

**AVISON  
YOUNG**



# Office Space For Lease

## Dorchester Square

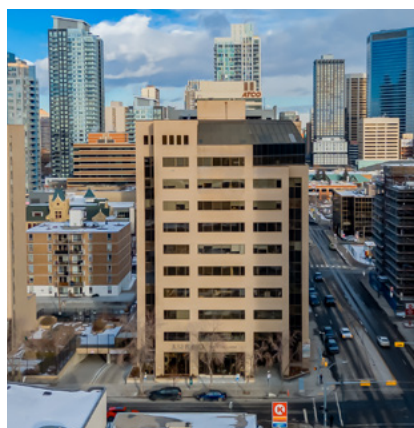
1333 - 8 Street SW  
Calgary, AB

A 11-storey office tower in Calgary's Beltline offering up to **23,068 square feet** of available office space. With its central location and professional environment, Dorchester Square is an ideal choice for businesses seeking a dynamic and accessible workspace in Calgary's urban core.

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# 1333 8th Street SW

## Building

Dorchester Square, located at 1333 – 8 Street SW, is an 11-storey office building constructed in 1981, with a total area of approximately 101,000 square feet. The building features a variety of suite sizes and layouts, making it suitable for a range of tenants, from growing businesses to established firms.

Nestled in the vibrant Beltline district, Dorchester Square enjoys close proximity to restaurants, retail shops, and public transit, fostering a dynamic work environment for both tenants and visitors. Its central location is within walking distance of Downtown Calgary and 17th Avenue SW, offering a perfect blend of what Calgary has to offer.

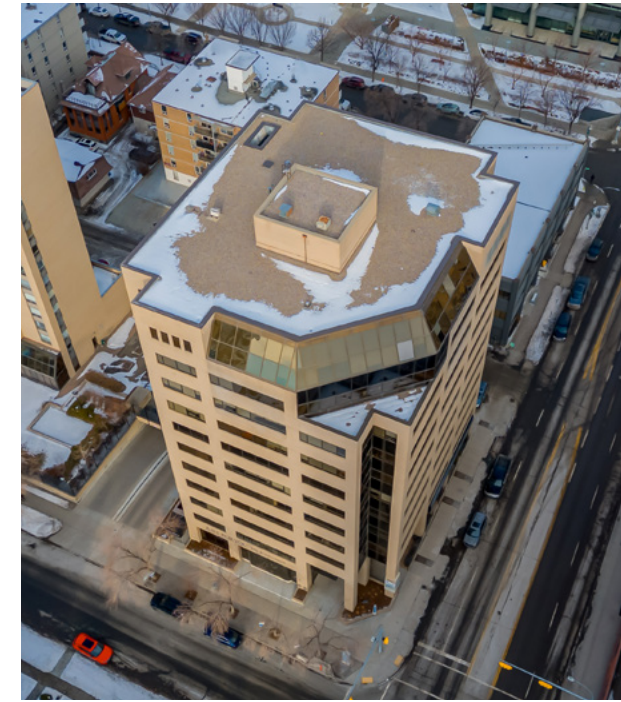
## Building details

<b>BUILDING SIZE</b>	101,393 SF (11 Floors)
<b>YEAR BUILT</b>	1981
<b>TYPICAL FLOORPLATE</b>	9,500 sf
<b>PARKING RATIO</b>	1:741 SF reserved   underground
<b>PARKING RATES</b>	\$225/stall/month
<b>ANNUAL NET RENT (PSF)</b>	Market rates (call for details)
<b>OPERATING COSTS &amp; TAXES</b>	\$17.41 PSF (2026 est.)

Ownership has engaged an energy solutions firm to implement energy efficiency initiatives for the building, aiming to reduce future operating costs.

## Vacancy details

SUITE	SIZE	AVAILABILITY	SHOW SUITE
200	6,310 sf	Q3 2026	-
300	1,612 sf	Immediately	-
315	2,318 sf	Immediately	Previous show suite
405	2,888 sf	Immediately	-
501	2,511 sf	Immediately	-
507	1,563 sf	Immediately	-
600A	1,056 sf	Immediately	-
903	2,071 sf	Q3 2026	-
907	1,305 sf	Immediately	Previous show suite
1005	1,434 sf	Immediately	-



