

**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 **26,127 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.

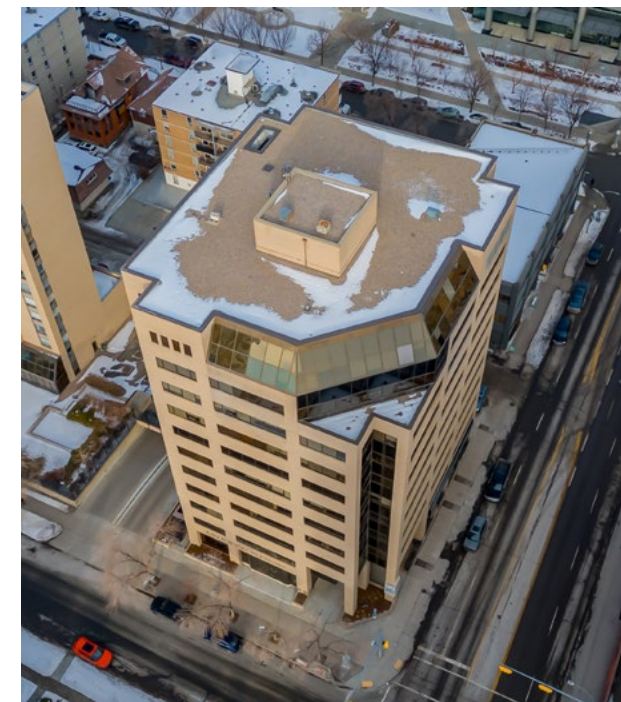
Nestled in the vibrant Beltline district, Dorchester Square enjoys close proximity to restaurants, retail shops, and public transit, fostering a dynamic work environment for both tenants and visitors. Its central location is within walking distance of Downtown Calgary and 17th Avenue SW, offering a perfect 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	1:741 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	6,310 sf	Q3 2026	-
300	1,612 sf	Immediately	-
400	5,377 sf	August 2026	-
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



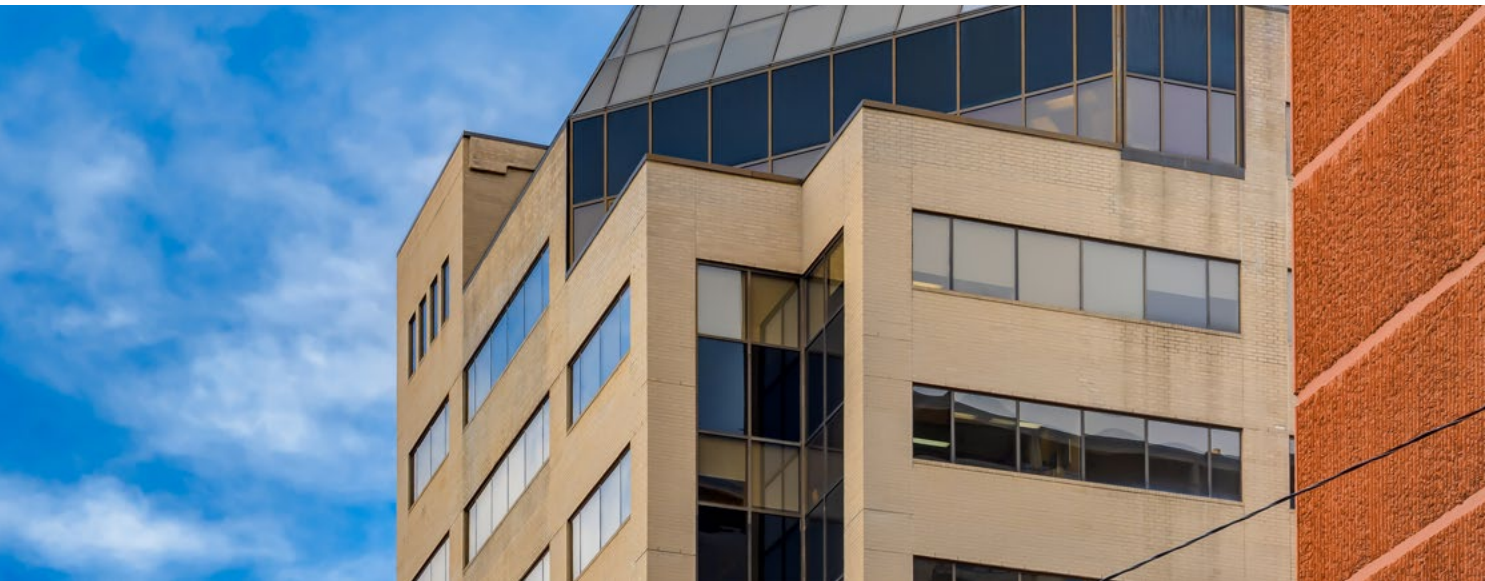
New Exterior & Building Lobby

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.

