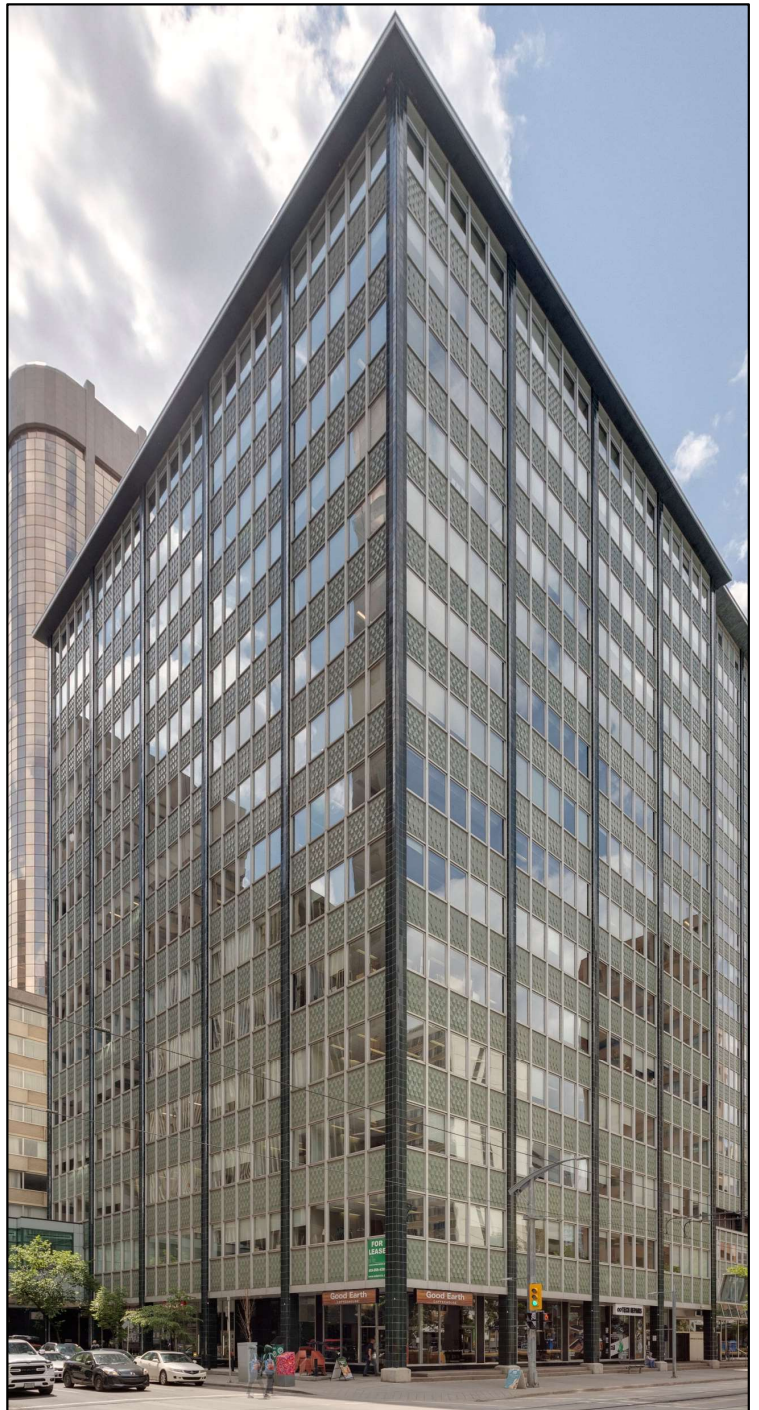


OFFICE SPACE FOR LEASE

ELVEDEN CENTRE

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

NOW OPEN
Breakfast | Lunch | Dinner



FEATURES

- ✓ Move-in Ready Suites
 - Small suites to full floor opportunities
- ✓ On-site property management & 24/7 security
- ✓ Plus 15 access to 645-7th Ave SW & The Core
- ✓ Direct C Train Access
 - Eastbound & Westbound Stations
- ✓ On-site retail amenities

CONTACT US



Colin Macdonald
Director of Leasing
(403) 875-7233
cmacdonald@estancia.ca

Andrew Borle
VP Real Estate Services
(403) 750-2220
aborle@estancia.ca

ELVEDEN CENTRE: Available Space Summary – May 2026

Iveagh House: 707 7th Avenue SW

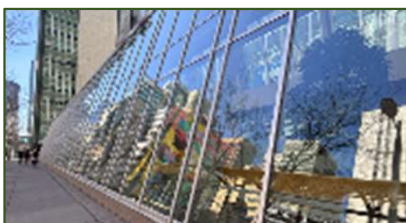
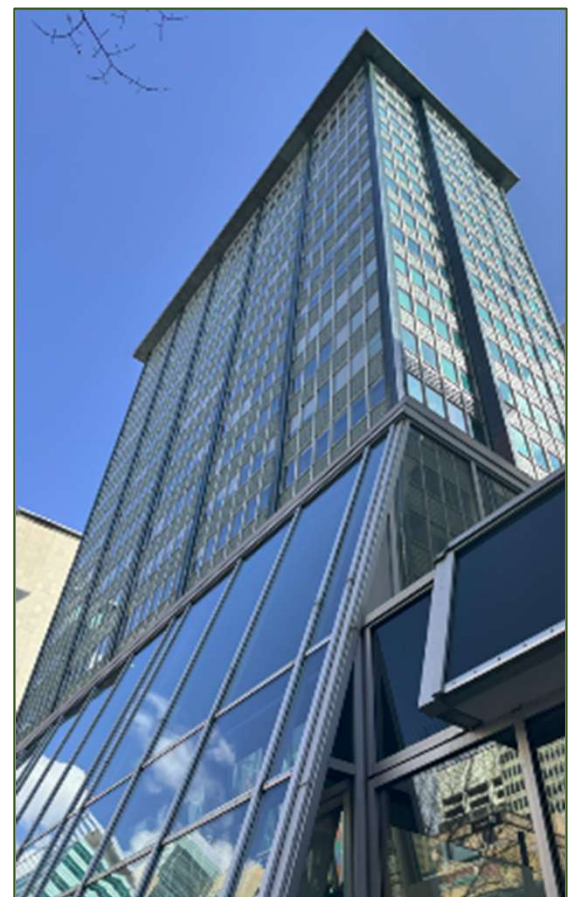
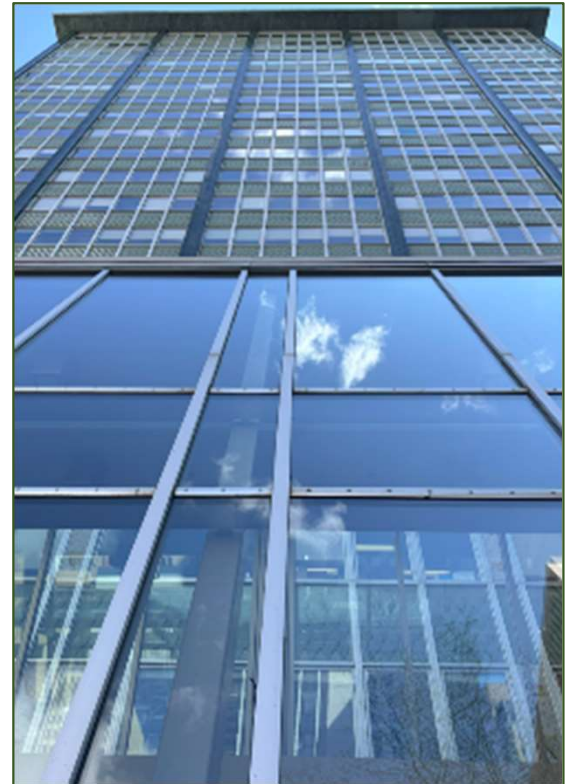
Suite	Area	Available	Comment
Suite 210	719 sf	Immediately	2nd Floor, +15 Location, 2 Offices
Suite 410	1,694 sf	Immediately	Move-in Ready, 4 Offices
Suite 650	6,500 sf	Immediately	5,150 sf Leased
Suite 750	6,799 sf	Immediately	Landlord will Demise
Suite 900	10,739 sf	Immediately	Full Floor, Chalk Line Opportunity
Suite 1000	10,739 sf	Immediately	6,000 sf Leased
Suite 1410	2,624 sf	Immediately	Larger Square Footage, 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 sf	Immediately	Large Offices/Training Rooms
Suite 300	9,216 sf	Immediately	Offices/ Open Area
Suite 610	1,939 sf	01-Jun-26	Office Intensive, North Facing Suite
Suite 710	5,323 sf	Immediately	Office Intensive
Suite 800	3,273 sf	01-Jul-26	Elevator Exposure, North Facing Suite
Suite 950	2,232 sf	01-Jul-26	Office Intensive, NE Exposure
Suite 1430	3,490 sf	TBV	2 Show Suites Coming Soon (1,666 sf & 1,646 sf)
Suite 1500	3,450 sf	Immediately	Landlord will Renovate

