

◆ FOR LEASE ◆

1301 8th Street SW Calgary, Alberta

\$2.00 NET Naming Rights for Full Second Floor

PROPERTY INFORMATION

LOCATION

1301-8th Street SW

LANDLORD

Cidex Development Ltd.

AVAILABLE

Suite 200, 300,
Immediately

AVAILABLE FOR LEASE

#200 - 6,265 SQ.FT.

#300 - 3,605 SQ.FT.

#301 - **[LEASED]**

#306 - **[LEASED on a M/M
90 days notice]**

TAXES AND

OPERATING COSTS

\$17.76 / sq.ft. (2020 est.)

GENERAL INFORMATION

TERM

3 Years

PARKING

1:566 SQ. FT.

\$200/stall/month

\$300/stall/month

ASKING NET RENT

\$2.00 / sq.ft.

HVAC

Business Hours

SECURITY

Card access after hours

jrmercantile.com

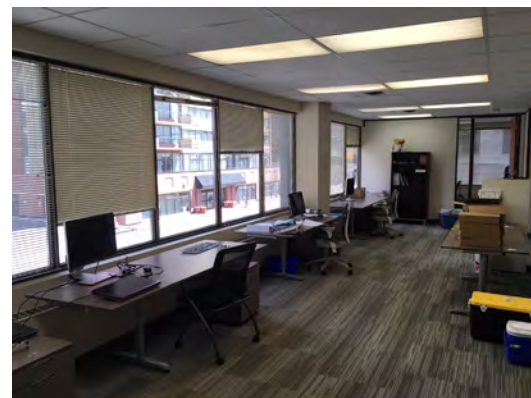
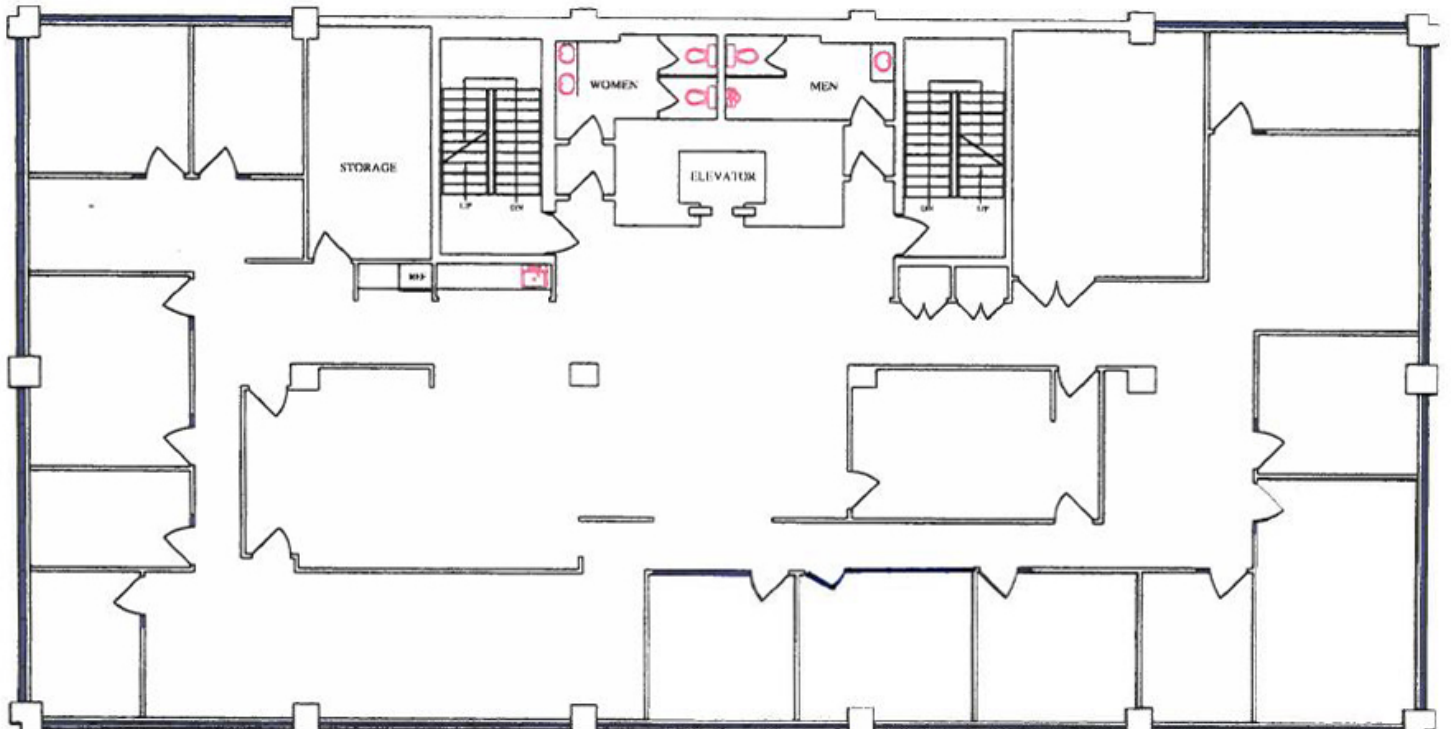
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Calgary, Alberta • T2R 0C9



