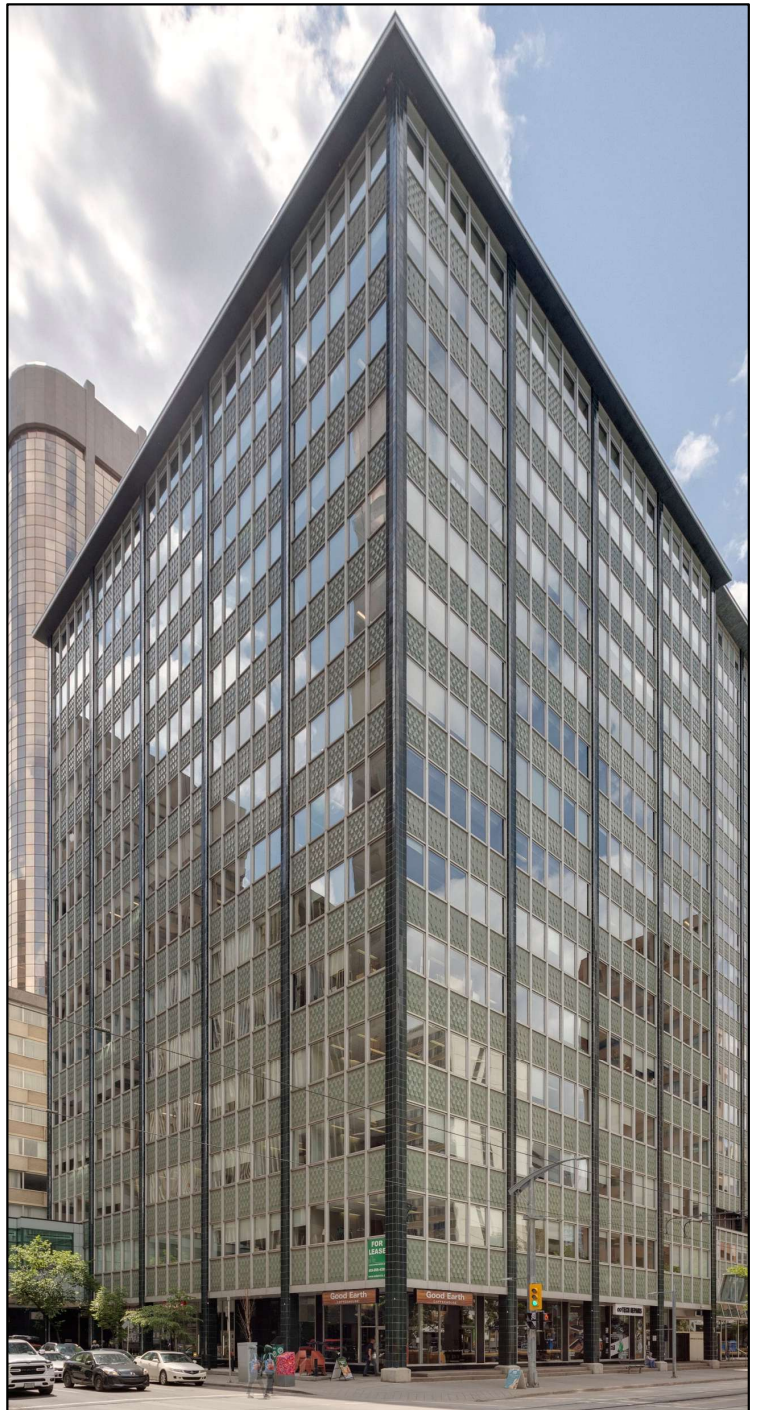


## OFFICE SPACE FOR LEASE

# ELVEDEN CENTRE

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

**NOW OPEN**  
**Lunch | Dinner**



## FEATURES

- ✓ Move-in Ready Suites
  - Small suites to full floor opportunities
- ✓ On-site property management & 24/7 security
- ✓ Plus 15 access to 645-7<sup>th</sup> Ave SW & The Core
- ✓ Direct C Train Access
  - Eastbound & Westbound Stations
- ✓ On-site retail amenities

## CONTACT US



Colin Macdonald  
Director of Leasing  
(403) 875-7233  
[cmacdonald@estancia.ca](mailto:cmacdonald@estancia.ca)

Andrew Borle  
VP Real Estate Services  
(403) 750-2220  
[aborle@estancia.ca](mailto:aborle@estancia.ca)

# ELVEDEN CENTRE: Available Space Summary – June 2026

## Iveagh House: 707 7th Avenue SW

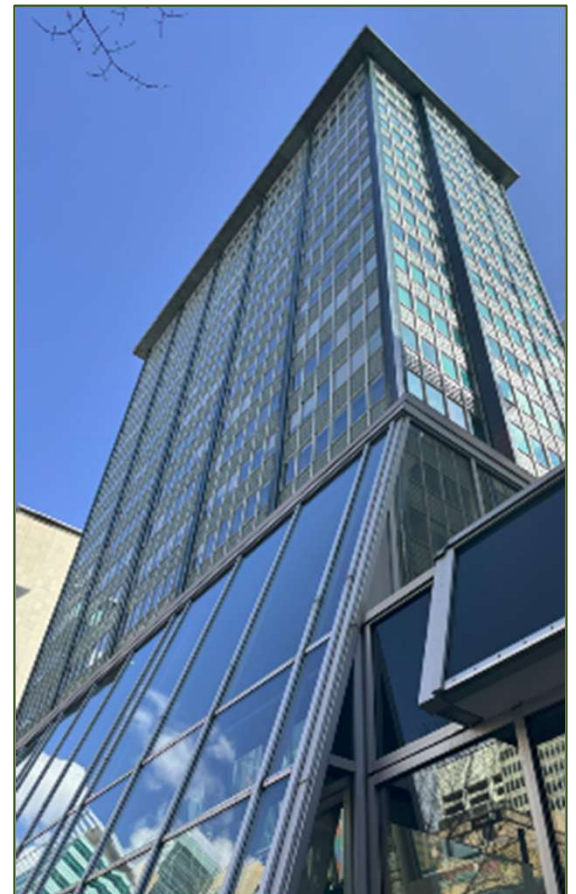
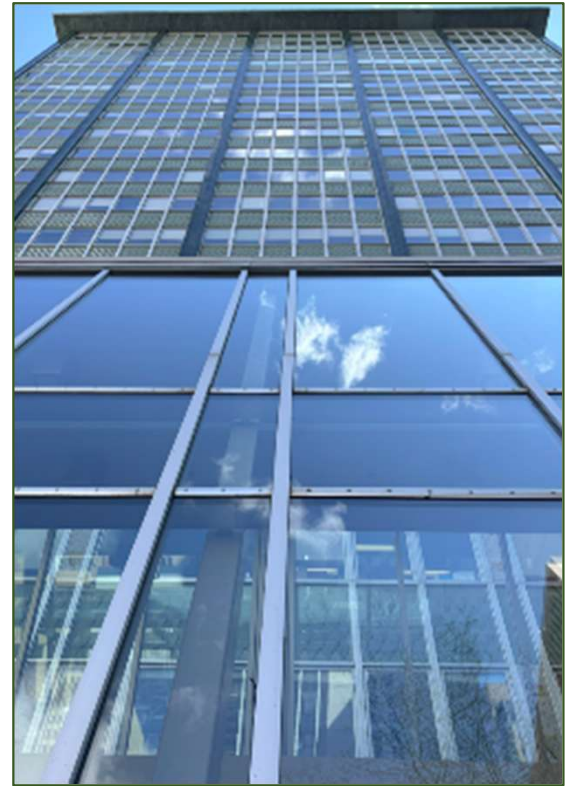
Suite	Area	Available	Comment
<b>Suite 210</b>	<b>719 sf</b>	<b>Immediately</b>	<b>2 Offices, New LED Lights. LL will paint &amp; carpet</b>
Suite 410	1,694 sf	Immediately	Move-in Ready, 4 Offices
<b>Suite 650-B</b>	<b>1,350 sf</b>	<b>60-90 days</b>	<b>Landlord will Demise</b>
Suite 750	6,799 sf	Immediately	Landlord will Demise
Suite 900	10,739 sf	Immediately	Full Floor, Chalk Line Opportunity
<b>Suite 1000-B</b>	<b>4,739 sf</b>	<b>60-90 days</b>	<b>Landlord will Demise</b>
Suite 1410	2,624 sf	Immediately	Landlord will Demise & Renovate

## Elveden House: 717 7th Avenue SW

Suite	Area	Available	Comment
Suite 150	2,263 sf	Immediately	Ground Floor Opportunity
Suite 170	2,690 sf	Immediately	Ground Floor Opportunity
Suite 180	819 sf	Immediately	Ground Floor Opportunity
Suite 200	10,078 sf	Immediately	Office Intensive
Suite 260	5,846 sf	Immediately	Large Offices/Training Rooms
Suite 300	9,216 sf	Immediately	Offices/Open Area
<b>Suite 610</b>	<b>1,939 sf</b>	<b>Immediately</b>	<b>Conditionally Leased</b>
Suite 710	5,323 sf	Immediately	Office Intensive
Suite 800	3,273 sf	01-Jul-26	Elevator Exposure, North Facing Suite
Suite 950	2,232 sf	01-Jul-26	Office Intensive, NE Exposure
<b>Suite 1420</b>	<b>1,666 sf</b>	<b>TBV</b>	<b>Show Suite Coming Soon</b>
<b>Suite 1430</b>	<b>1,646 sf</b>	<b>TBV</b>	<b>Show Suite Coming Soon</b>
Suite 1500	3,450 sf	Immediately	Landlord will Renovate

