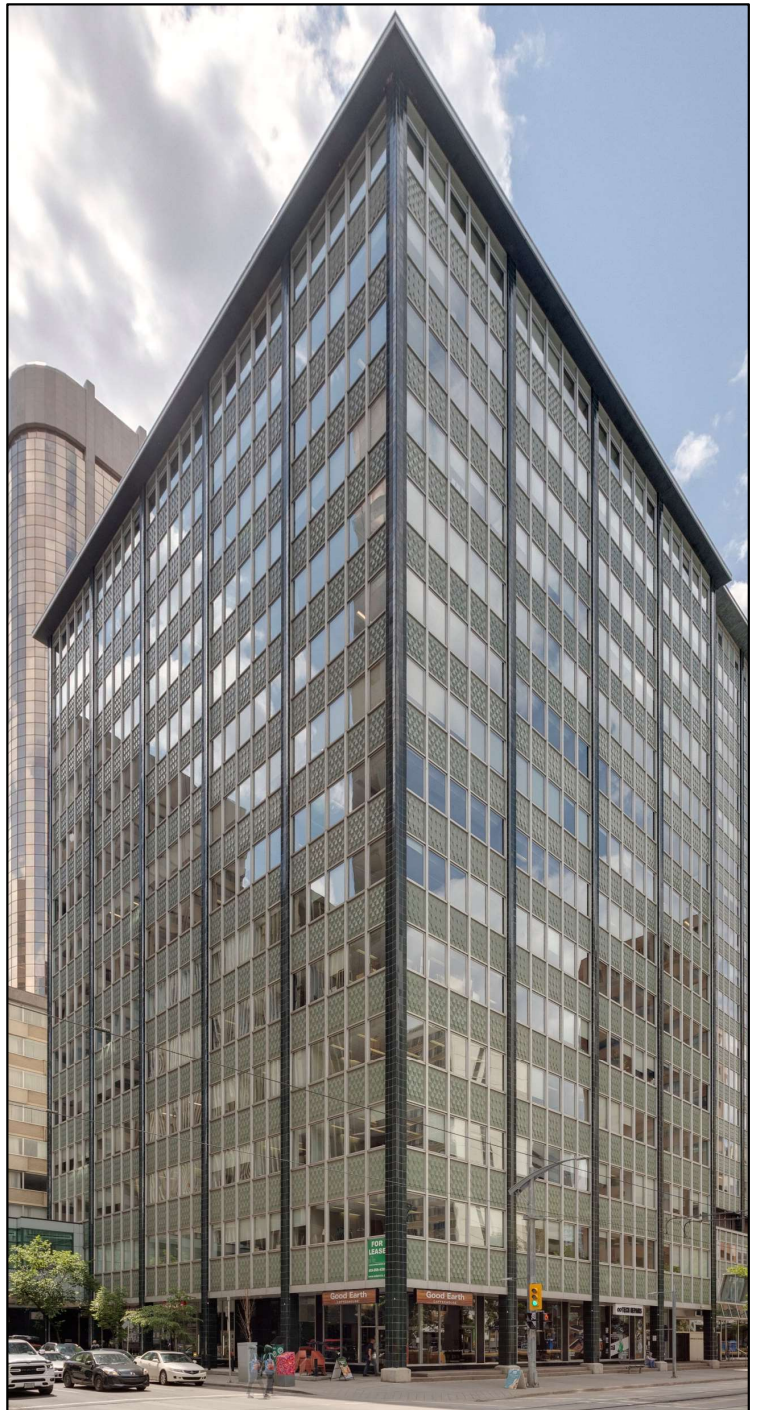


## OFFICE SPACE FOR LEASE

# ELVEDEN CENTRE

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

**NEW  
FITNESS  
CENTRE  
NOW  
OPEN!**



## 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



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(403) 875-7233  
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VP Real Estate Services  
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# ELVEDEN CENTRE: Available Space Summary – July 2025

## Iveagh House: 707 7th Avenue SW

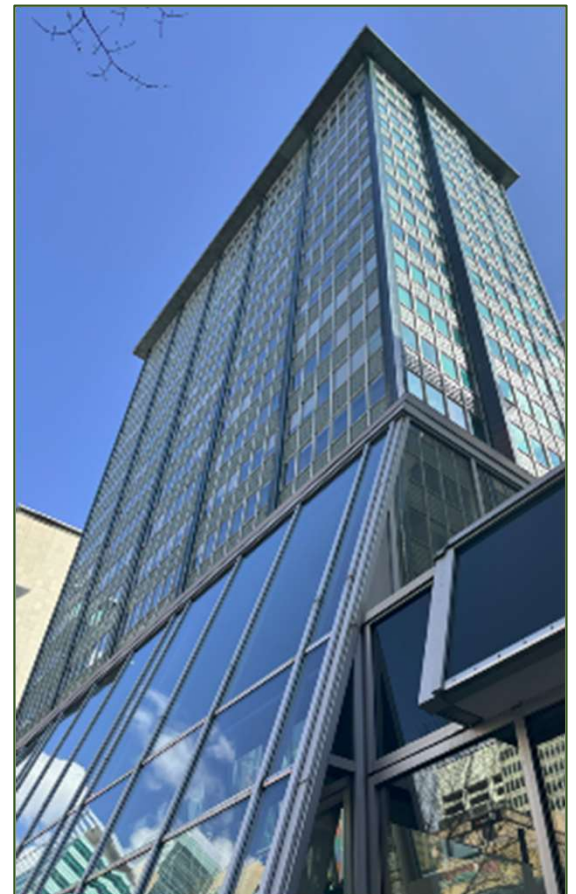
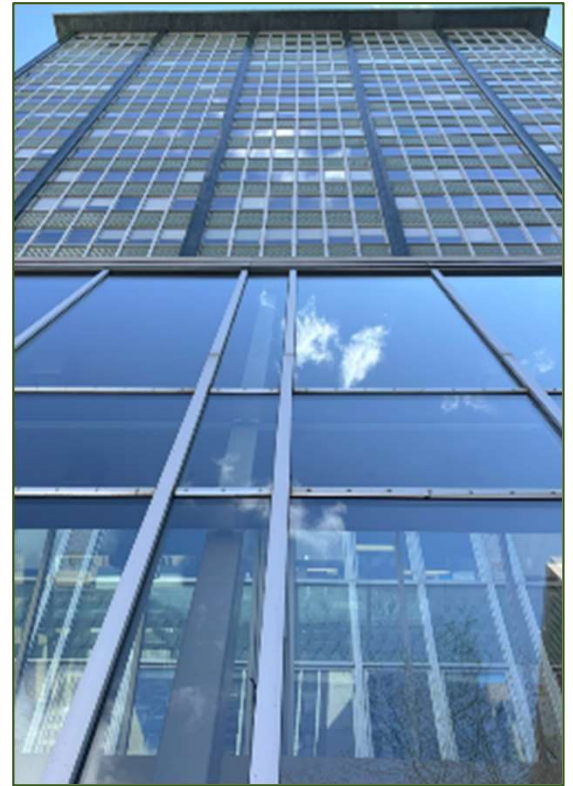
Suite	Area	Available	Comment
Suite 110	3,619 sf	Immediately	Fixtured Restaurant Space
Suite 205	3,160 sf	Immediately	Move-in Ready
Suite 410	1,694 sf	Immediately	Move-in Ready
Suite 650	6,500 sf	Immediately	Move-in Ready
Suite 750	6,799 sf	Immediately	Landlord will Demise
Suite 900	10,739 sf	Immediately	Full Floor Opportunity
Suite 1000	10,739 sf	Immediately	Full Floor Opportunity
Suite 1410	1,624 sf	Immediately	Landlord will 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	Immediately	Large Offices/Training Rooms
Suite 300	9,216 sf	Immediately	Offices/ Open Area
Suite 710	5,323 sf	Immediately	Office Intensive
<b>Suite 1250</b>	<b>1,338 sf</b>	<b>Immediately</b>	<b>NEW SHOW SUITE COMPLETE</b>
Suite 1430	3,490 sf	Immediately	Base Building Condition
Suite 1500	3,450 sf	Immediately	Landlord will Renovate

