

# Scout

Real Estate Ltd

FOR LEASE

BELTLINE OFFICE OPPORTUNITY

1301 8TH STREET SW  
CALGARY, ALBERTA



## Naming Rights for Second Floor Tenant

Lori Suba (Lead)  
President & Broker  
(403) 850-4248  
lsuba@scoutrealestate.ca

Brody Wyatt  
Associate  
(403) 866-4166  
bwyatt@scoutrealestate.ca

SCOUT REAL ESTATE LTD..

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

**AVAILABLE SPACE:**

SUITE 200 - 6,265 SF  
SUITE 300A - 678 SF (60 DAYS NOTICE)  
SUITE 301 - 1,643 SF  
SUITE 306 - 781 SF (30 DAYS NOTICE)  
THIRD FLOOR CONTIGUOUS TO 3,102 SF

**TERM LENGTH:**

FLEXIBLE

**ASKING NET RENT:**

MARKET

**OPERATING COSTS (EST 2026)**

\$20.23 PSF

**PARKING RATIO:**

1 PER 566 PSF  
SURFACE - \$200 UNRES, \$300 RES



 ***BUILDING HIGHLIGHTS***

- QUICK WALK TO DOWNTOWN
- EASE OF ACCESS/EGRESS
- MOVE-IN READY
- SECURED ACCESS AFTER HOURS
- SITUATED CLOSE TO 17TH AVENUE
- PARK VIEWS

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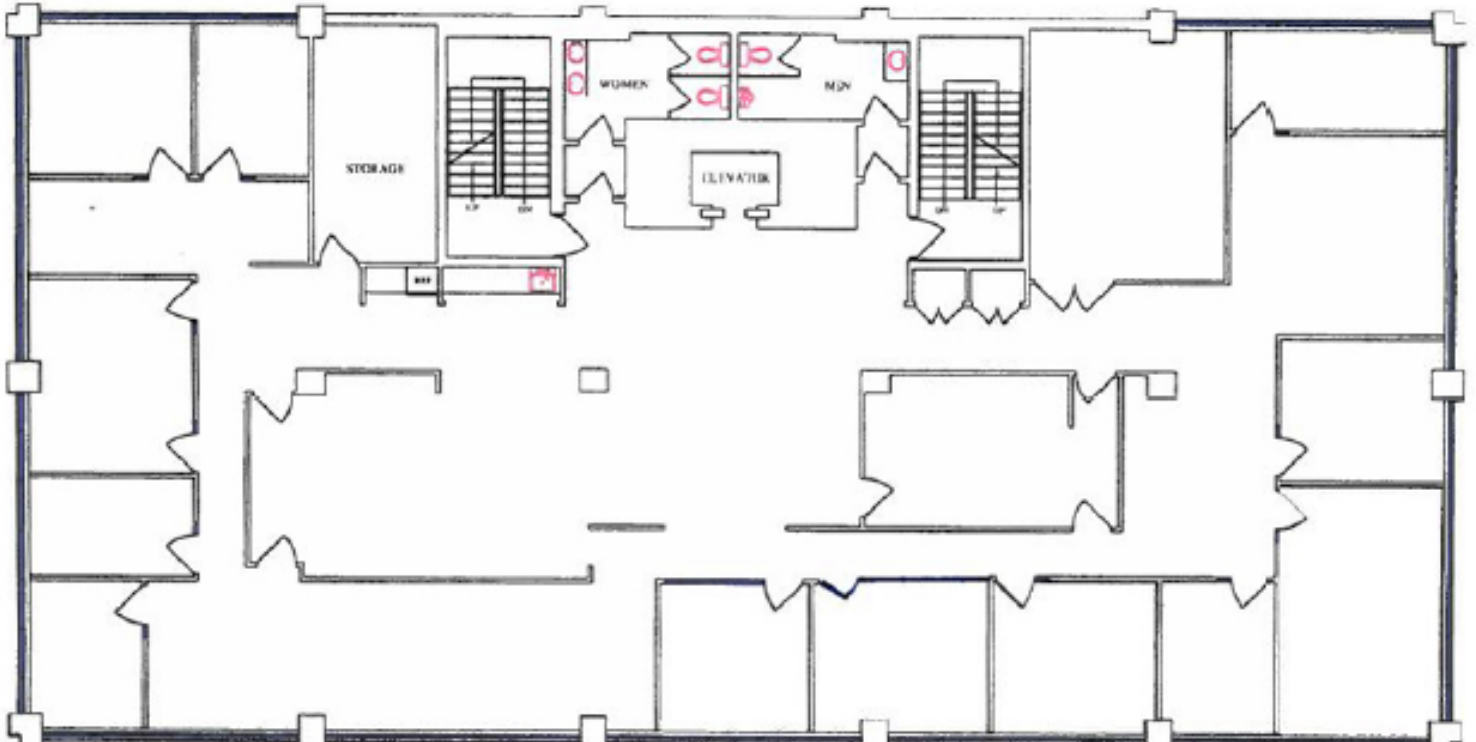
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## **SUITE 200**