## Guinness House: 727 7th Avenue SW

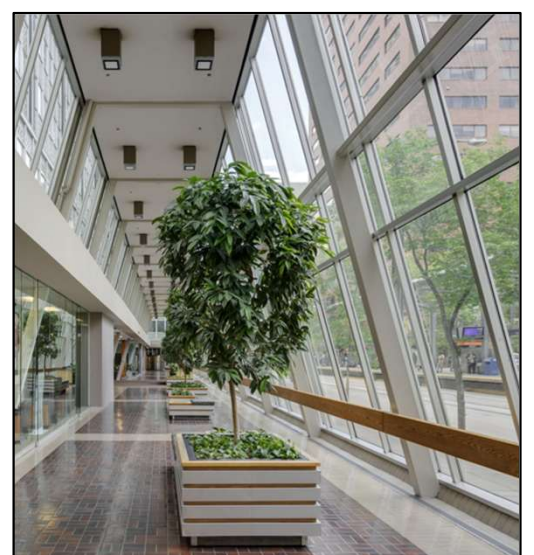
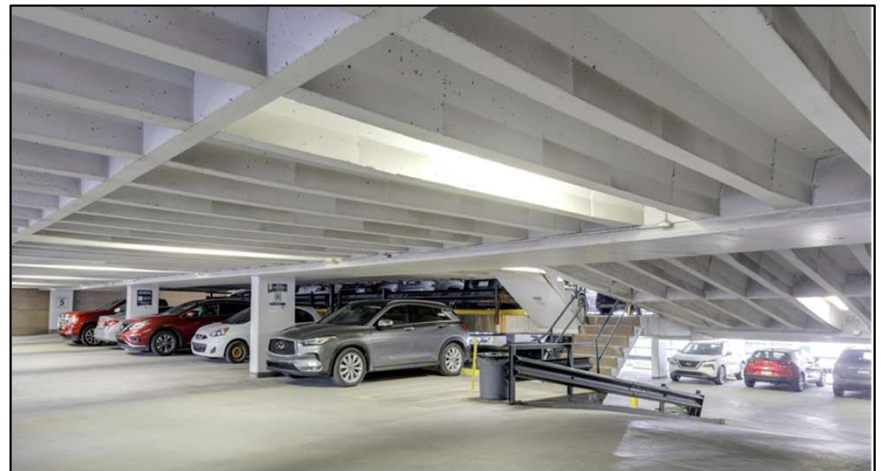
Suite	Area	Available	Comment
Suite 500	Individual Offices	Immediately	3 Offices Immediate Occupancy
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	Full Floor Opportunity
Suite 1000	9,429 sf	Immediately	Base Building Condition
Suite 1150	5,372 sf	Immediately	Landlord will Demise
Suite 1200	10,853 sf	Immediately	Full Floor Opportunity
Suite 1300	10,853 sf	Immediately	Full Floor Opportunity
Suite 1400	10,853 sf	Immediately	Full Floor Opportunity
<b>Suite 1580</b>	<b>1,554 sf</b>	<b>Immediately</b>	<b>5 Offices, 1 Meeting Room</b>



Please contact us for the Ground Floor Retail/Office Brochure

# ELVEDEN CENTRE: Property Overview

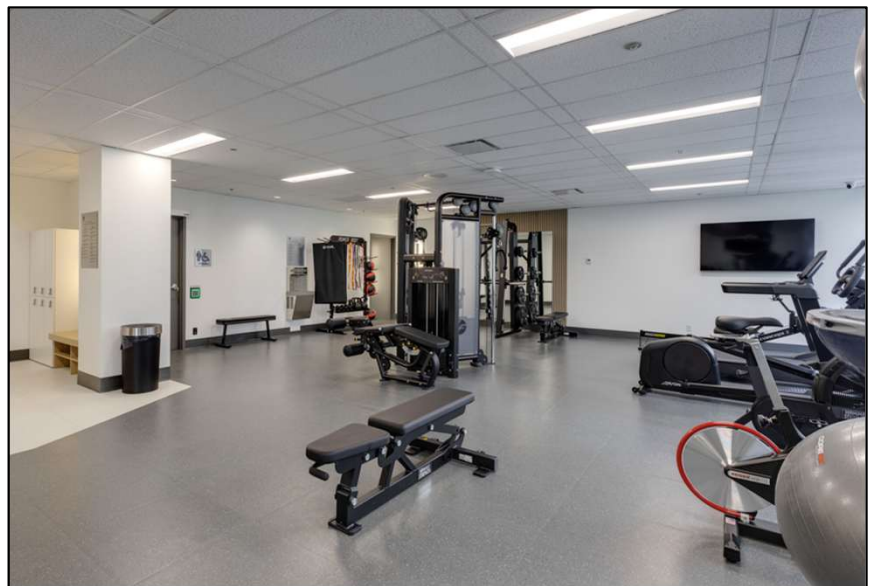
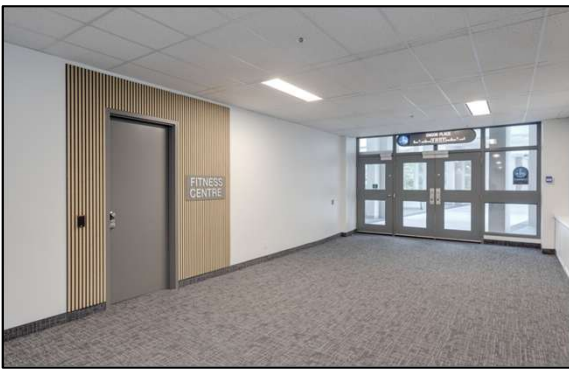
- **Iveagh House: 707 – 7<sup>th</sup> Ave. SW**  
14 Floors | Floor Plate: 10,868 sf
  - ✓ New Fitness Centre
  - ✓ Secured bicycle parking
- **Elveden House: 717 – 7<sup>th</sup> Ave. SW**  
20 Floors | Floor Plate: 7,800 sf
  - ✓ Underground parking
  - ✓ Parking deck located on 8<sup>th</sup> Avenue SW
- **Guinness House: 727 – 7<sup>th</sup> Ave. SW**  
15 Floors | Floor Plate: 10,900 sf
  - ✓ Asking Net Rent: Market
  - ✓ Operating Costs: \$16.25 (2025/2026)
- **Landlord:** Estancia Investments Inc.
  - ✓ Multiple fibre providers



Proudly Owned & Managed by Estancia Investments Inc.

# ELVEDEN CENTRE: Building Features

- New Fitness Centre
- Secure bike parking
- Shower facilities
- Plus 15 connected
- Security on-site 24/7
- On-site property management
- Retail amenities
- Direct C Train access
  - Eastbound: 6<sup>th</sup> Street SW | 8<sup>th</sup> Street SW; Westbound: 7<sup>th</sup> Street SW
- Underground Parking:
  - 1 stall per 3,000 sf
  - \$385/stall/month reserved
  - 6' 2" to 6' 6" clearance
- Additional Parking:
  - 8<sup>th</sup> Avenue SW parking deck
  - Reserved and unreserved options
  - \$300/stall/month unreserved



**Tenant Fitness Centre Now Open !**

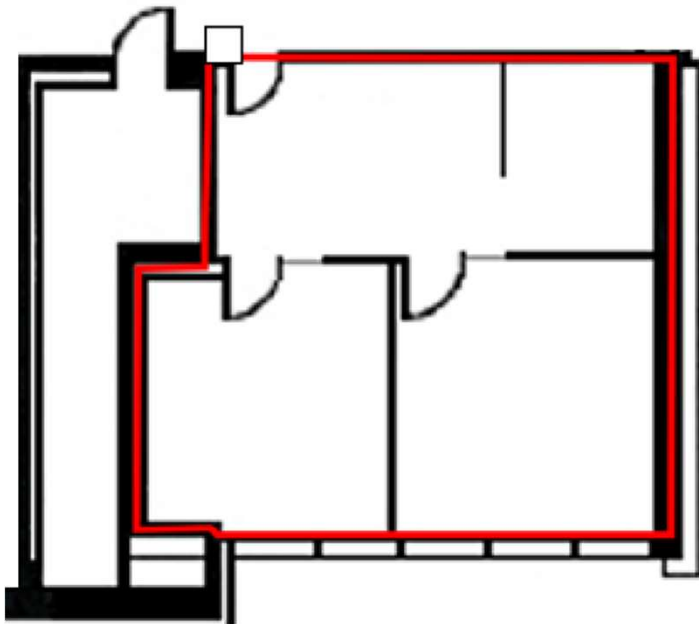
# ELVEDEN CENTRE: Ground Floor Tenants

- D&N Kitchen
- CIBC
- Infinite Tech Repair
- Good Earth Café
- Minuteman Press
- The Grace Photo Studio
- CANAF (Centre d'Accueil Pour Nouveaux Arrivants Francophones)
- AKG Empowering People and Communities
- Sandstone Pharmacies Sprague
- Breathe Massage Therapy & Total Body Health
- CNN Corporate Services
- Elveden Centre Men's Hairstyling



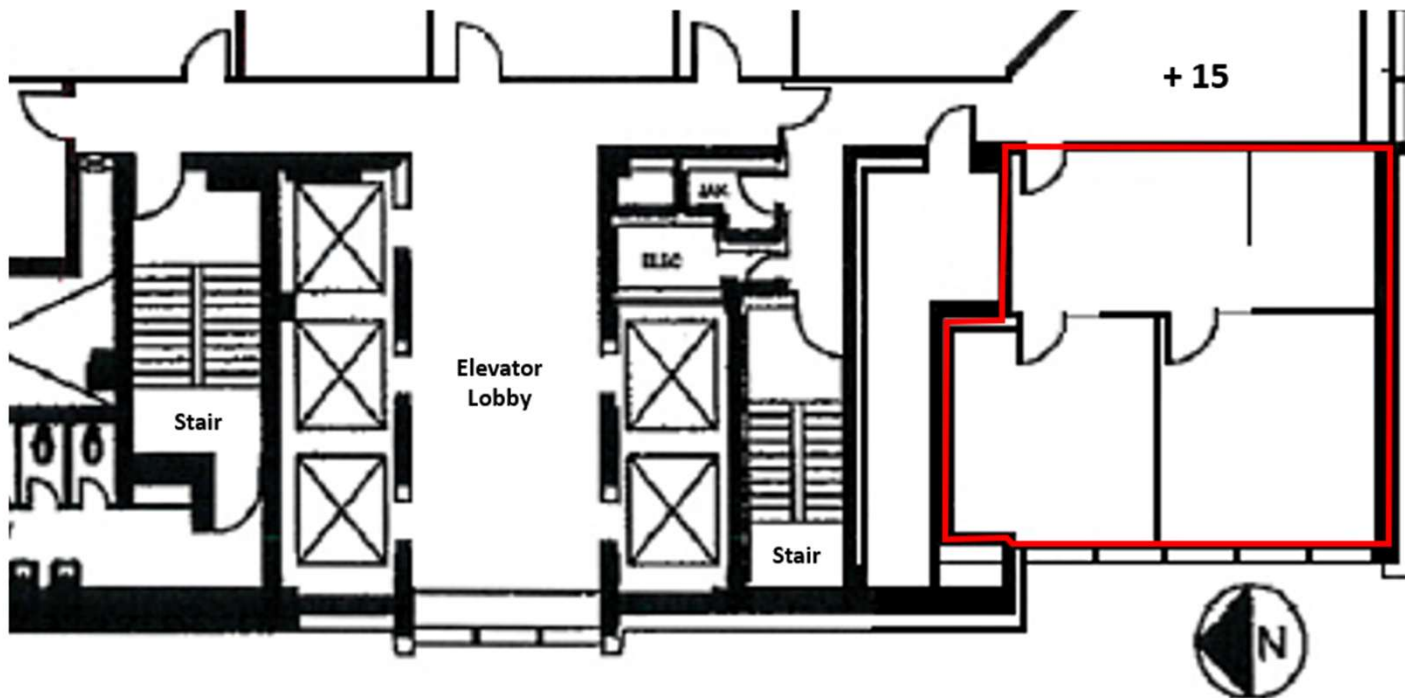
Ground Floor Retail/Office Opportunities are available For Lease. Please contact us for more information.

# IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW

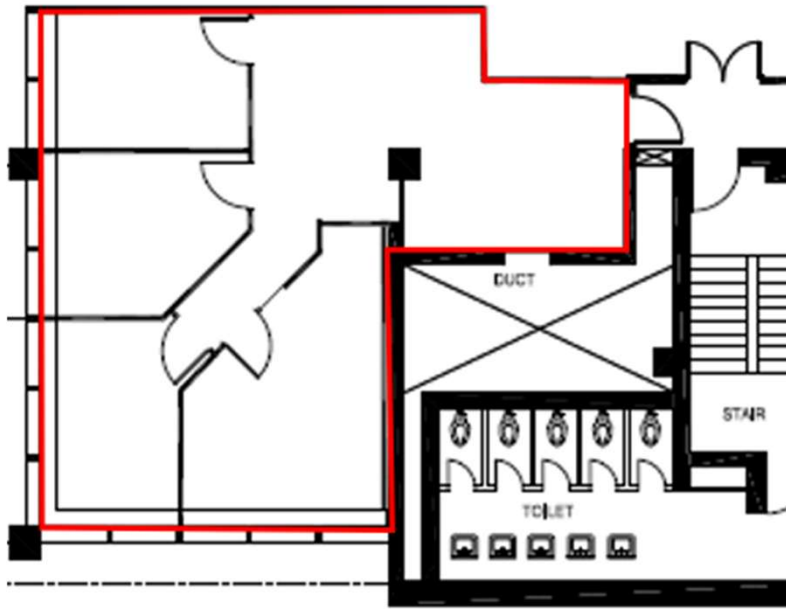


## Suite 210: 716 sf

- ✓ Rare small suite
- ✓ Available May 1, 2026
- ✓ 2<sup>nd</sup> Floor, +15 location
- ✓ 2 exterior offices
- ✓ Small reception area
- ✓ Storage/IT room
- ✓ Renovations in progress (Paint, carpet & LED lights)

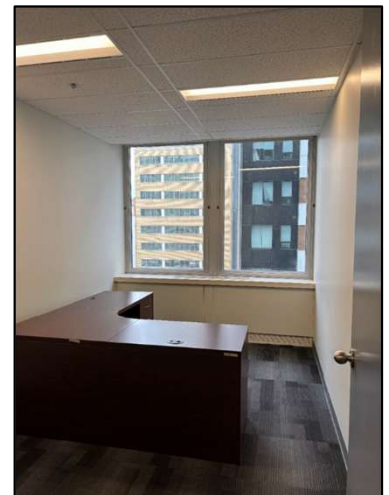


# IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW



## Suite 410: 1,694 sf

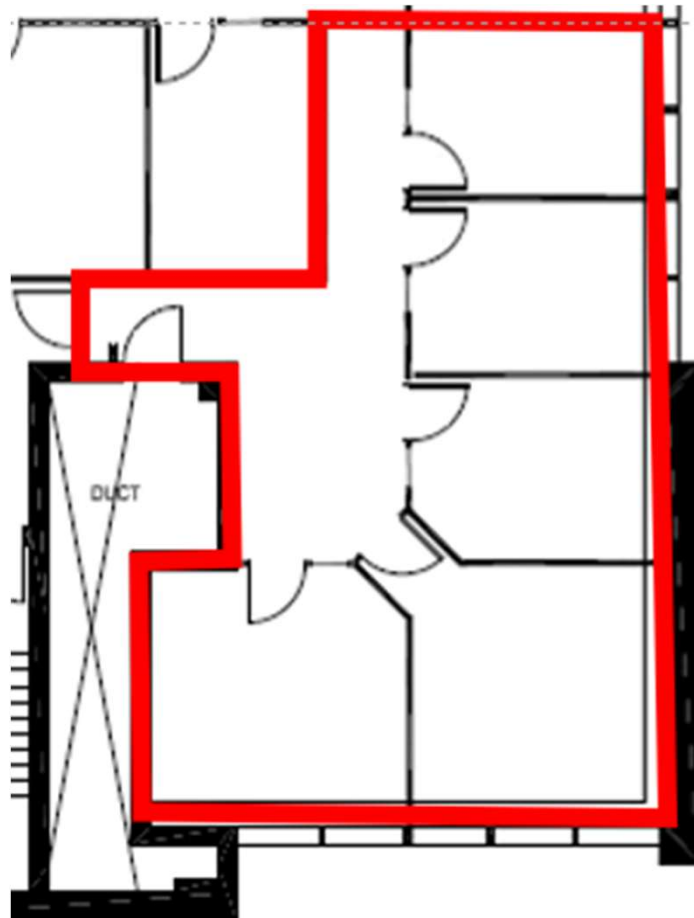
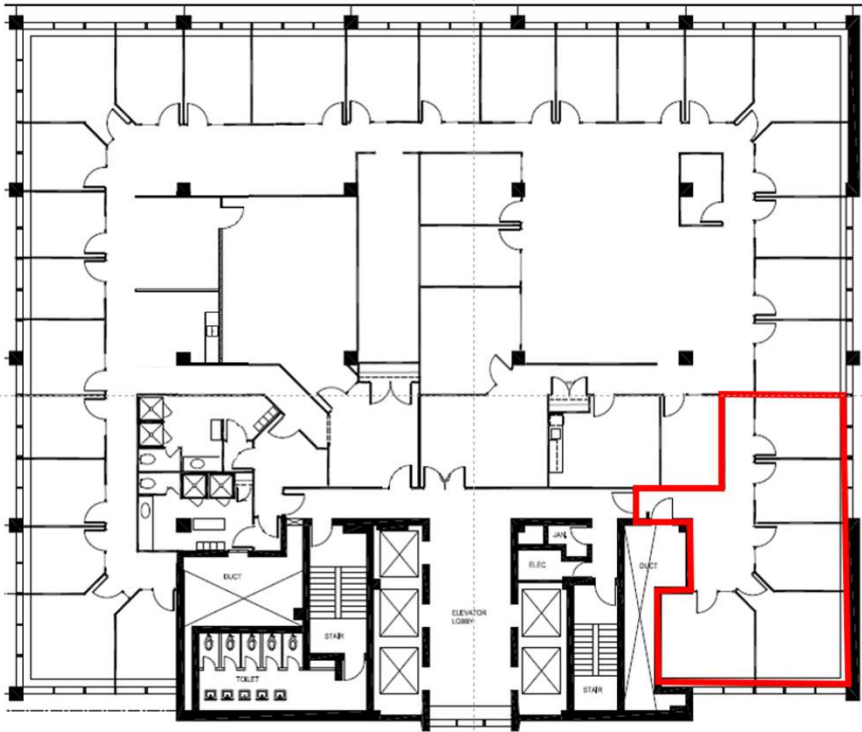
- ✓ Move-in ready
- ✓ Card reader access
- ✓ LED Lights
- ✓ Corner suite
- ✓ 4 exterior offices
- ✓ Open area



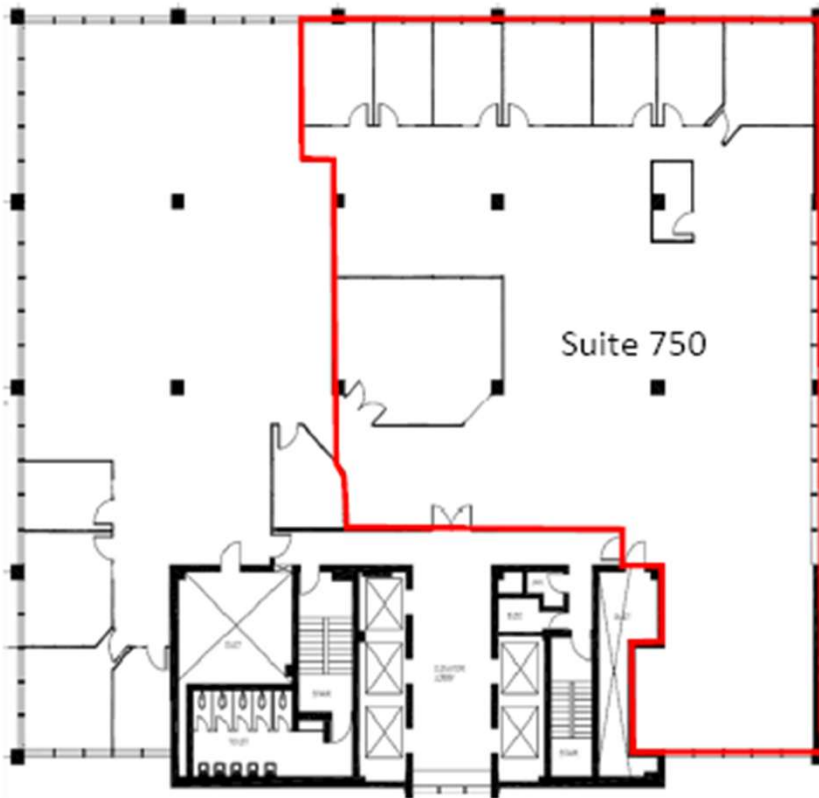
# IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW

## Suite 650-B: 1,350 sf

- ✓ 1,350 sf available
- ✓ Currently chalk-lined
- ✓ LED lights
- ✓ New carpet
- ✓ Landlord will demise for a new tenant with 60-90 days lead time

