

For Sublease

Royal Bank Building | 335 - 8th Avenue SW

Calgary, AB



Located in the heart of Calgary's Downtown central core.

Get more info.

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Property summary

Address
Suite 1500, 335 - 8th Avenue SW, Calgary, AB

Sublandlord
Elbow River Marketing

Building Class
A

Building Size
335,000 sf

Number of Floors
24

Typical Floorplate
12,400 sf

Year Built
1969

Occupancy
Immediately

Term
Flexible up to September 29, 2029

Furniture
Negotiable

Asking Rate
Market sublease rates

Op. Costs & Taxes
\$22.04 (2025 est.)

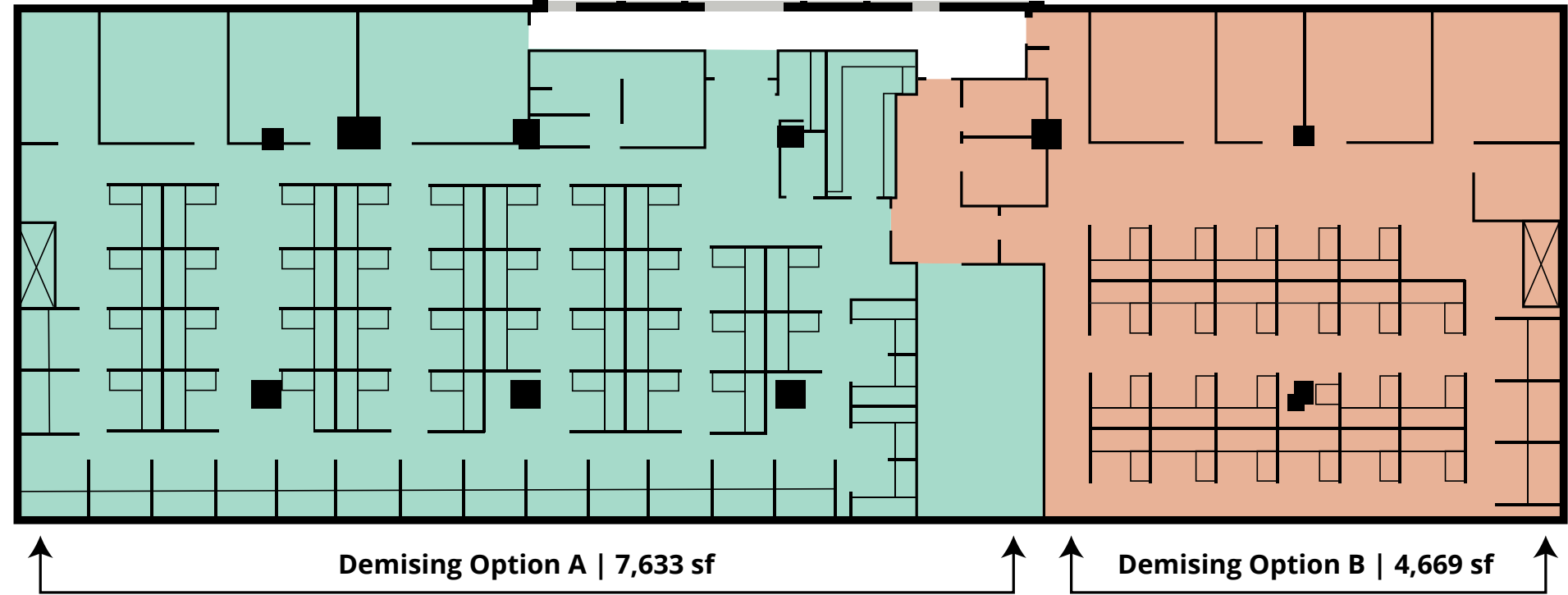


Highlights

- Royal Bank Building is located in the heart of Calgary's downtown central core
- The building has immediate access to the Bankers Hall complex
- Directly on 8th Avenue SW, providing tenants immediate access to Calgary's only pedestrian-friendly shopping area Stephen Avenue, home to various restaurants, bars, and other amenities
- One block away from the westbound 4th street and eastbound 3rd street LRT stations
- The class "A" building is Plus 15 connected to Bankers Hall and Eighth Avenue Place
- On-site management with 24/7 building access and security
- Bankers Hall Auditorium, a state-of-the-art facility designed to accommodate up to 175 people

