

Office | For Sublease

**CBRE**

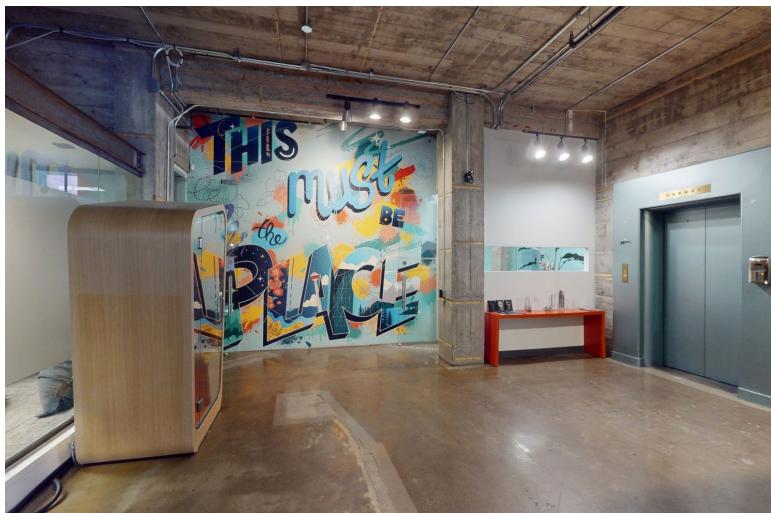
# Strategic Centre

630 8 Avenue SW  
Calgary, AB



## Strategic Centre

630 8 Avenue SW | Calgary, AB



# 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

5<sup>th</sup> Floor 7,980 sf

### Sublandlord

Canadian Virtual Gurus Inc.