## Guinness House: 727 7th Avenue SW

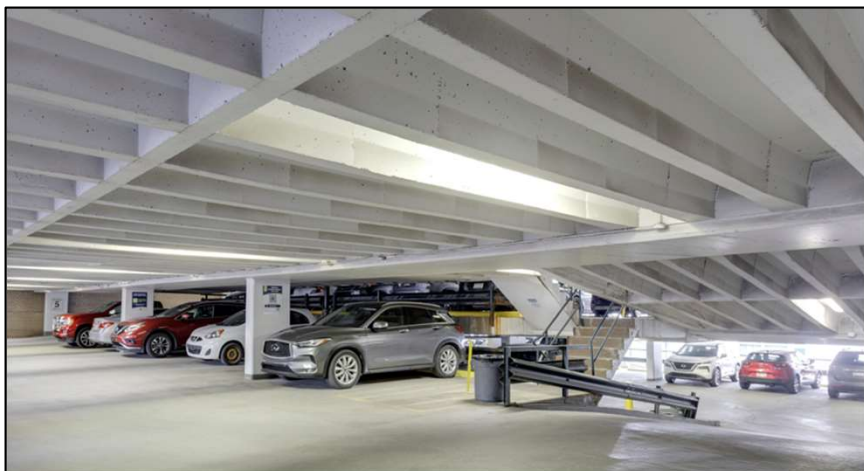
Suite	Area	Available	Comment
Suite 100	2,117 sf	Immediately	Fixtured Retail Space
Suite 120	2,393 sf	Immediately	Ground Floor Opportunity
Suite 500	4,237 sf	Immediately	<b>INDIVIDUAL OFFICES AVAILABLE FOR LEASE</b>
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	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



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 opening soon
  - ✓ 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

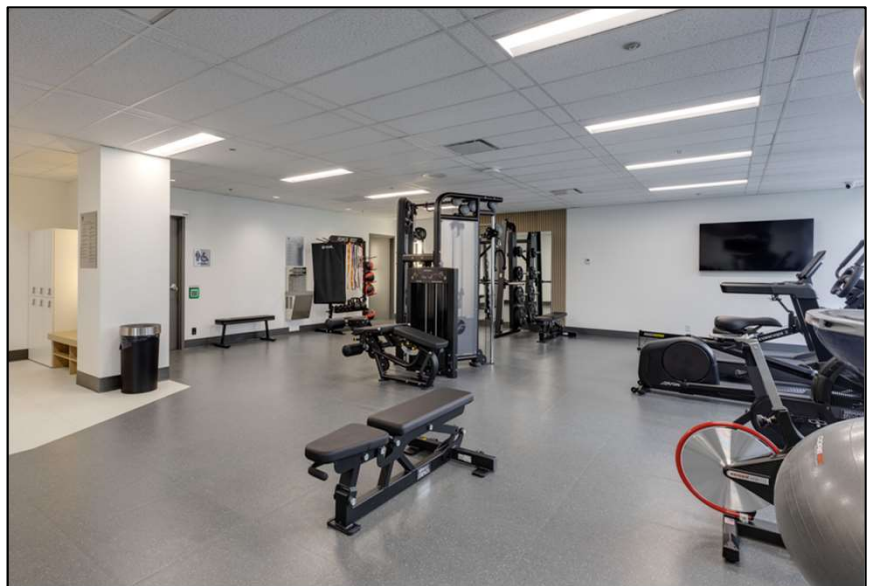
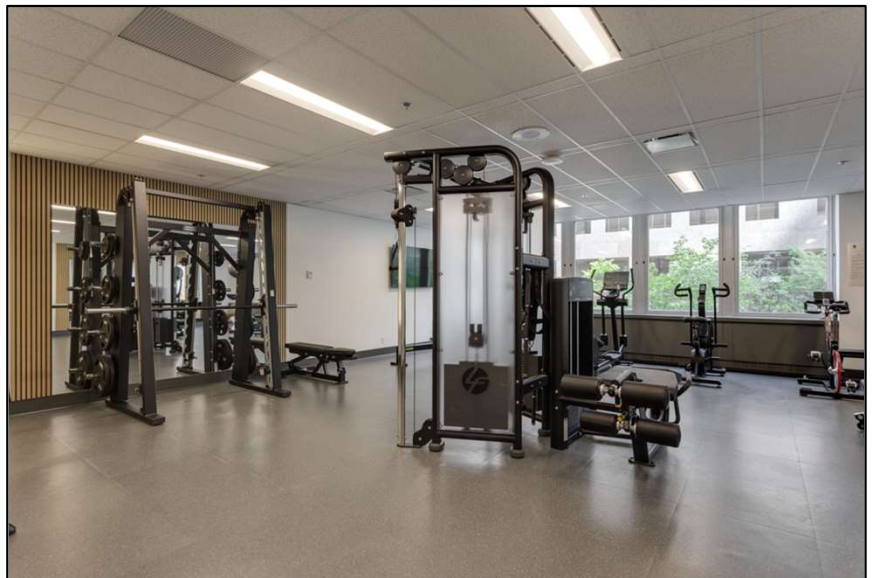
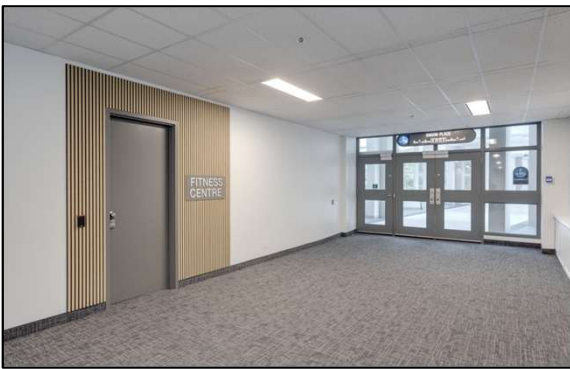


Proudly Owned & Managed by Estancia Investments Inc.