Guinness House: 727 7th Avenue SW

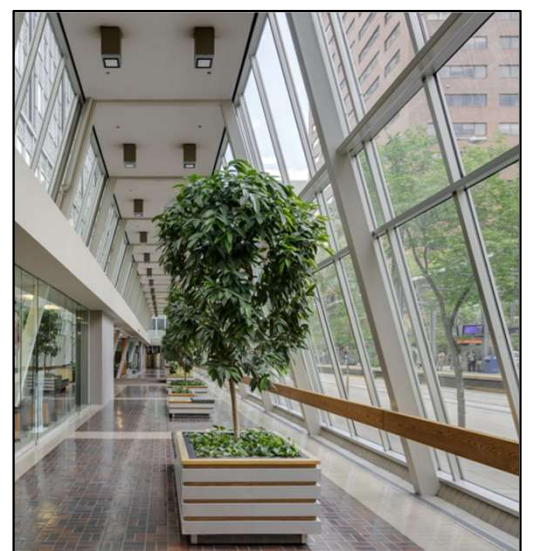
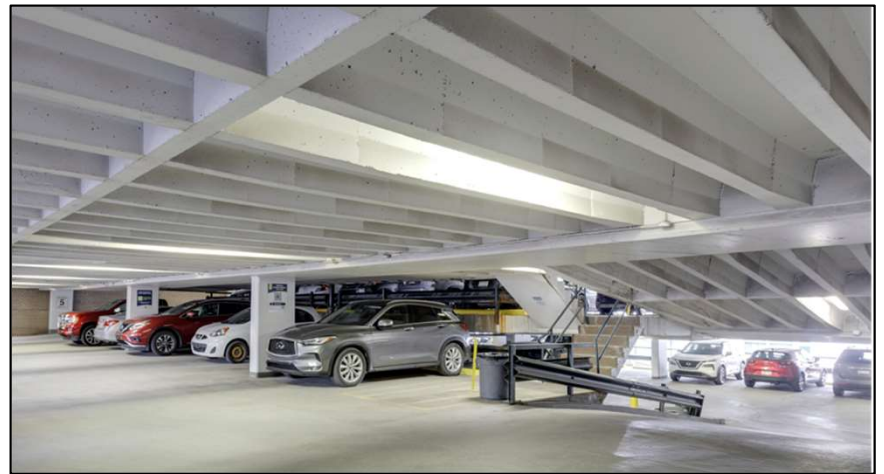
Suite	Area	Available	Comment
Suite 500	Individual Offices	Immediately	6 Offices Immediate Occupancy
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	Full Floor Opportunity
Suite 1000	9,429 sf	Immediately	Base Building Condition
Suite 1150	5,372 sf	Immediately	Landlord 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

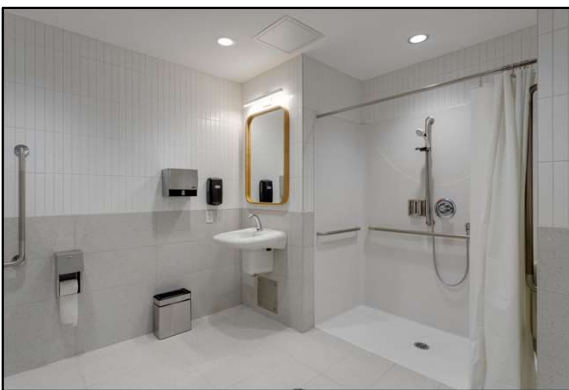
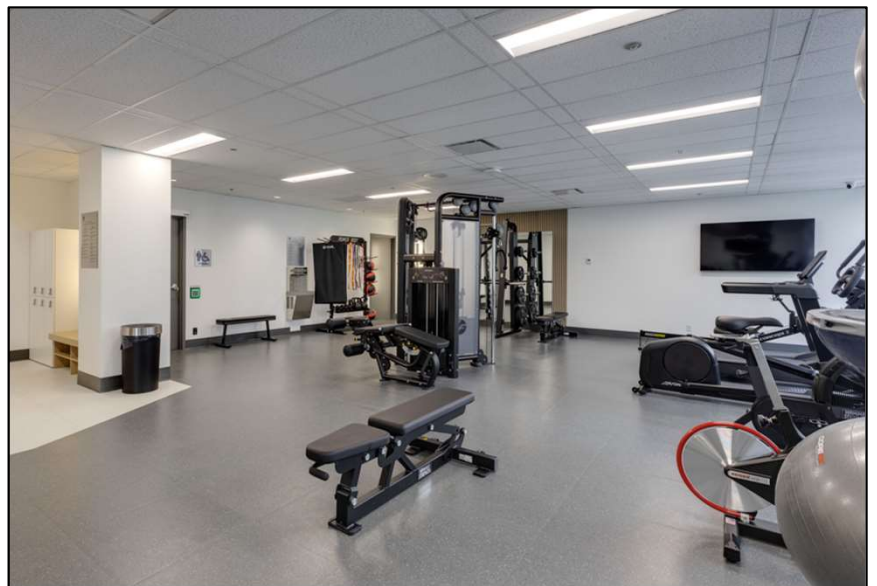
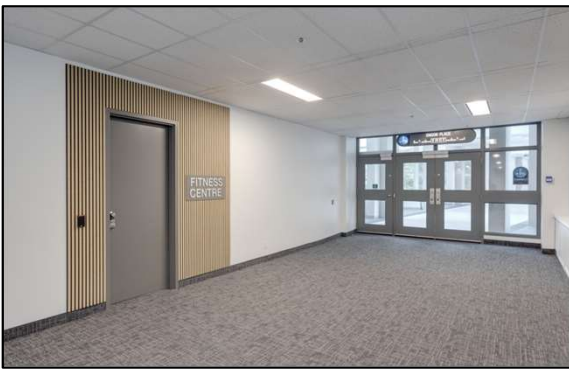
- **Iveagh House: 707 – 7th Ave. SW**
14 Floors | Floor Plate: 10,868 sf
 - ✓ New Fitness Centre
 - ✓ Secured bicycle parking
- **Elveden House: 717 – 7th Ave. SW**
20 Floors | Floor Plate: 7,800 sf
 - ✓ Underground parking
 - ✓ Parking deck located on 8th Avenue SW
- **Guinness House: 727 – 7th Ave. 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: 6th Street SW | 8th Street SW; Westbound: 7th Street SW
- Underground Parking:
 - 1 stall per 3,000 sf
 - \$385/stall/month reserved
 - 6' 2" to 6' 6" clearance
- Additional Parking:
 - 8th Avenue SW parking deck
 - Reserved and unreserved options
 - \$300/stall/month unreserved



Tenant Fitness Centre Now Open !