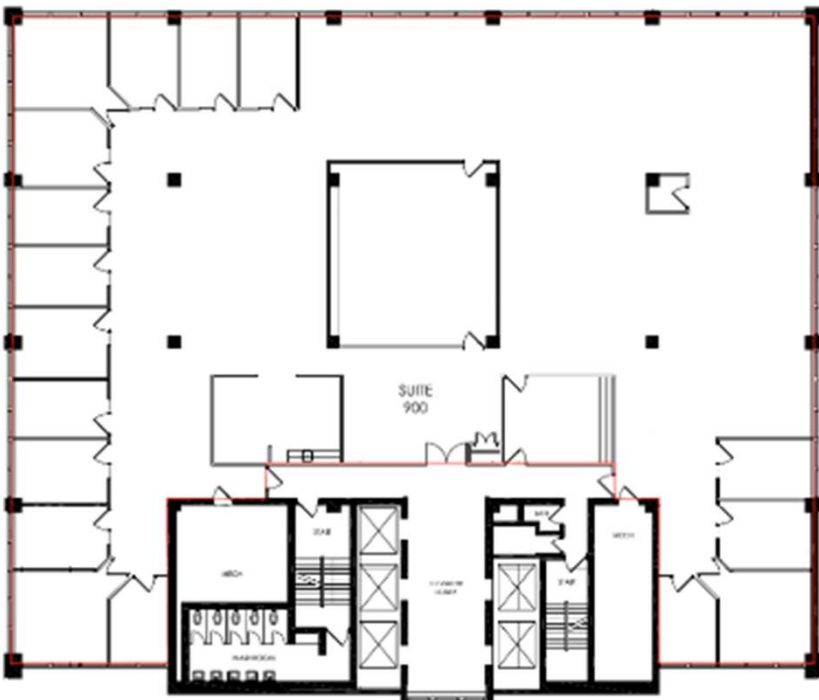


## IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW



### Suite 750: 6,799 sf

- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise
- ✓ Entire floor can be made available – 10,799 sf

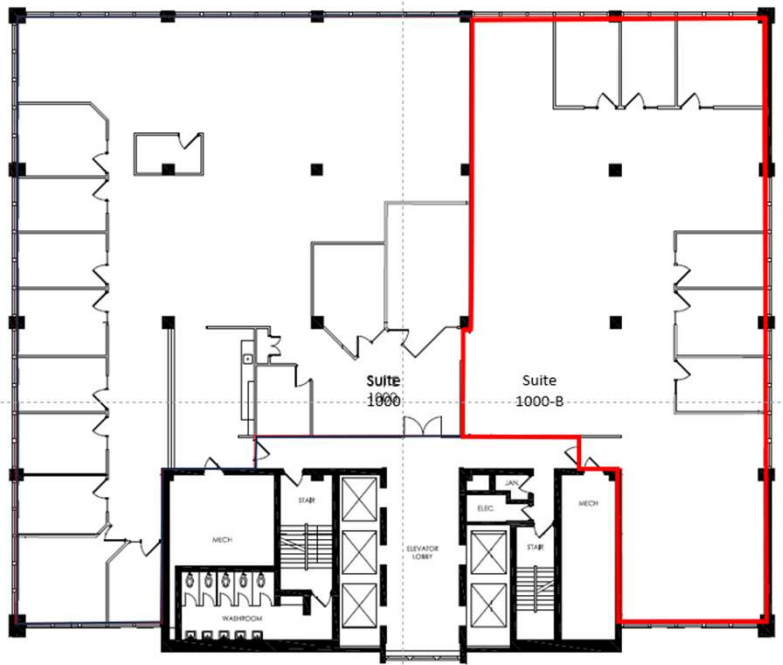


### Suite 900: 10,739 sf

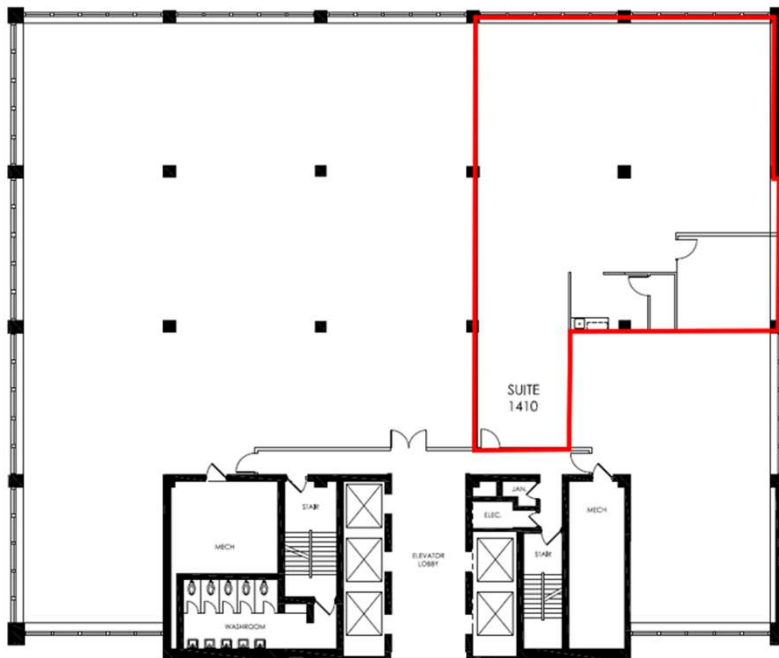
- ✓ Full floor
- ✓ Chalk line opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ LED lights
- ✓ Landlord will upgrade finishes (Paint, Carpet, Kitchen) with 60-90 days lead time

# IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW

## Suite 1000-B: 4,739 sf



- ✓ Square footage is estimated
- ✓ Currently chalk-lined
- ✓ Landlord will demise for a new tenant with 60-90 days lead time
- ✓ New carpet, LED lights

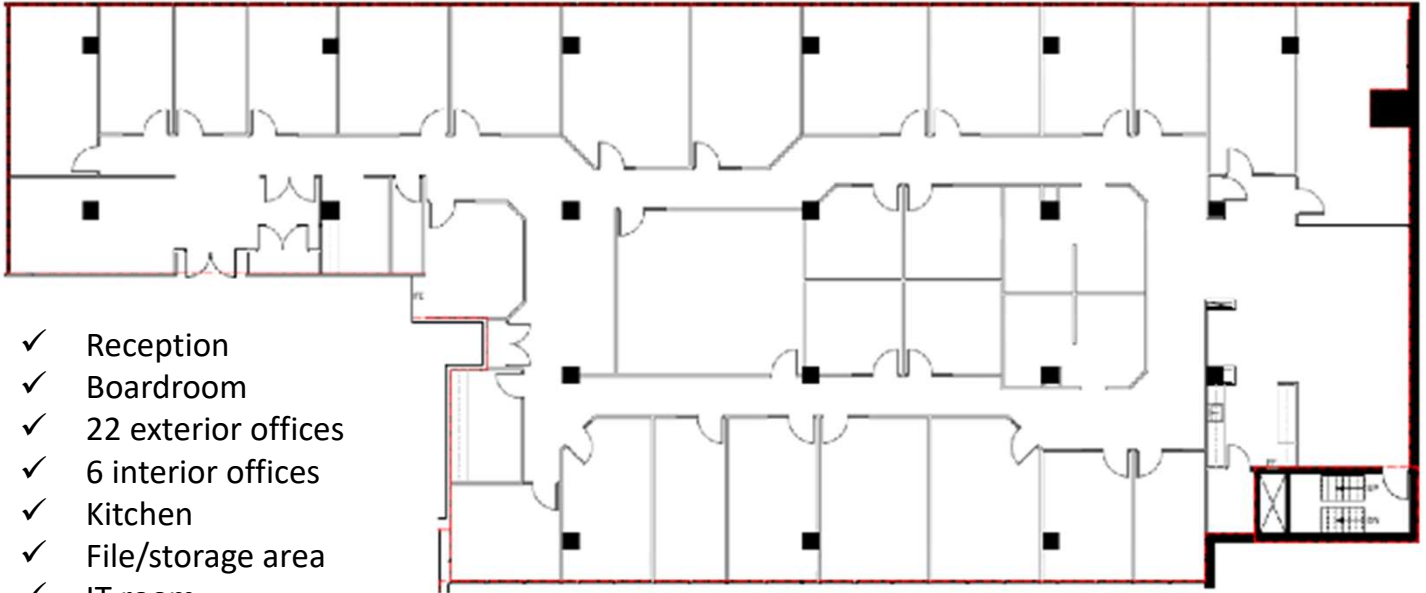


## Suite 1410: 2,624 sf

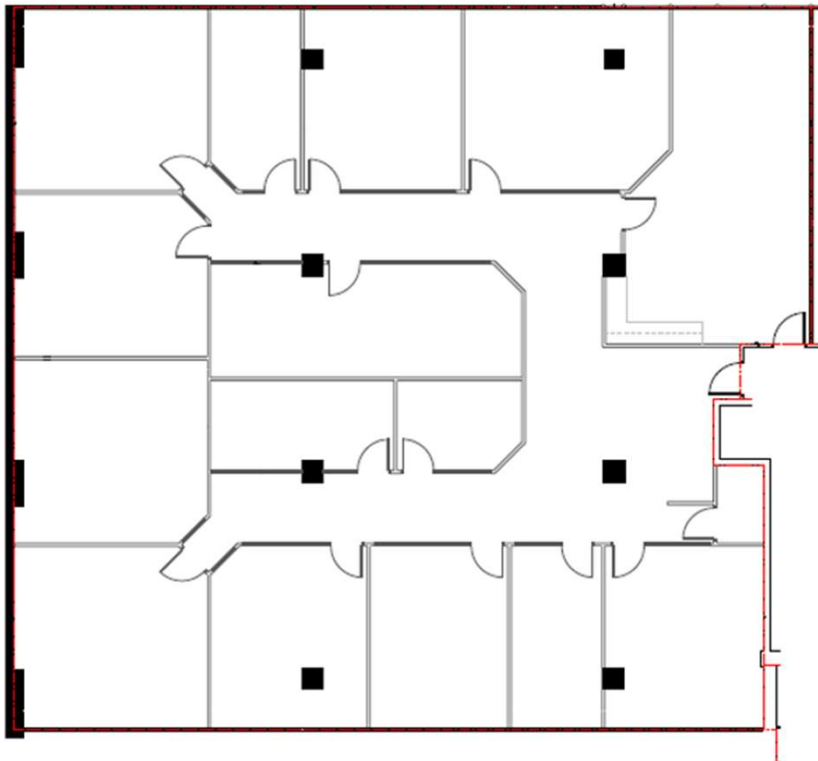
- ✓ Landlord will demise & renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

# ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

## Suite 200: 10,078 sf

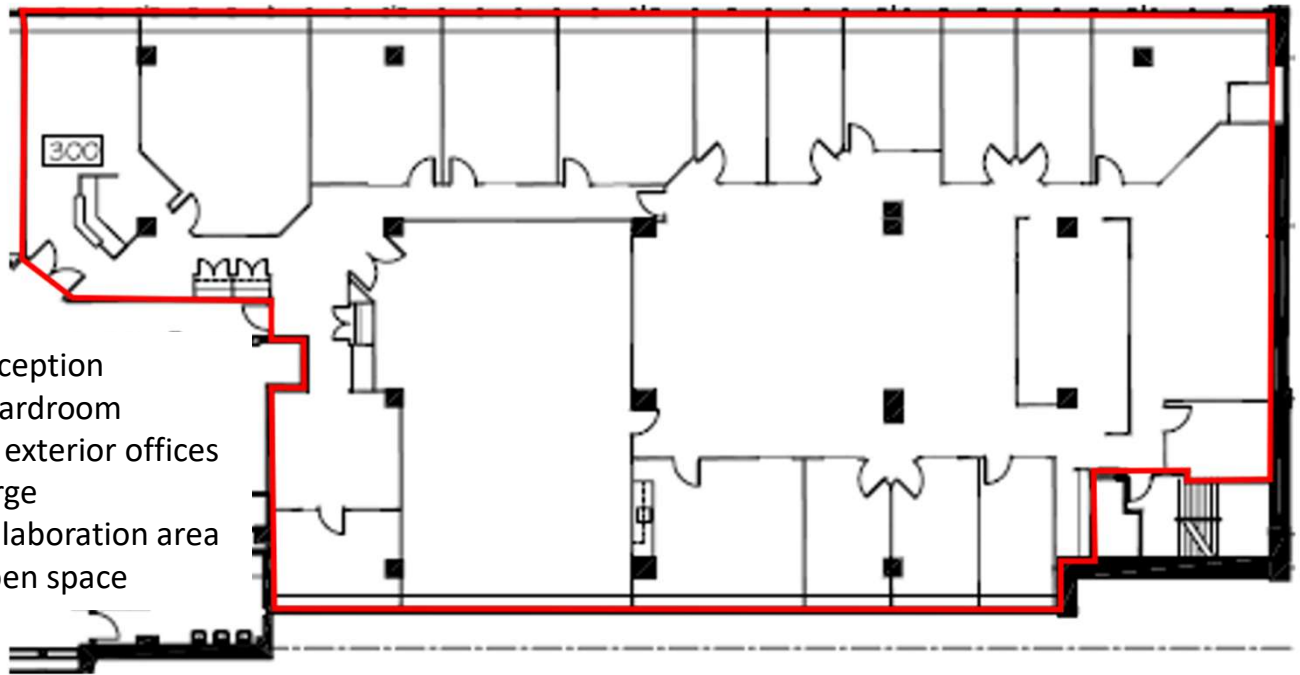


## Suite 260: 5,846 sf



# ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

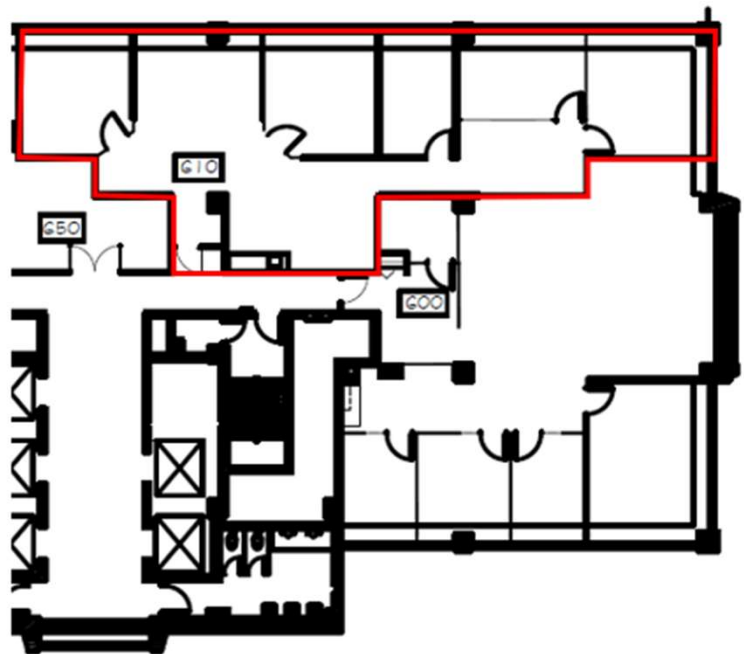
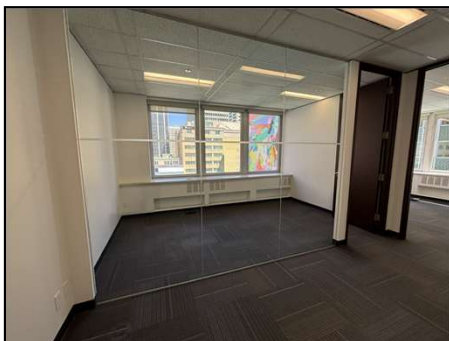
## Suite 300: 9,216 sf



- ✓ Reception
- ✓ Boardroom
- ✓ 14 exterior offices
- ✓ Large collaboration area
- ✓ Open space

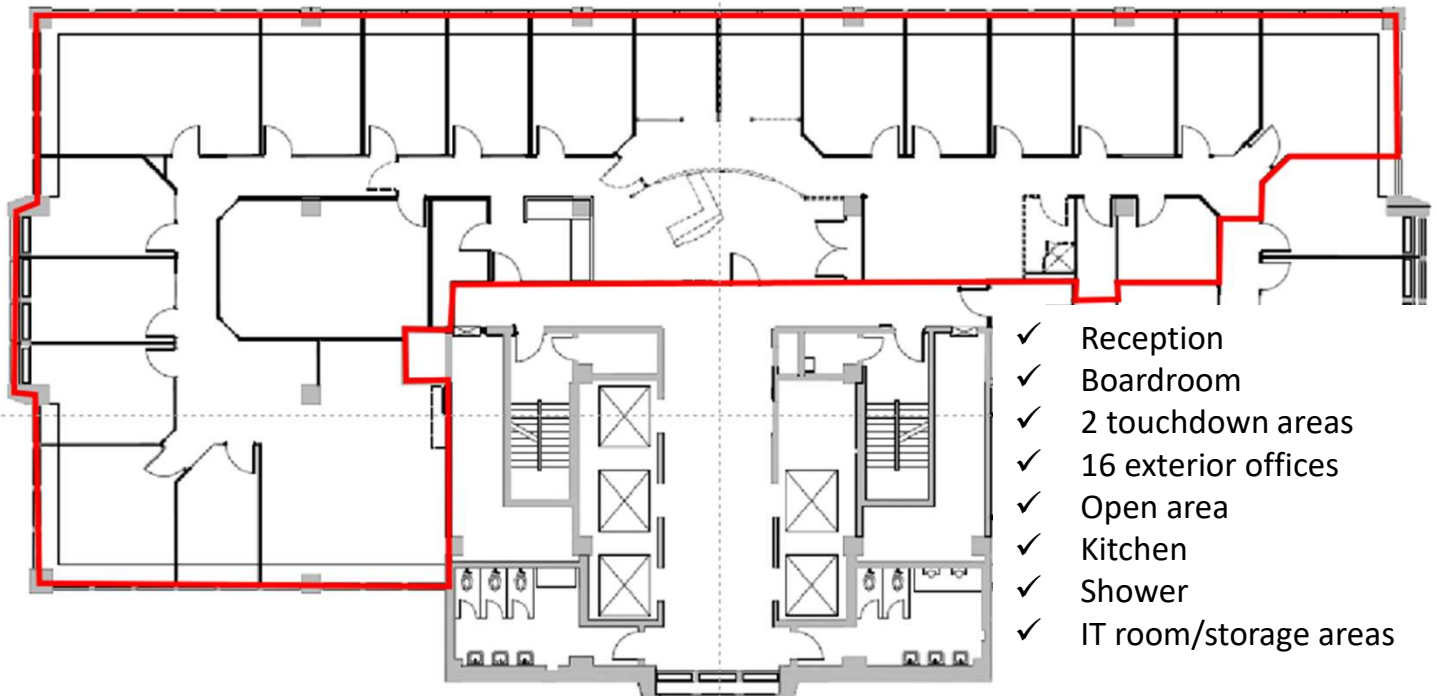
## Suite 610: 1,939 sf

- ✓ **CONDITIONALLY LEASED**
- ✓ Reception area /open area for 2 workstations/desks
- ✓ 1 Meeting Room/Office
- ✓ 4 external offices
- ✓ Open kitchen area
- ✓ LED Lights



# ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

## Suite 710: 5,323 sf



## Suite 800: 3,273 sf

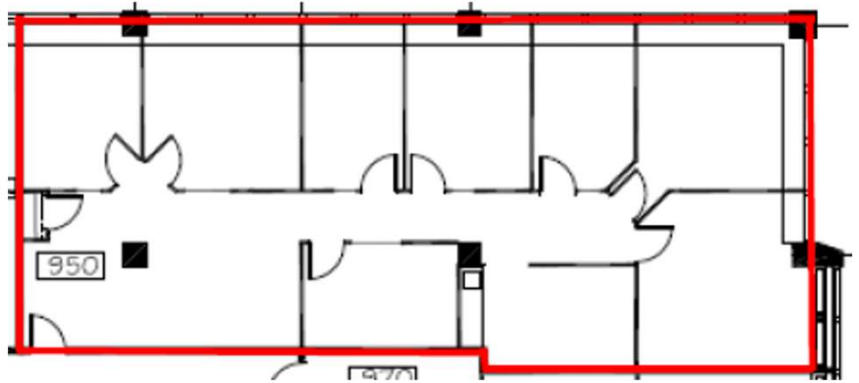
- ✓ **Available July 1, 2026**
- ✓ NW corner of the building
- ✓ Elevator lobby exposure
- ✓ Double glass door entry
- ✓ Reception area/open space
- ✓ 1 meeting room
- ✓ 7 external offices
- ✓ Kitchen
- ✓ IT/storage
- ✓ Large storage room
- ✓ LED lights



# ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

## Suite 950: 2,232 sf

- ✓ **Available July 1, 2026**
- ✓ NE corner of the building
- ✓ Elevator lobby exposure
- ✓ Card reader access
- ✓ Reception/open area
- ✓ 1 meeting room
- ✓ 6 external offices
- ✓ Kitchen & IT/storage room
- ✓ LL will upgrade lights to LED with new paint & carpet