## 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



**New Fitness Centre Opening Soon !**



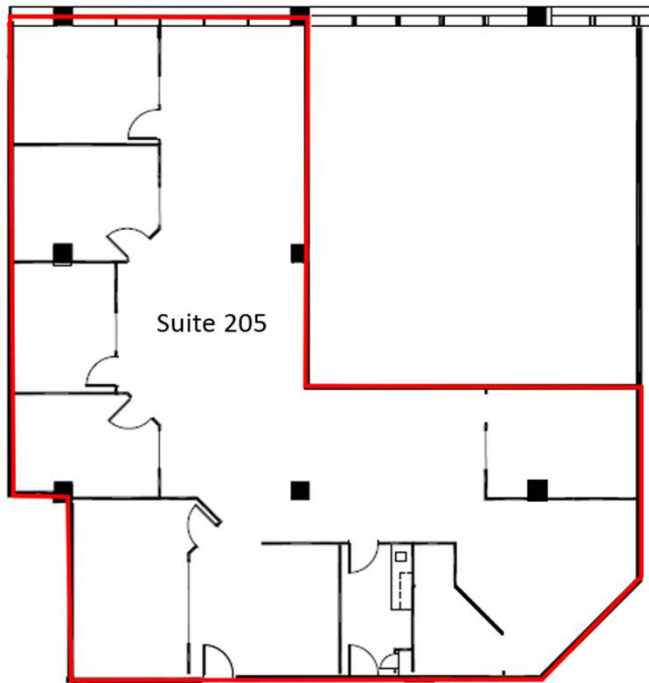
## ELVEDEN CENTRE: Retail Amenities

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



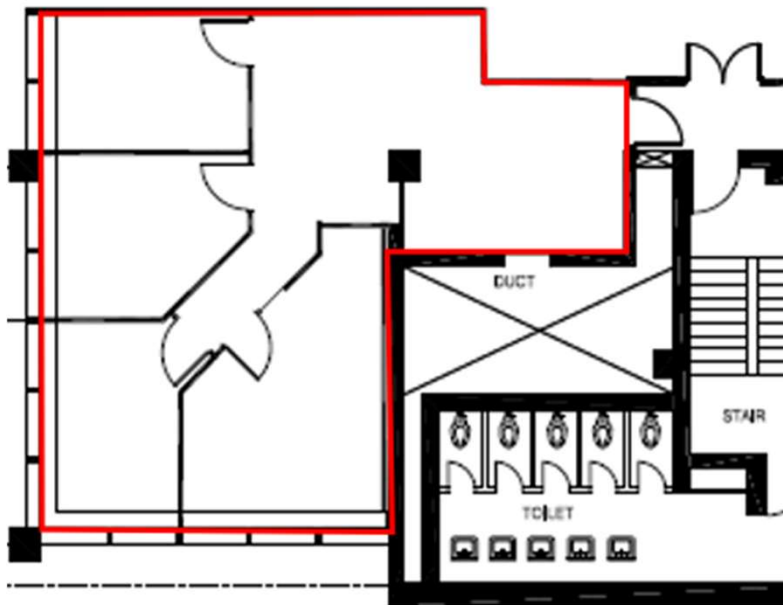
**Ground Floor Restaurant and Retail/Office Opportunities are available For Lease. Please contact us for more information.**

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



### Suite 205: 3,160 sf

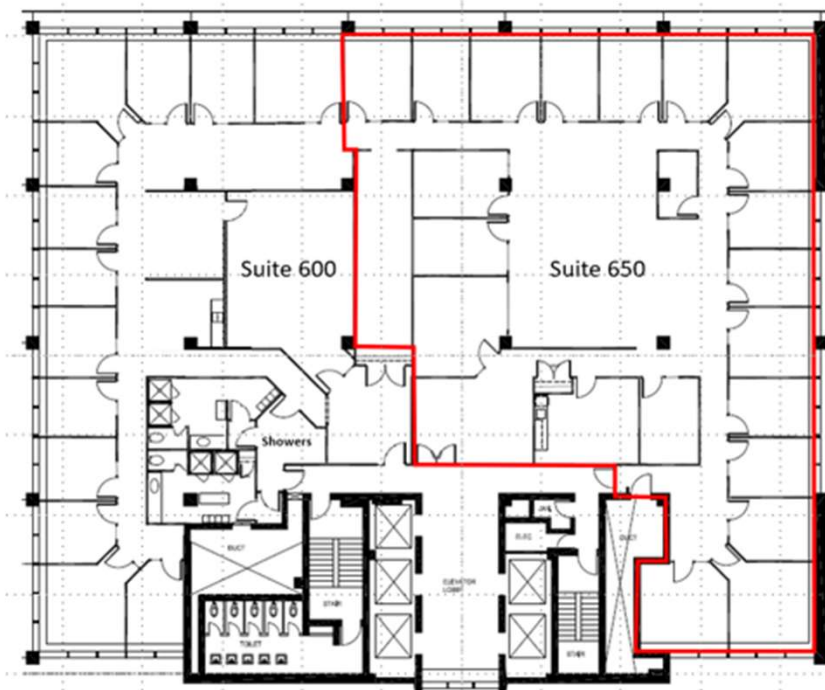
- ✓ Move-in ready
- ✓ Plus 15 connected
- ✓ 5 offices
- ✓ Open area
- ✓ Reception
- ✓ Boardroom
- ✓ Kitchen
- ✓ IT room/storage area



### Suite 410: 1,694 sf

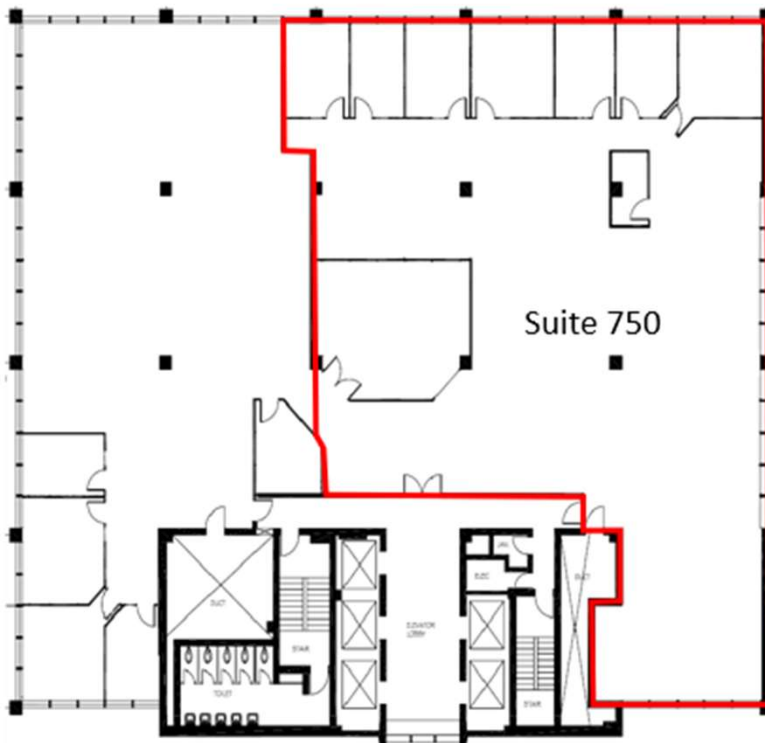
- ✓ Move-in ready
- ✓ Corner suite
- ✓ 4 exterior offices
- ✓ Open area

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



### Suite 650: 6,500 sf\*

- ✓ Move-in ready
- ✓ Reception
- ✓ Meeting room
- ✓ 14 exterior offices
- ✓ 4 interior office
- ✓ Open area
- ✓ Kitchen (LL will upgrade)
- ✓ Lights being upgraded to LED



### Suite 750: 6,799 sf

- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise

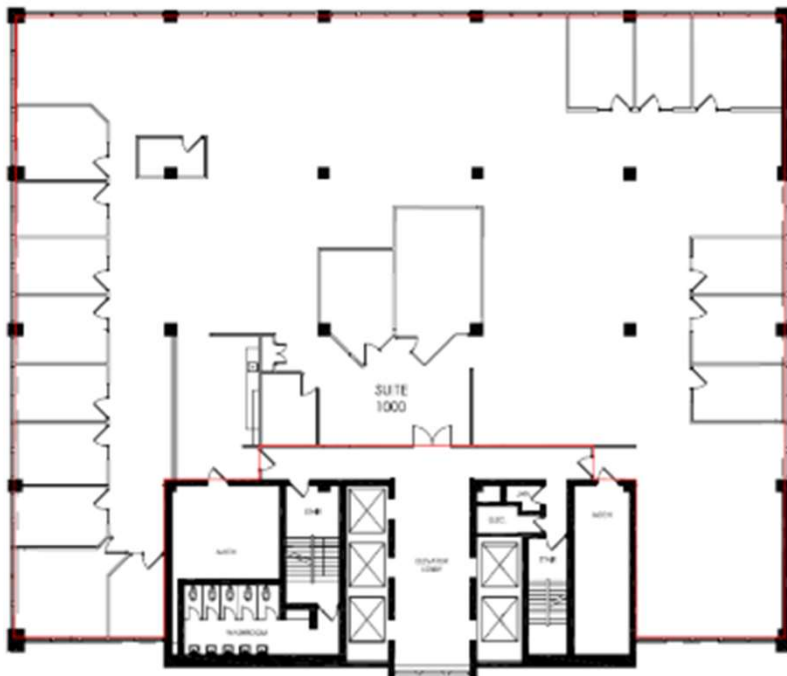


## IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW



### Suite 900: 10,739 sf

- ✓ Full floor opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ Lights being upgraded to LED

