

OFFICE  
SPACE  
FOR  
LEASE

# elveden centre

E S T A N C I A  
INVESTMENTS INC.

EXCELLENT LOCATION | ATTRACTIVE RATES | LOW OPERATING COSTS



## Property Information

Municipal Address:	707 - 727 7th Ave SW, Calgary, AB
Areas Available:	Various size spaces from 1,500 sq ft to 70,000 sq ft.
Operating Costs:	\$15.25 per sq ft
Net Rent:	Rent-Negotiable Available Immediately

## Additional Information

- Adjacent to three (3) LRT stations on 7th Ave SW within two (2) minute walk.
- Parking-abundant underground parking available in complex and in adjacent parkade.
- Three tower complex of 450,000 square feet
- Plus 15 Connection
- Renovated Lobbies and Washrooms
- Very Efficient Spaces
- Excellent access in and out of downtown
- Close to numerous restaurants, shops and services.

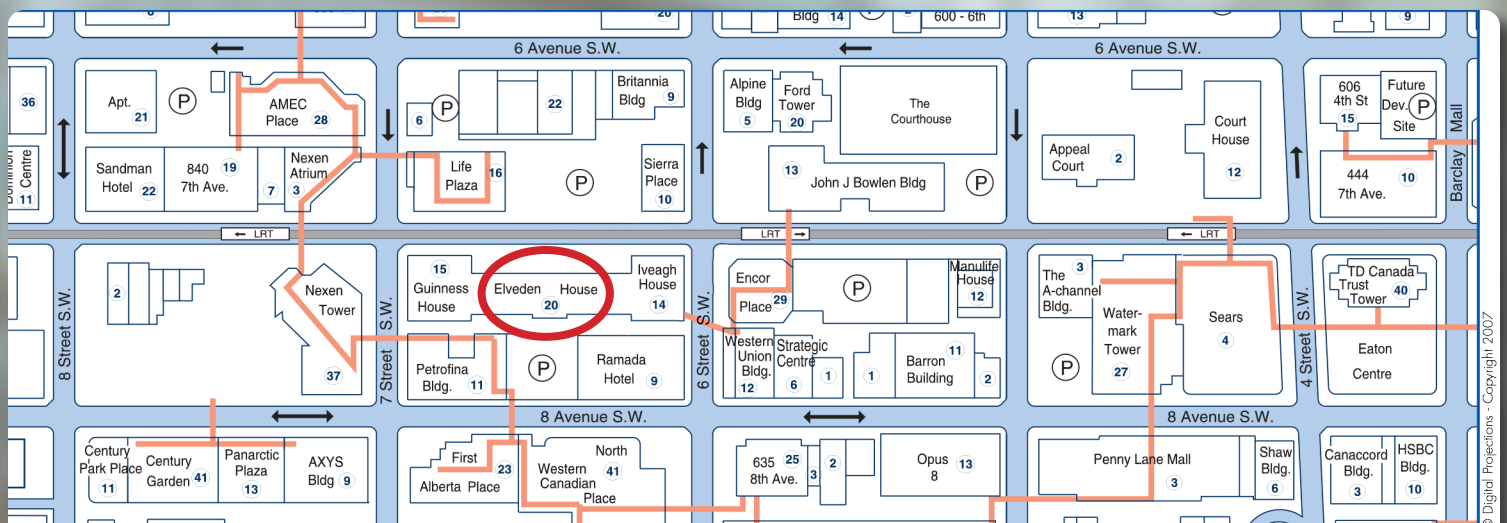
For more information or to view, please contact:

Andrew Borle | [aborle@estancia.ca](mailto:aborle@estancia.ca) | (403) 269 - 4381  
[www.estancia.ca](http://www.estancia.ca)  
#450, 707 - 7th Ave S.W.  
Calgary, AB T2P 3H6





# Elveden Centre located at #707-727 7th Ave SW, Calgary AB



## MAP LEGEND

14 NUMBER OF FLOORS

+15

..... PROPOSED +15

— LRT

→ RAILROAD

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.