

**AVISON
YOUNG**



Office Space For Lease

Dorchester Square

1333 - 8 Street SW
Calgary, AB

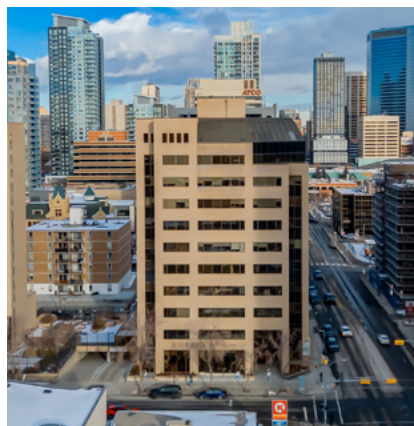
A 11-storey office tower in Calgary's Beltline offering up to **23,068 square feet** of available office space. With its central location and professional environment, Dorchester Square is an ideal choice for businesses seeking a dynamic and accessible workspace in Calgary's urban core.

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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.

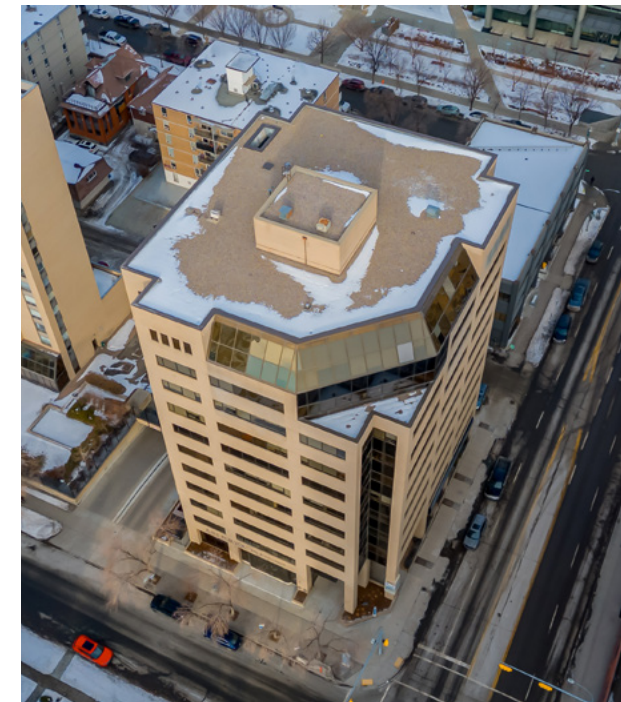
Building details

BUILDING SIZE	101,393 SF (11 Floors)
YEAR BUILT	1981
TYPICAL FLOORPLATE	9,500 sf
PARKING RATIO	1:1,000 SF reserved underground
PARKING RATES	\$225/stall/month
ANNUAL NET RENT (PSF)	Market rates (call for details)
OPERATING COSTS & TAXES	\$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	6,408 sf	Q3 2026	-
300	1,616 sf	Immediately	-
315	2,345 sf	Leased	Previous show suite
405	2,745 sf	Immediately	-
501	2,526 sf	Immediately	-
507	1,587 sf	Immediately	-
605	1,057 sf	Immediately	-
903	2,120 sf	Q3 2026	-
907	1,335 sf	Immediately	Previous show suite
1005	1,454 sf	Immediately	-



Building features

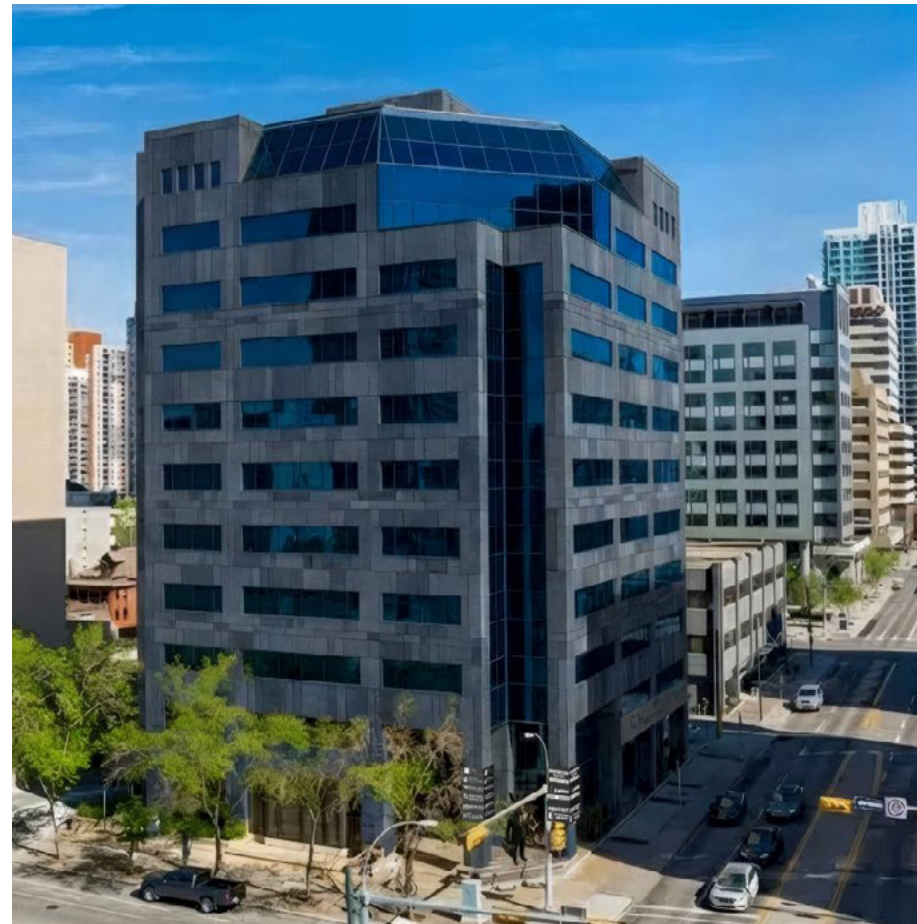
- Under new ownership
- Various layouts and suite sizes available, and efficient floorplate
- Easy access to public transit
- Excellent parking ratio
- Close proximity to various retail shopping and dining amenities, with an on-site espresso bar and spa
- Dog-friendly building
- Walking distance to Downtown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