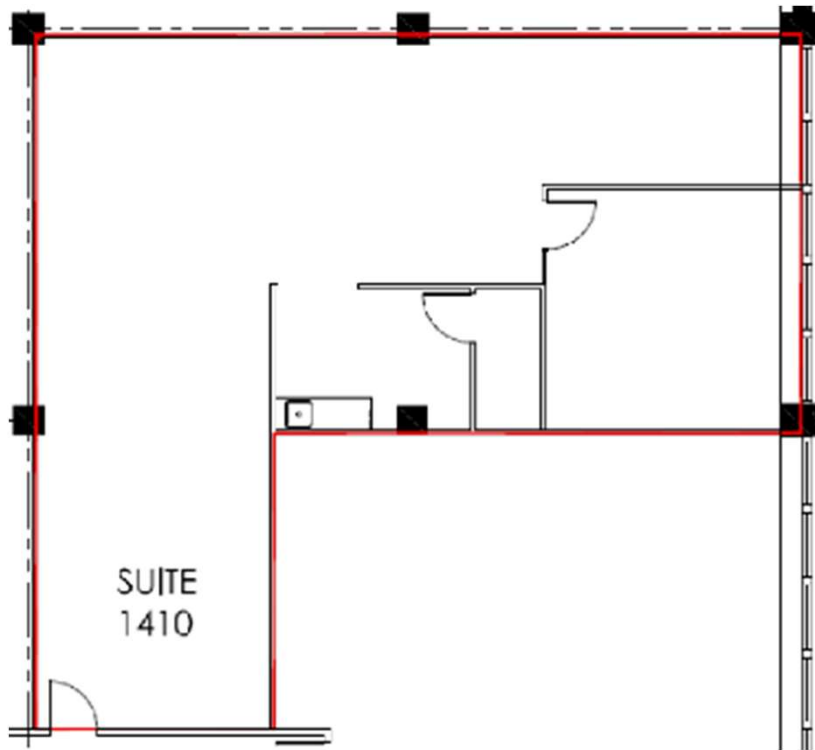


### Suite 1000: 10,739 sf

- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ 2 Meeting room
- ✓ 15 exterior offices
- ✓ Kitchen
- ✓ IT Room



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

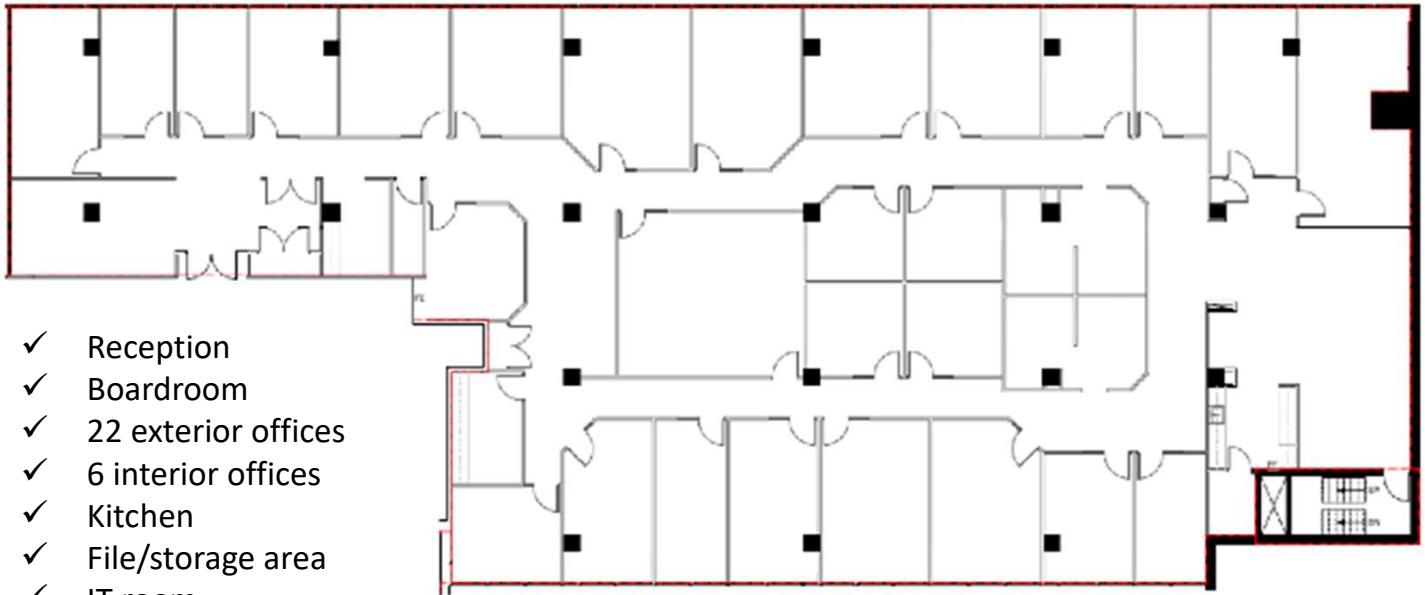


### Suite 1410: 1,624 sf

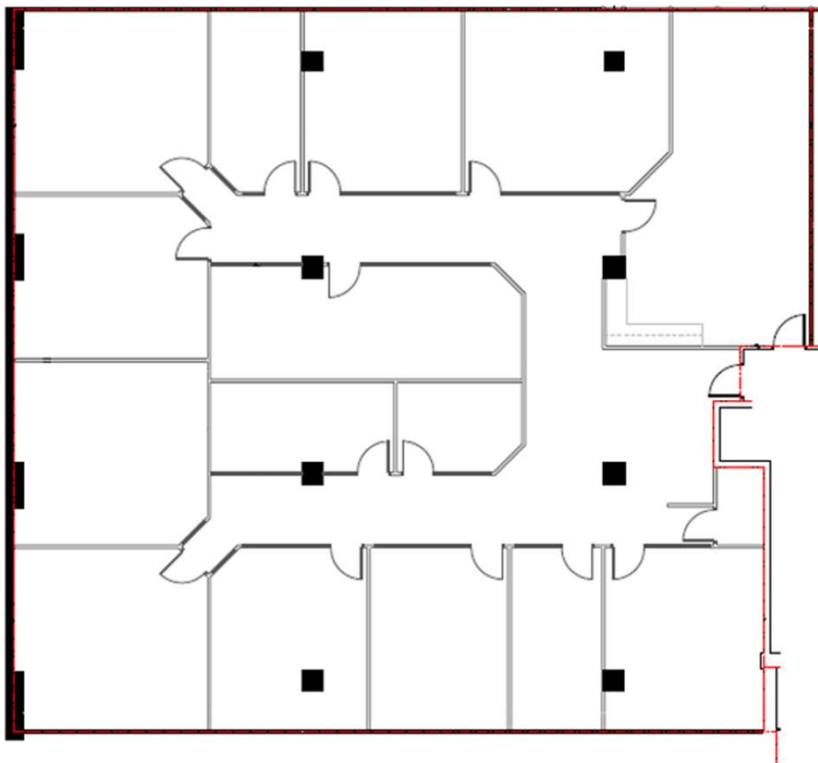
- ✓ Landlord will renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