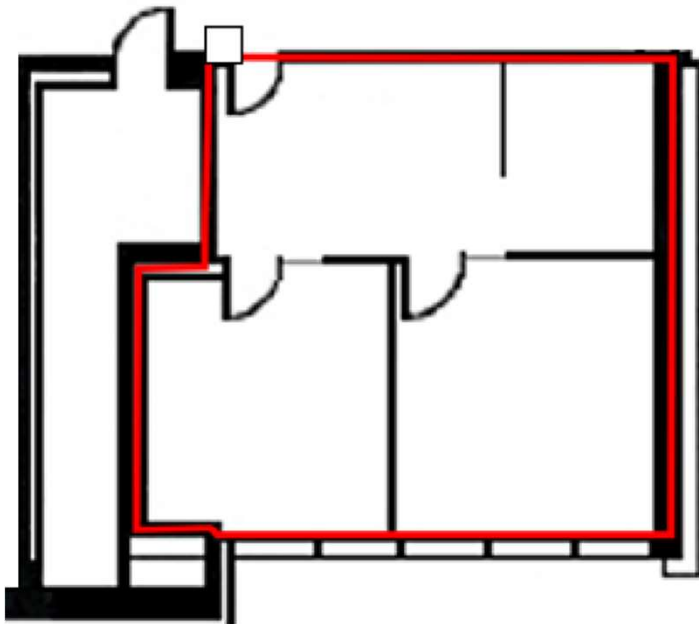
ELVEDEN CENTRE: Ground Floor Tenants

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



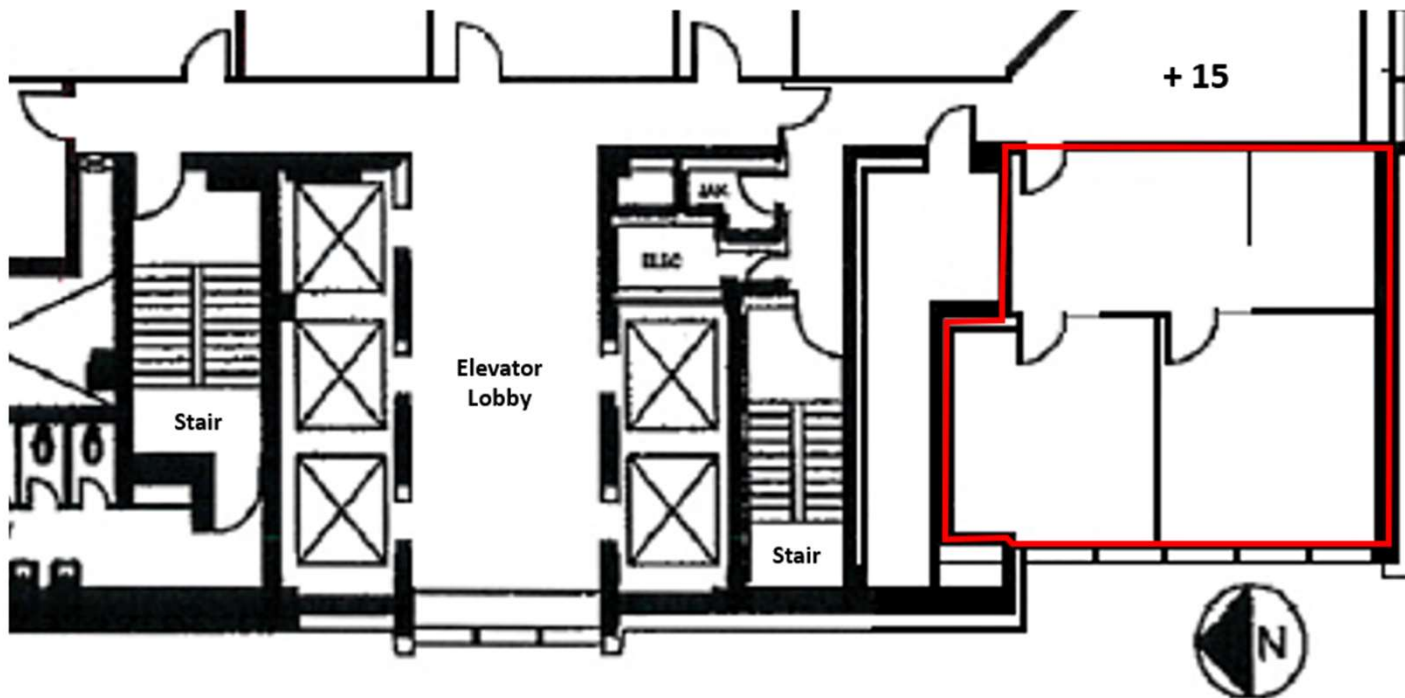
Ground Floor Retail/Office Opportunities are available For Lease. Please contact us for more information.

IVEAGH HOUSE: 707 7th Avenue SW

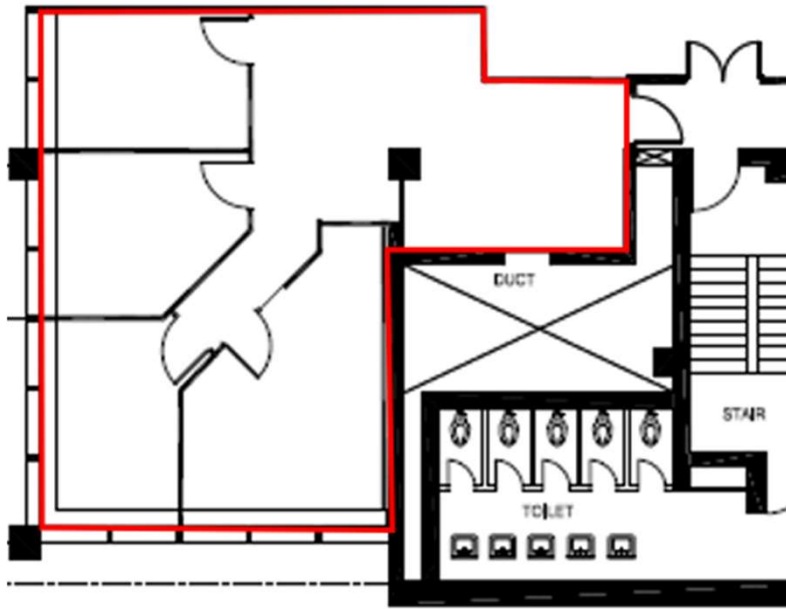


Suite 210: 716 sf

- ✓ Rare small suite
- ✓ Available May 1, 2026
- ✓ 2nd Floor, +15 location
- ✓ 2 exterior offices
- ✓ Small reception area
- ✓ Storage/IT room
- ✓ Landlord will renovate (Paint, carpet & LED lights)

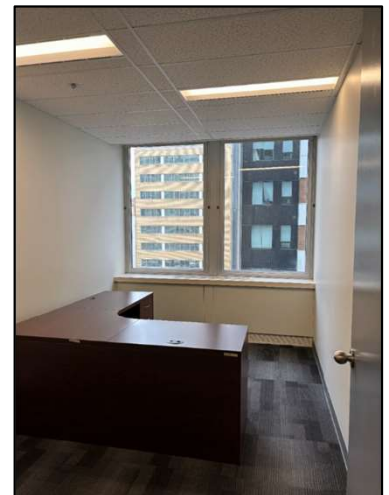


IVEAGH HOUSE: 707 7th Avenue SW



Suite 410: 1,694 sf

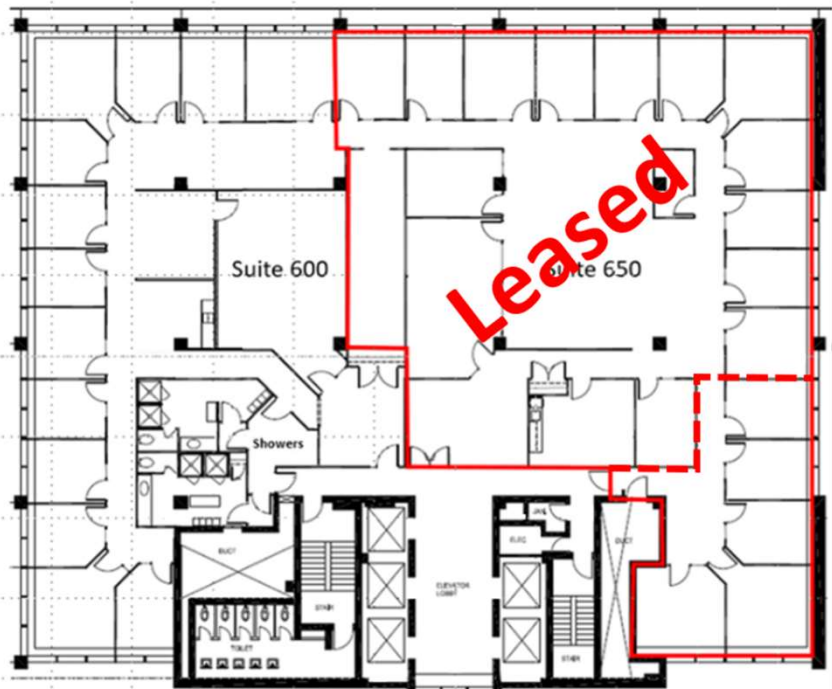
- ✓ Move-in ready
- ✓ Card reader access
- ✓ LED Lights
- ✓ Corner suite
- ✓ 4 exterior offices
- ✓ Open area