New Exterior & Building Lobby

COMING SOON
Q1 2027

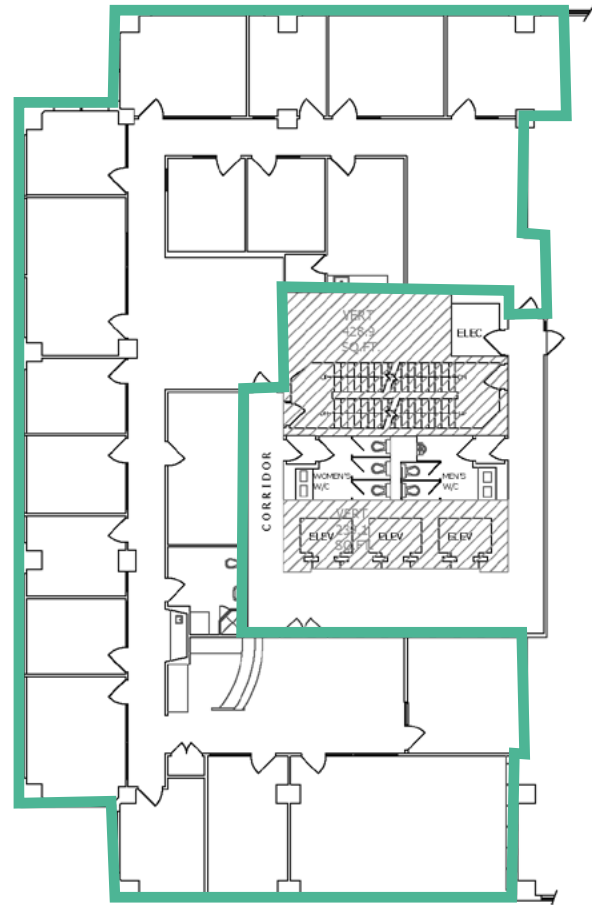
Dorchester Square is being transformed with a modern facade and main floor lobby that blends contemporary aesthetics with functional design, positioning the building as a top office destination in Calgary's Beltline district. Updates are scheduled for Q1 2027.



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

Suite 200

6,408 sf

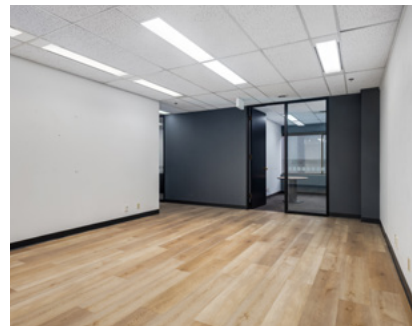
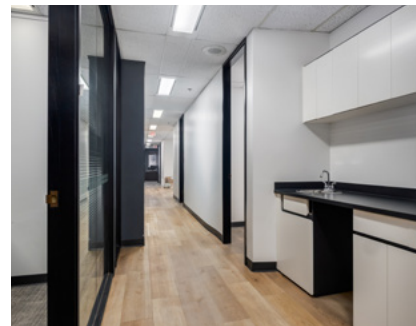
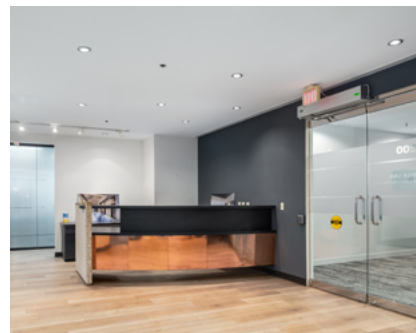