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

### Suite 200: 10,078 sf



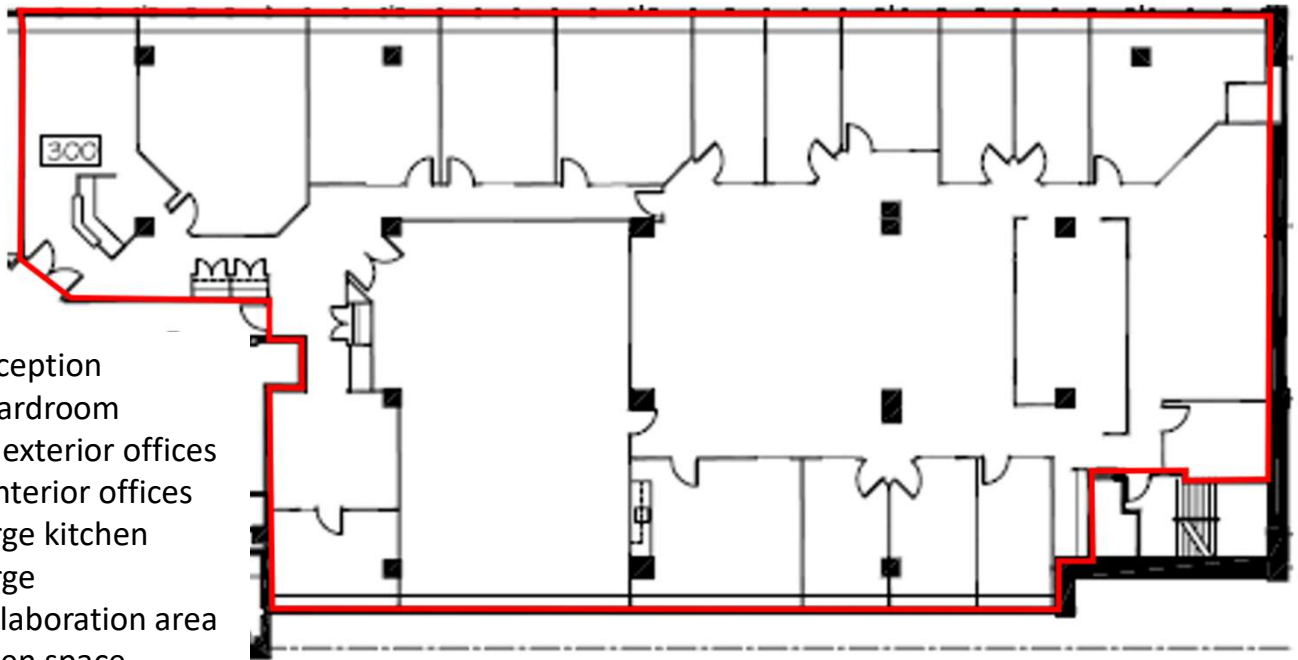
### Suite 260: 5,846 sf



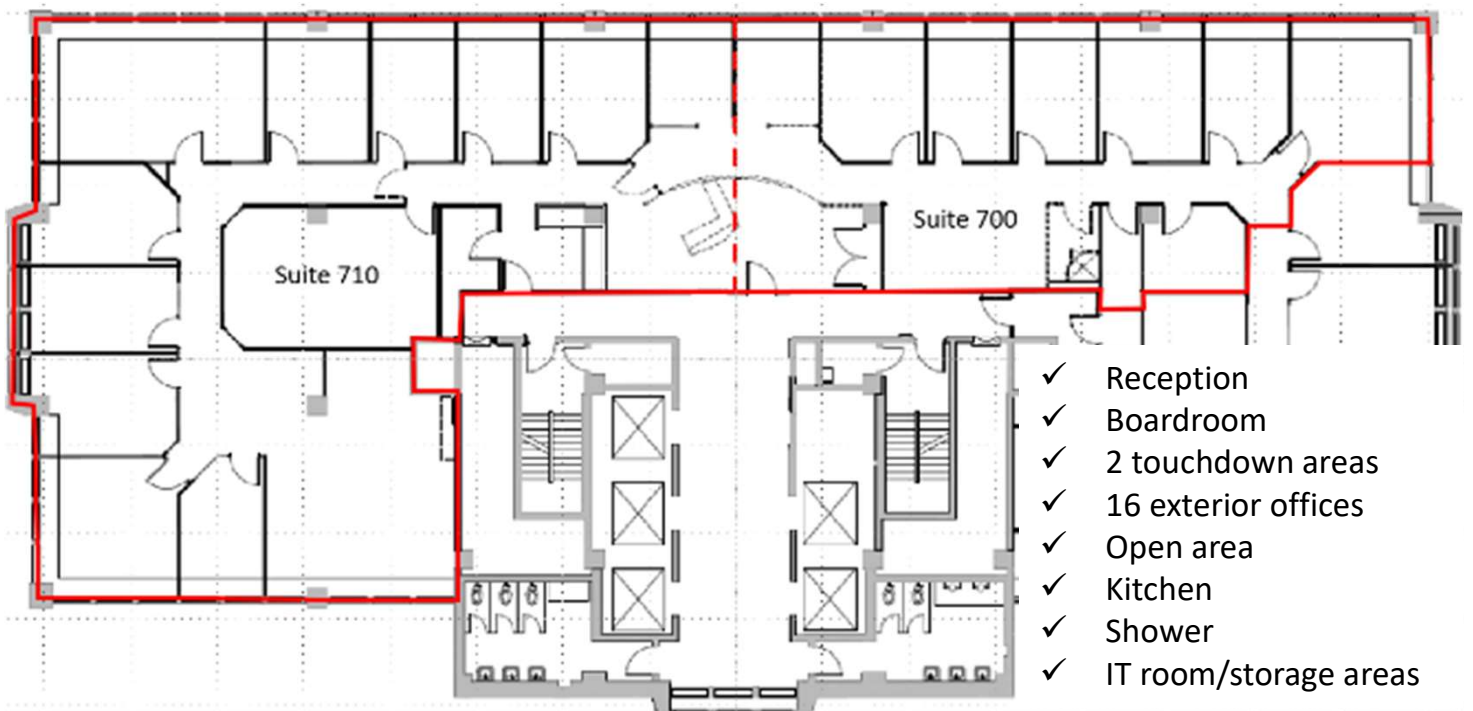


## ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

### Suite 300: 9,216 sf



### Suite 710: 5,323 sf

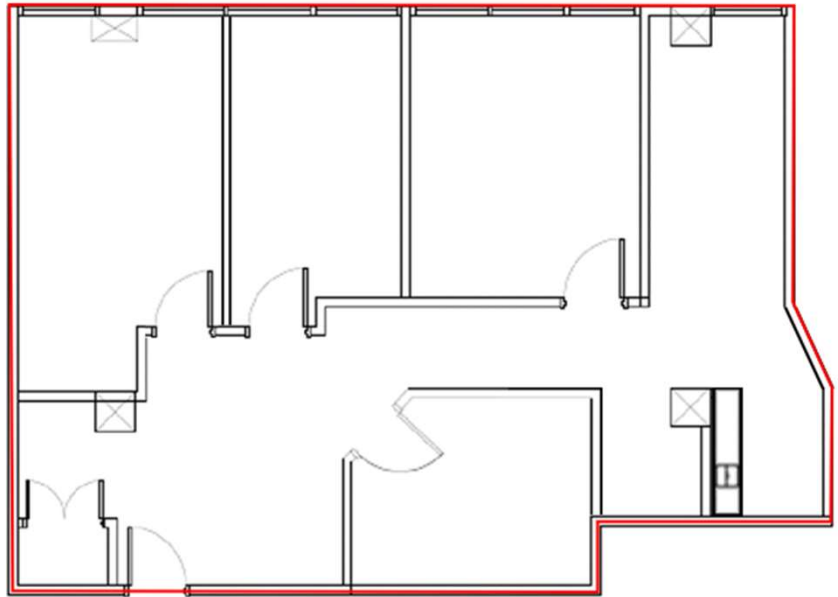


## ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

### Suite 1250: 1,338 sf

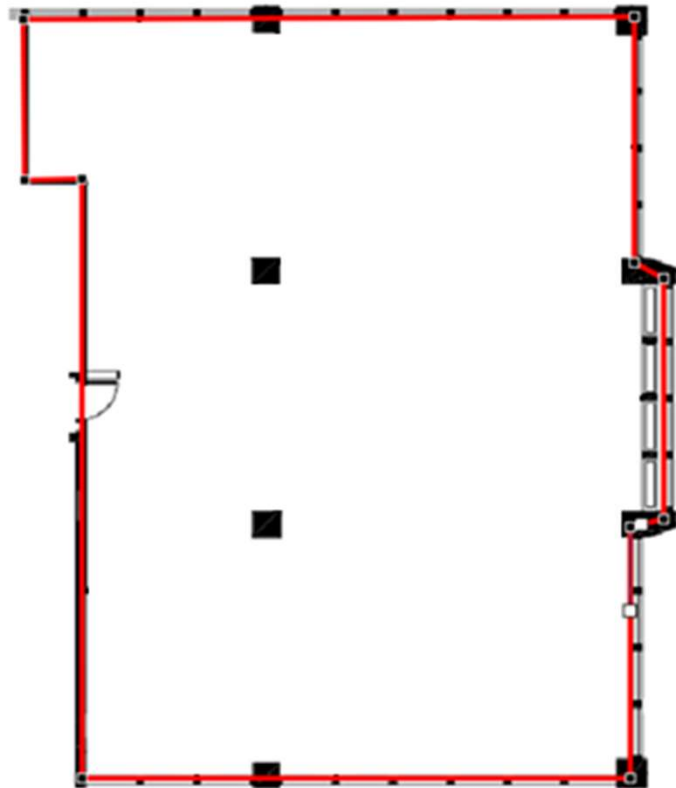
✓ **Show Suite  
Complete**

- ✓ Reception area
- ✓ Meeting room
- ✓ 3 exterior offices
- ✓ Small open area
- ✓ Kitchen
- ✓ File/storage area