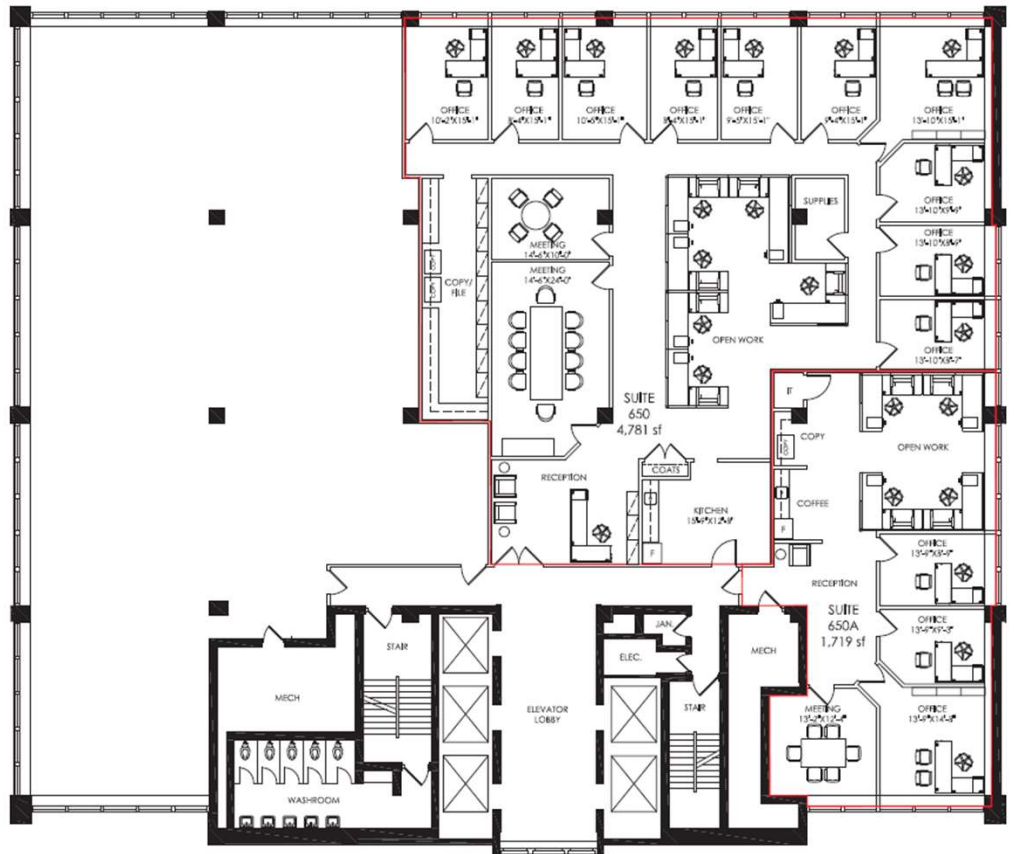
IVEAGH HOUSE: 707 7th Avenue SW

Suite 650: 6,500 sf

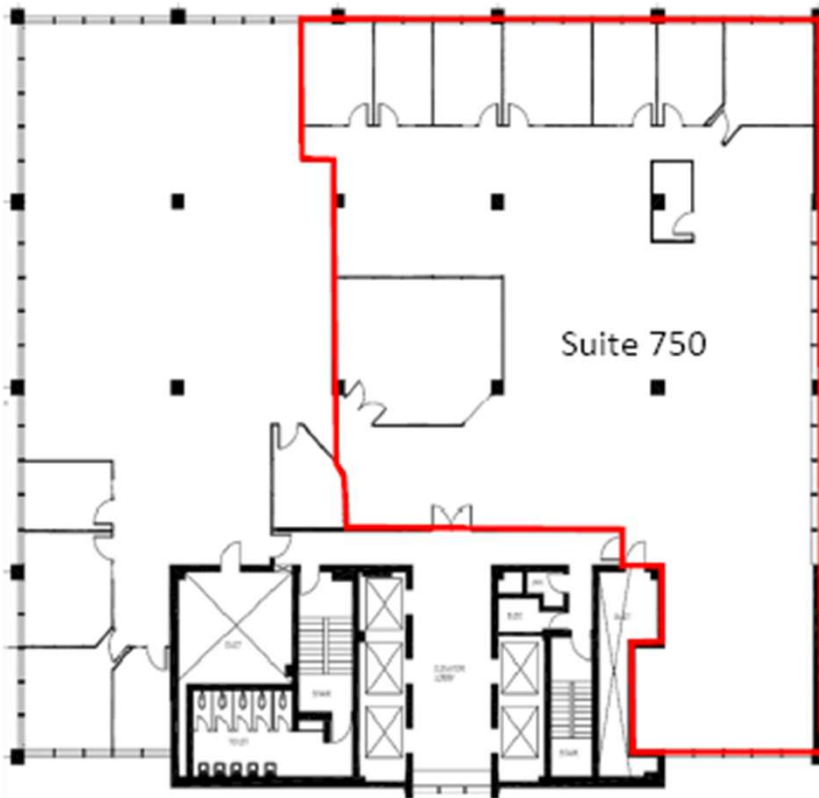
- ✓ **5,150 sf Leased**
- ✓ Paint, new carpet and kitchen upgraded
- ✓ Move-in ready
- ✓ Reception
- ✓ Meeting room
- ✓ 14 exterior offices
- ✓ 4 interior office
- ✓ Open area
- ✓ Kitchen
- ✓ LED lights



Suite 650: Potential Demising/Chalk Line Option: 4,781 sf



IVEAGH HOUSE: 707 7th Avenue SW



Suite 750: 6,799 sf

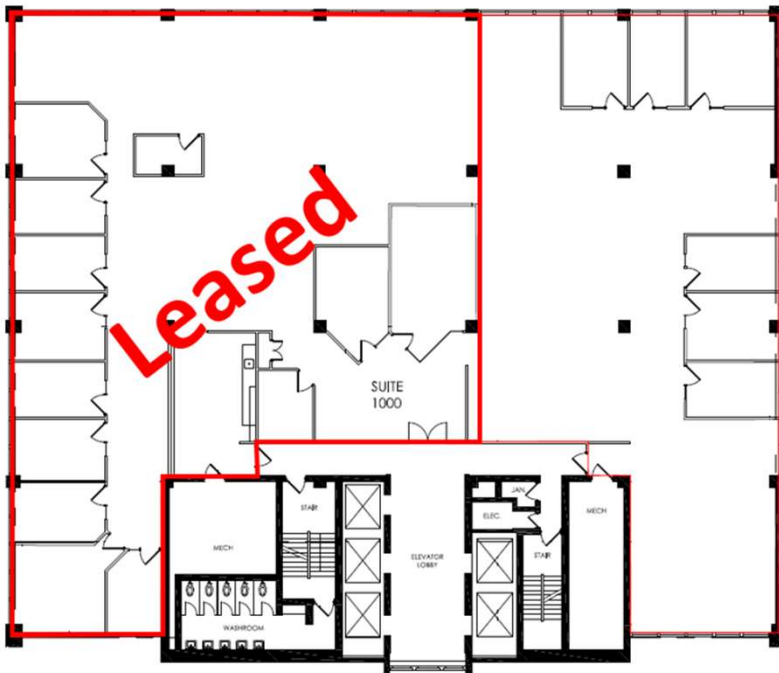
- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise
- ✓ Entire floor can be made available – 10,799 sf



Suite 900: 10,739 sf

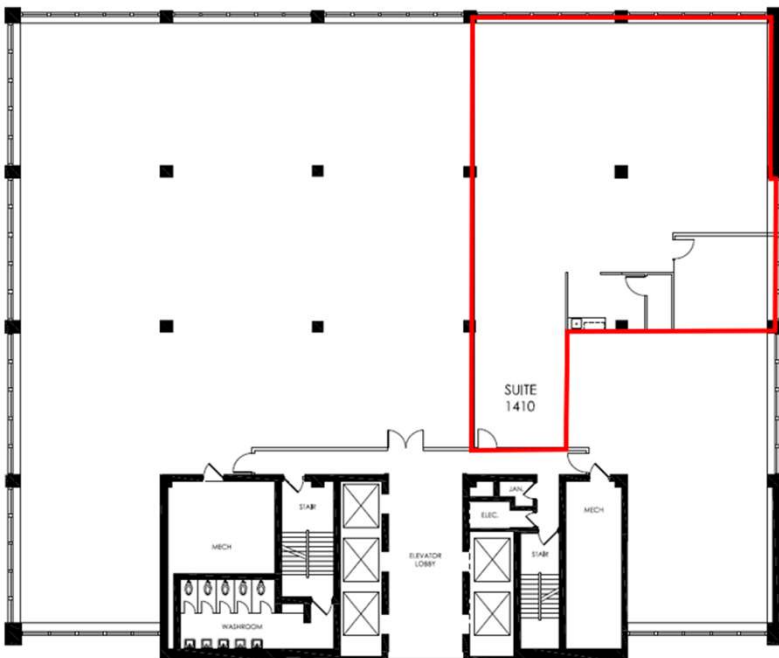
- ✓ Full floor
- ✓ Chalk line opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ LED lights

IVEAGH HOUSE: 707 7th Avenue SW



Suite 1000: 10,739 sf

- ✓ **6,000 sf Leased**
- ✓ Full floor
- ✓ Chalk line opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ Meeting room
- ✓ 15 exterior offices
- ✓ Kitchen
- ✓ IT Room

