



# Amazing location in East Village

602 - 8 Avenue SE, Calgary, AB

## SPACE PROFILE

1800sf & 4,736sf  
Total SF

\$14.00 psf  
Op. Costs (2024)

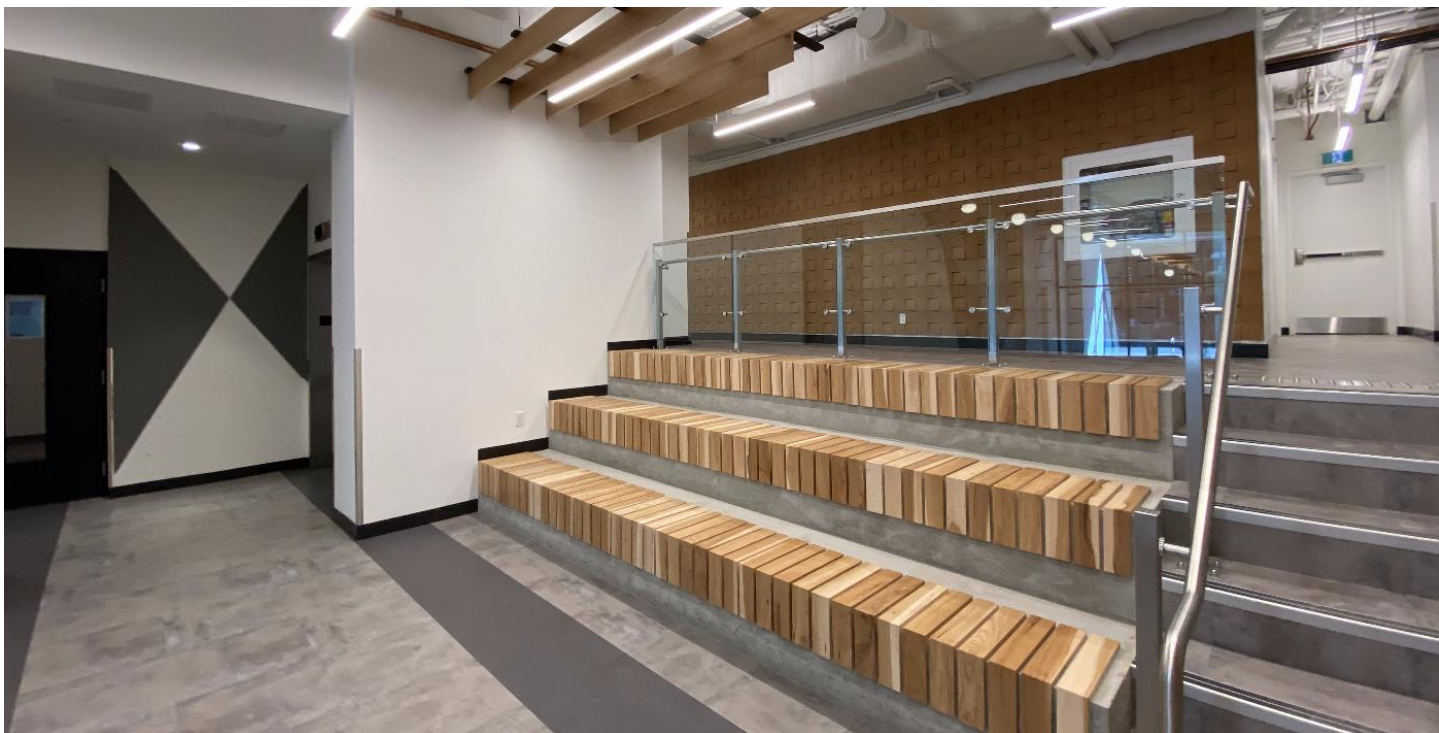
101 & 107  
Suites available

Market  
Lease rate

5-10 years  
Term length

Immediate  
Availability





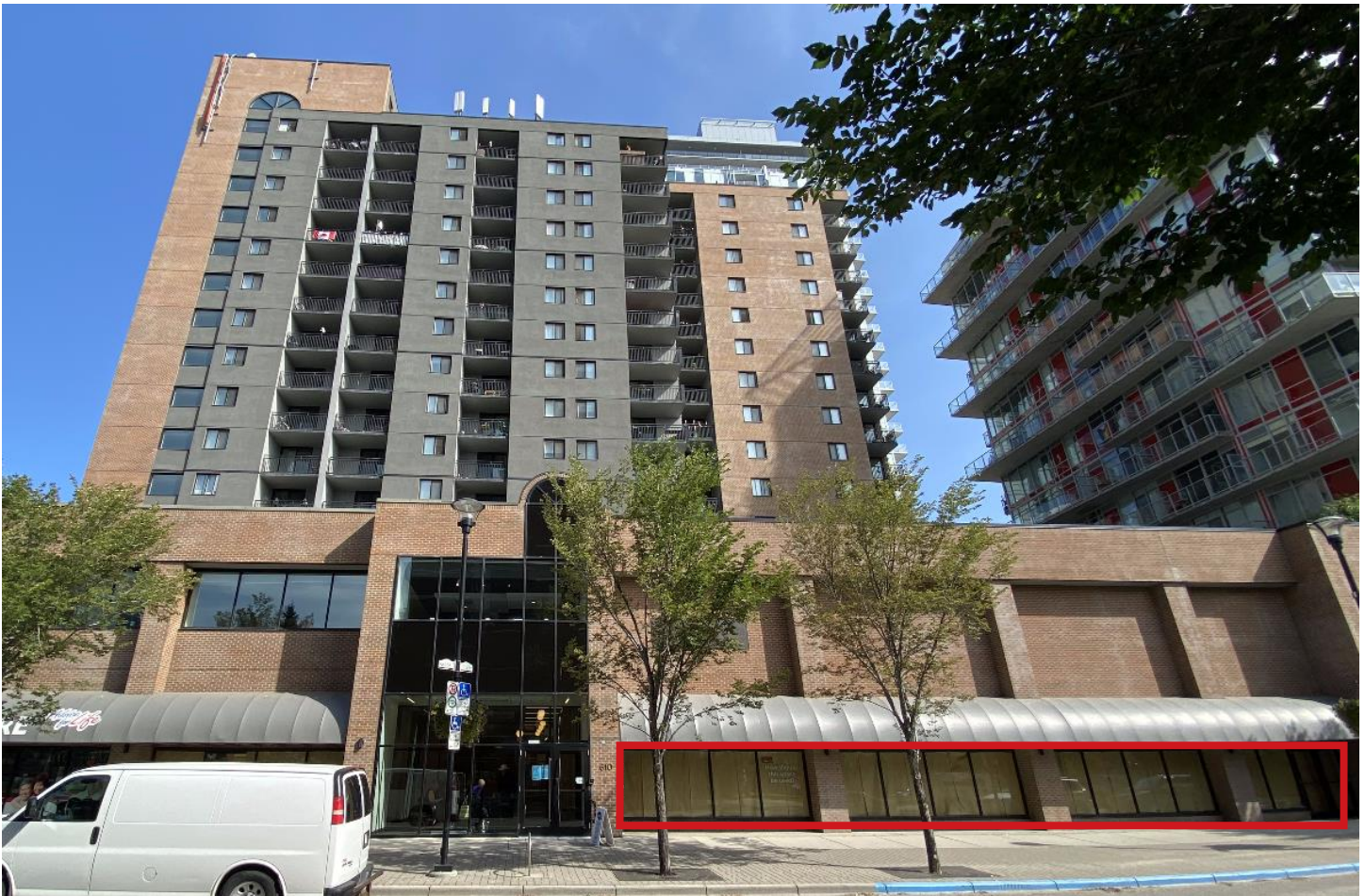
#### ADDITIONAL INFORMATION

- Residential apartments in the attached tower provide a captive audience for retail and service uses
- White-boxed spaces ready to be transformed into a variety of uses including retail, office, service, restaurant or medical

#### KEY HIGHLIGHTS

- Built in 1985
- Beautifully renovated lobby areas
- Ample street parking in the immediate area
- Dock loading in rear of building
- Great access to Macleod Trail, Deerfoot Trail and the downtown core
- Excellent exposure to 8 Avenue SE for Suite 101 with floor to ceiling glass and interior/exterior entrances
- Area undergoing a long-term development plan to engage new entertainment and retail customers
- Walking distance to the pathway system, the river walk, Fort Calgary, Studio Bell, Calgary Central Library and more