### Suite 1430: 3,490 sf

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

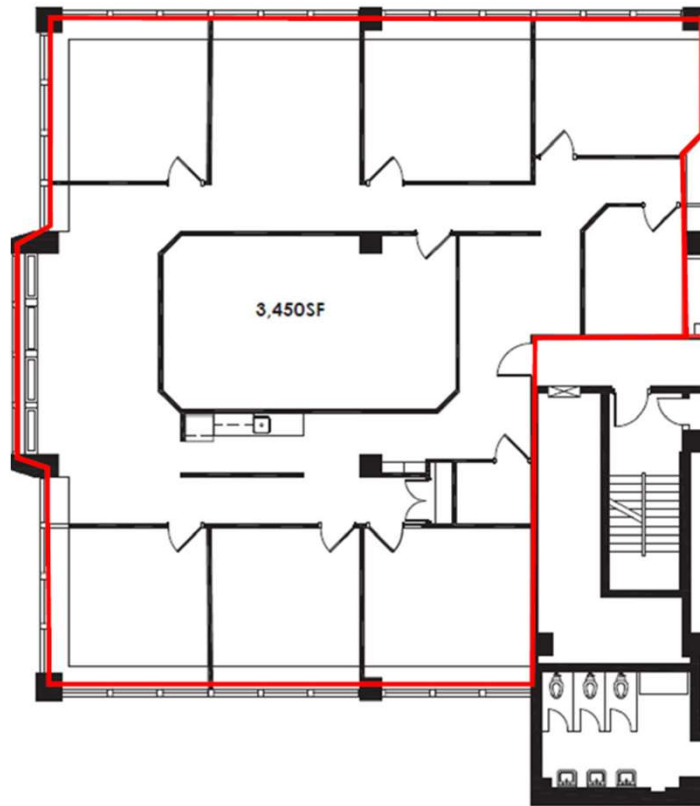




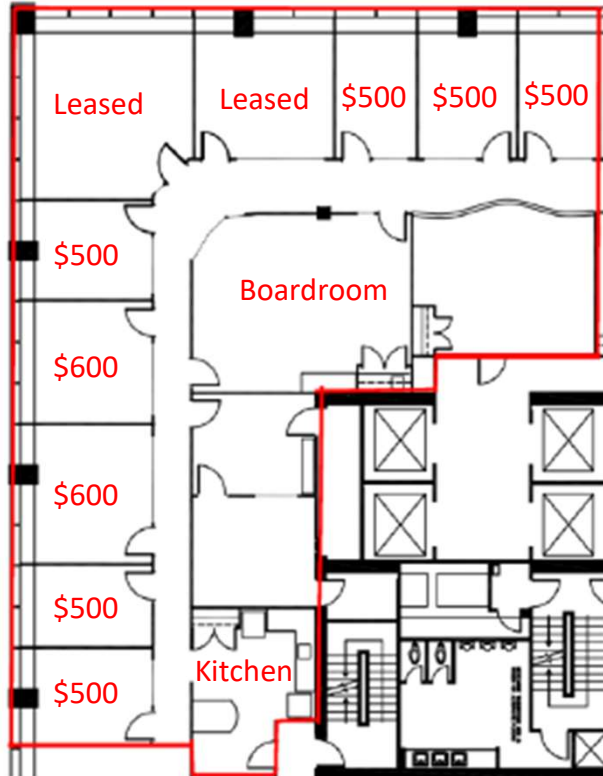
## ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

### Suite 1500: 3,450 sf

- ✓ 6 Offices
- ✓ Large boardroom
- ✓ Open area
- ✓ Kitchen
- ✓ Landlord will reconfigure

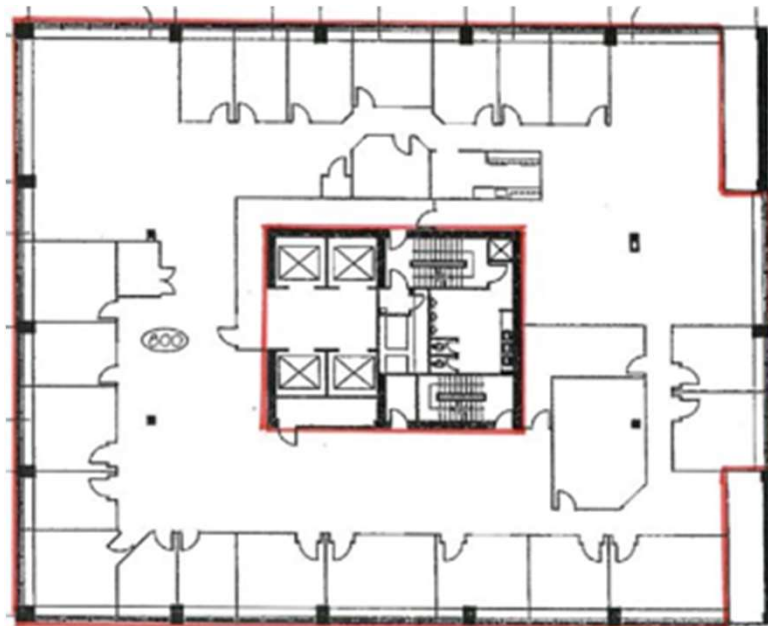


## GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



### Suite 500: 4,237 sf

- ✓ **Individual offices available on month to month basis**
- ✓ Lockable offices
- ✓ Shared boardroom
- ✓ Shared kitchen
  