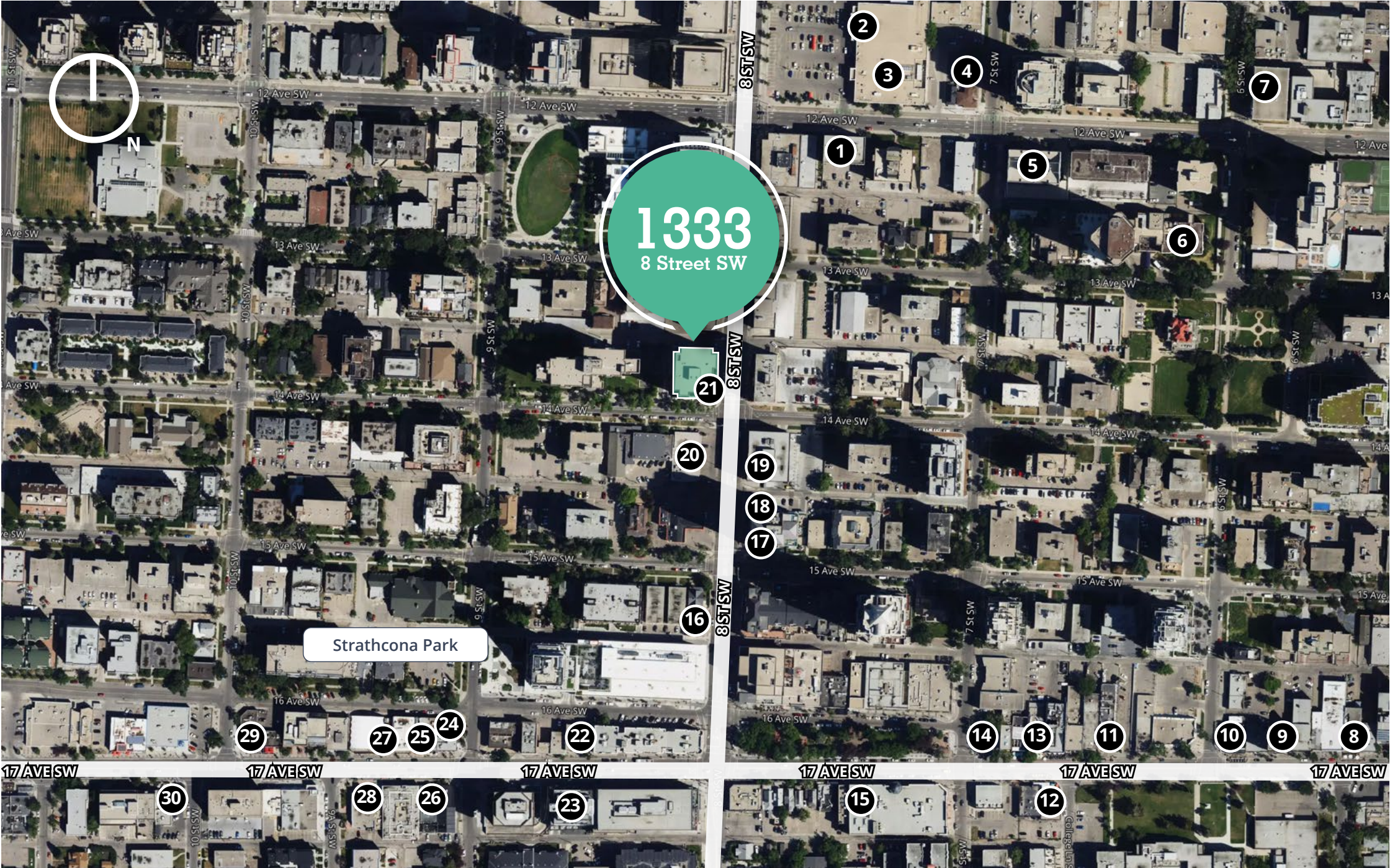


*Renderings of main floor and building exterior are subject to change. Final design may vary.



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



Contact for more information

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