### Availability

Immediate

### Sublease Term

December 30, 2027

### Gross Rent

Market Sublease Rates

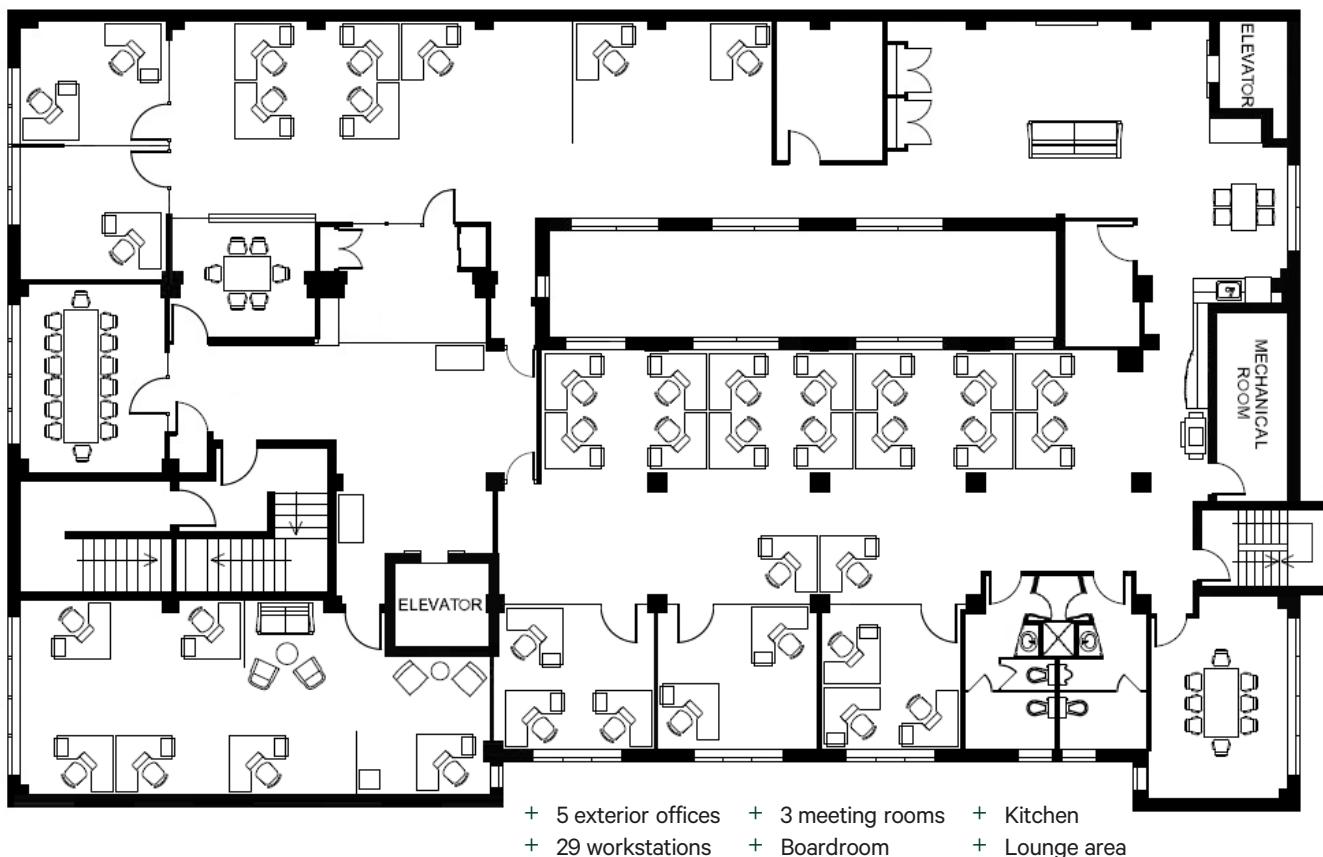
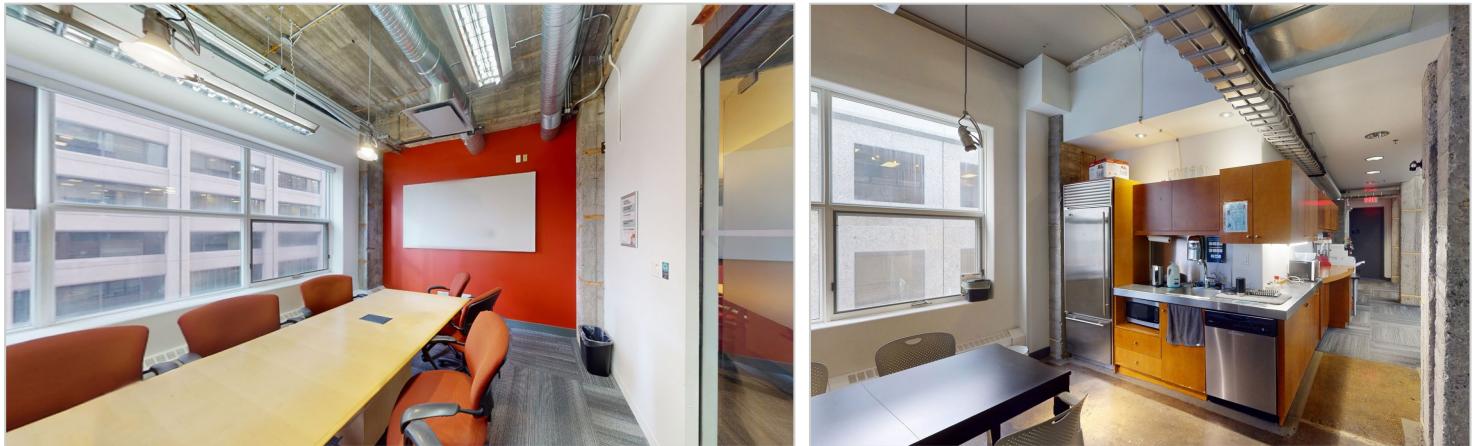
### Allowance

As – is

### Highlights

- Quality improvements
- Open plan layout
- Furniture available

## Interior Layout



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## 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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