Suite details

AVAILABILITY
Q3 2026

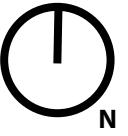
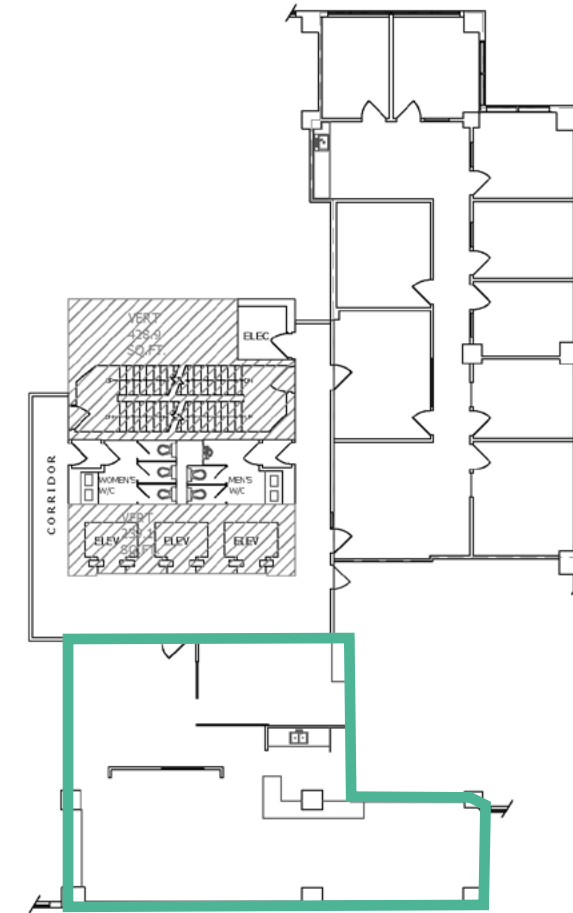
Suite features

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



Suite 300

1,616 sf



Suite details

AVAILABILITY
Immediately

Suite features

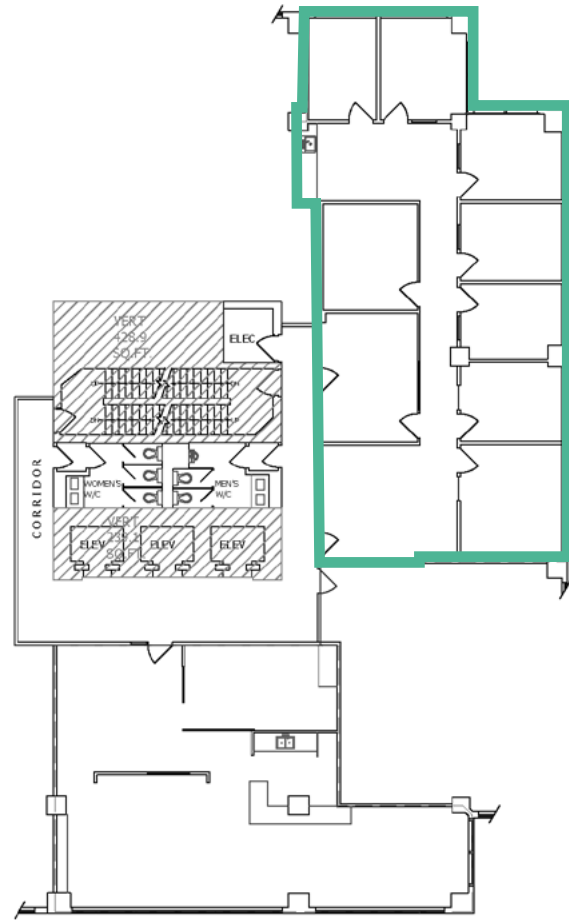
- Mainly open plan
- Boardroom
- Reception area
- Kitchen



Suite 315

Leased

2,345 sf



Suite details

AVAILABILITY

Immediately
[Previous show suite](#)

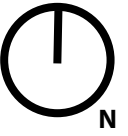
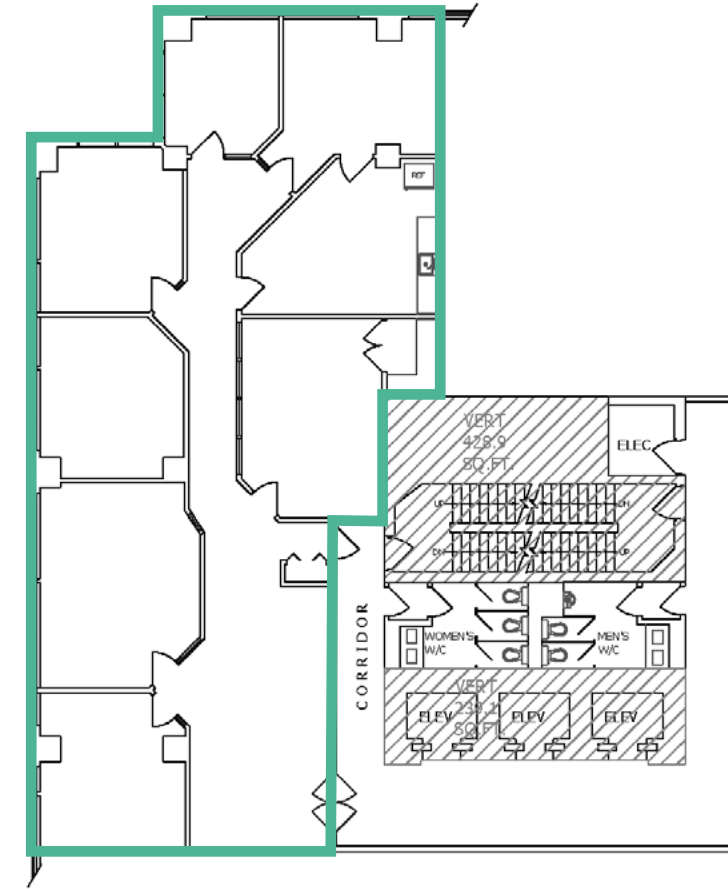
Suite features