Floor plan

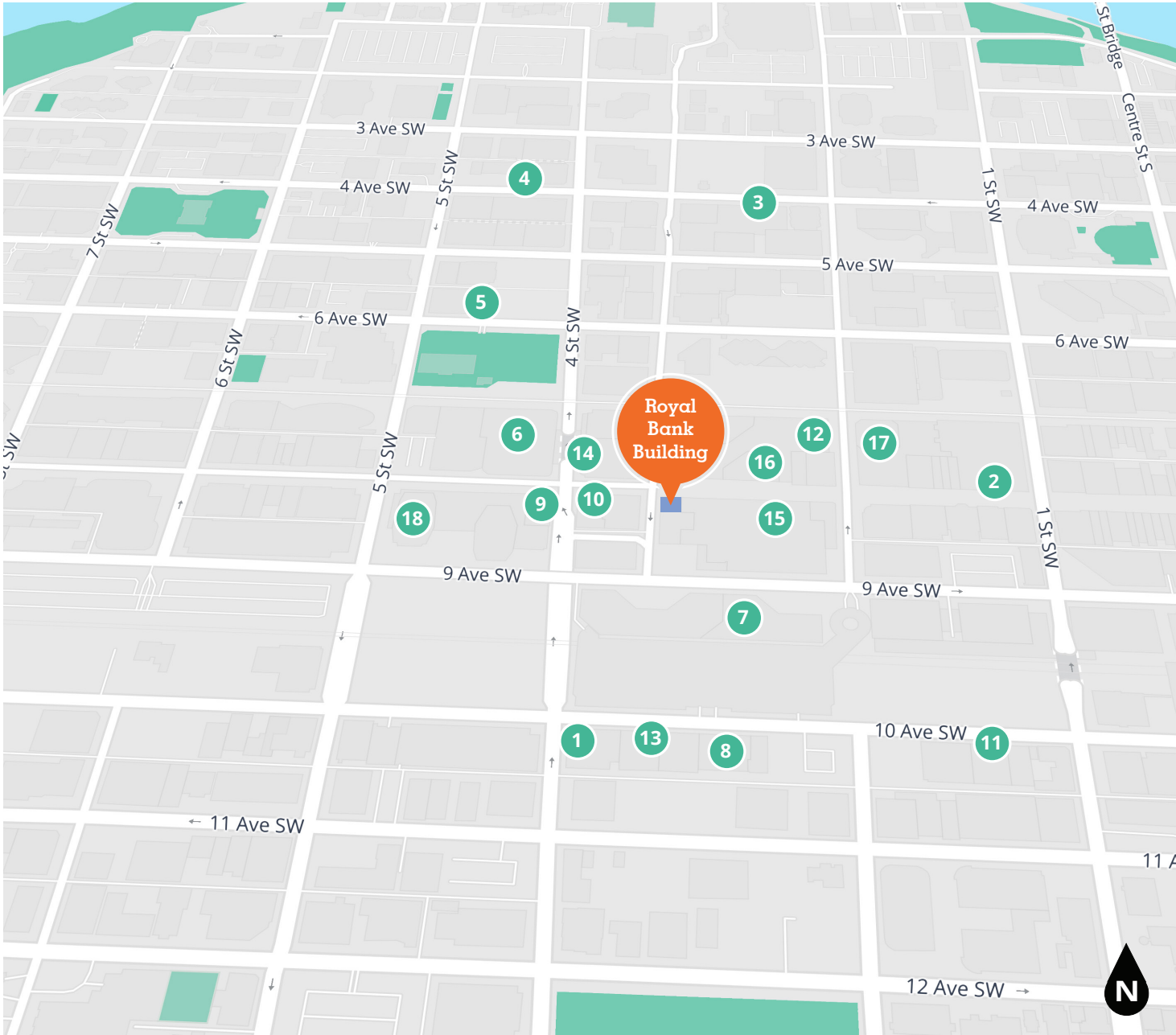
Suite 1500 | 12,302 sf



80 Workstations | 2 Offices | 9 Meeting rooms | Reception | Kitchen | Storage



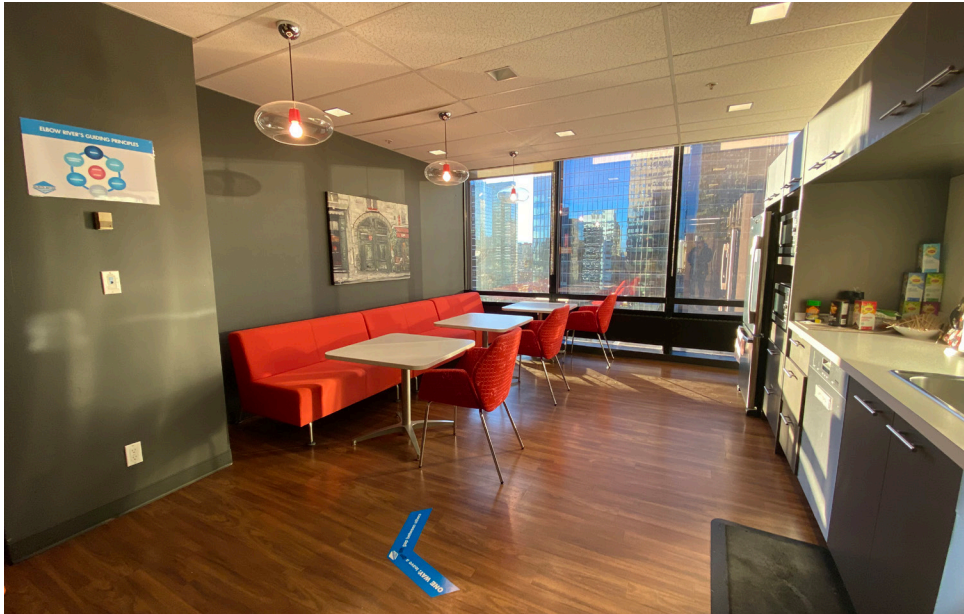
Location & amenities



Nearby amenities

1. Rodney's Oyster House
2. The Guild
3. The Keg
4. Caesar's Steakhouse
5. Local 522
6. Holt Renfrew
7. Tim Hortons
8. National on 10th
9. Barcelona
10. HSBC Bank
11. Greta Bar
12. CORE Shopping Centre
13. CRAFT Beer Market
14. Hy's Steakhouse & Cocktail Bar
15. Earls Kitchen + Bar
16. LOCAL Public Eatery
17. Major Tom Restaurant
18. Starbucks

Gallery



Thank you for your interest!

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