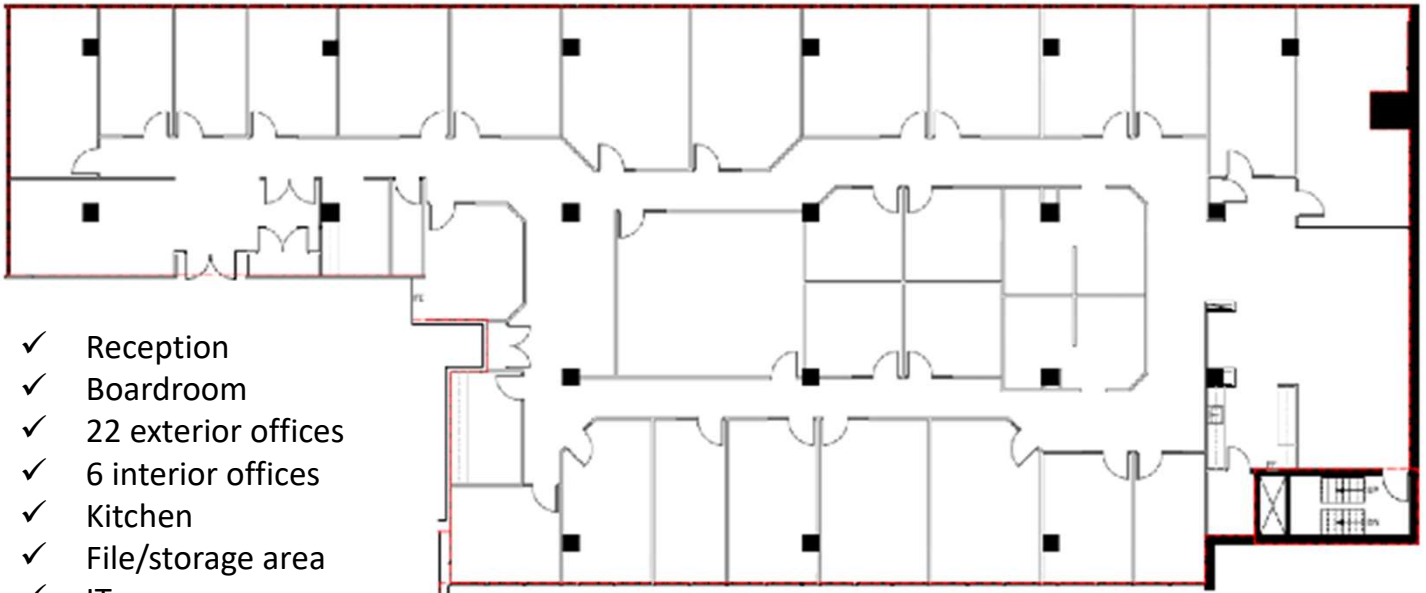


Suite 1410: 2,624 sf

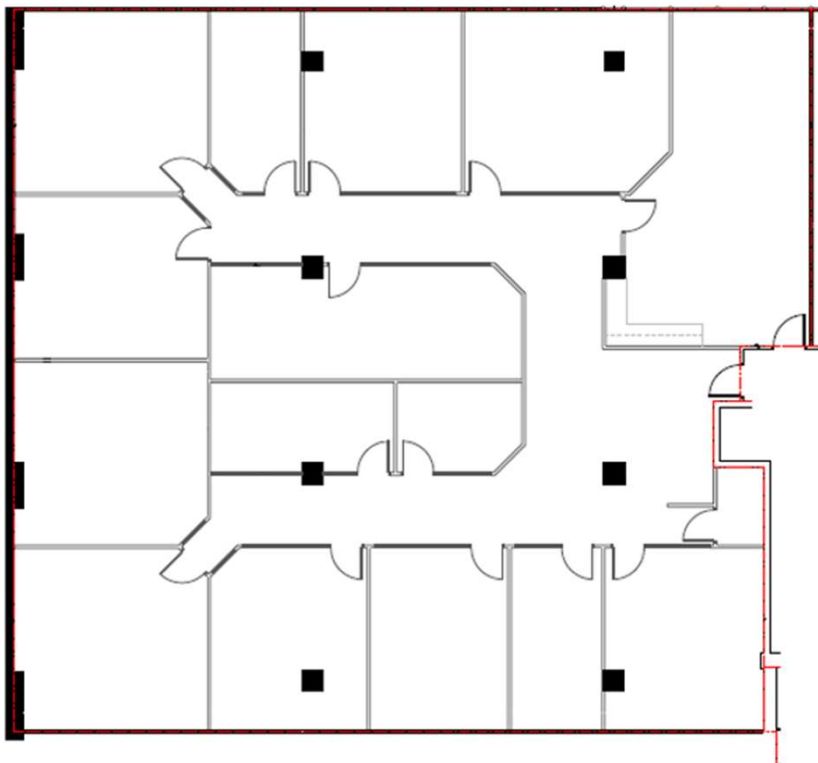
- ✓ Landlord will demise & renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

ELVEDEN HOUSE: 717 7th Avenue SW

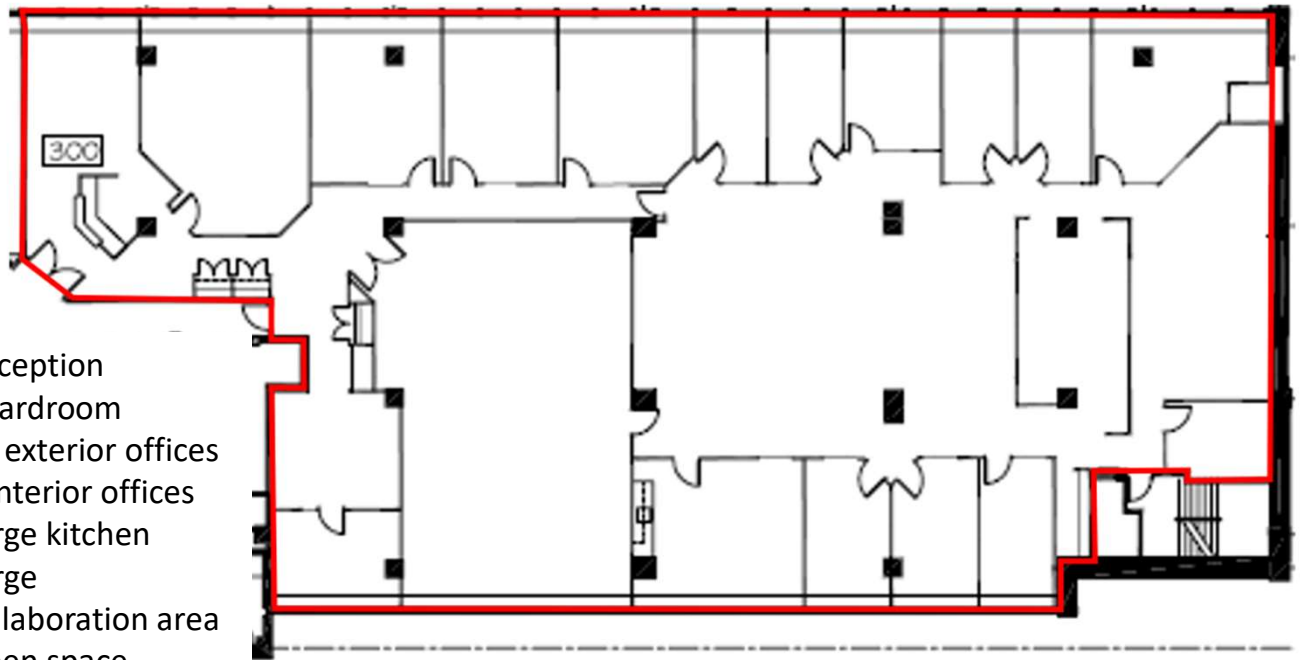
Suite 200: 10,078 sf



Suite 260: 5,846 sf



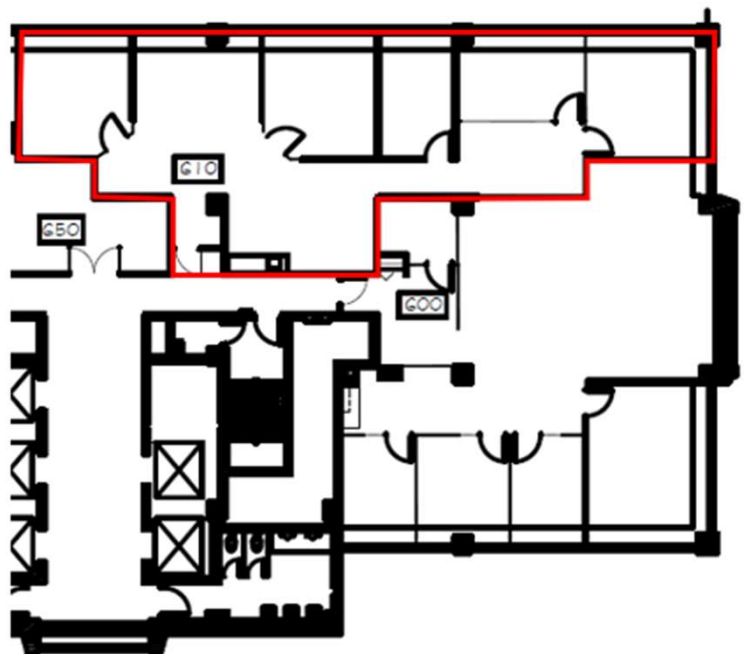
Suite 300: 9,216 sf



- ✓ Reception
- ✓ Boardroom
- ✓ 12 exterior offices
- ✓ 6 interior offices
- ✓ Large kitchen
- ✓ Large collaboration area
- ✓ Open space