- 8 Offices
- Meeting room
- Reception area
- Kitchen



Suite 405

2,745 sf



Suite details

AVAILABILITY

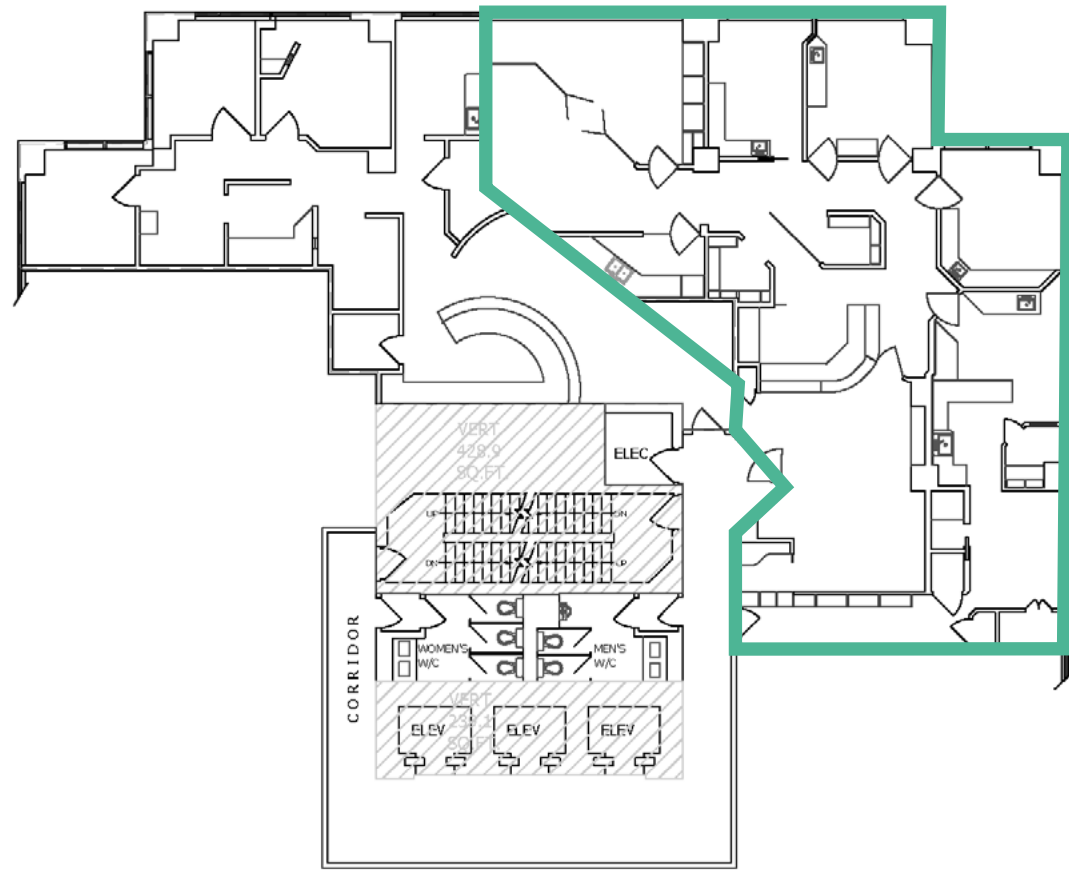
Immediately

Suite features

- 6 Offices
- Meeting room
- Reception area
- Kitchen

Suite 501

2,526 sf



Suite details

AVAILABILITY

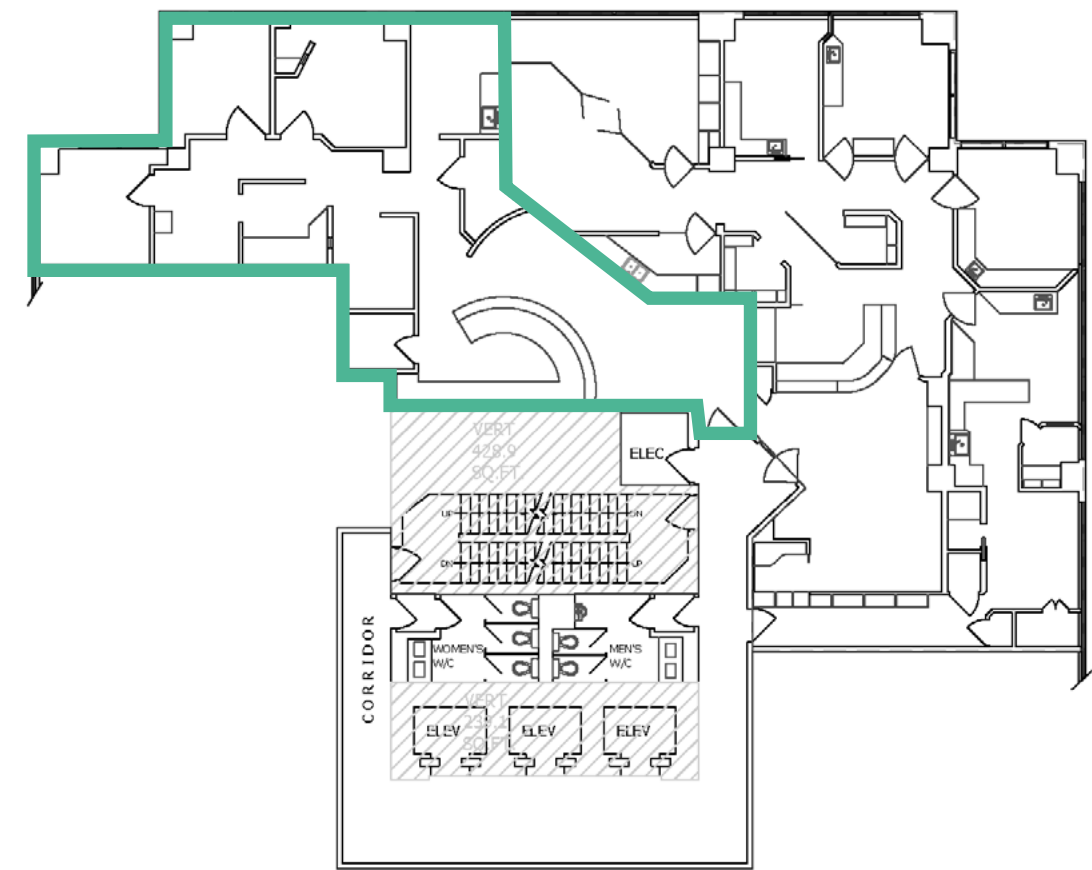
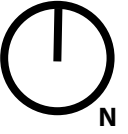
Immediately