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FLOOR PLAN - 2ND FLOOR



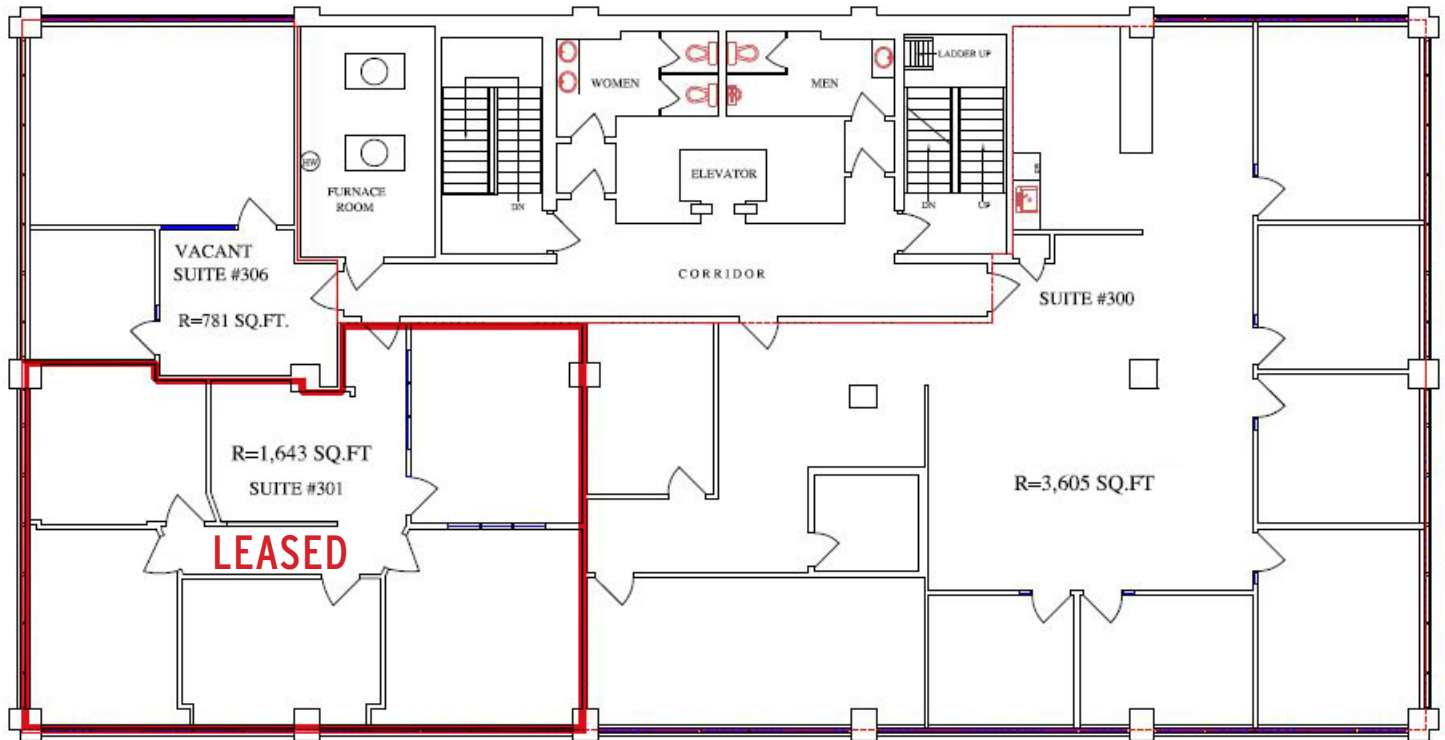
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FLOOR PLAN - 3RD FLOOR



BUILDING INFORMATION

Terex Place 1301-8th Street SW is a 3-storey building with a total of 17,478 square feet of office and retail space and 4,622 square feet of basement space.