- ✓ Move-in ready
- ✓ New paint & carpet
- ✓ Elevator exposure
- ✓ Reception
- ✓ Boardroom
- ✓ 10 exterior offices
- ✓ Kitchen with appliances
- ✓ IT room/storage
- ✓ LED Lights

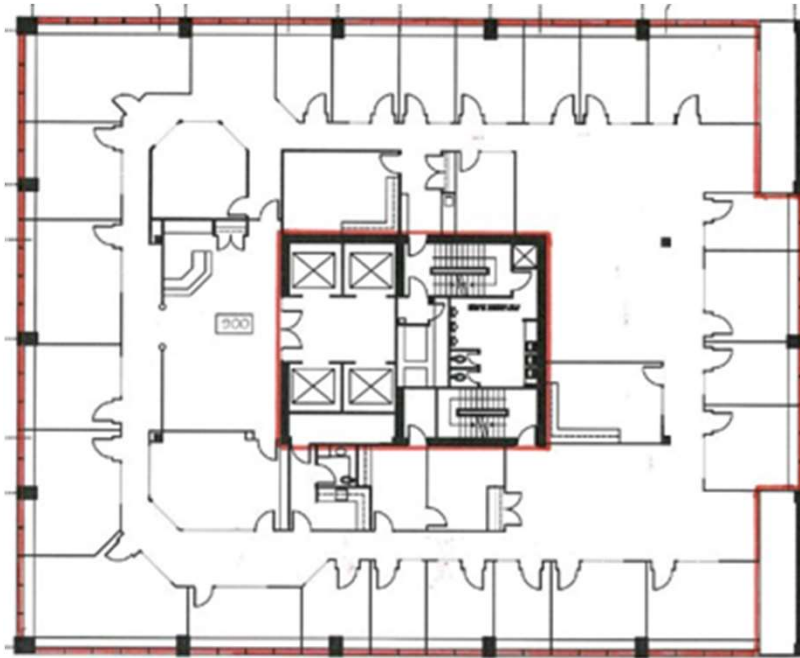


### Suite 800: 10,903 sf

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

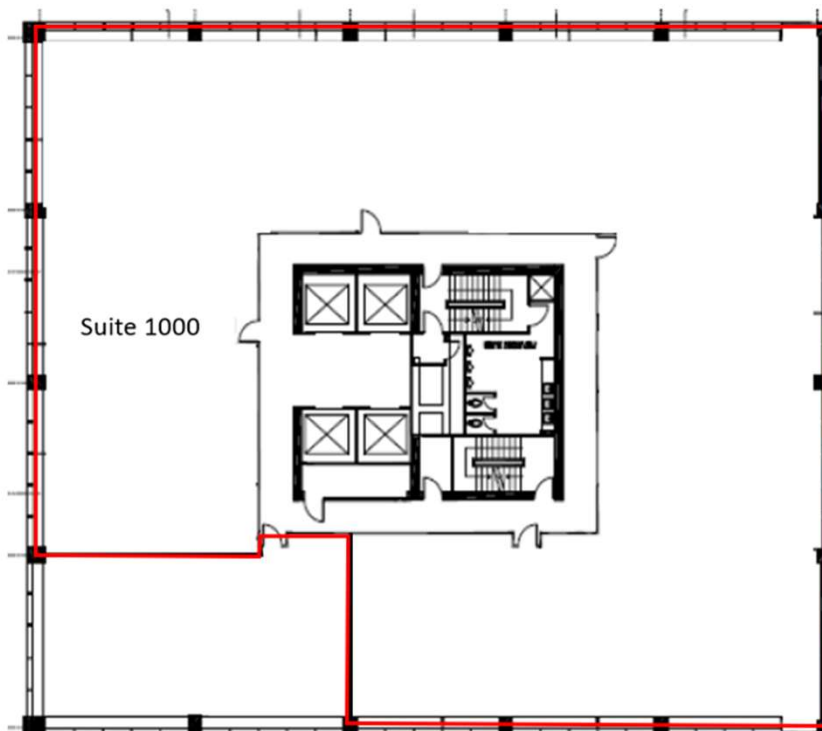


## GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



### Suite 900: 10,903 sf

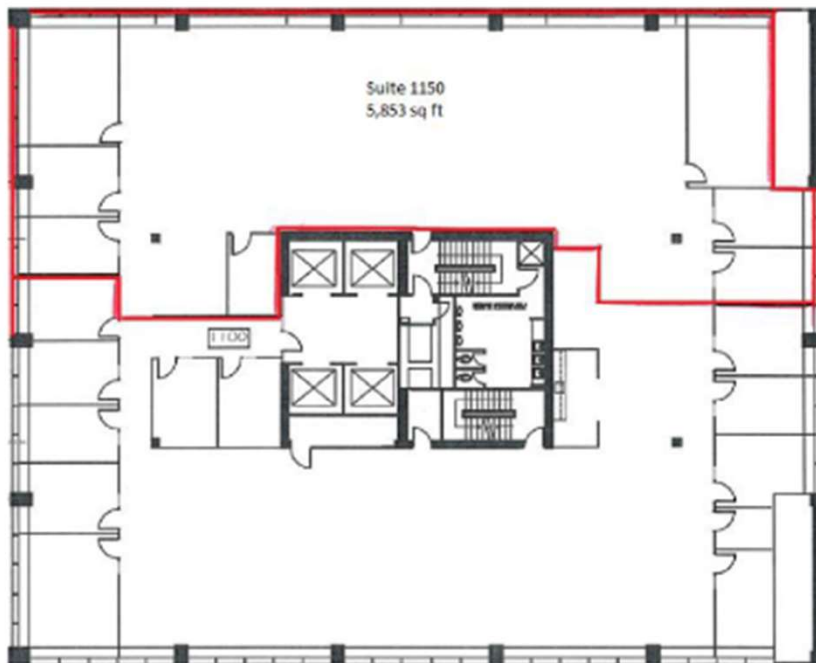
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



### Suite 1000: 9,429 sf

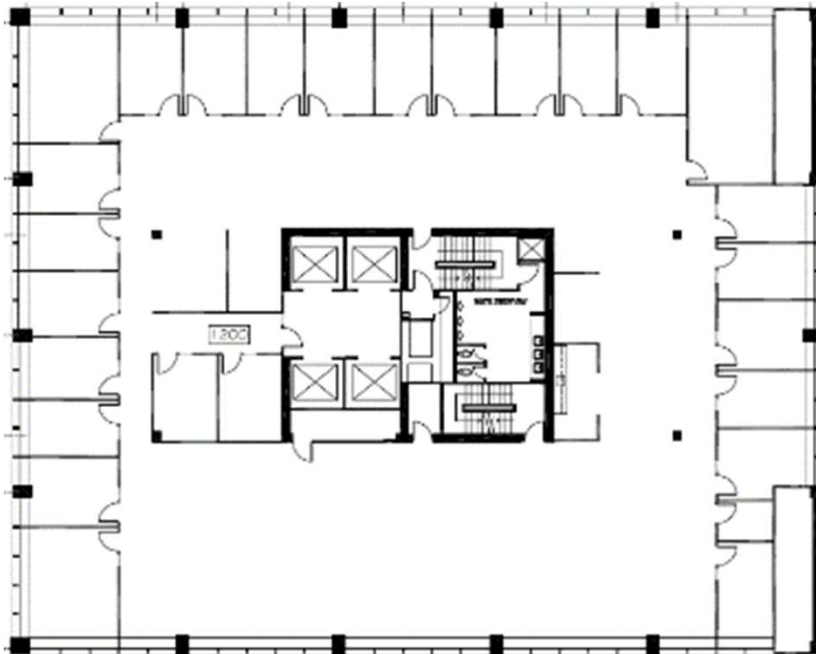
- ✓ Base building condition
- ✓ Please contact for additional information