TENANT

Ideal for medical users

Suite 507

1,587 sf



Suite details

AVAILABILITY

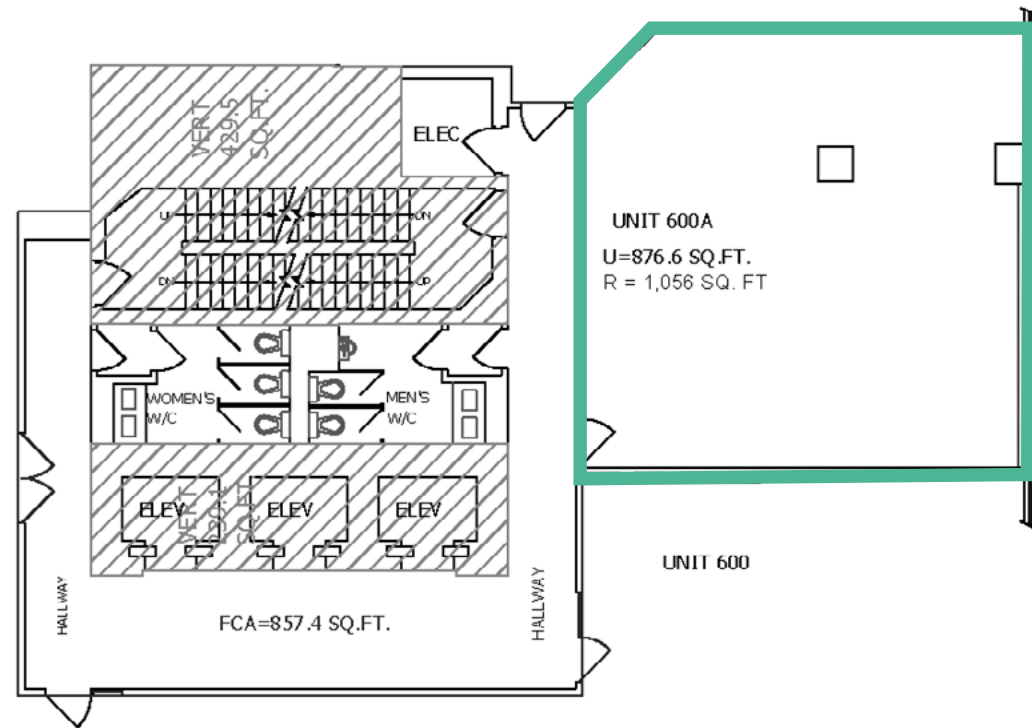
Immediately

TENANT

Ideal for medical users

Suite 605

1,057 sf



Suite details

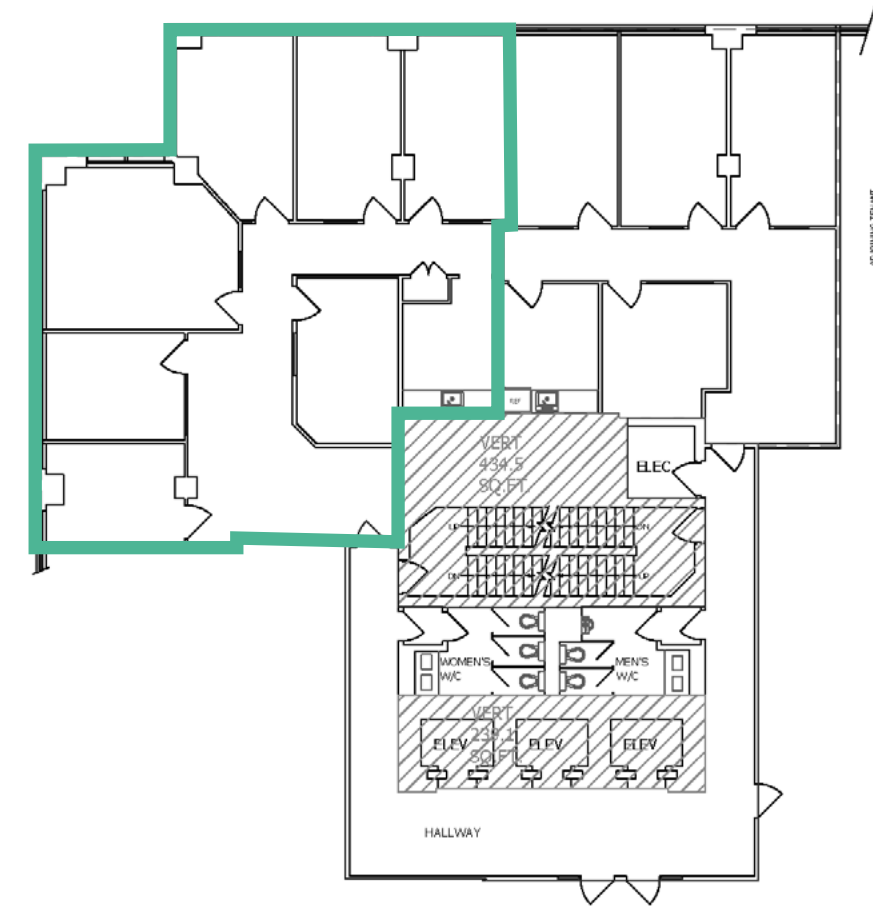
AVAILABILITY
Immediately

Suite features

- Open area

