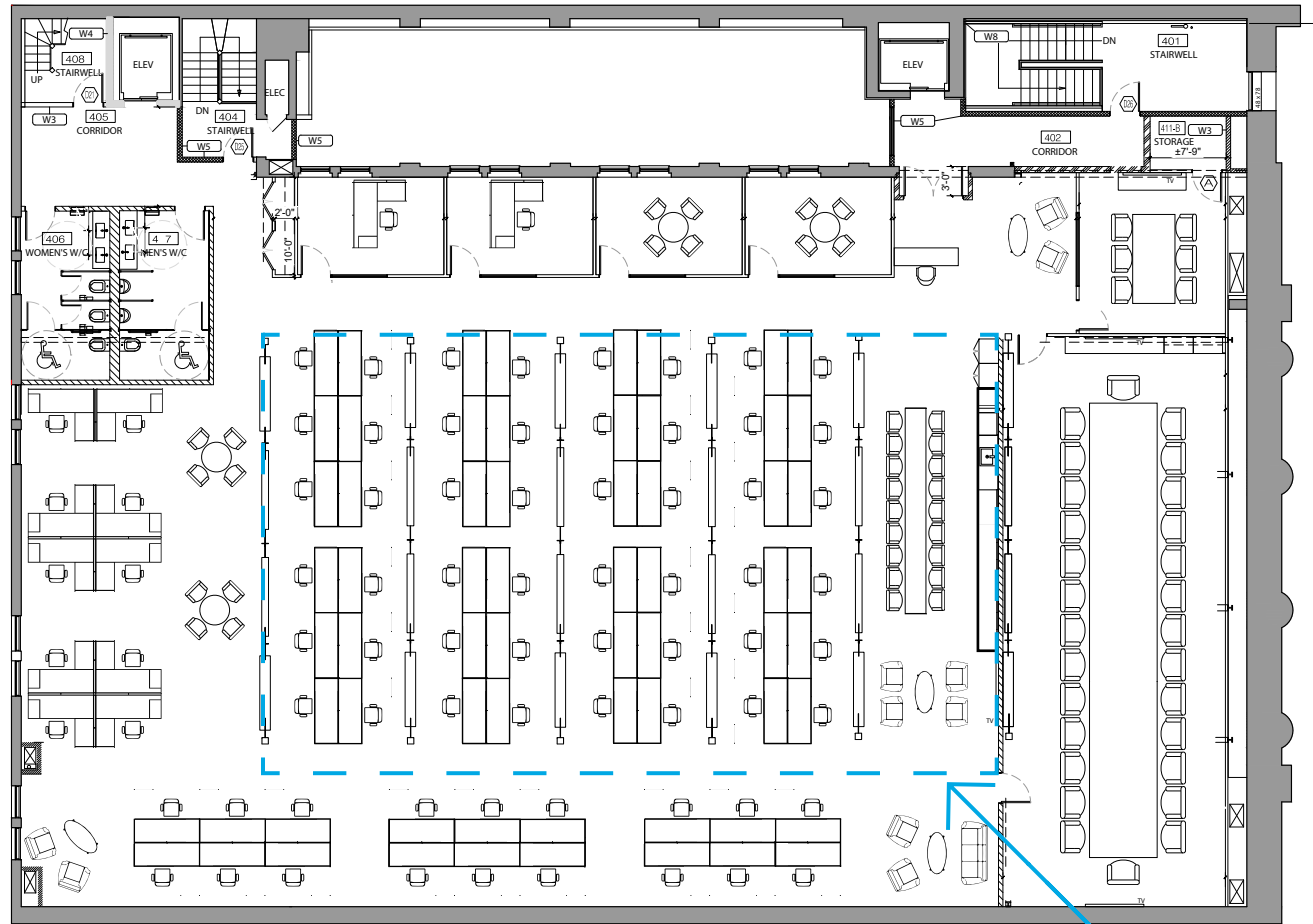
## Suite 400

11,690 Sq. Ft.

- 8 exterior offices
- 10 interior offices
- conference room
- meeting room
- 2 open workrooms
- large kitchen/lounge area
- server room
- copy/print room
- file/storage room

# Floor 4

# Conceptual Floorplan



## Suite 400

11,690 Sq. Ft.