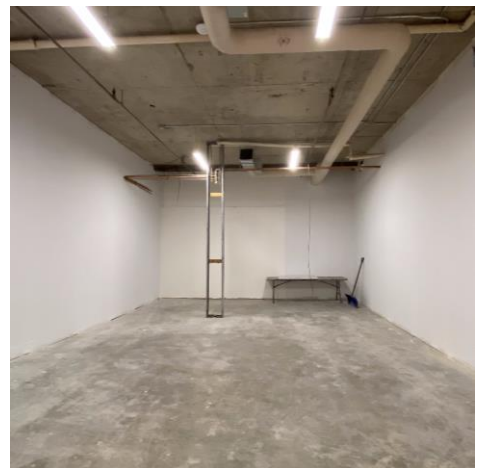
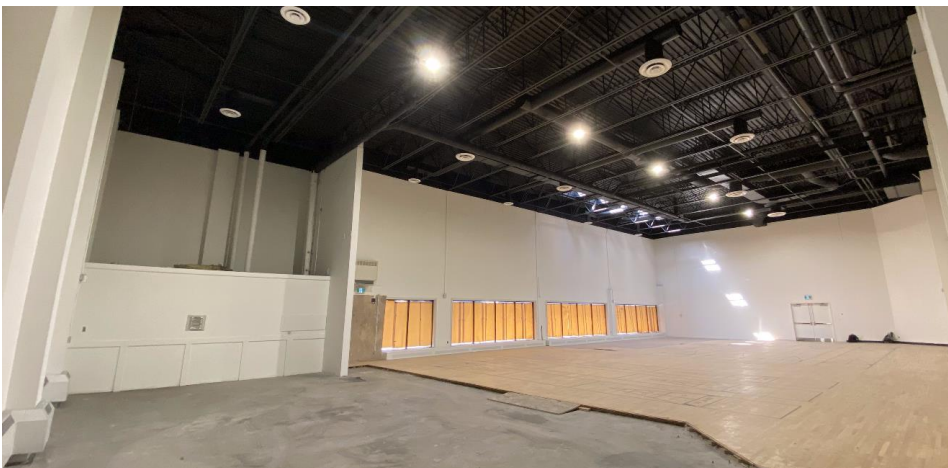