Suite 903

2,120 sf

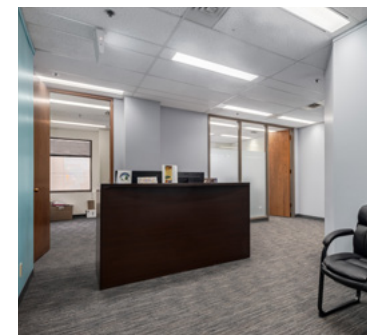


Suite details

AVAILABILITY
Q3 2026

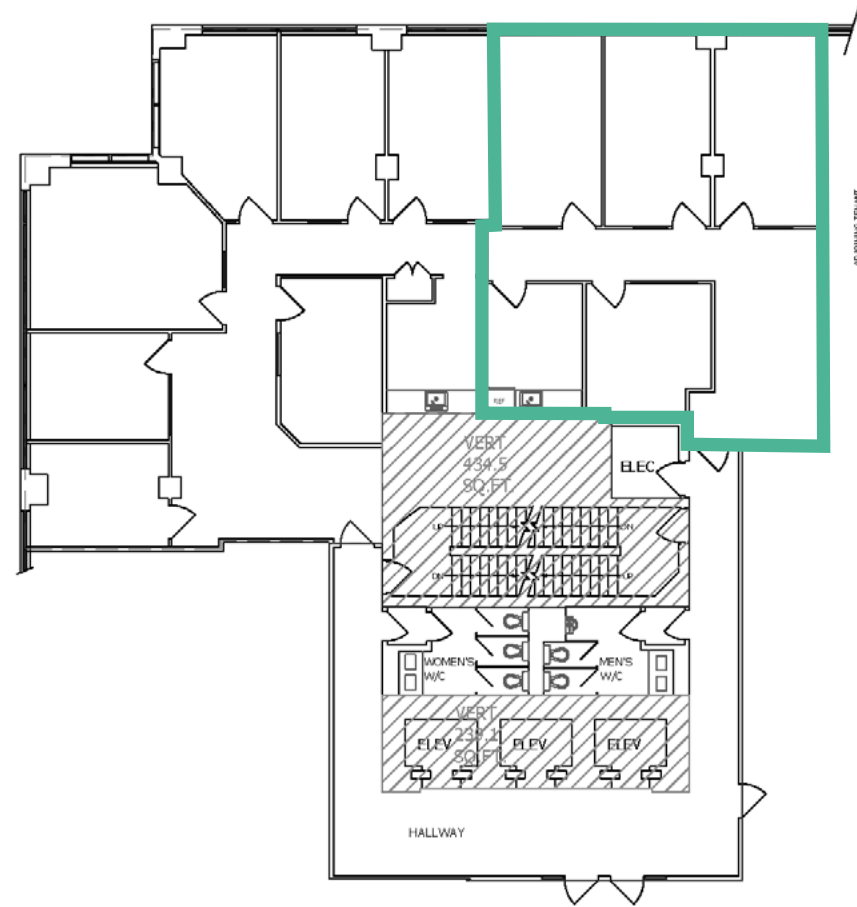
Suite features

- 6 Offices
- Meeting room
- Reception area
- Kitchen



Suite 907

1,335 sf



Suite details

AVAILABILITY

Immediately

[Previous show suite](#)