## Building features

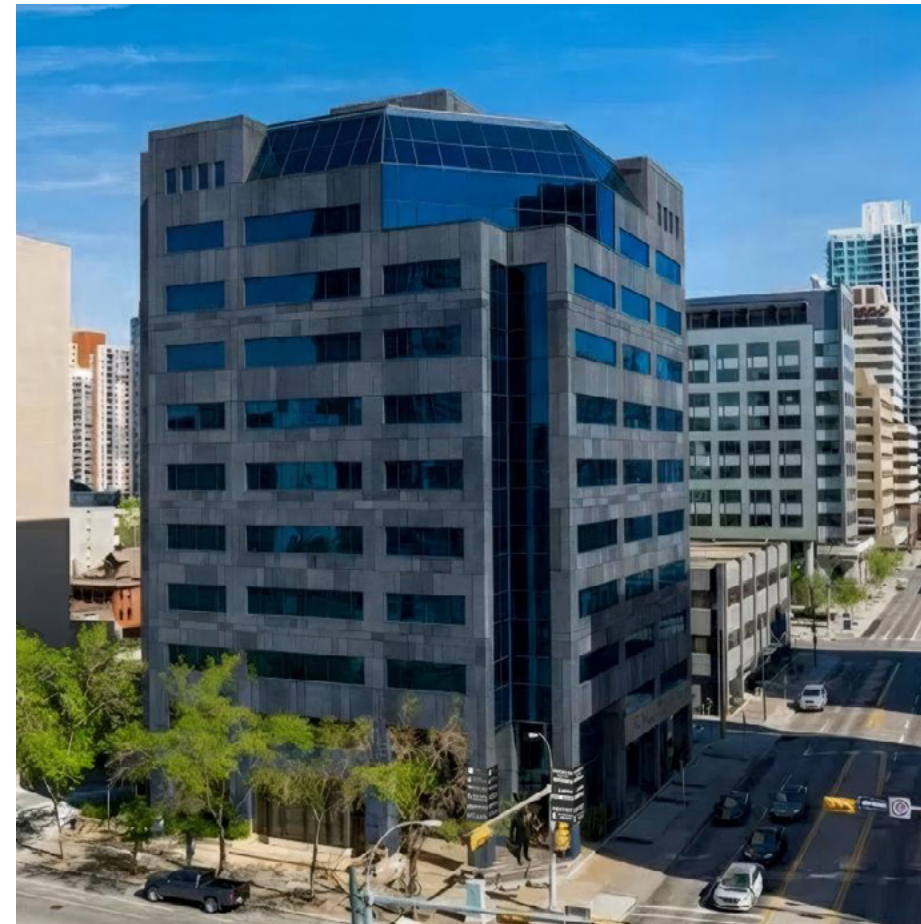
- Under new ownership
- Various layouts and suite sizes available, and efficient floorplate
- Easy access to public transit
- Excellent parking ratio
- Close proximity to various retail shopping and dining amenities, with an on-site espresso bar and spa
- Dog-friendly building
- Walking distance to Downtown and 17th Avenue SW



# New Exterior & Building Lobby

COMING SOON  
Q3 2026

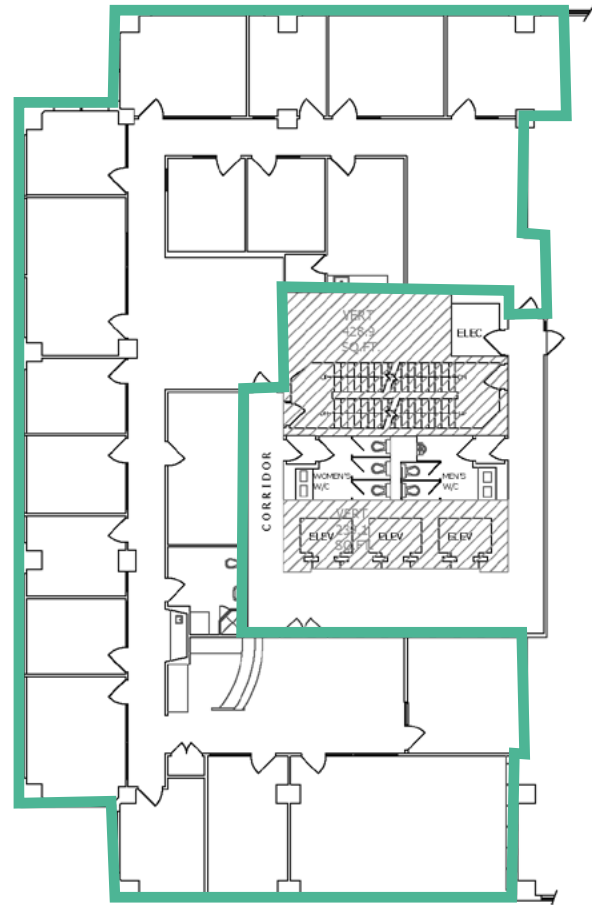
Dorchester Square is being transformed with a modern facade and main floor lobby that blends contemporary aesthetics with functional design, positioning the building as a top office destination in Calgary's Beltline district. Updates are scheduled for Q3 2026.



\*Renderings of main floor and building exterior are subject to change. Final design may vary.

# Suite 200

6,310 sf

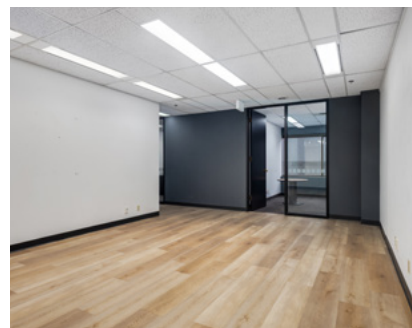
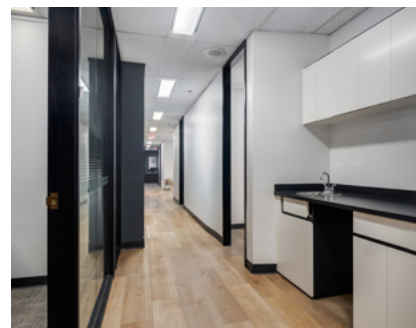
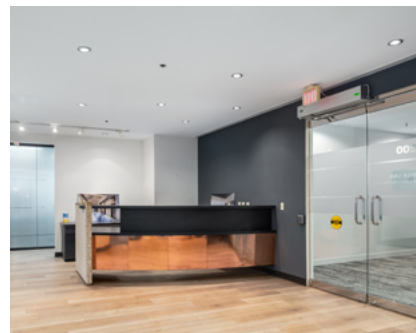


