

Office | For Sublease

CBRE

Strategic Centre

630 8 Avenue SW
Calgary, AB



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Convenient and Accessible

Unique heritage building in Downtown Calgary

Walking distance to numerous restaurants, retail amenities and services, with convenient access to multiple bus routes and the LRT. A common area gym is available for exclusive tenant use.

Availability

Available Space

5th Floor 7,980 sf

Sublandlord

Canadian Virtual Gurus Inc.

Availability

Immediate

Sublease Term

December 30, 2027

Gross Rent

Market Sublease Rates

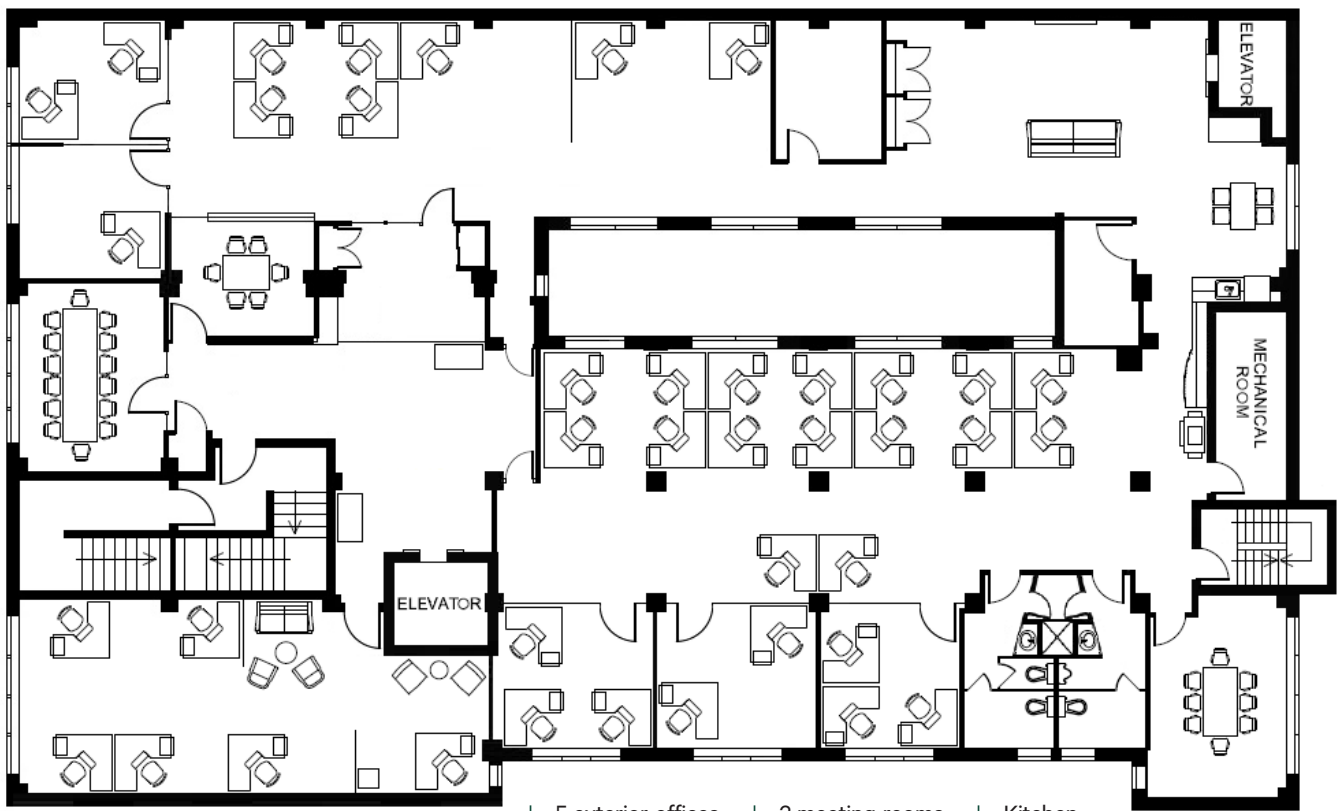
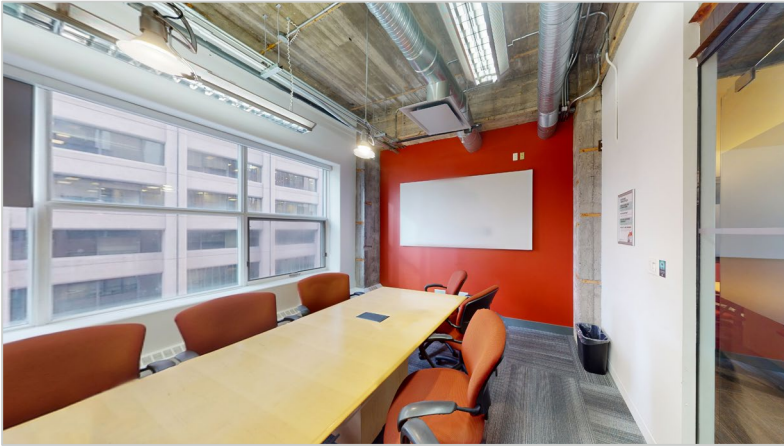
Allowance