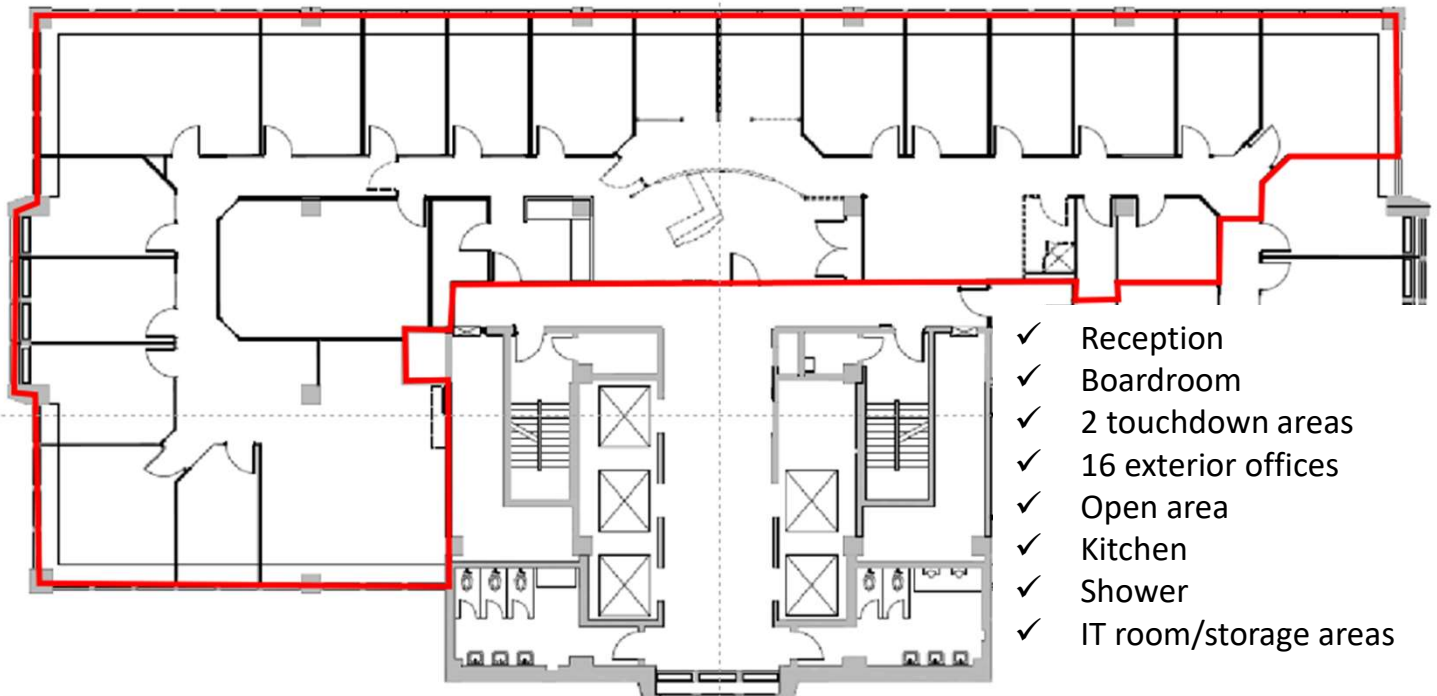
Suite 610: 1,939 sf

- ✓ **Available June 1, 2026**
- ✓ NE corner of the building
- ✓ Reception area /open area for 2 workstations/desks
- ✓ 1 Meeting Room/Office
- ✓ 4 external offices
- ✓ Open kitchen area
- ✓ LED Lights



ELVEDEN HOUSE: 717 7th Avenue SW

Suite 710: 5,323 sf



Suite 800: 3,273 sf

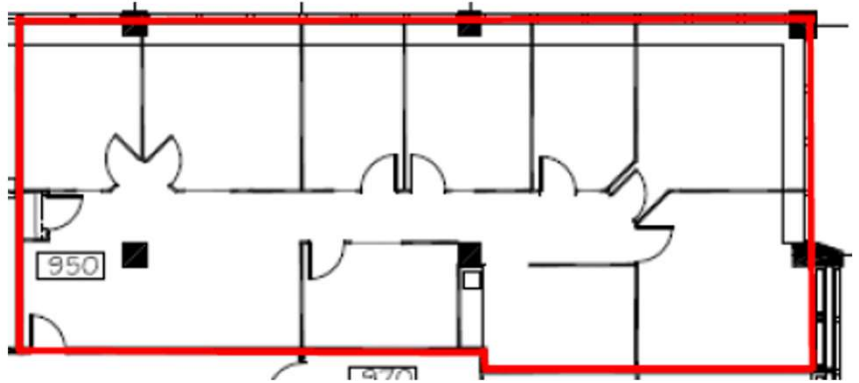
- ✓ **Available July 1, 2026**
- ✓ NW corner of the building
- ✓ Elevator lobby exposure
- ✓ Double glass door entry
- ✓ Reception area/open space
- ✓ 1 meeting room
- ✓ 7 external offices
- ✓ Kitchen
- ✓ IT/storage
- ✓ Large storage room
- ✓ LED lights



ELVEDEN HOUSE: 717 7th Avenue SW

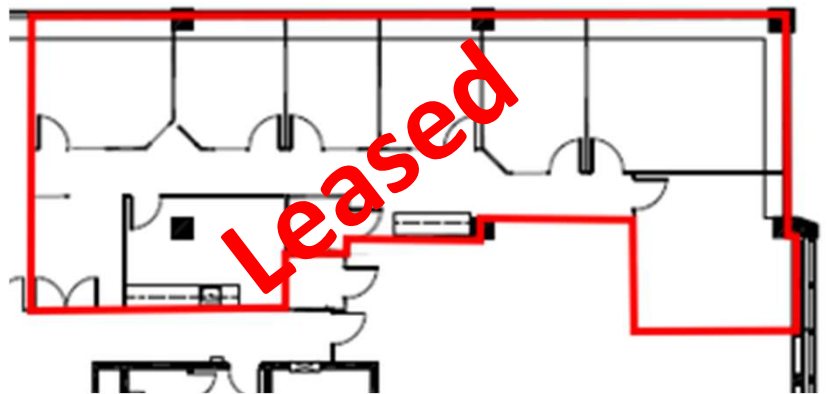
Suite 950: 2,232 sf

- ✓ **Available July 1, 2026**
- ✓ NE corner of the building
- ✓ Elevator lobby exposure
- ✓ Card reader access
- ✓ Reception/open area
- ✓ 1 meeting room
- ✓ 6 external offices
- ✓ Kitchen & IT/storage room
- ✓ LL will upgrade lights to LED with new paint & carpet



Suite 1300: 2,400 sf

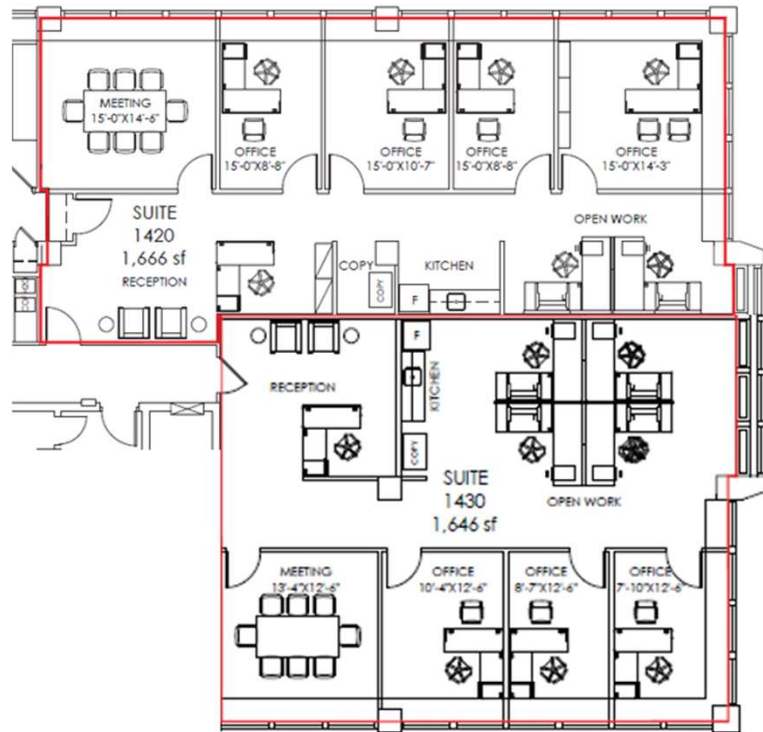
- ✓ **Leased**
- ✓ NE corner of the building
- ✓ Elevator lobby exposure
- ✓ Double glass door entry
- ✓ Card reader access
- ✓ 7 external offices (6 furnished)
- ✓ Kitchen
- ✓ Storage/IT Room
- ✓ LED lights



ELVEDEN HOUSE: 717 7th Avenue SW

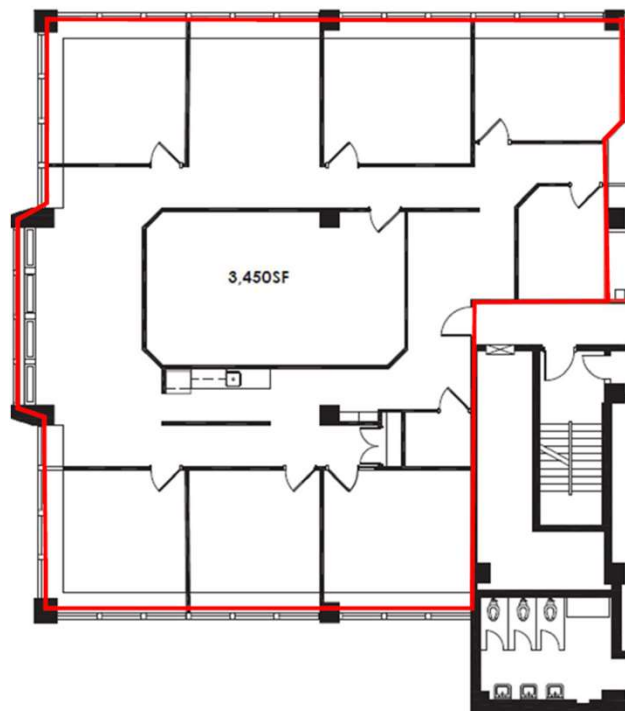
Suite 1430: 3,490 sf

- ✓ **2 Show Suites Coming Soon**
- ✓ 1,666 sf & 1,646 sf
- ✓ Timing: TBV
- ✓ Currently Base Building condition
- ✓ East side of building
- ✓ Windows on 3 sides
- ✓ Please contact for additional information