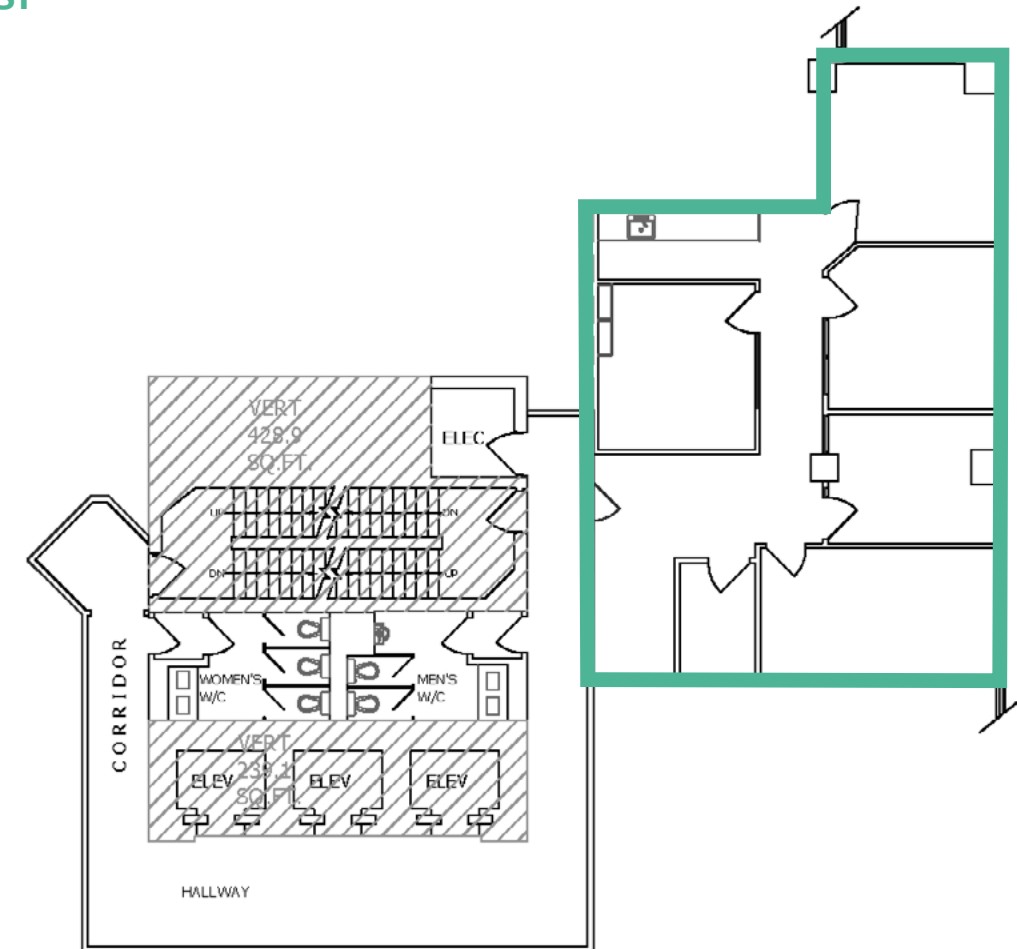
Suite features

- 4 Offices
- Reception area
- Kitchen



Suite 1005

1,454 sf



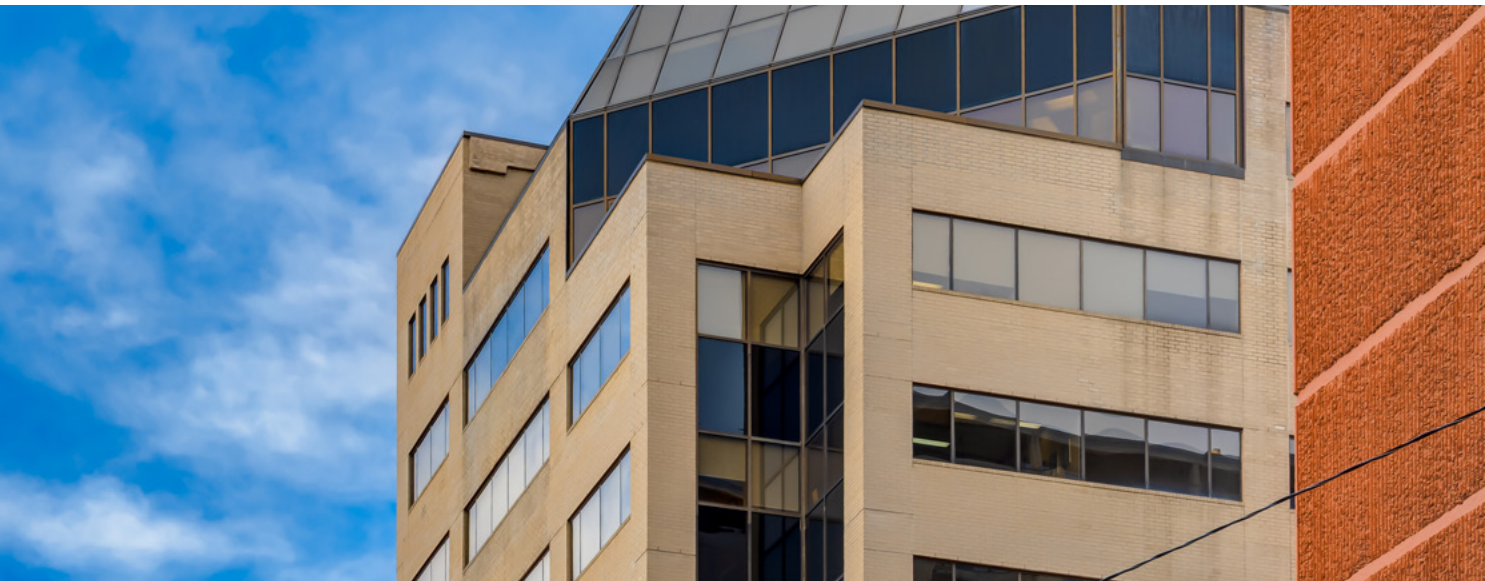
Suite details