- 6,265 SF
- 10 EXTERIOR OFFICES
- OPEN AREA
- MULTIPLE MEETING ROOMS
- KITCHEN



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### **SUITE 300A**

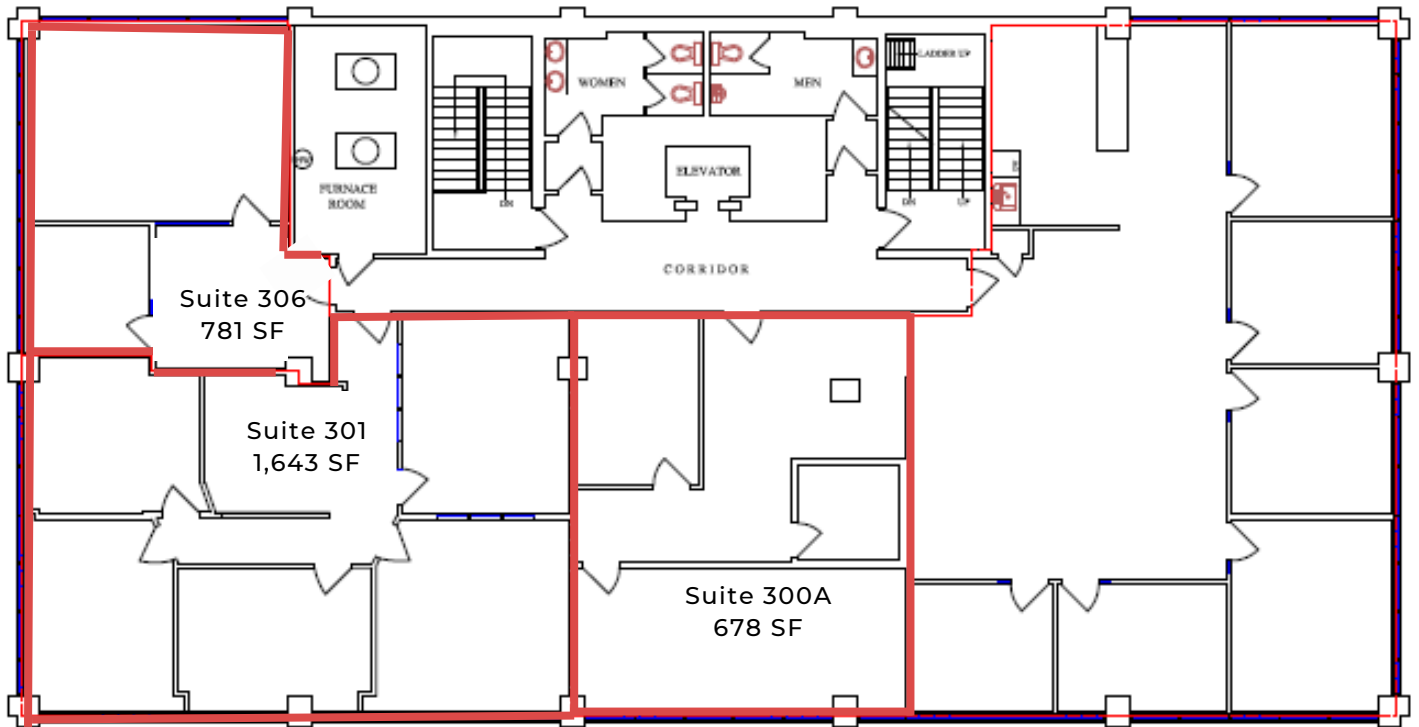
- 678 SF
- 3 OFFICES

### **SUITE 301**

- 1,643 SF
- 5 OFFICES

### **SUITE 306**

- 781 SF
- 1 OFFICES
- MEETING ROOM



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