## Suite details

**AVAILABILITY**  
Q3 2026

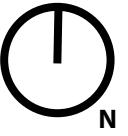
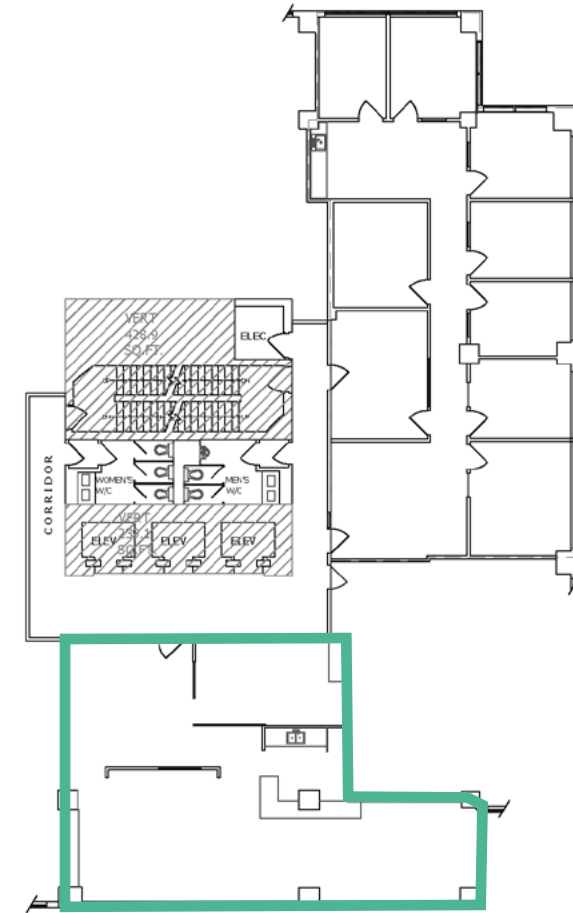
## Suite features

- 16 Offices
- 2 Meeting rooms
- 2 Open spaces
- Reception
- Main kitchen
- Secondary kitchenette
- In-suite washroom



# Suite 300

1,612 sf



## Suite details

**AVAILABILITY**  
Immediately

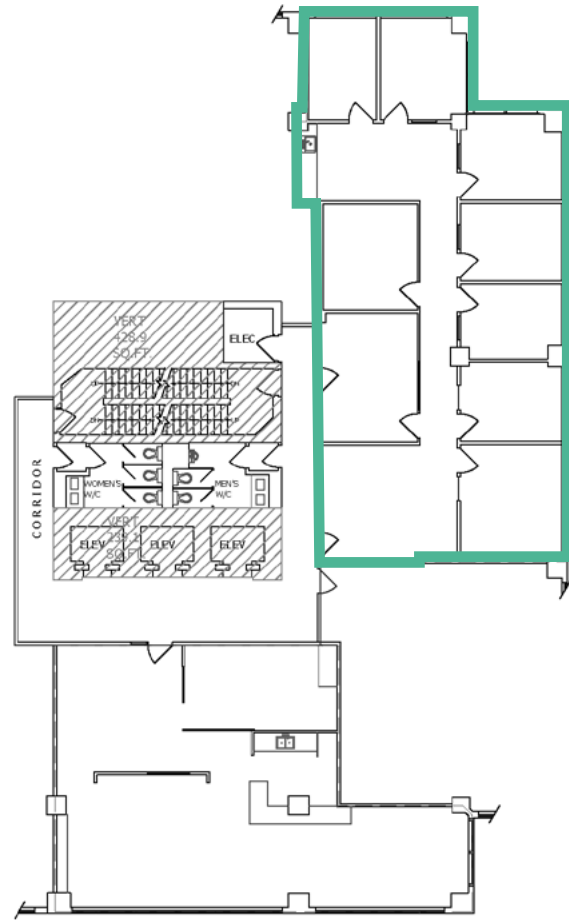
## Suite features

- Mainly open plan
- Boardroom
- Reception area
- Kitchen



# Suite 315

2,318 sf



## Suite details

### AVAILABILITY

Immediately  
[Previous show suite](#)

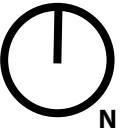
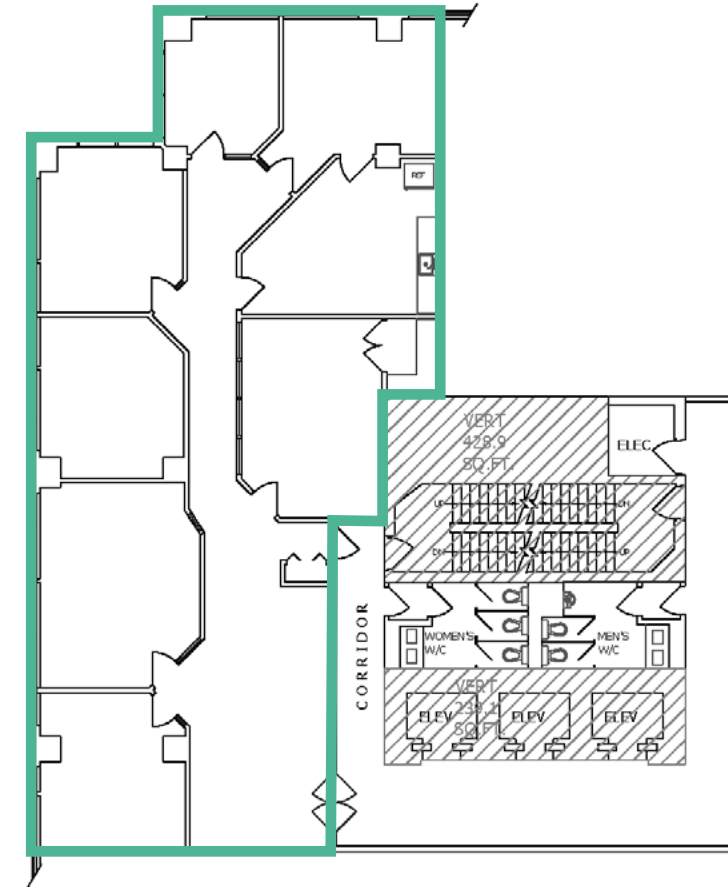
## Suite features