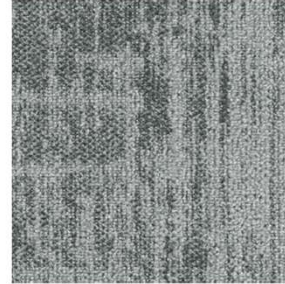


# ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

## Suite 1420: 1,666 sf\*

studio  
presber

Suite 1420



Milliken Major Frequency: One Distortion, Colour Tremor DTN209-118



Larger Carpet Install Image

- ✓ **Show Suite Coming Soon**
- ✓ \* 1,666 sf estimated usable area
- ✓ Located on NE corner of 14<sup>th</sup> floor
- ✓ Timing: TBV. Project is out to tender
- ✓ Currently Base Building condition
- ✓ Show Suite will be all new construction
- ✓ Reception
- ✓ Meeting room
- ✓ 4 Offices
- ✓ Open area for 2 workstations
- ✓ Kitchen
- ✓ Copy area



Milliken Fortified Foundations 5.0mm Pike, Colour Cloud PIK144



Walls, BM White Diamond



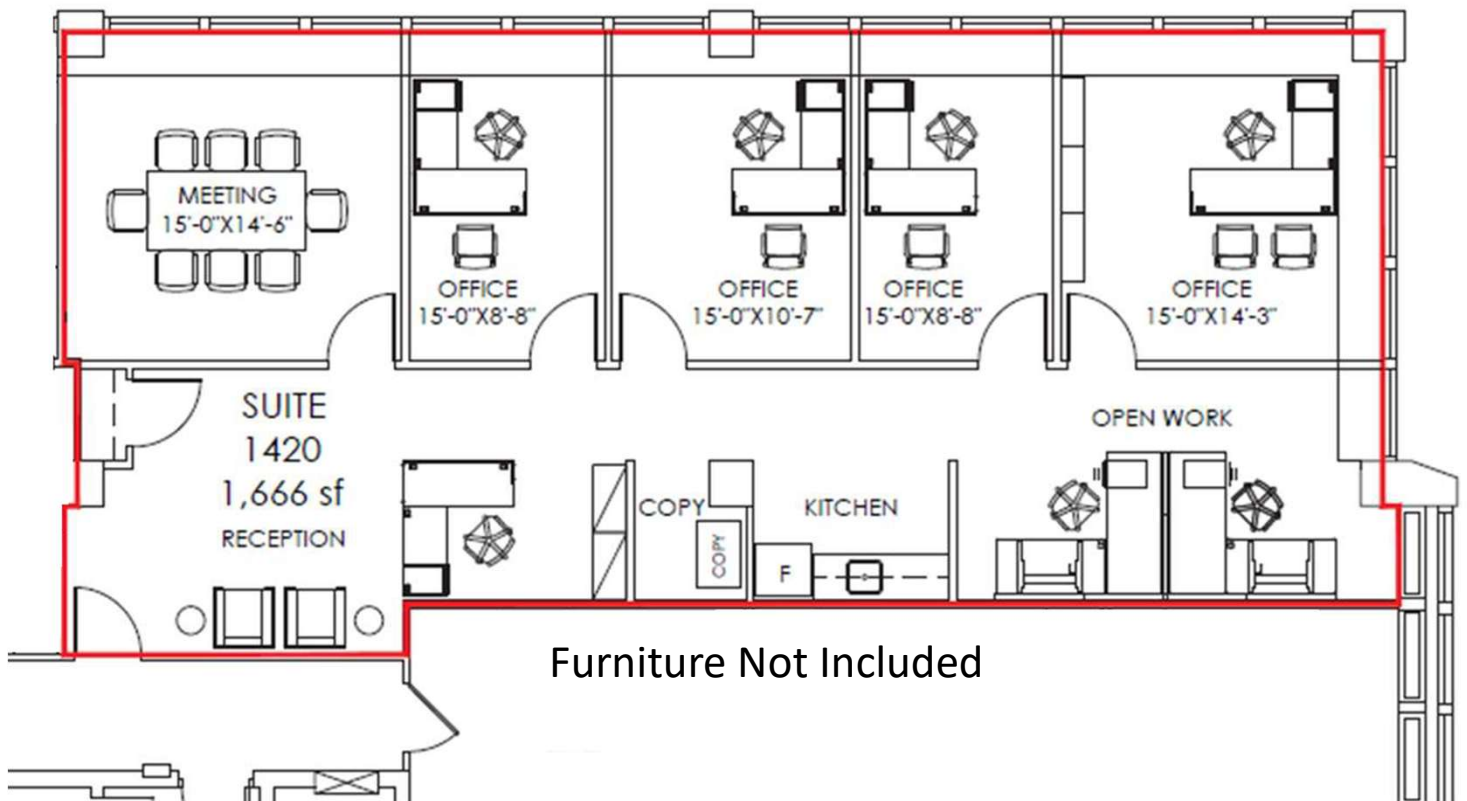
Doors, BM Silver Lake 1598



Laminate, Wilsonart Pewter D73-60



Quartz, Ceasarstone Pure White



# ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

## Suite 1430: 1,646 sf\*

- ✓ **Show Suite Coming Soon**
- ✓ \*1,646 sf estimated usable area
- ✓ Located on SE corner of 14<sup>th</sup> floor
- ✓ Timing: TBV. Project is out to tender
- ✓ Currently in base building condition
- ✓ Show suite will be all new construction
- ✓ Reception
- ✓ Meeting room
- ✓ 3 offices
- ✓ Open area for 4 workstations
- ✓ Kitchen/copy area

studio  
presber

Suite 1430 (Stone Veneer Panels)



Milliken Sterovision  
Lightwave, Colour Airglow LW13



Larger Carpet Install Image (subtle texture so as not to compete with stone veneer)



