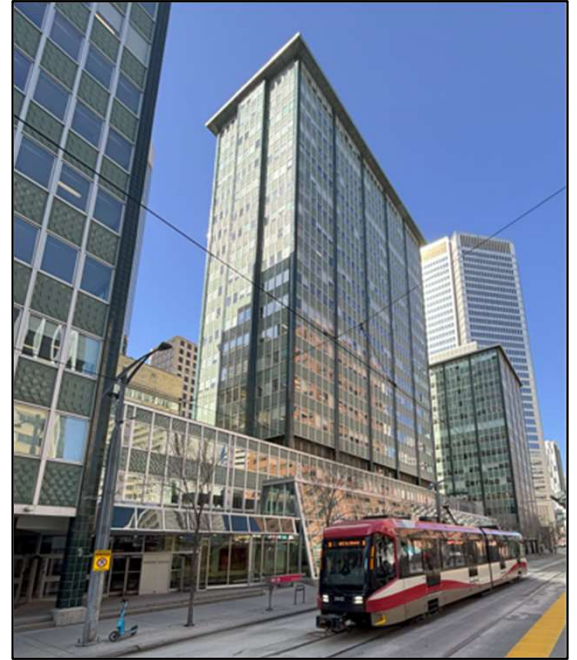


## RESTAURANT SPACE FOR LEASE

# ELVEDEN CENTRE

IVEAGH HOUSE | ELVEDEN HOUSE | GUINNESS HOUSE  
707-717-727 7th Avenue SW, Calgary, AB



**110, 707 7th AVENUE SW**

**CONTACT US**

- ✓ Fixtured Restaurant Space, 3,619 sf
- ✓ 6<sup>th</sup> Street SW Main Entrance & Patio
- ✓ Secondary Entrance to Iveagh House Lobby
- ✓ Maximum Occupancy: 151
- ✓ Security on-site 24/7
- ✓ Plus 15 Connected & Direct C Train Access



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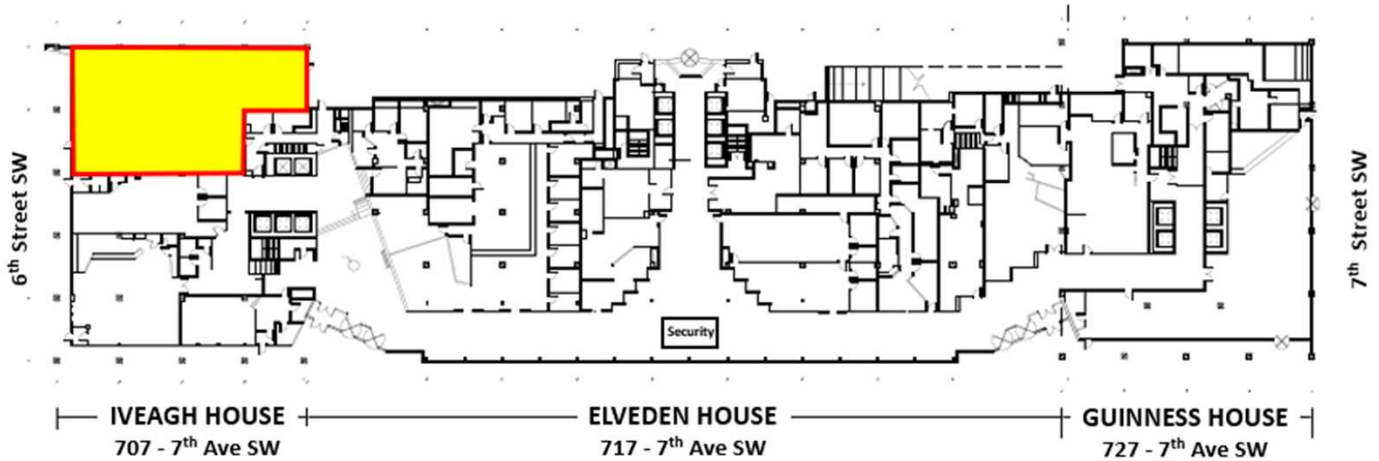
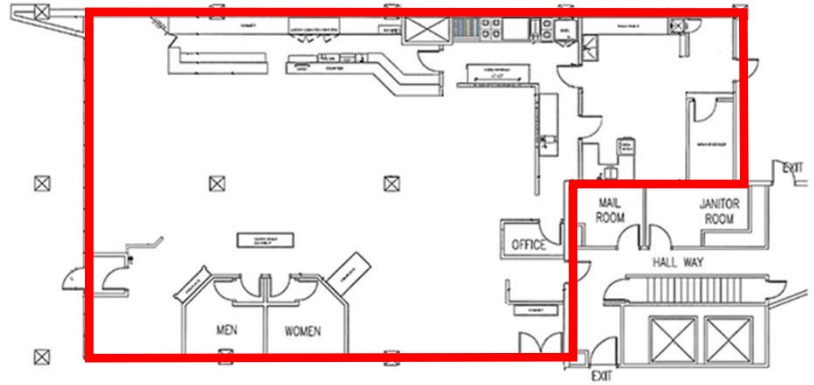


