

# Alberta Block

805 1ST Street SW  
Calgary, AB



Property  
Highlights

PAGE 2

Floor  
Plan

PAGE 3

Local  
Amenities

PAGE 4

ALLIED

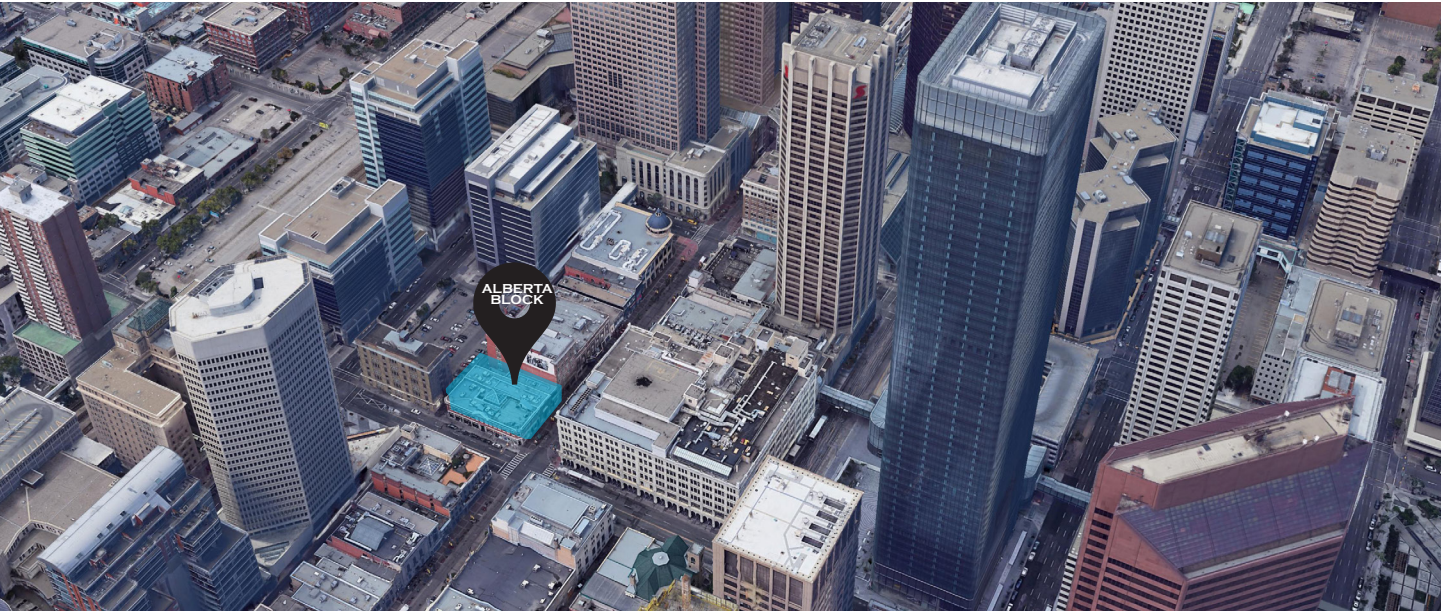
CBRE



# Property Highlights

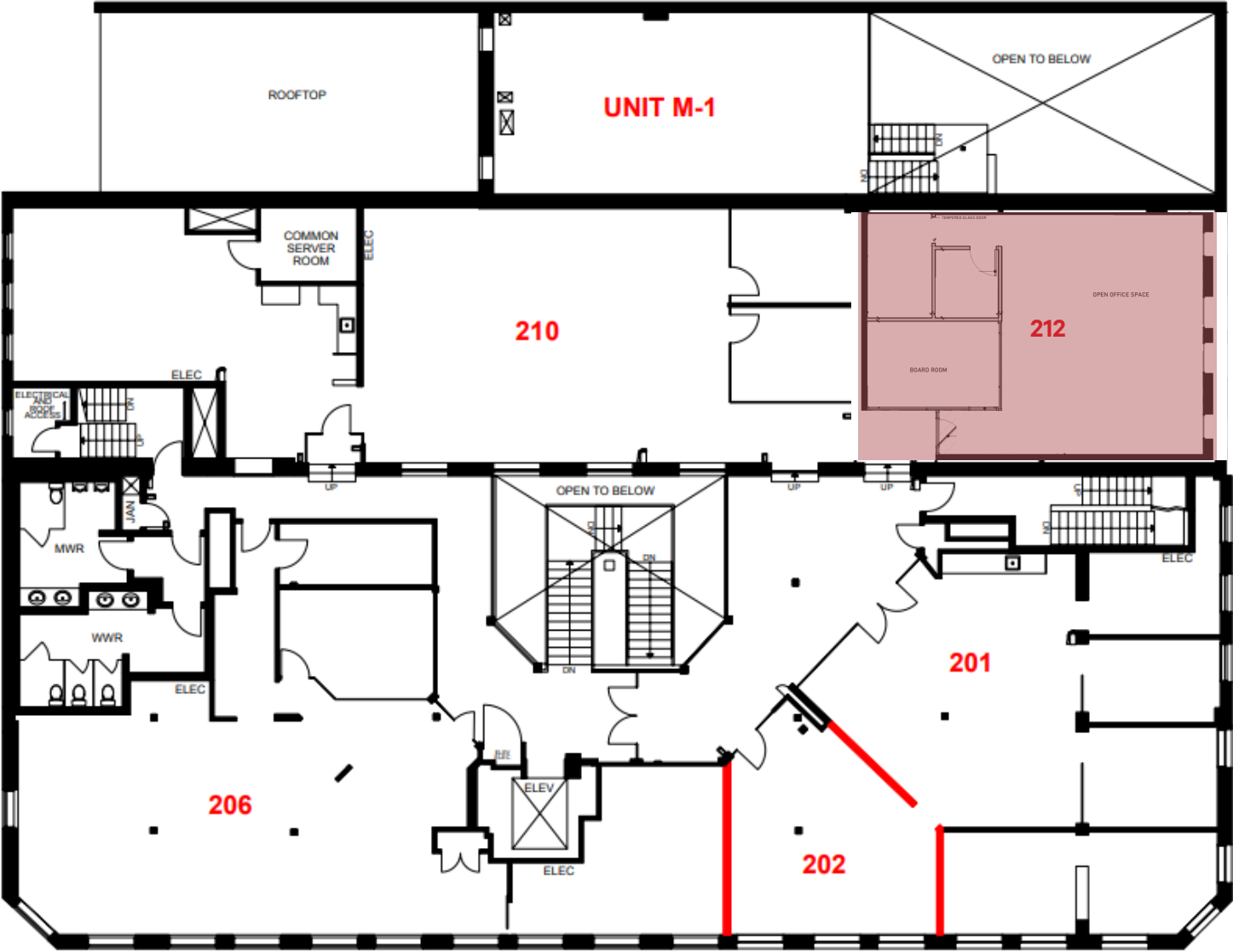
NET RENT		Market
ADDITIONAL RENT		\$20.73 PSF (2025)
TERM		TBD
AVAILABILITIES		
Suites	Size (SF)	DATE AVAILABLE
Suite 212	1,275	September 1, 2025 (could potentially be made available sooner)

- Character building, centrally located on Stephen Avenue
- Attractive main lobby with floating staircase and large atrium skylight
- 2 minute walk to LRT Station
- Steps from numerous restaurants and shops
- DAVIDs Tea and Deville Coffee located within the building
- +15 access via the Stephen Avenue Centre