The building is well located in the heart of the 8th Street business area in the beltline, physically located on 8th Street and Thirteenth Avenue South West.

The location allows ease of access and egress from all areas of the city and is a few blocks away from the vibrant 17th Avenue and easy walking distance to downtown Calgary.

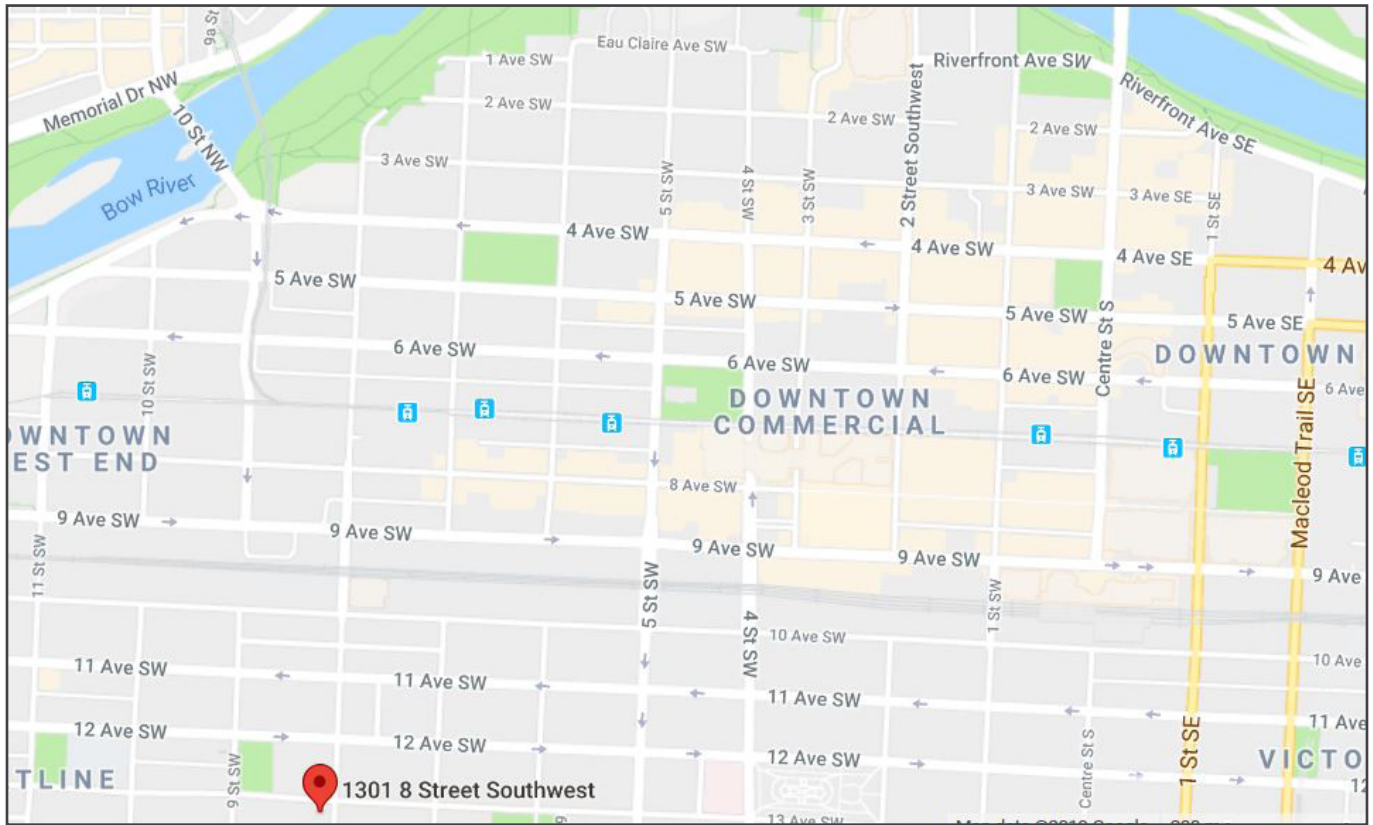
8TH STREET CORRIDOR IMPROVEMENT PLAN BY CITY OF CALGARY

The 8th Street SW master plan establishes a strong connection along the high-use corridor between the Bow River waterfront and 17th Avenue SW uptown area. The plan provides a vision that addresses area needs and enhances the pedestrian experience by focusing on improving areas such as sidewalks, street crossings and urban design and lays a foundation for growing 8th Street SW as a livable, caring and thriving place.

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VIEW TO DOWNTOWN



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