## RESTAURANT SPACE: Elveden Centre - Unit 110, 3,619 sf



**New to the Market: Fixtured Restaurant Space**

# RESTAURANT SPACE: Elveden Centre - Unit 110, 3,619 sf



## HVAC & Fire Suppression

- ✓ Restaurant space has dedicated HVAC system
- ✓ Kitchen exhaust & fire suppression upgraded to current codes in 2024

## Parking

- ✓ One reserved surface parking stall available adjacent to kitchen door
- ✓ Additional parking available in Landlord owned parking deck on 8<sup>th</sup> Avenue SW

## Occupancy

- ✓ Maximum Occupancy: 151
- ✓ Ceiling Height: 10 feet, 9 inches

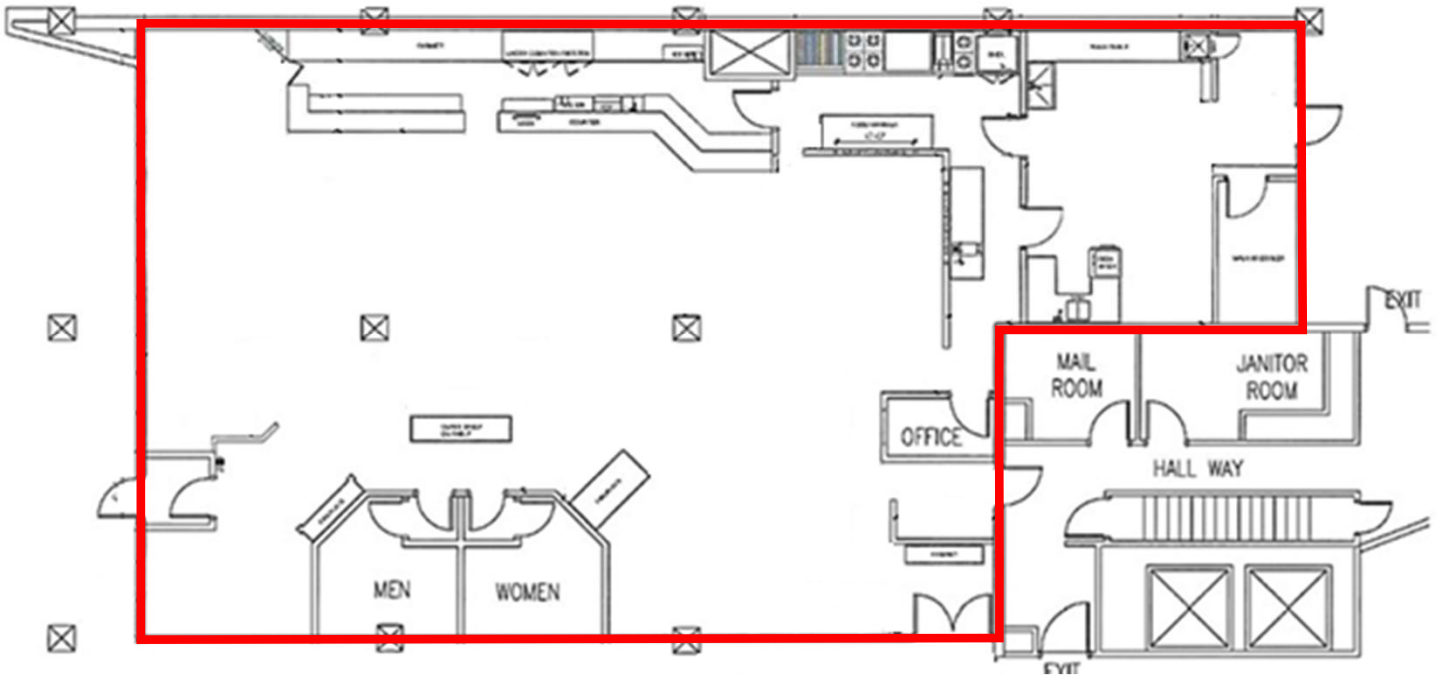
## Asking Rent

- ✓ Net Rent: Contact for Information
- ✓ Operating Costs: \$16.25 psf (2025)