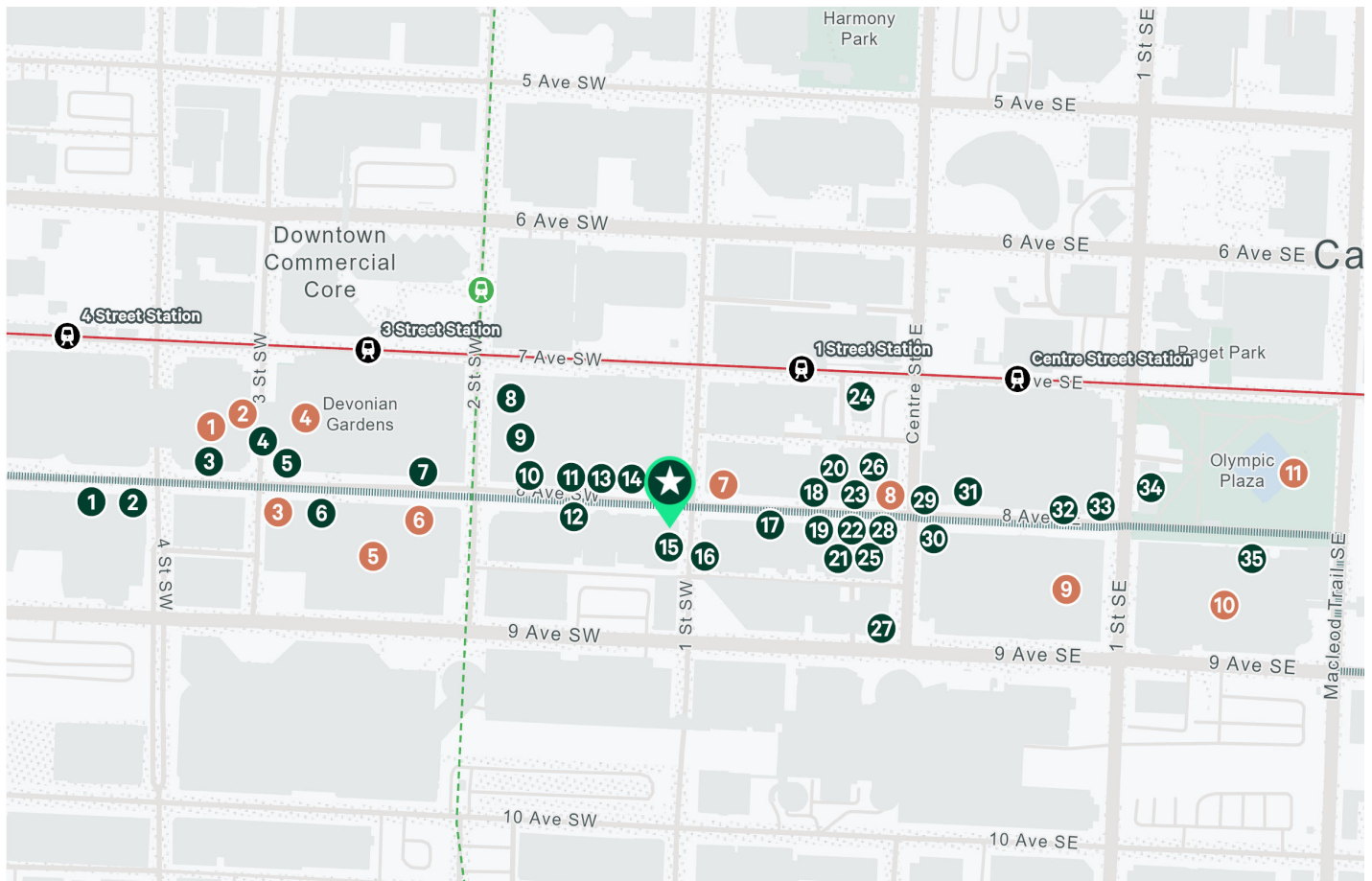
# Suite 212

1,275 SF





# Local Amenities



## Subject Site



Alberta Block



Bike Paths

## LRT Stations



Connection Station



Future Green Line

## Restaurants

- 1 Cucina Market Bistro
- 2 Barcelona Tavern
- 3 Hy's Steakhouse
- 4 Caffe Trieste
- 5 Cactus Club
- 6 Earls
- 7 Local Public Eatery
- 8 Major Tom
- 9 Goro + Gun
- 10 National on 8th
- 11 McDonald's
- 12 The Unicorn
- 13 Social Beer Haus
- 14 The Guild
- 15 Deville Coffee
- 16 Murrieta's Bar & Grill

- 17 Bank & Baron
- 18 The Wednesday Room
- 19 FinePrint
- 20 Rose Garden Thai
- 21 Original Joe's
- 22 El Furniture Warehouse
- 23 Bear & Kilt Freehouse
- 24 Palomino
- 25 Blue Vinnie Diner
- 26 Klein/Harris
- 27 Charcut Roast House
- 28 SALTLIK
- 29 Modern Steak
- 30 Milestones
- 31 Thomsons Kitchen & Bar
- 32 Rosso Coffee Roasters
- 33 Centini Restaurant & Lounge

- 34 Teatro
- 35 Cravings Bistro

## Other

- 1 CORE Shopping Centre
- 2 TD Canada Trust
- 3 Royal Bank
- 4 Devonian Gardens
- 5 Bankers Hall Retail
- 6 CIBC
- 7 GoodLife Fitness
- 8 ATB Financial
- 9 Glenbow Museum
- 10 Arts Common
- 11 Olympic Plaza



**STUART WATSON\***  
Senior Vice President  
+1 (403) 750-0540  
stuart.watson@cbre.com

**KATIE SAPIEHA\***  
Senior Vice President  
+1 (403) 750-0529  
katie.sapieha@cbre.com

**SYDNEY VON VEGESACK**  
Director, Leasing  
+1 (587) 779-6154  
svonvegessack@alliedreit.com

## CBRE Limited, Real Estate Brokerage

\*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors (CBRE). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the Information) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.