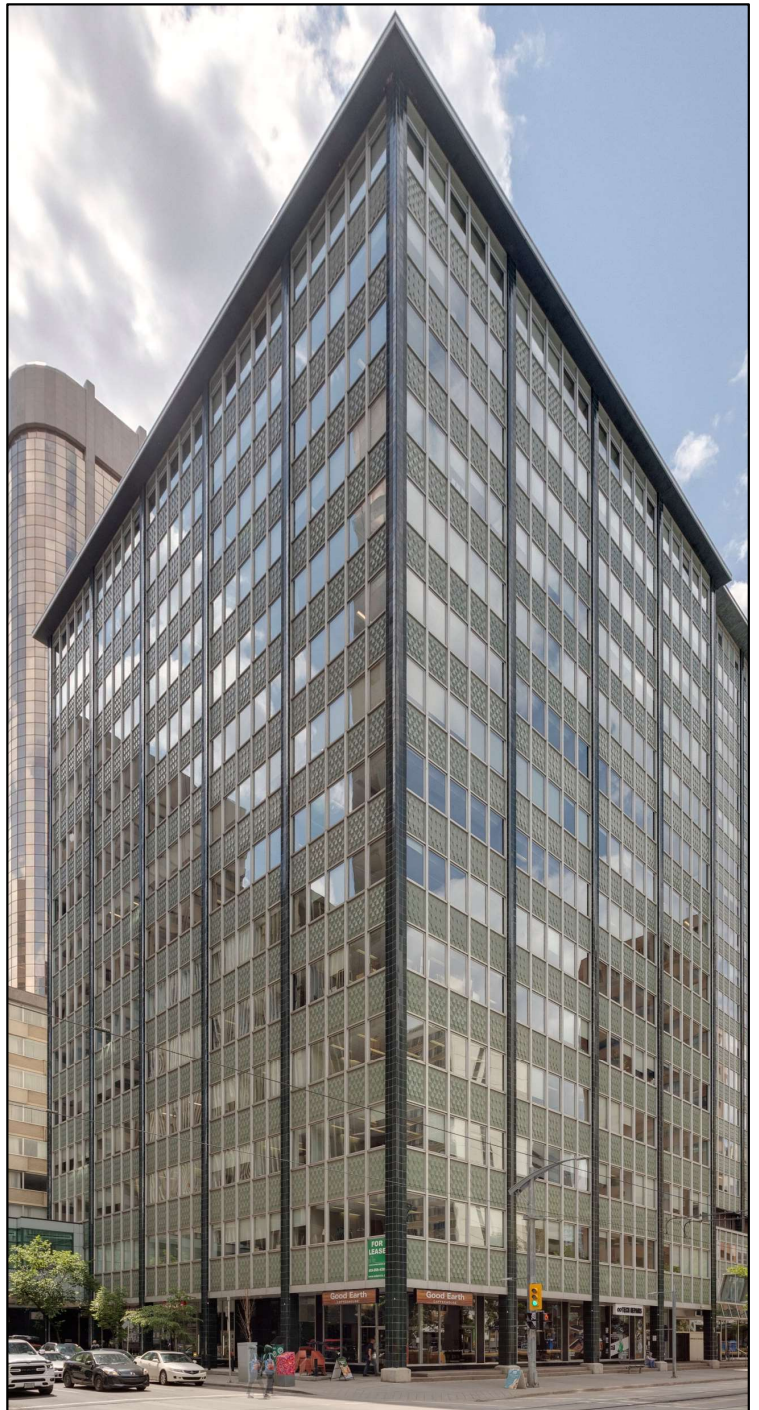


OFFICE SPACE FOR LEASE

ELVEDEN CENTRE

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

**NEW RESTAURANT
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 – March 2026

Iveagh House: 707 7th Avenue SW

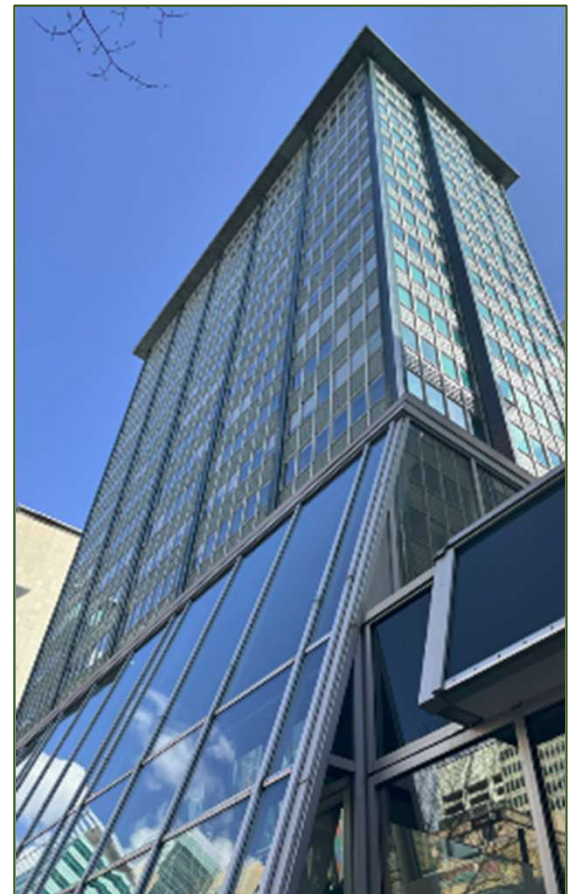
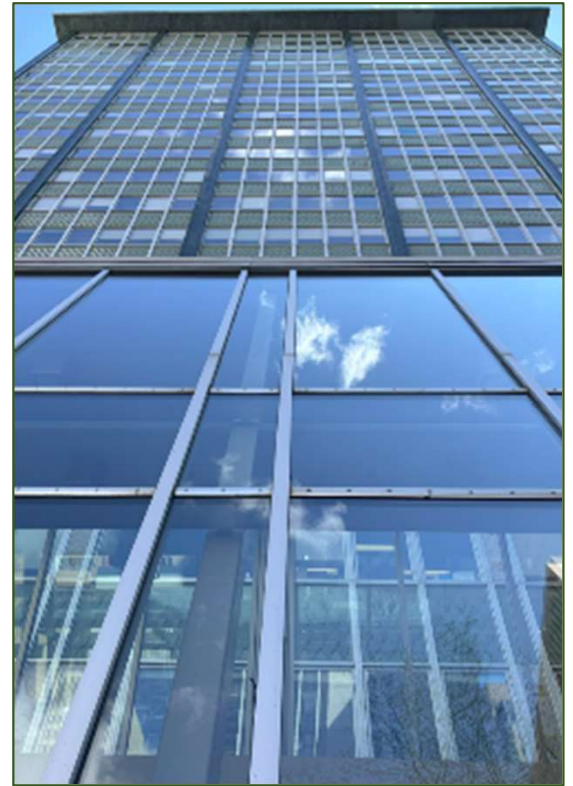
Suite	Area	Available	Comment
Suite 410	1,694 sf	Immediately	Move-in Ready, 4 Offices
Suite 650	6,500 sf	Immediately	Show Suite, Chalk Line Opportunity
Suite 750	6,799 sf	Immediately	Landlord will Demise
Suite 900	10,739 sf	Immediately	Full Floor, Chalk Line Opportunity
Suite 1000	10,739 sf	Immediately	Full Floor, Chalk Line 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 sf	Immediately	Large Offices/Training Rooms
Suite 300	9,216 sf	Immediately	Offices/ Open Area
Suite 710	5,323 sf	Immediately	Office Intensive
Suite 1300	2,400 sf	Immediately	Move-in Ready , 7 Furnished Offices
Suite 1430	3,490 sf	Immediately	Base Building Condition
Suite 1500	3,450 sf	Immediately	Landlord will Renovate