Milliken Fortified Foundations 5.0mm  
Siberian Larch, Colour Cove SIB211



Walls, BM  
White Diamond OC-61



Doors, BM  
Galverston Gray AC-27

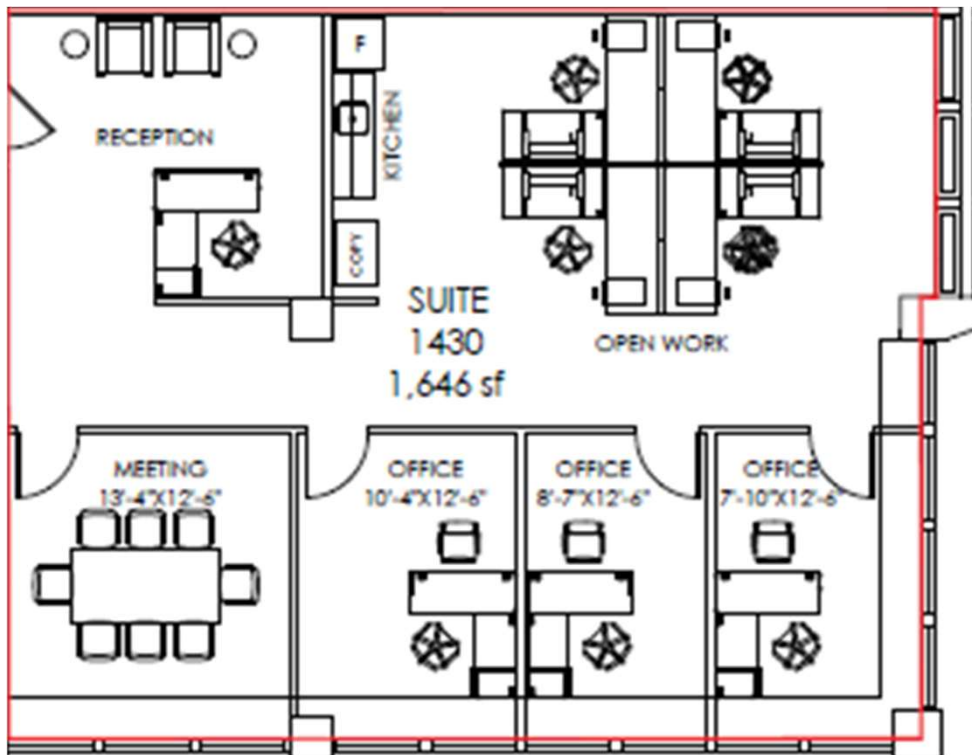


Laminate, Wilsonart  
Fawn Cypress 8208K-16



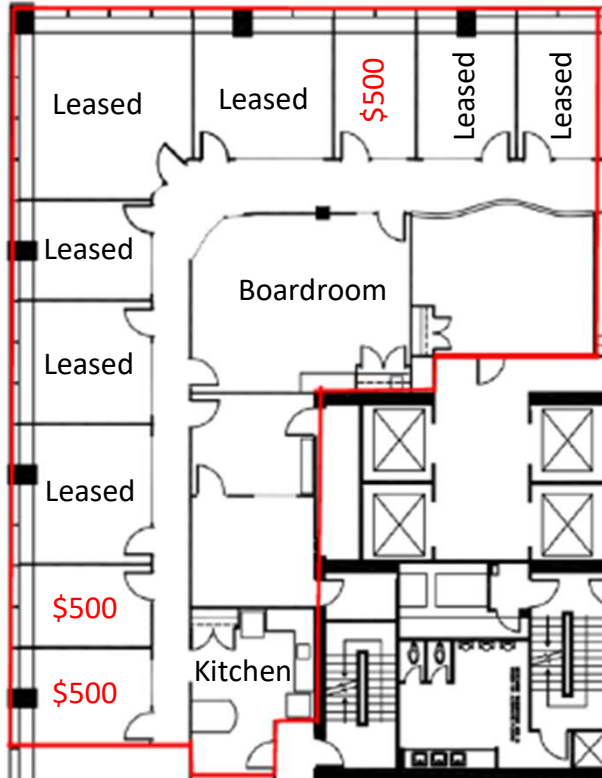
Quartz, Ceasarstone  
Pure White 1141

### Materials Concept



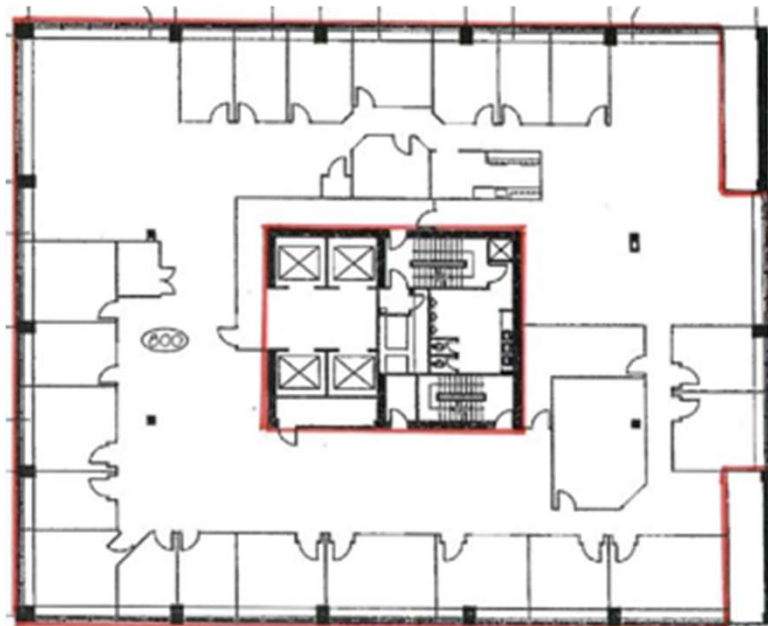
Furniture Not Included

# GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



## Suite 500: 4,237 sf

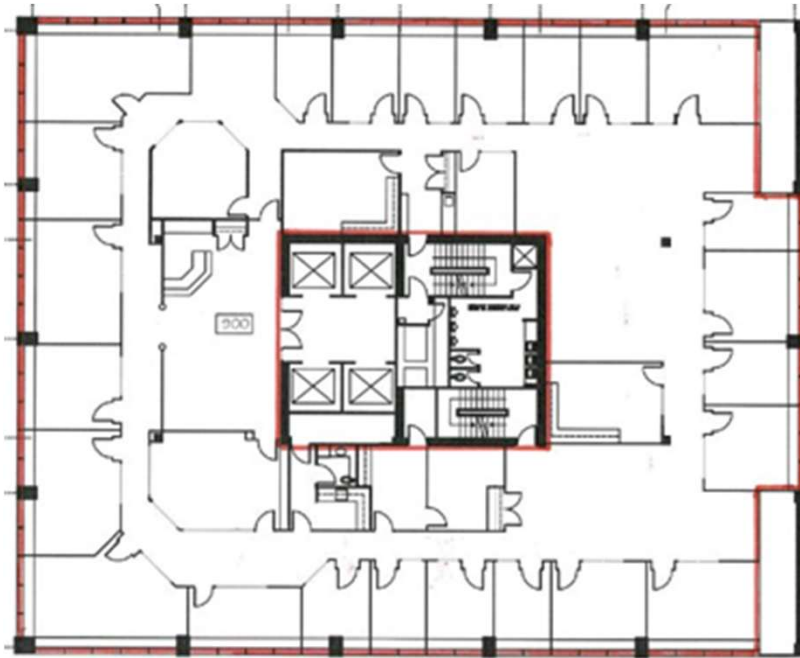
- ✓ Individual offices available on month to month basis
- ✓ 3 offices available immediately
- ✓ Lockable offices
- ✓ Shared boardroom
- ✓ Shared kitchen
- ✓ Elevator exposure
- ✓ LED Lights



## Suite 800: 10,903 sf

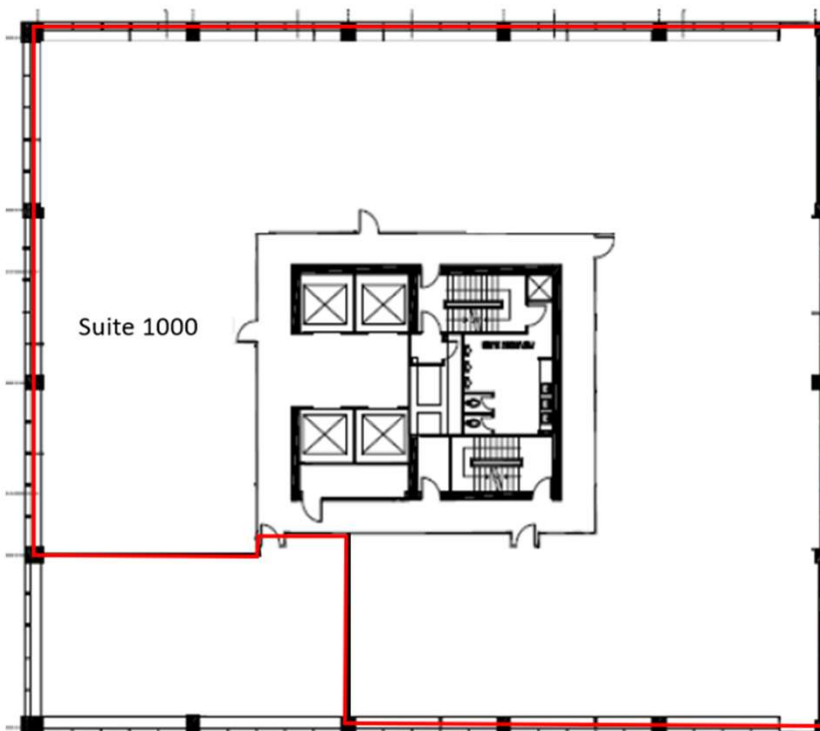
- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen

# GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



## Suite 900: 10,903 sf

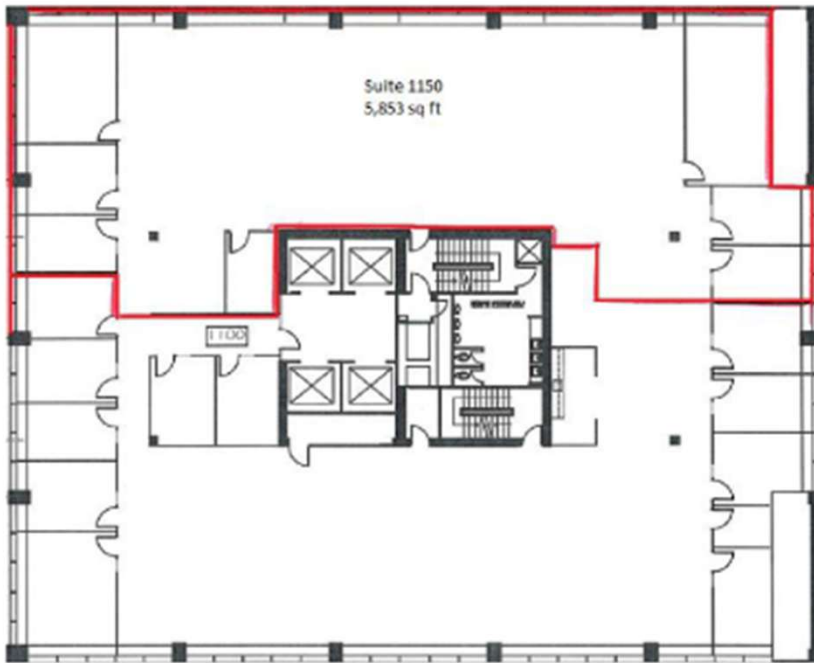
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



## Suite 1000: 9,429 sf

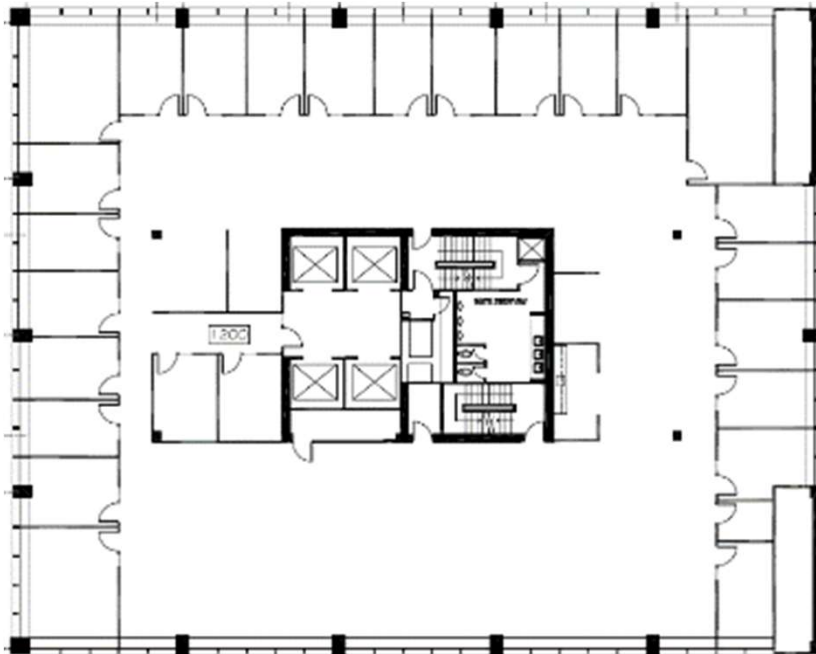
- ✓ Base building condition
- ✓ Please contact for additional information

# GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



## Suite 1150: 5,853 sf

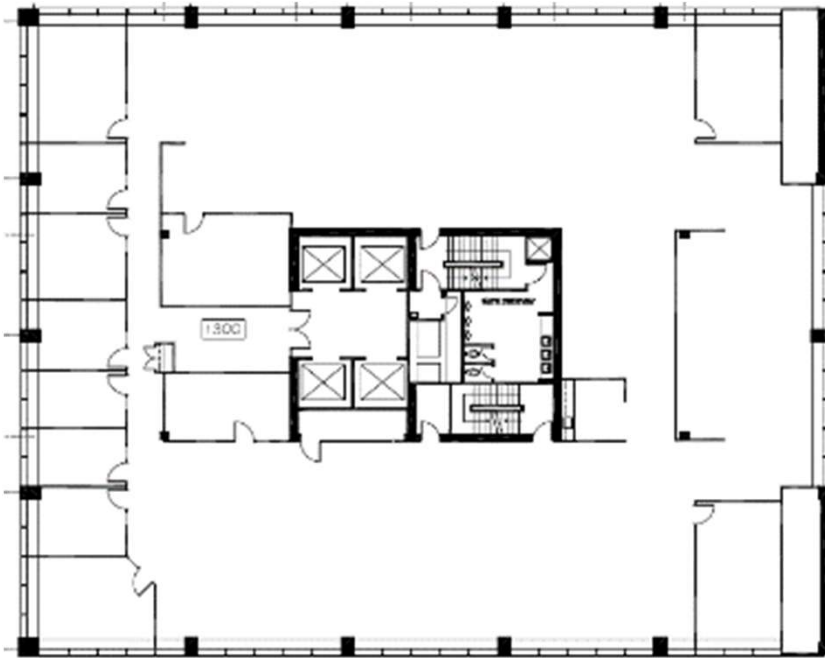
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