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



### Suite 1150: 5,853 sf

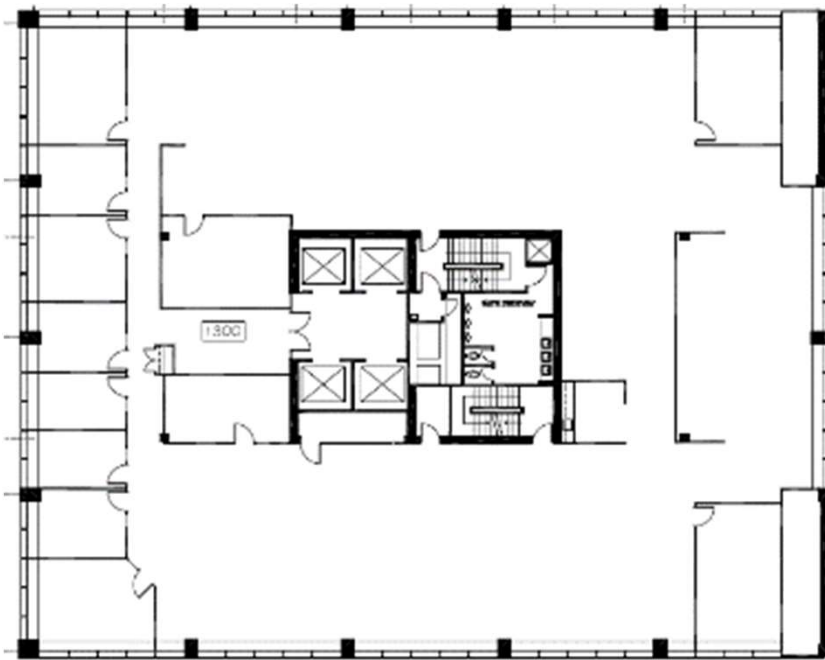
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



### Suite 1200: 10,853 sf

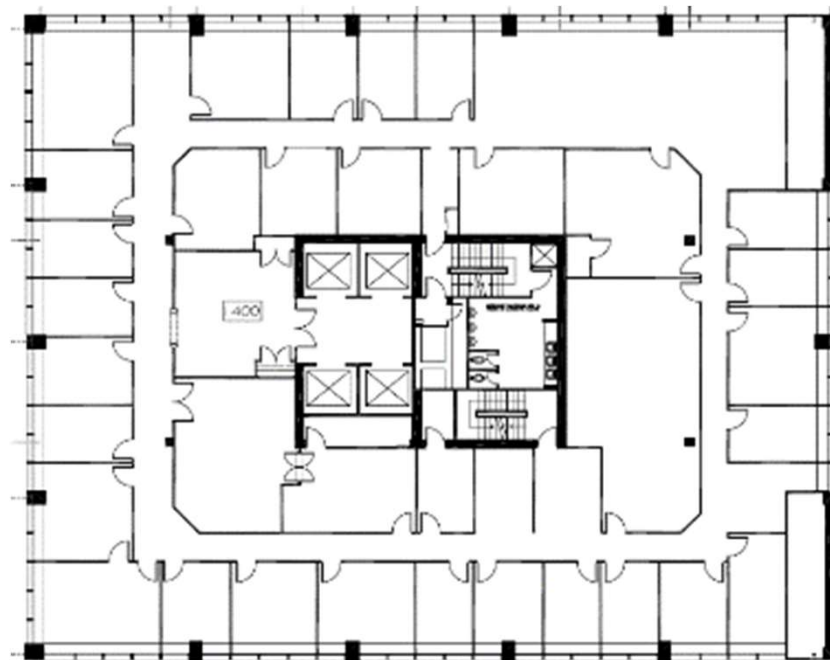
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

## 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

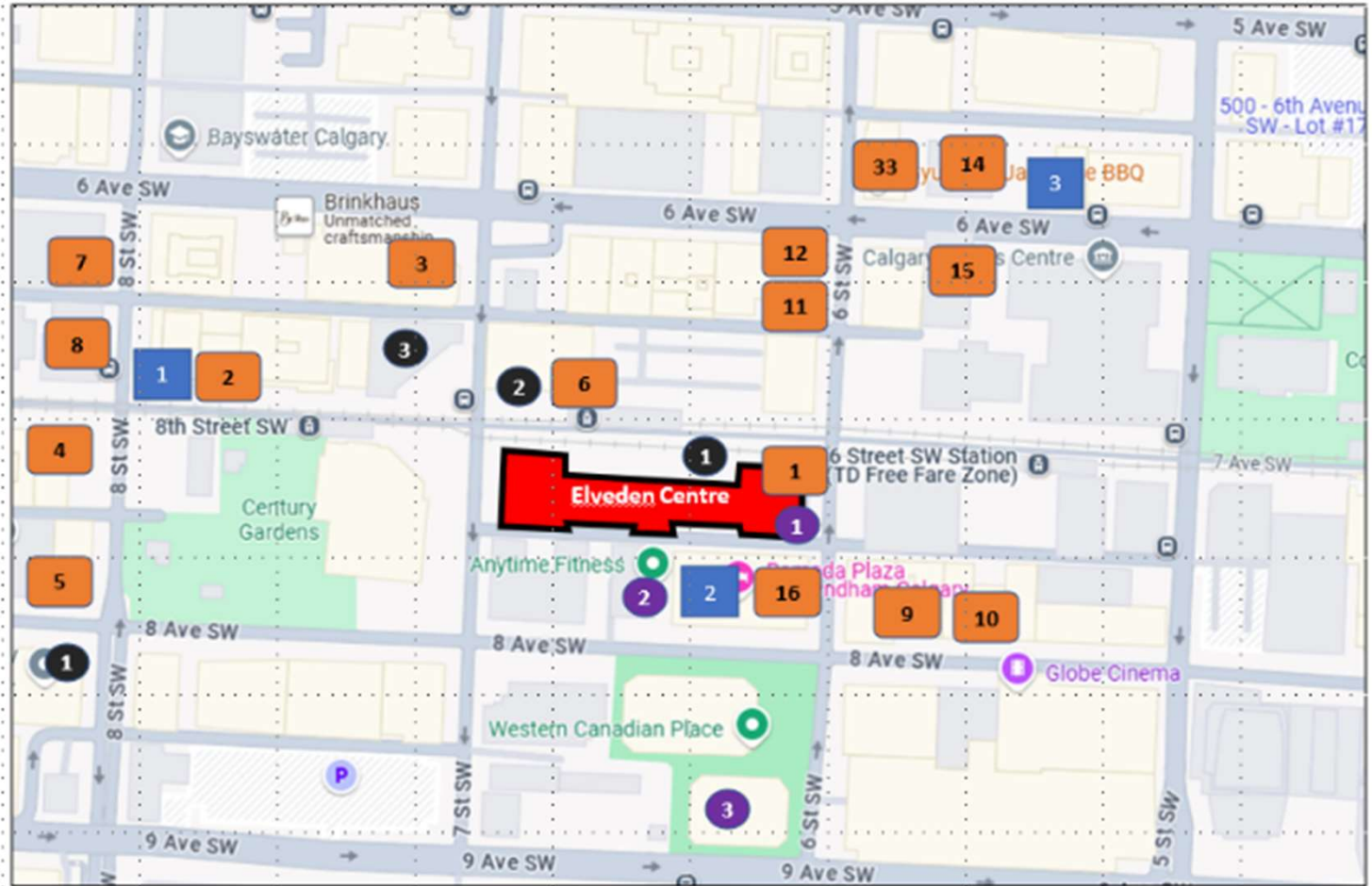


### Suite 1400: 10,853 sf

- ✓ 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



# 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 Rio Bar & Grills   | 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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