Guinness House: 727 7th Avenue SW

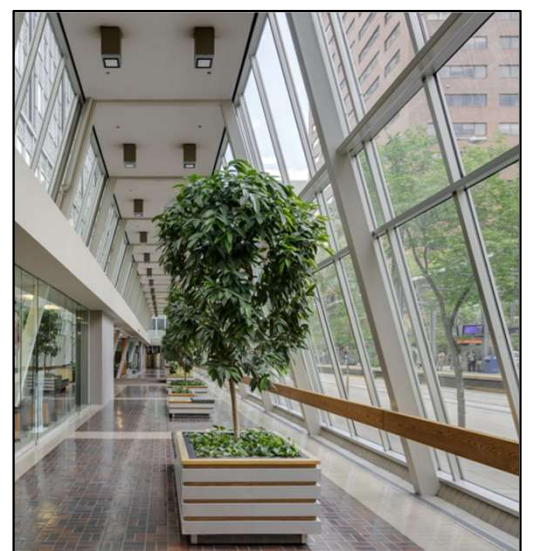
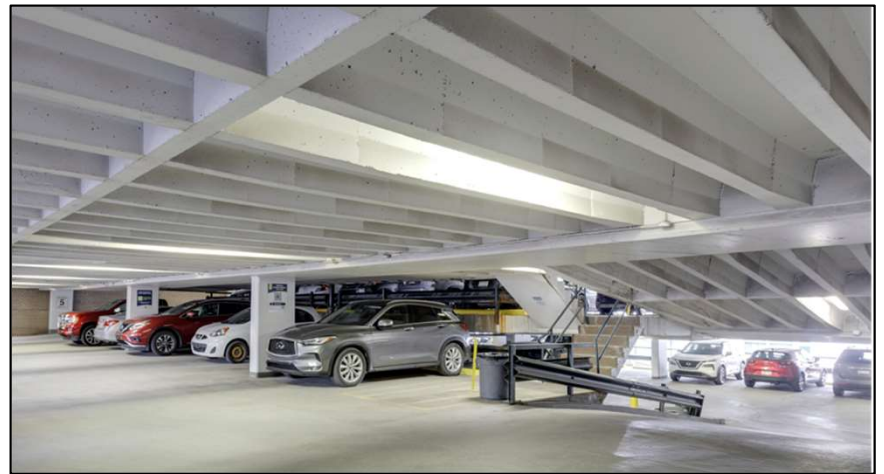
Suite	Area	Available	Comment
Suite 500	Individual Offices	Immediately	Individual Offices Available - Only 3 Remain
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	Full Floor Opportunity
Suite 1000	9,429 sf	Immediately	Base Building Condition
Suite 1150	5,372 sf	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

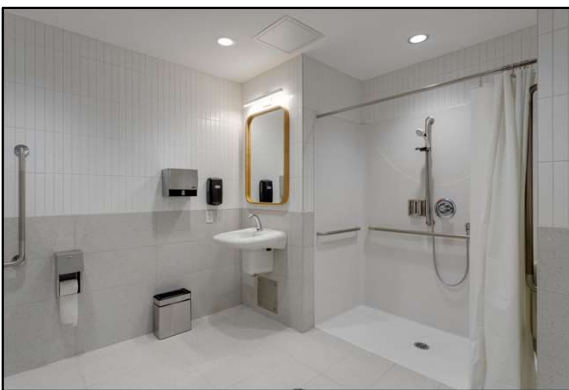
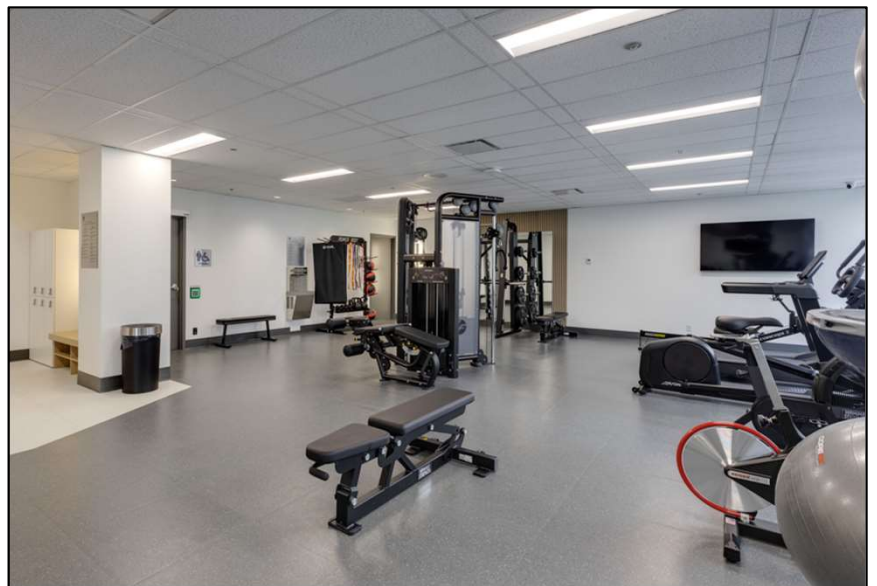
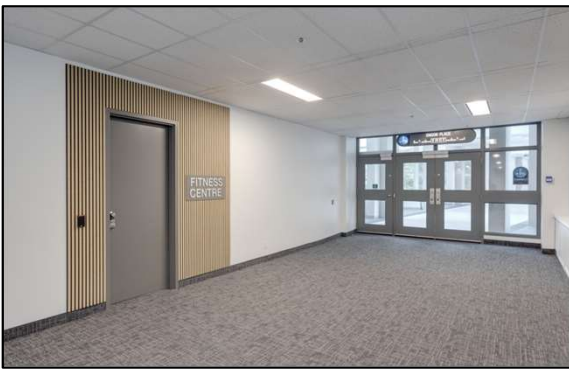
- **Iveagh House: 707 – 7th Ave. SW**
14 Floors | Floor Plate: 10,868 sf
 - ✓ New Fitness Centre
 - ✓ Secured bicycle parking
- **Elveden House: 717 – 7th Ave. SW**
20 Floors | Floor Plate: 7,800 sf
 - ✓ Underground parking
 - ✓ Parking deck located on 8th Avenue SW
- **Guinness House: 727 – 7th Ave. 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 !