## Suite 1200: 10,853 sf

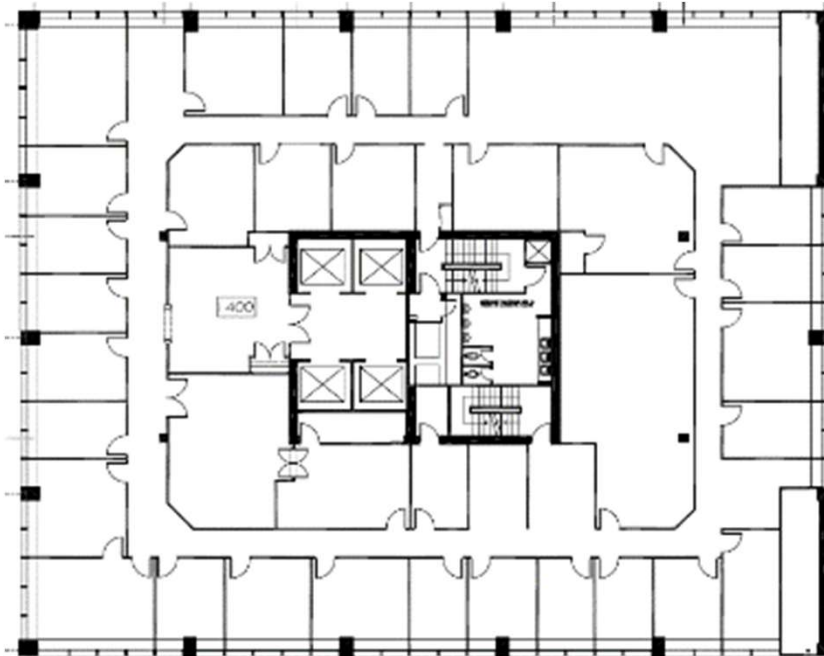
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

# GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



## Suite 1300: 10,853 sf

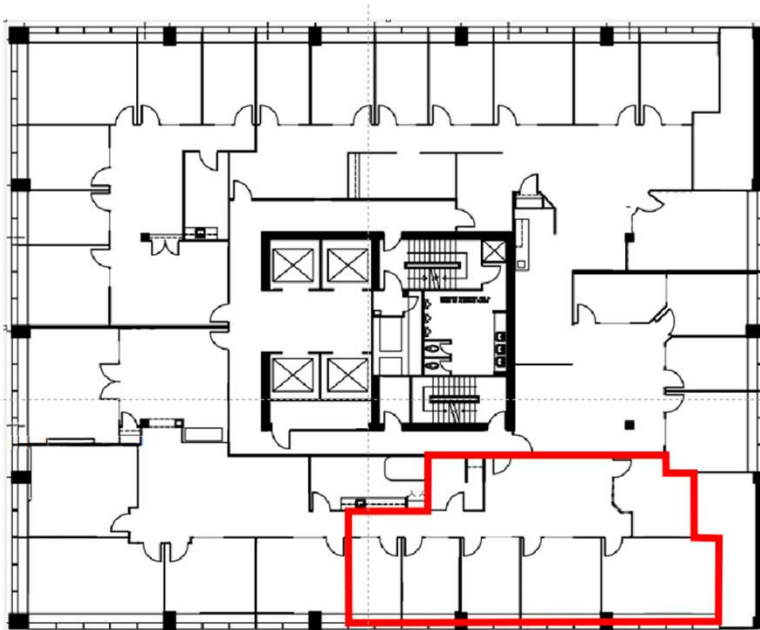
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ Large open area for workstations
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



## Suite 1400: 10,853 sf

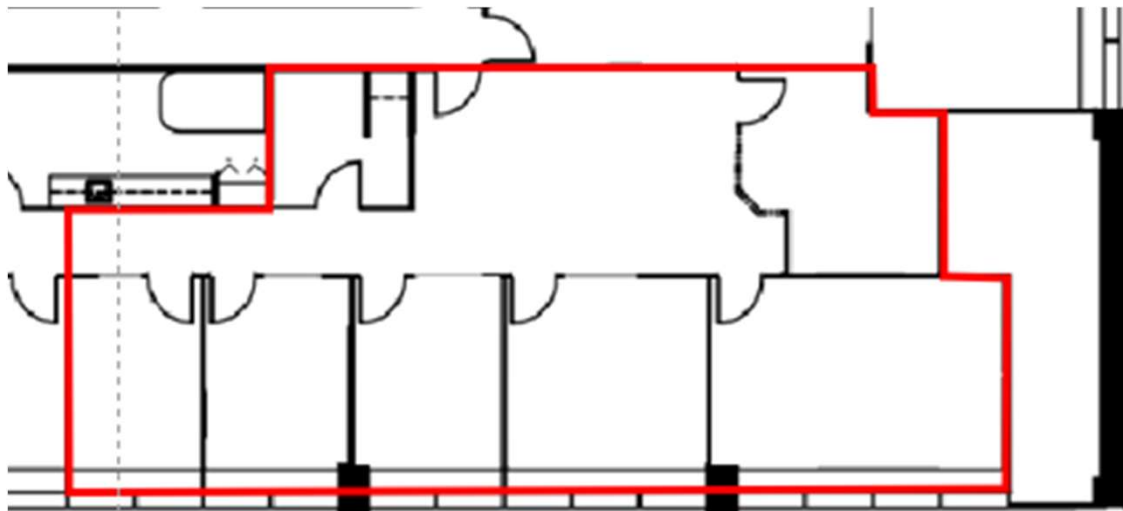
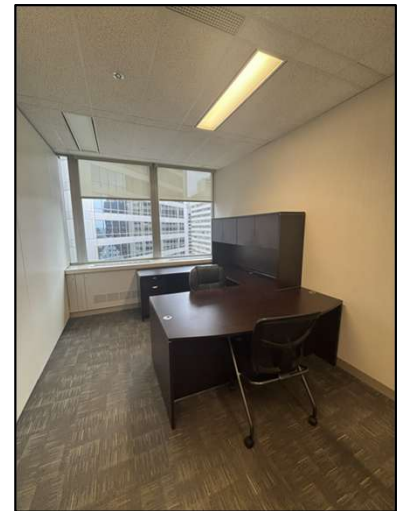
- ✓ Landlord will renovate & reconfigure – Please contact for additional information.
- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ 24 exterior offices
- ✓ Open areas for workstations
- ✓ IT room/storage
- ✓ Kitchen

# GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW

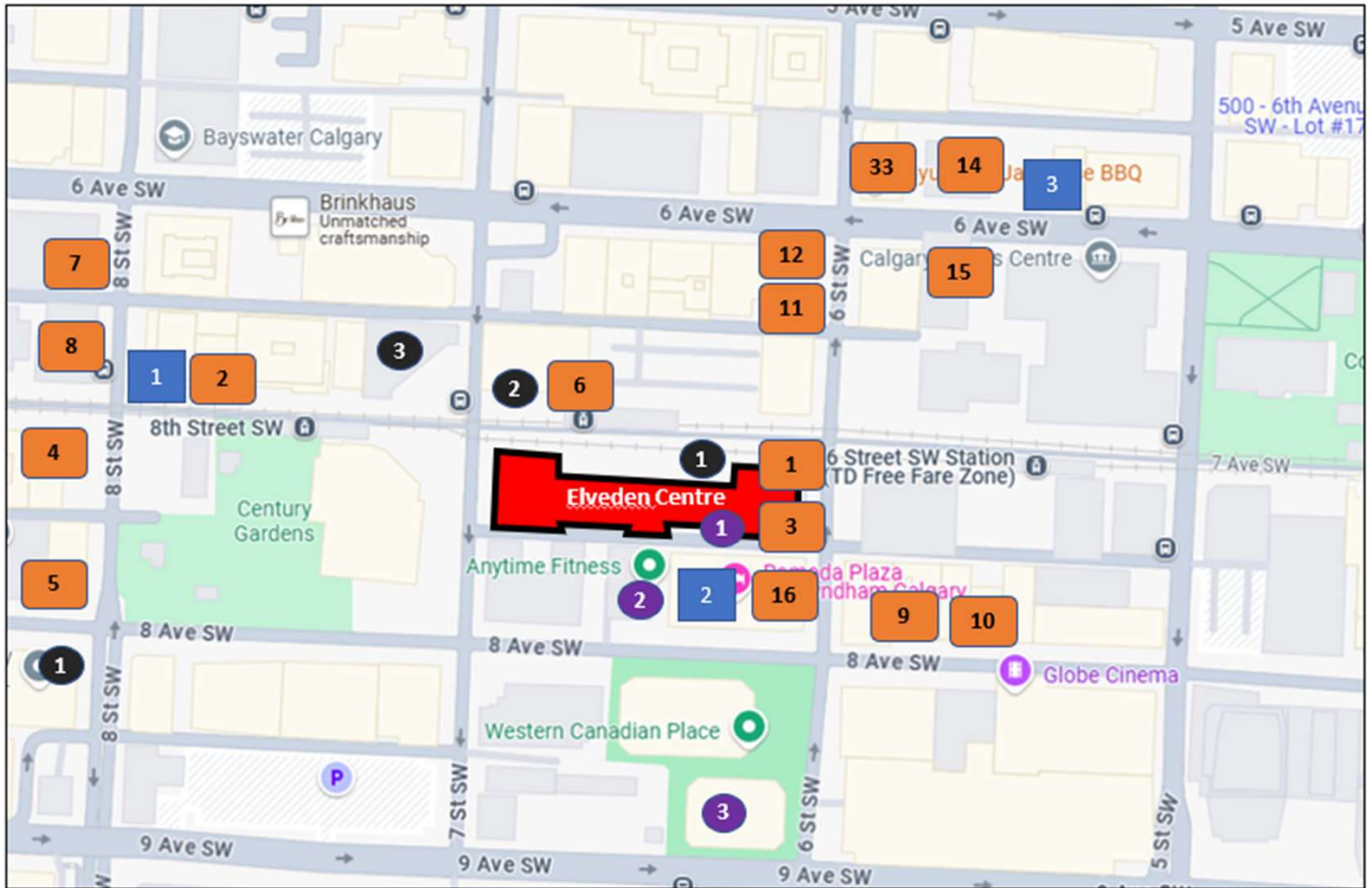


## Suite 1580: 1,554 sf

- ✓ **New to Market**
- ✓ Located on SW portion of 15<sup>th</sup> floor
- ✓ 5 exterior offices
- ✓ 1 interior office/meeting room
- ✓ Small area for workstation(s)
- ✓ Lights to be upgraded to LED
- ✓ Landlord open to installing small coffee station
- ✓ Availability of furniture being verified
- ✓ Contact us for more information



# 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 D&N Kitchen        | 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.

## CONTACT US

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 Director of Leasing  
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 VP Real Estate Services  
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