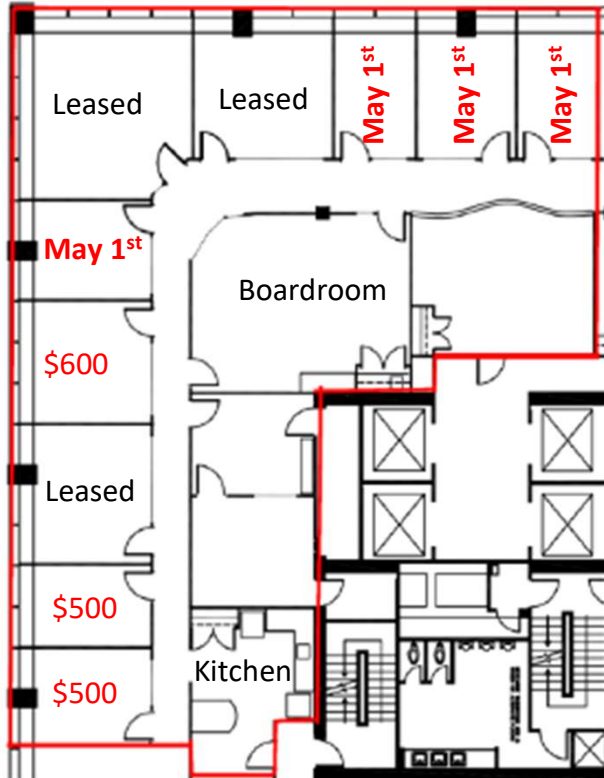


Suite 1500: 3,450 sf

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



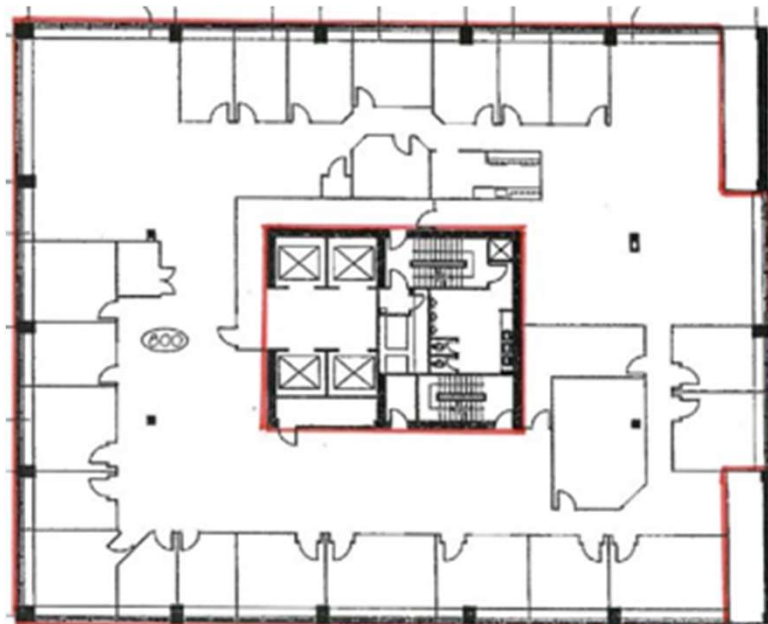
GUINNESS HOUSE: 727 7th Avenue SW



Suite 500: 4,237 sf

- ✓ Individual offices available on month to month basis
- ✓ 3 offices available immediately
- ✓ 4 offices available May 1, 2026 @ \$500 per month per office
- ✓ Lockable offices
- ✓ Shared boardroom
- ✓ Shared kitchen

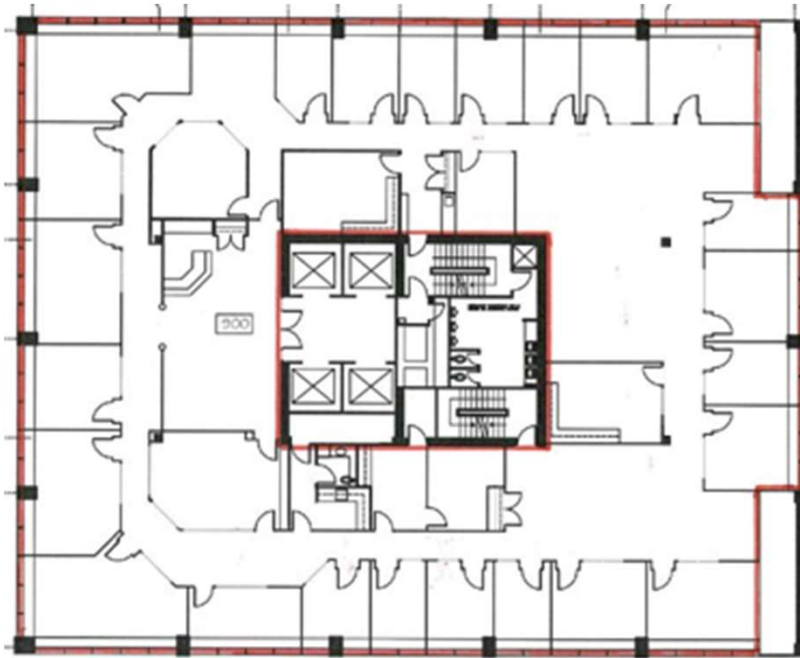
- ✓ Move-in ready
- ✓ Elevator exposure
- ✓ Reception
- ✓ Boardroom
- ✓ 10 exterior offices
- ✓ Kitchen with appliances
- ✓ LED Lights



Suite 800: 10,903 sf

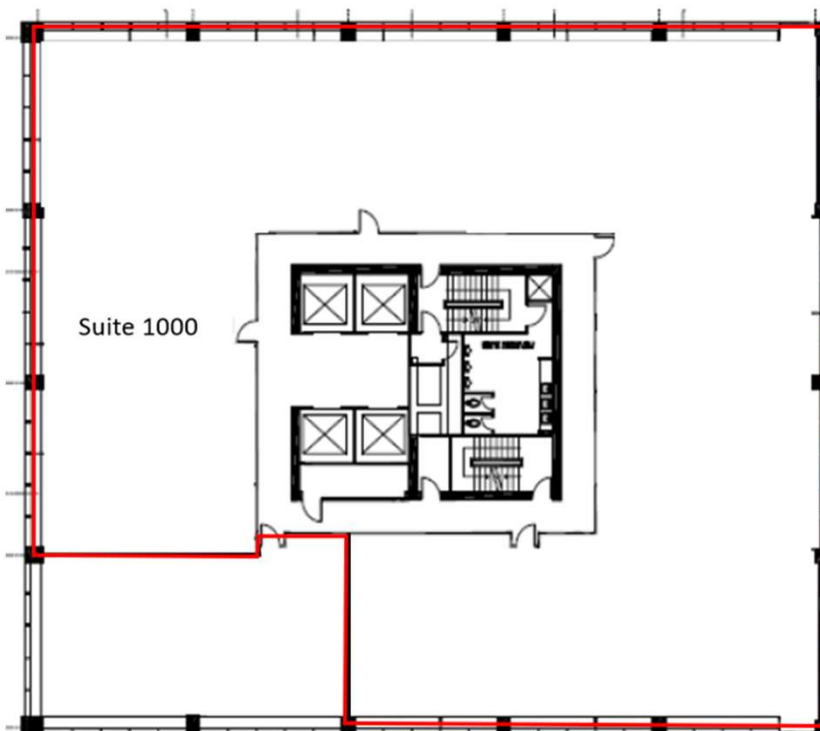
- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 900: 10,903 sf

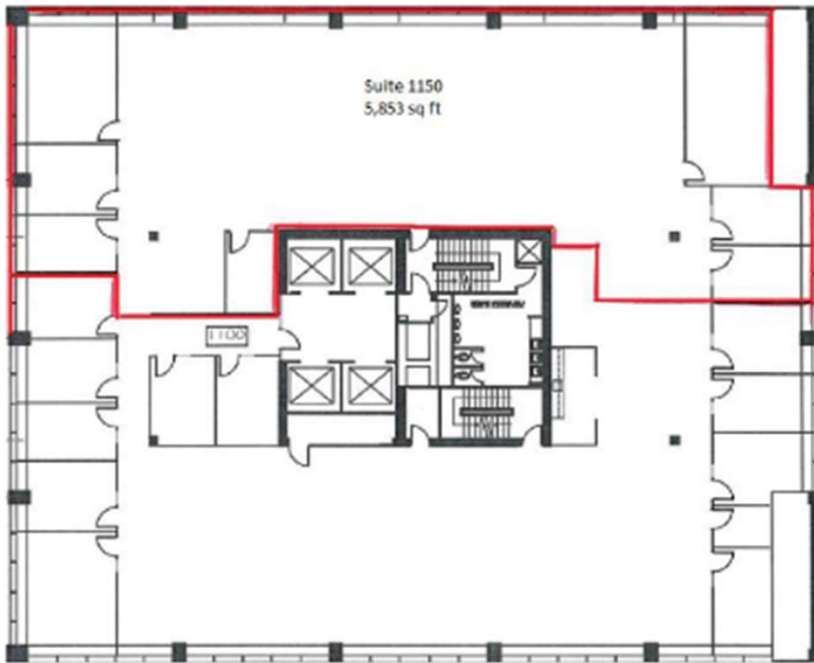
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