- 8 Offices
- Meeting room
- Reception area
- Kitchen



# Suite 405

2,888 sf



## Suite details

### AVAILABILITY

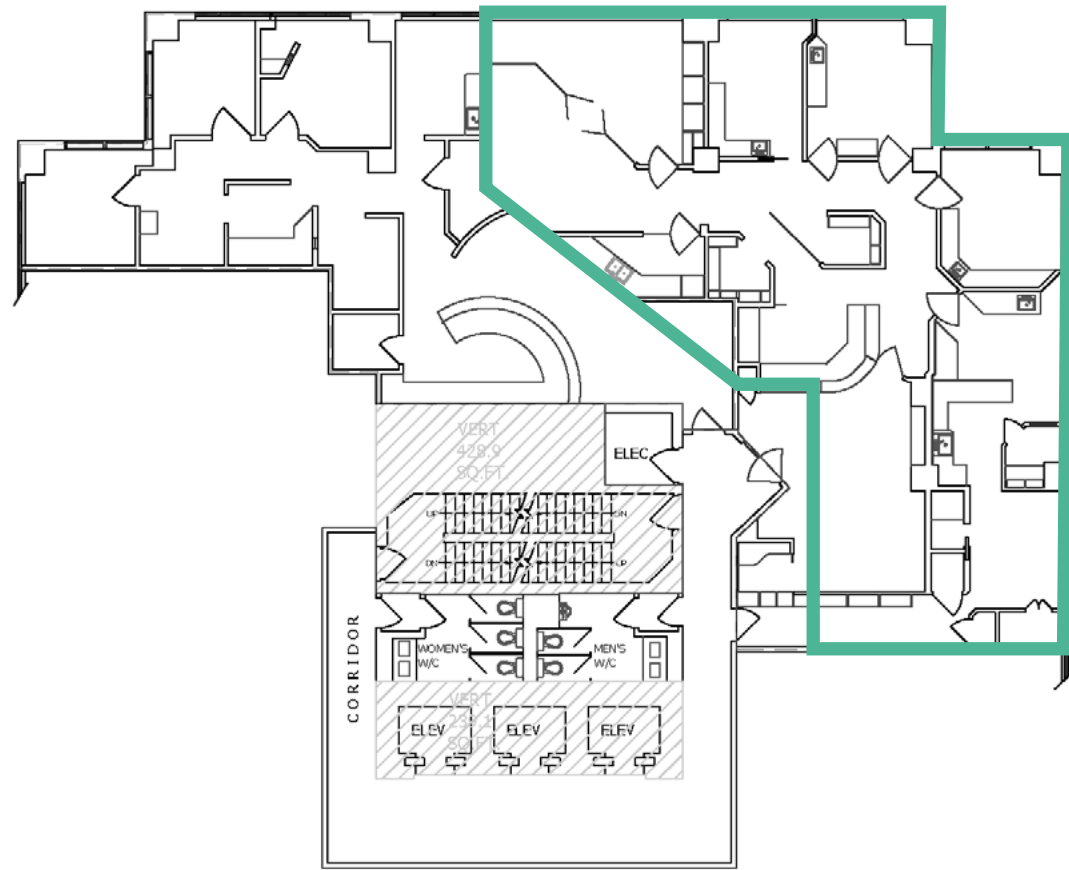
Immediately

## Suite features

- 6 Offices
- Meeting room
- Reception area
- Kitchen

# Suite 501

2,511 sf



## Suite details

### AVAILABILITY

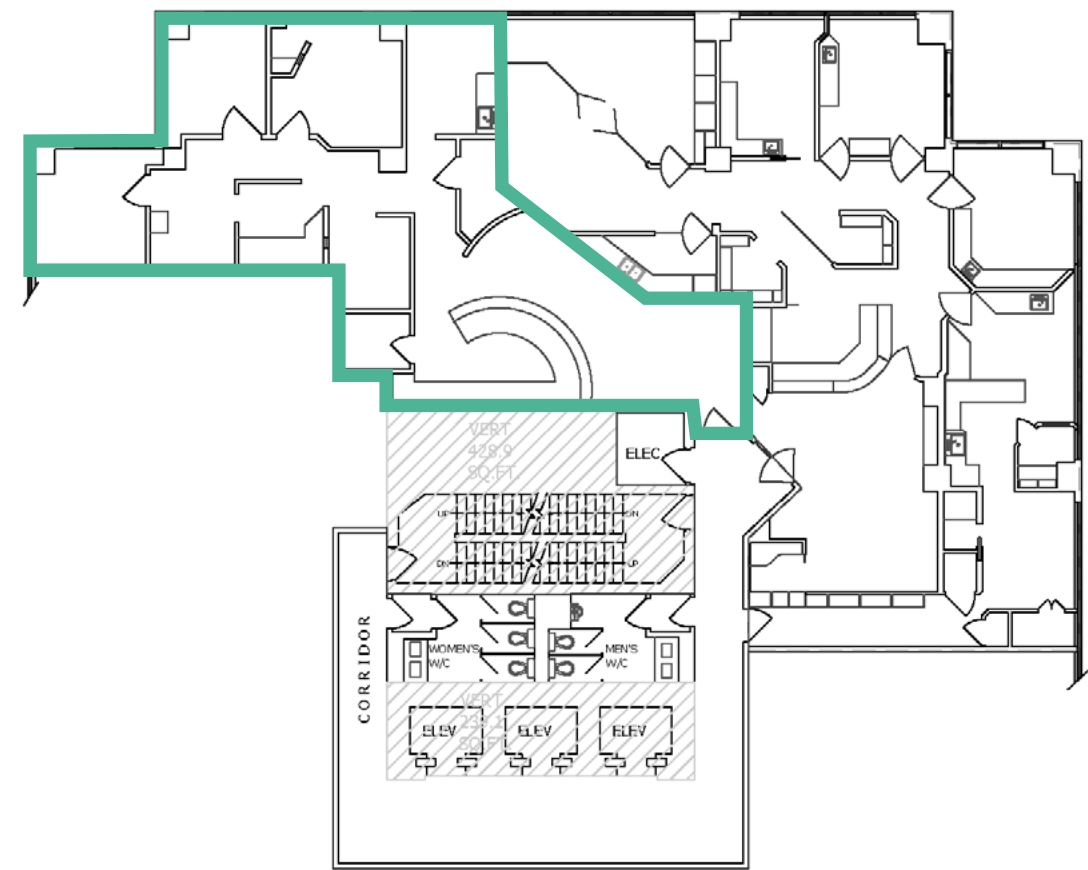
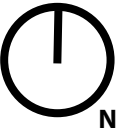
Immediately