As – is

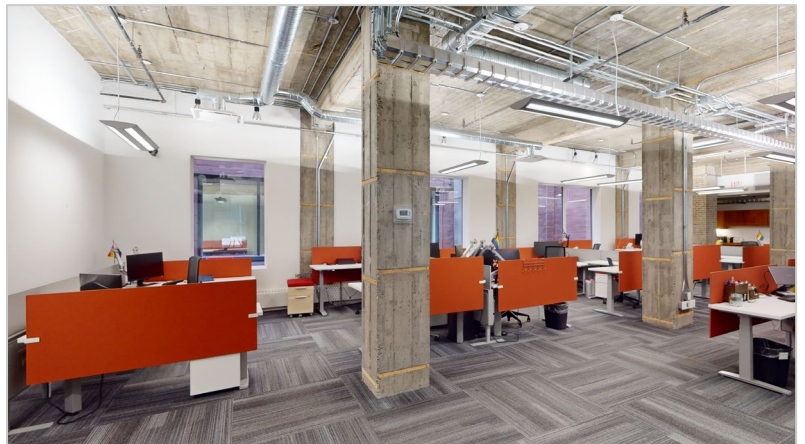
Highlights

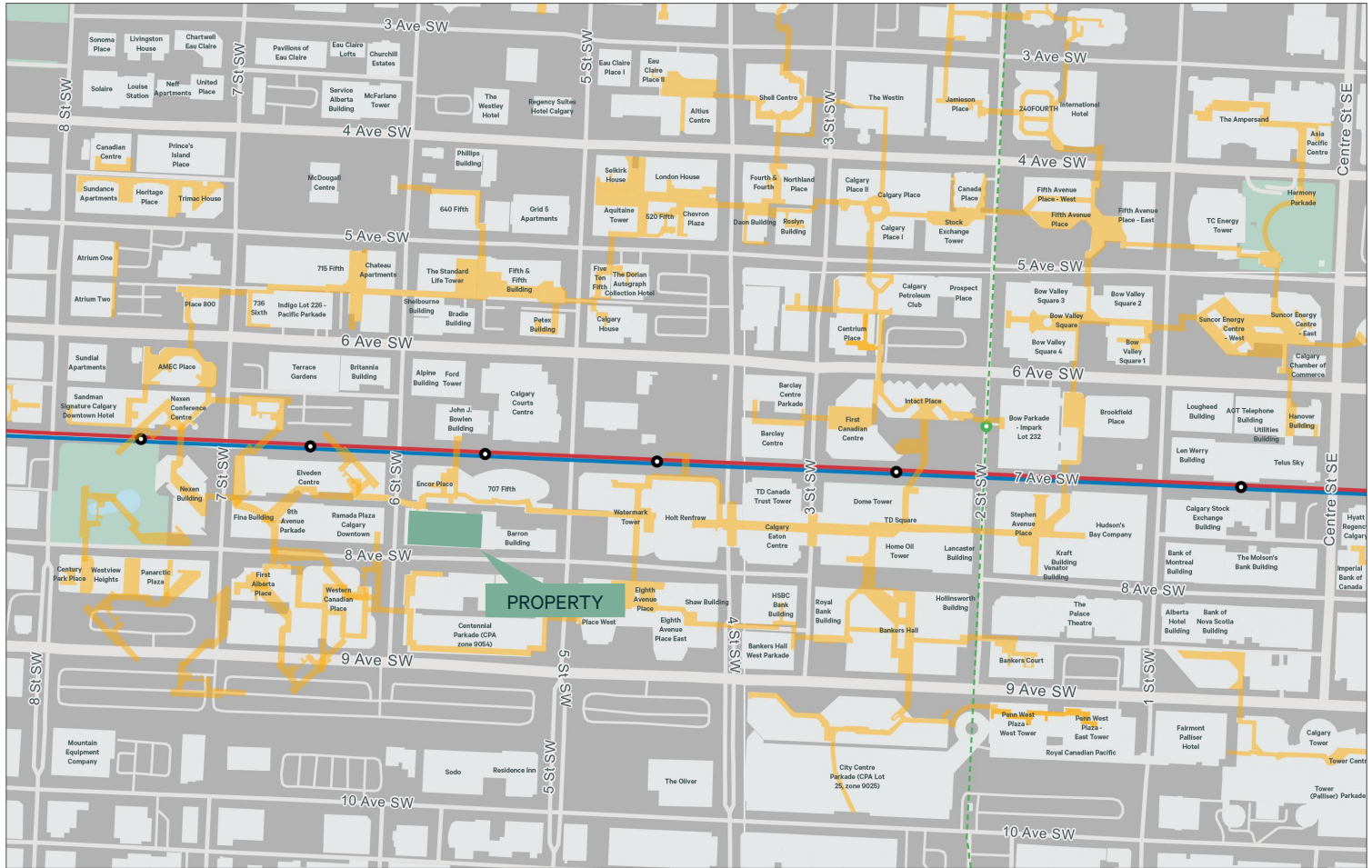
- Quality improvements
- Open plan layout
- Furniture available

Interior Layout



- + 5 exterior offices
- + 3 meeting rooms
- + Kitchen
- + 29 workstations
- + Boardroom
- + Lounge area





BUILDING & AREA AMENITIES

- + Common area gym available for exclusive tenant use
- + Convenient LRT and transit access
- + Walking distance to many amenities in the immediate area including banks, restaurants, shopping and services

Contact Us

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