Suite 1000: 9,429 sf

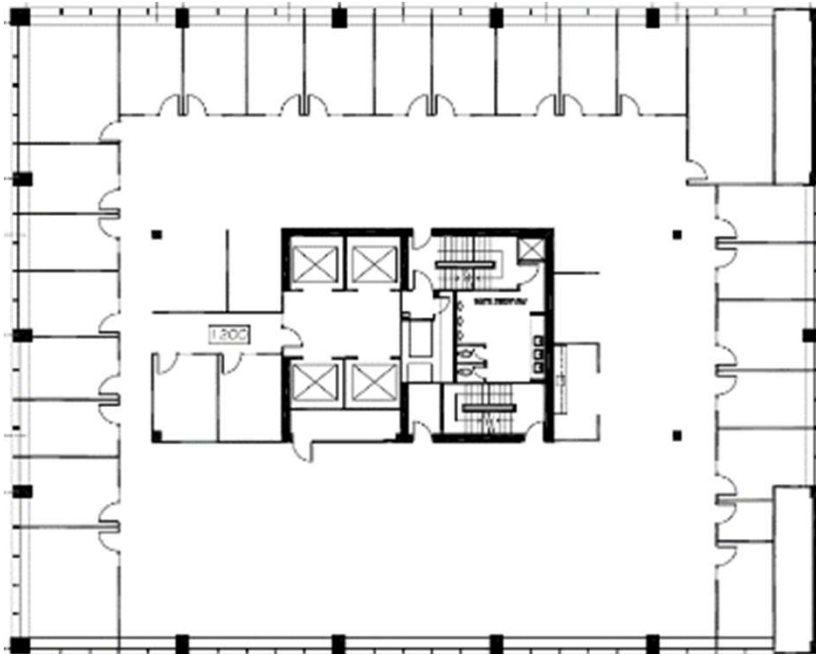
- ✓ Base building condition
- ✓ Please contact for additional information

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1150: 5,853 sf

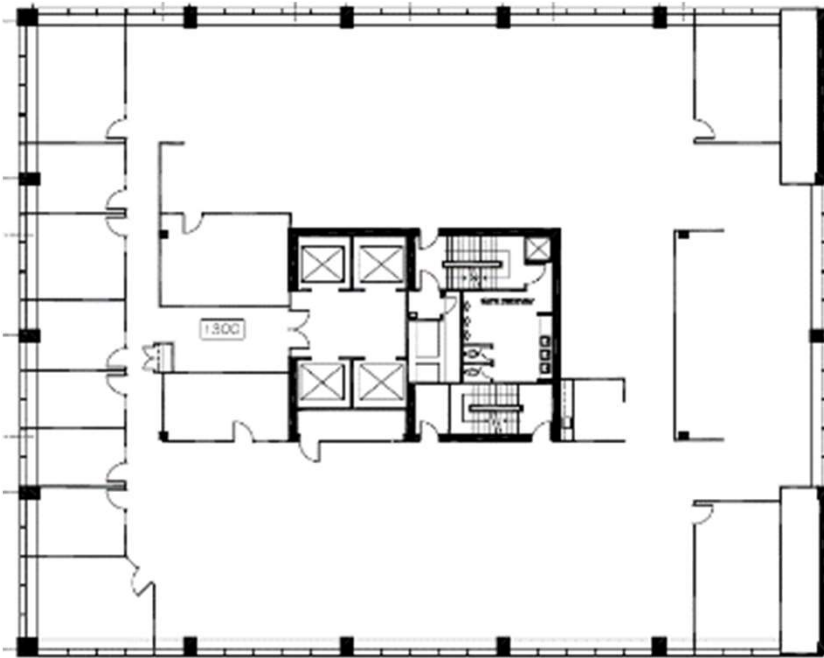
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



Suite 1200: 10,853 sf

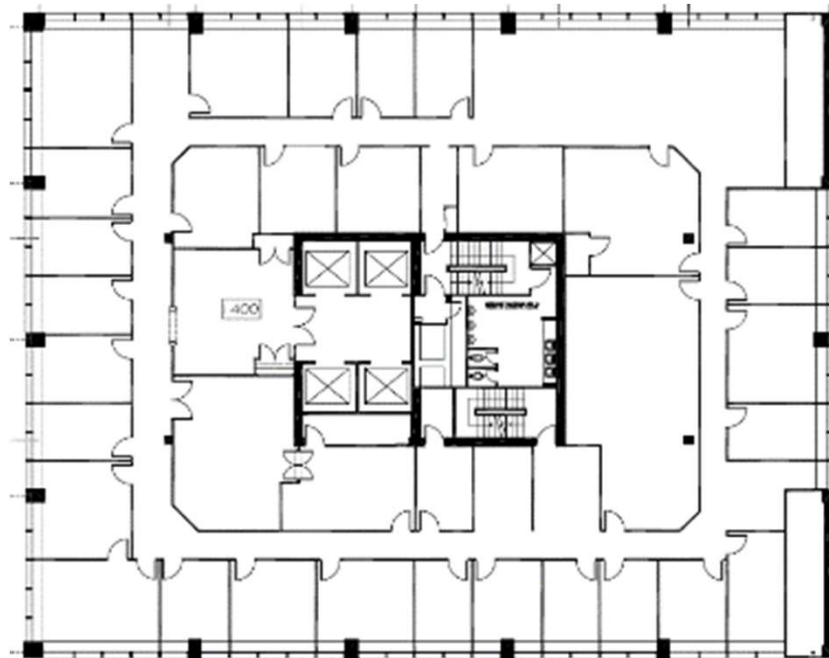
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1300: 10,853 sf

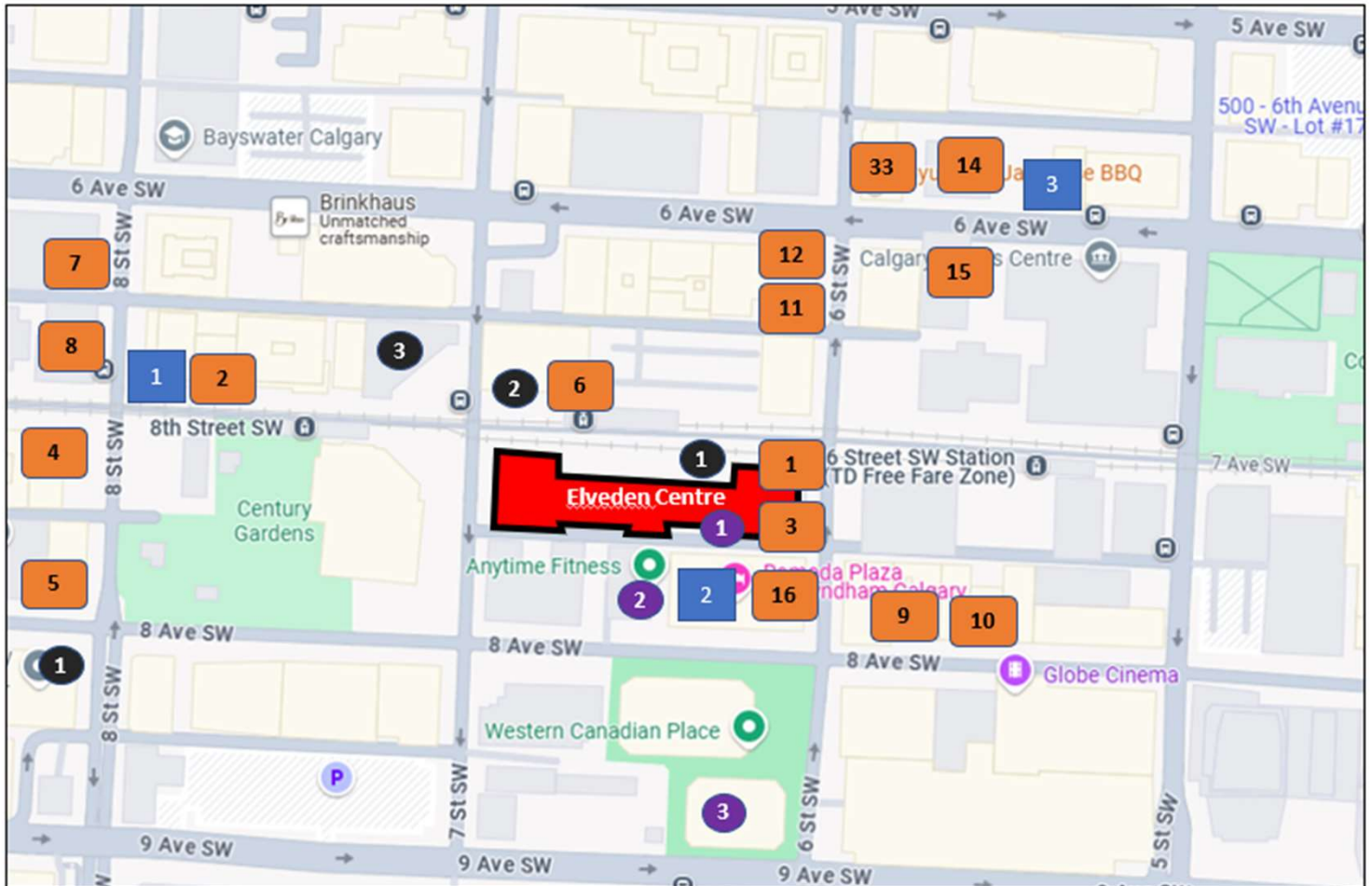
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ Large open area for workstations
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



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 D&N Kitchen | 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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 Director of Leasing
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 VP Real Estate Services
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