### TENANT

Ideal for medical users

# Suite 507

1,563 sf



## Suite details

### AVAILABILITY

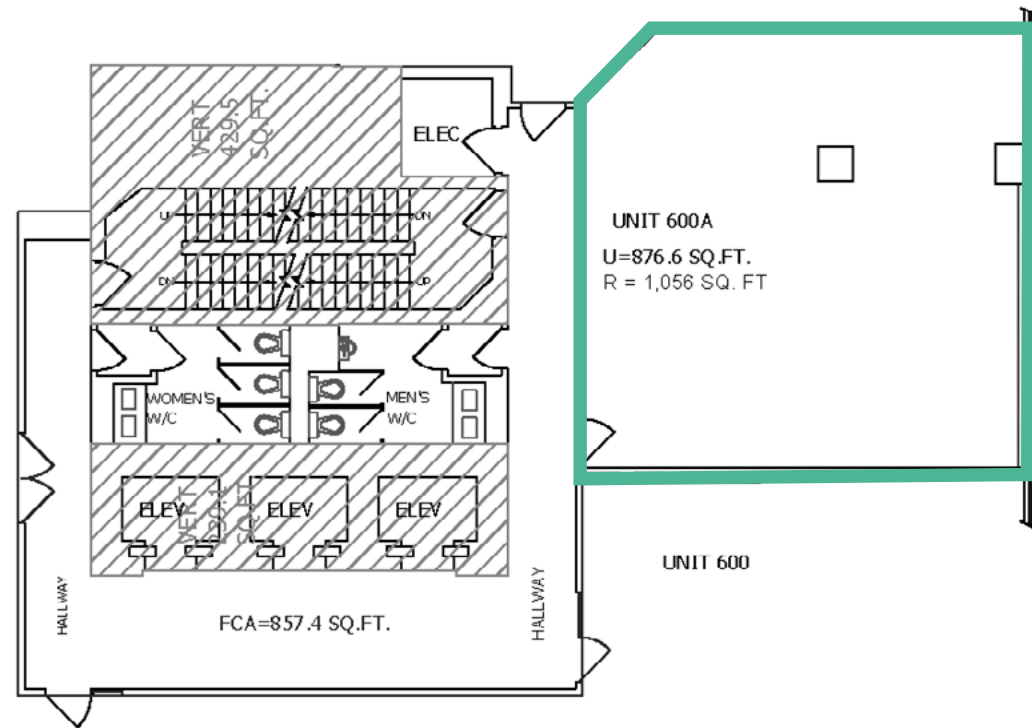
Immediately

### TENANT

Ideal for medical users

# Suite 600A

1,056 sf



## Suite details

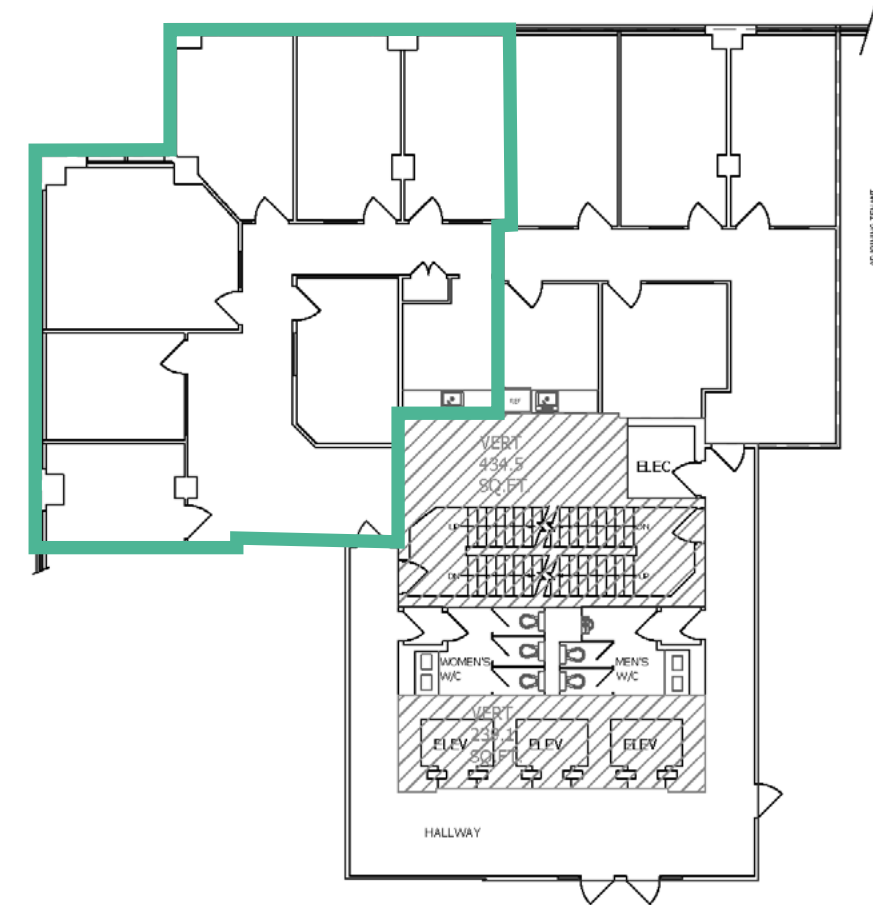
**AVAILABILITY**  
Immediately

## Suite features

- Open area