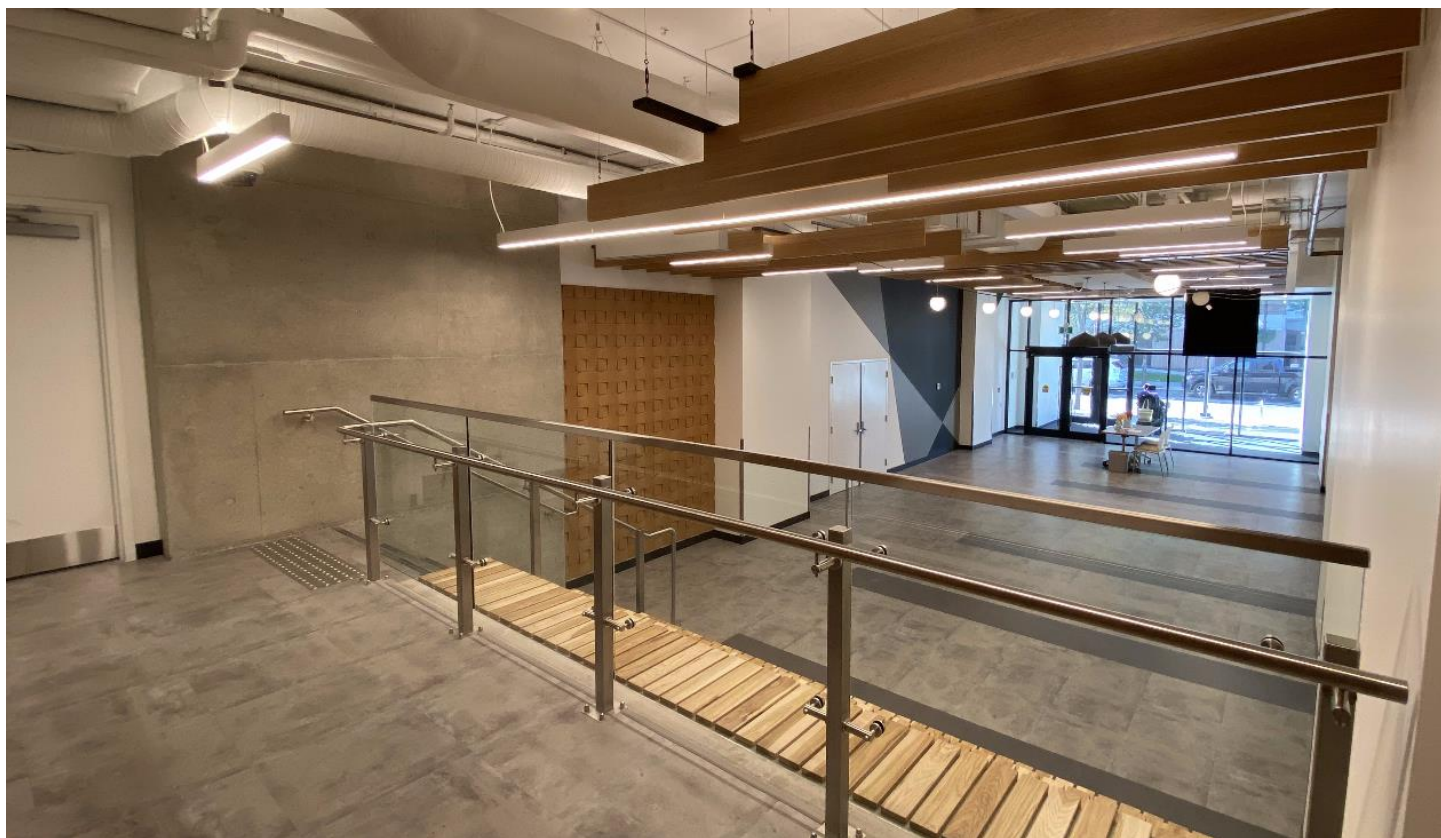
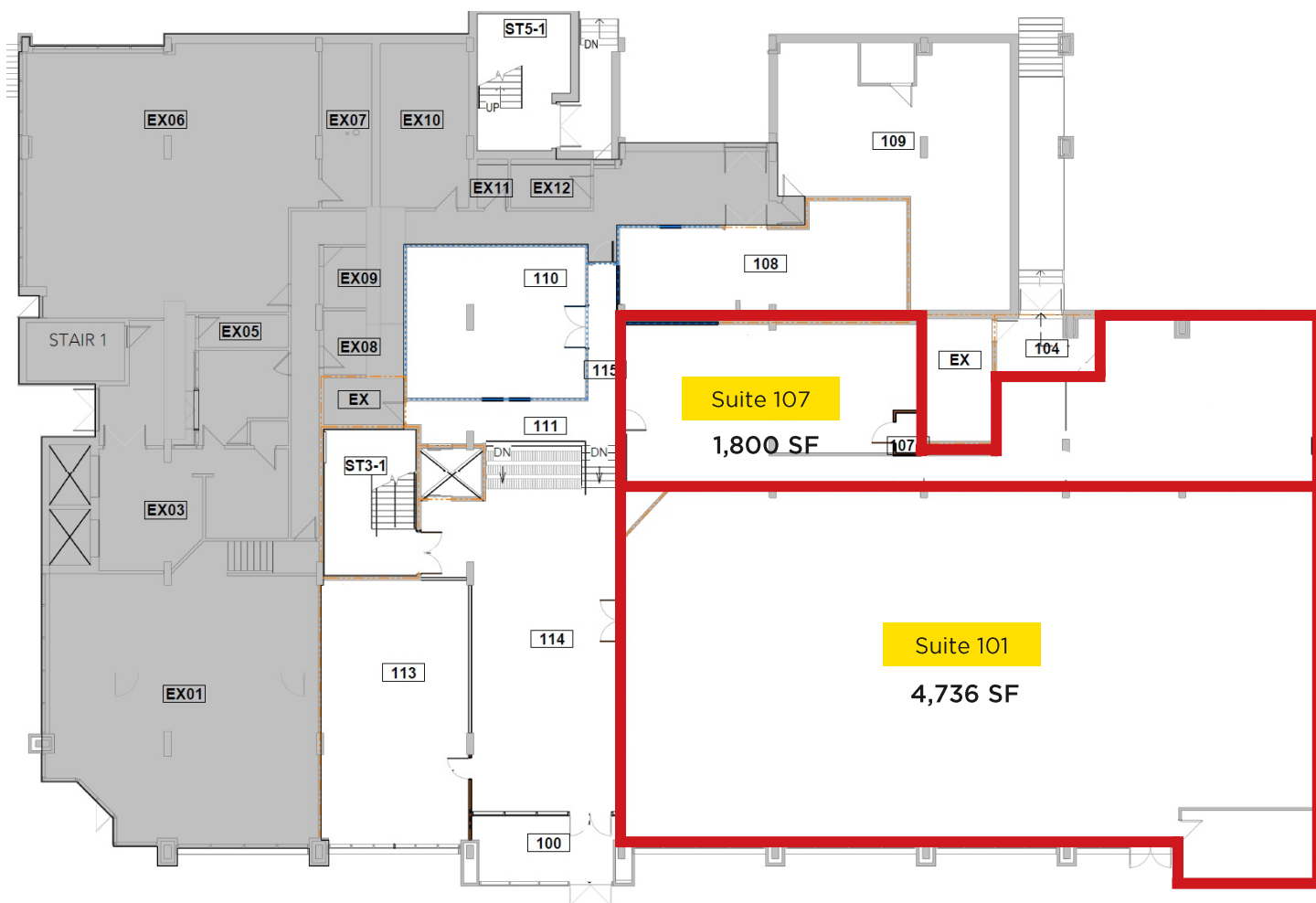




SUITES 101 & 107

Up to 6,536 SF Available









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