AVAILABILITY

Immediately

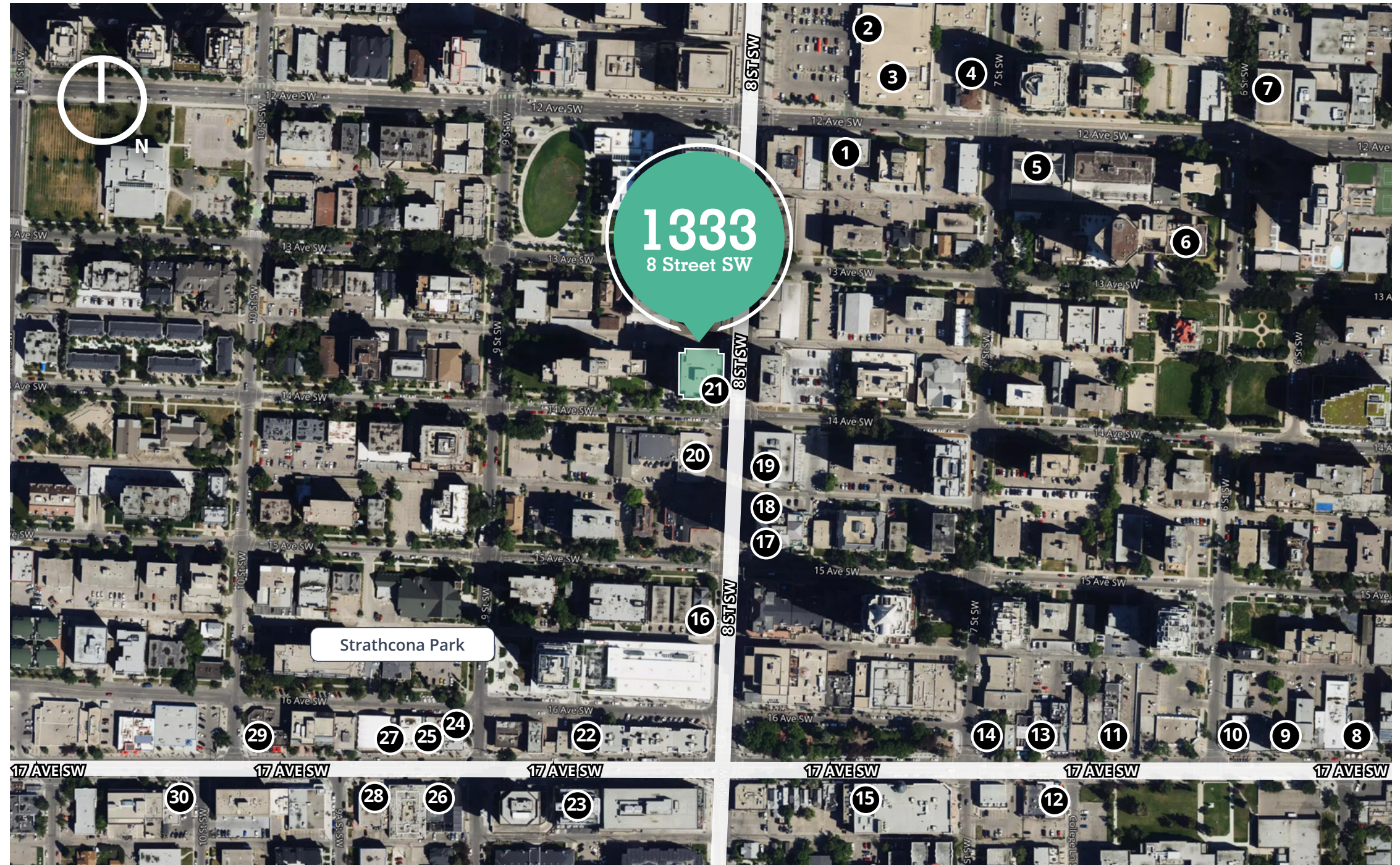
Suite features

- 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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