- 5 interior offices/meeting rooms
- conference room
- open area for ~66 workbenches and ~10 workstations
- kitchen/lounge area
- 4 open meeting/lounge areas
- reception/waiting area

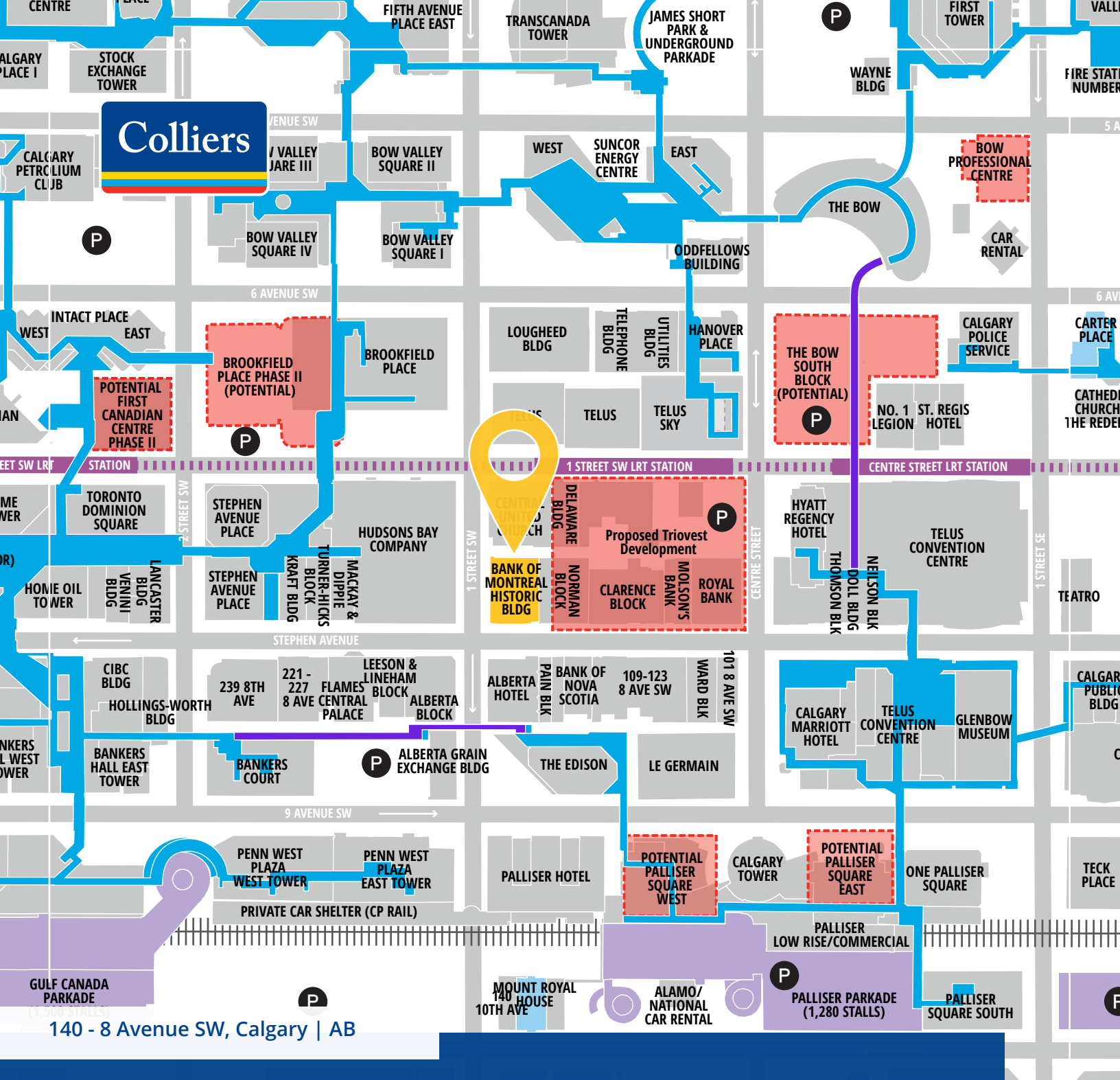
Building Skylight

## Floor 3 Photos



## Floor 4 Photos





140 - 8 Avenue SW, Calgary | AB

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