# Suite 903

2,071 sf

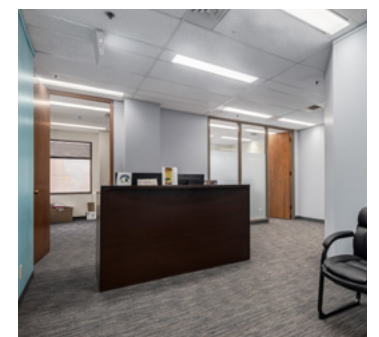


## Suite details

**AVAILABILITY**  
Q3 2026

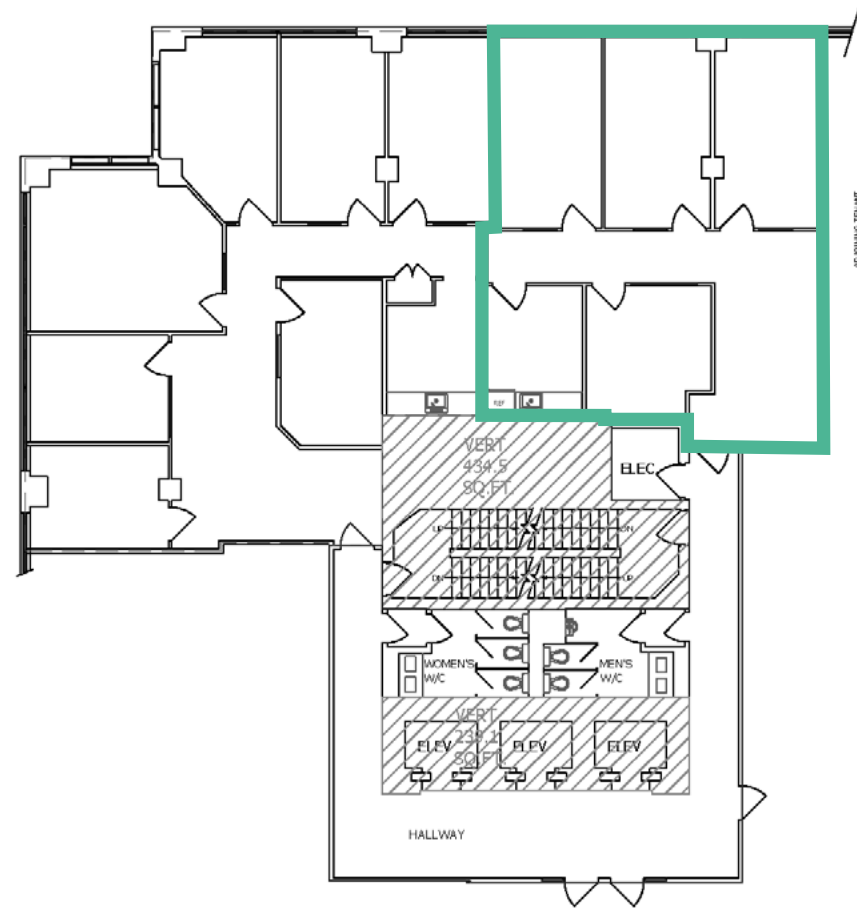
## Suite features

- 6 Offices
- Meeting room
- Reception area
- Kitchen



# Suite 907

1,305 sf



## Suite details

### AVAILABILITY

Immediately

[Previous show suite](#)