**New to the Market: Fixtured Restaurant Space**



## RESTAURANT SPACE: Elveden Centre - Unit 110, 3,619 sf



### HVAC System in Place

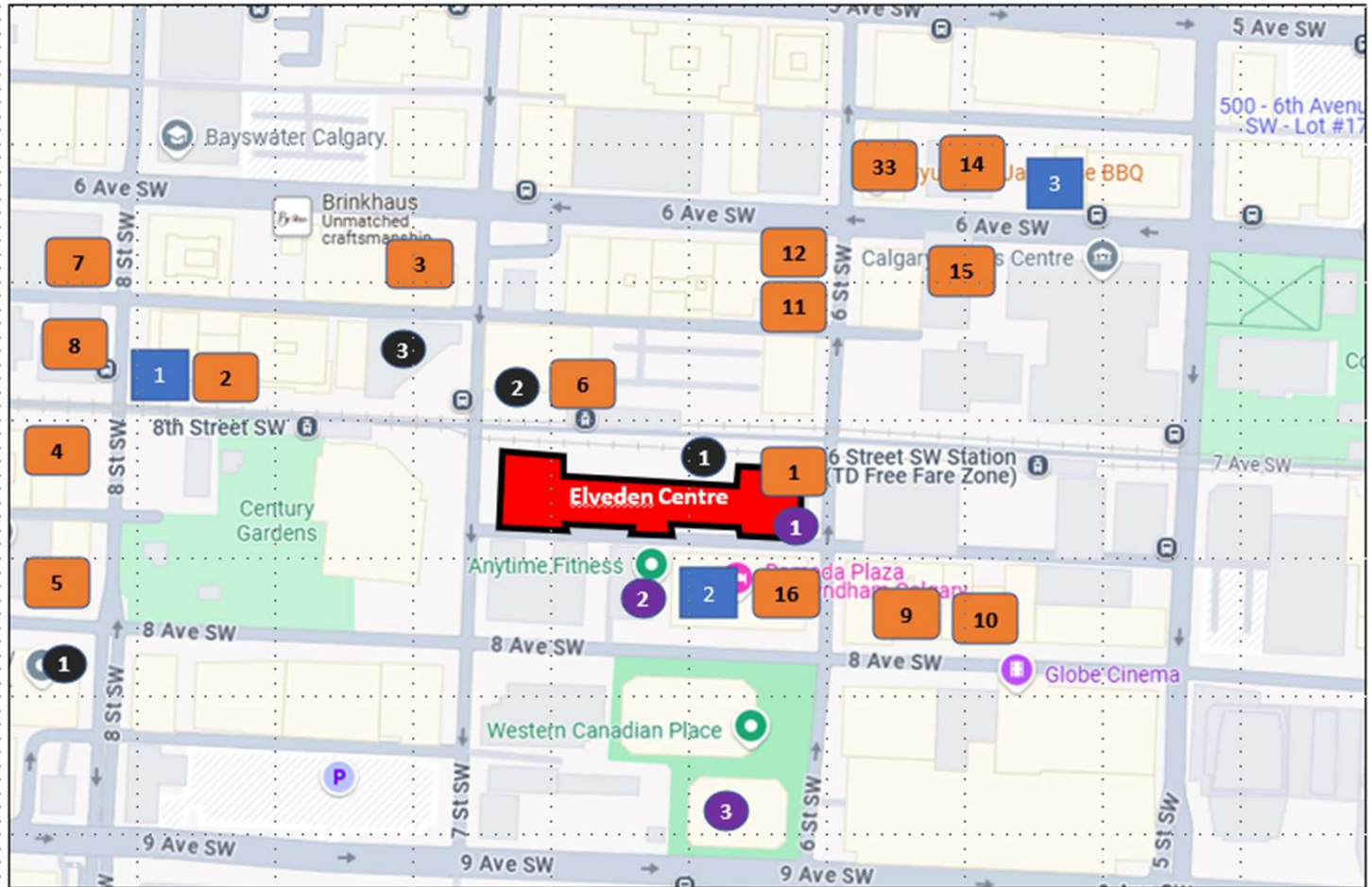
- ✓ Make up air unit
- ✓ Ecology exhaust unit
- ✓ Furnace with air conditioning
- ✓ 2 split type air conditioning units

### Restaurant Equipment in Place

- ✓ Walk-in cooler
- ✓ Foster 36" range
- ✓ Foster charbroiler
- ✓ Vulcan convection oven
- ✓ Vulcan fryer
- ✓ Foster hot plate
- ✓ 2 x 36" strip heaters
- ✓ Ice maker with water filter
- ✓ 2 ice bins with sinks
- ✓ Beer fridges

**New to the Market: Fixtured Restaurant Space**

# ELVEDEN CENTRE: Location and Surrounding Area



## Restaurants

#

- |                      |                                   |                           |
|----------------------|-----------------------------------|---------------------------|
| 1 Good Earth Café    | 6 A&W                             | 11 Tao Vietnamese Cuisine |
| 2 Moxies Bar & Grill | 7 A Wish Café                     | 12 Sole Korean            |
| 3 Rio Bar & Grills   | 8 Tim Hortons                     | 13 Gyu-Kaku BBQ           |
| 4 McDonald's         | 9 Maru Sushi                      | 14 Express Vietnamese     |
| 5 Waves Coffee       | 10 The Derrick Gin Mill & Kitchen | 15 Ola Poke               |
|                      |                                   | 16 The Fox on Sixth       |

## Banks

#

- 1 CIBC
- 2 Scotiabank
- 3 ATB
- 4 TD Bank

## Hotels

#

- 1 Sandman
- 2 Ramada Plaza
- 3 Hampton Inn by Hilton

## Fitness Centres

#

- 1 Elveden Centre Fitness
- 2 Anytime Fitness
- 3 Western Canadian Place Fitness

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form part of any future contract. This offering may be altered or withdrawn at any time without notice.

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