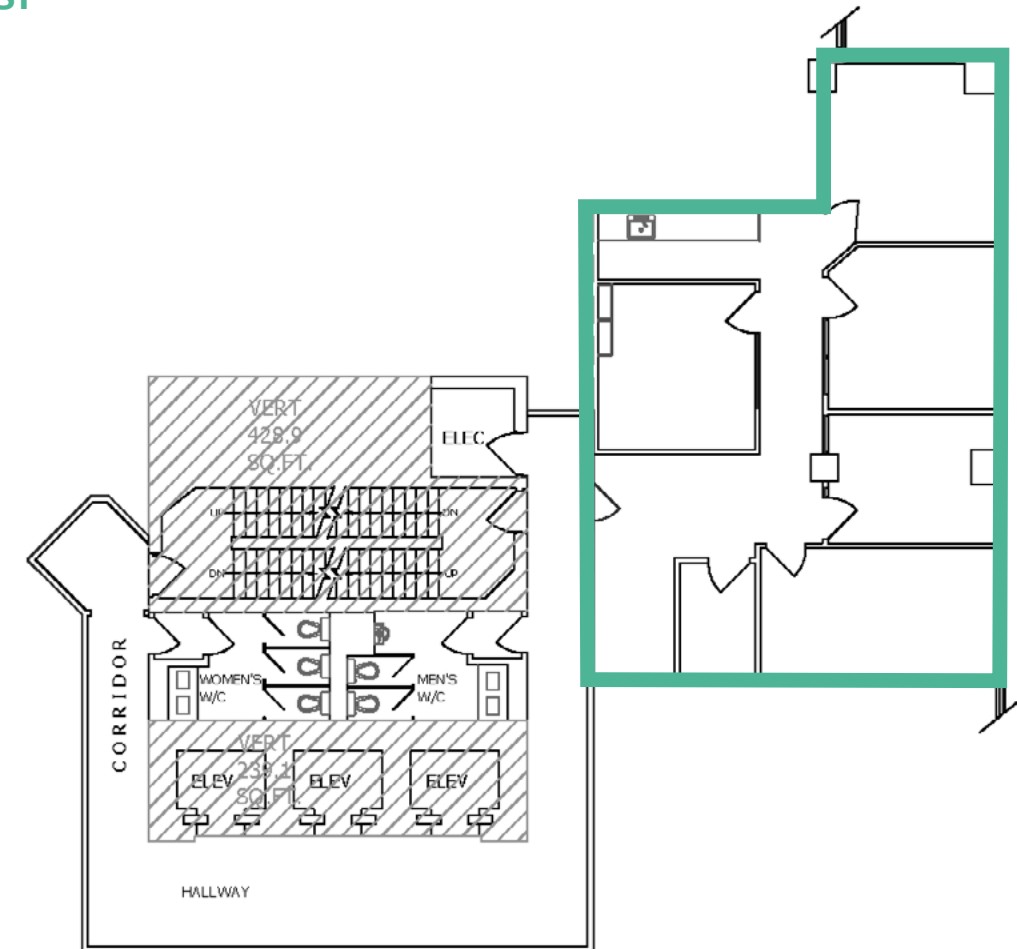
## Suite features

- 4 Offices
- Reception area
- Kitchen



# Suite 1005

1,434 sf



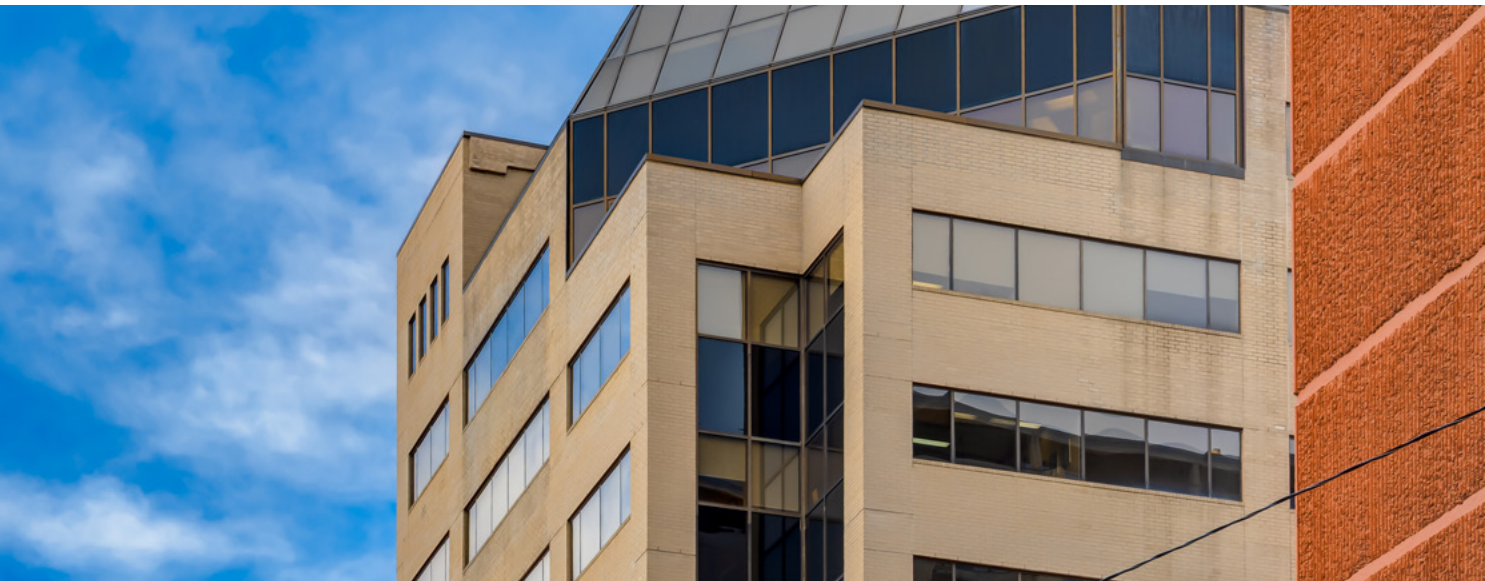
## Suite details

### AVAILABILITY

Immediately

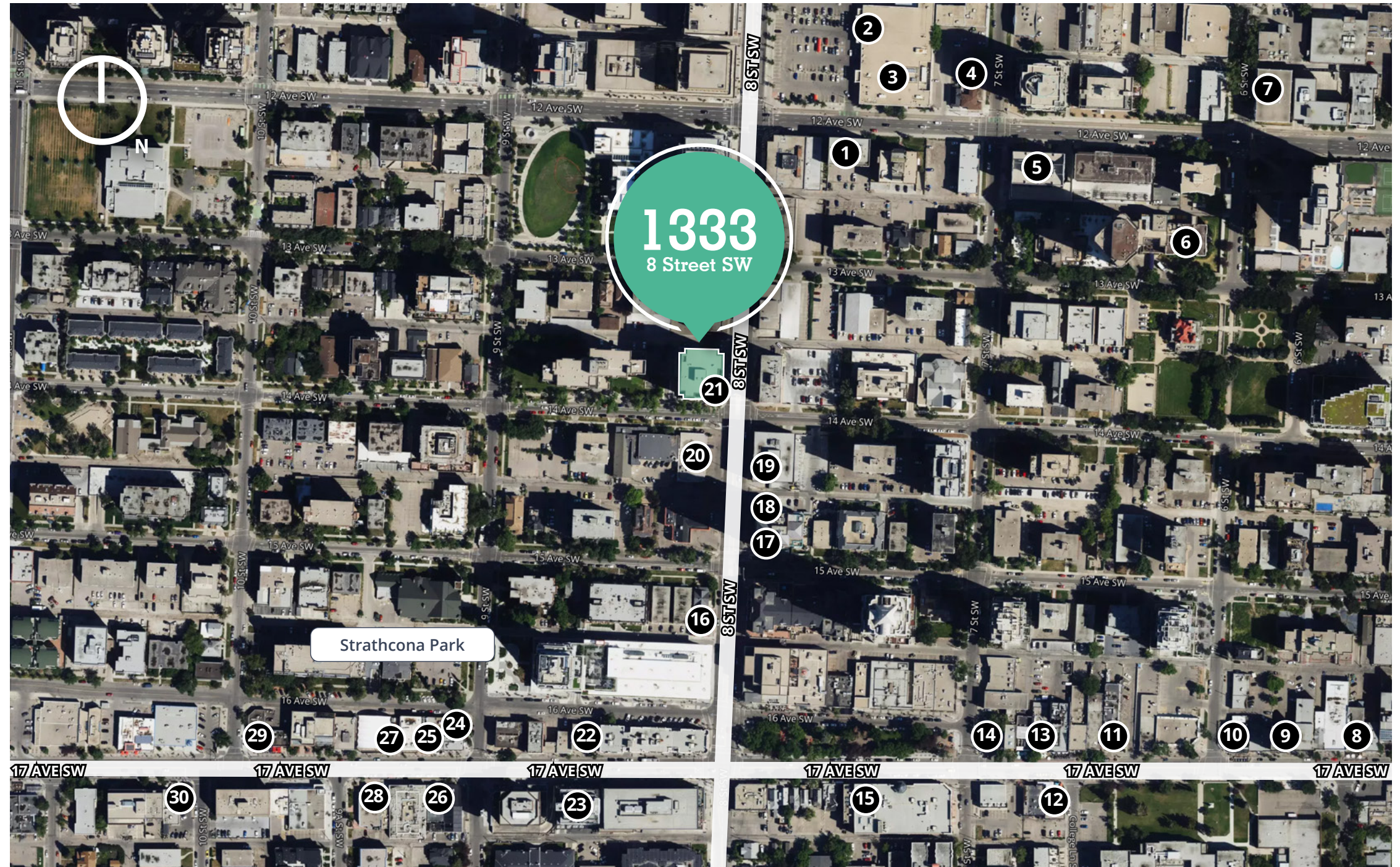
## Suite features

- 4 Offices
- Meeting room
- Storage room
- Reception area
- Kitchen



# Location

- 1 Mirchi Restaurant
- 2 Starbucks
- 3 Safeway
- 4 An An Kitchen & Bar
- 5 Asadal Korean Cuisine
- 6 The Ranchman's Club
- 7 SaVeg Cafe
- 8 UNA Pizza + Wine
- 9 Philosafy Coffee
- 10 Comery Block BBQ
- 11 Prohibition Bar & Lounge
- 12 Bussin Burger
- 13 Porch
- 14 Analog Coffee
- 15 Chipotle Mexican Grill
- 16 Rosie's Burgers
- 17 Paros Real Greek
- 18 Noodlebox
- 19 TRE Vietnamese
- 20 Dairy Queen
- 21 Kawa Espresso Bar
- 22 The Coup
- 23 Jerusalem Shawarma
- 24 Caffe Beano
- 25 Maven
- 26 Lounge Eighteen
- 27 Whiskey Rose
- 28 Made By Marcus
- 29 Hankki
- 30 Deville Coffee



**99** WALK SCORE  
Walker's Paradise

**96** CYCLING SCORE  
Biker's Paradise

**79** TRANSIT SCORE  
Excellent Transit

Source:WalkScore.com



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