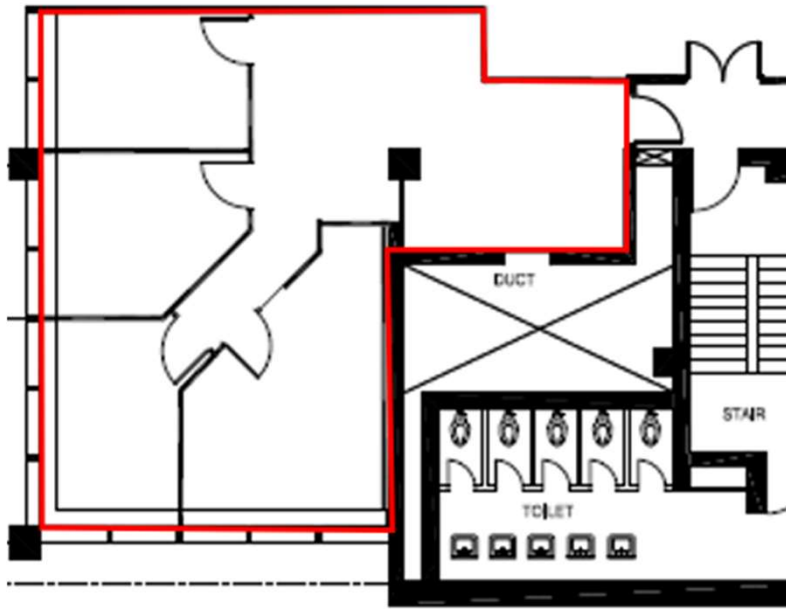
ELVEDEN CENTRE: Ground Floor Tenants

- **D&N Kitchen Now Open**
- 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



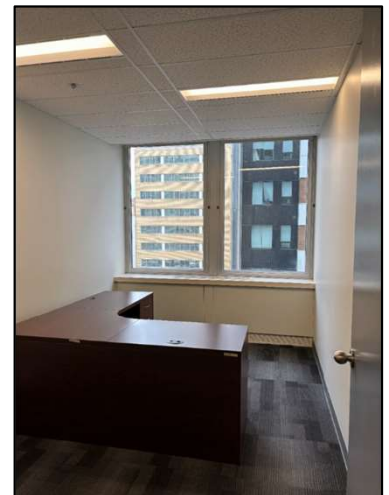
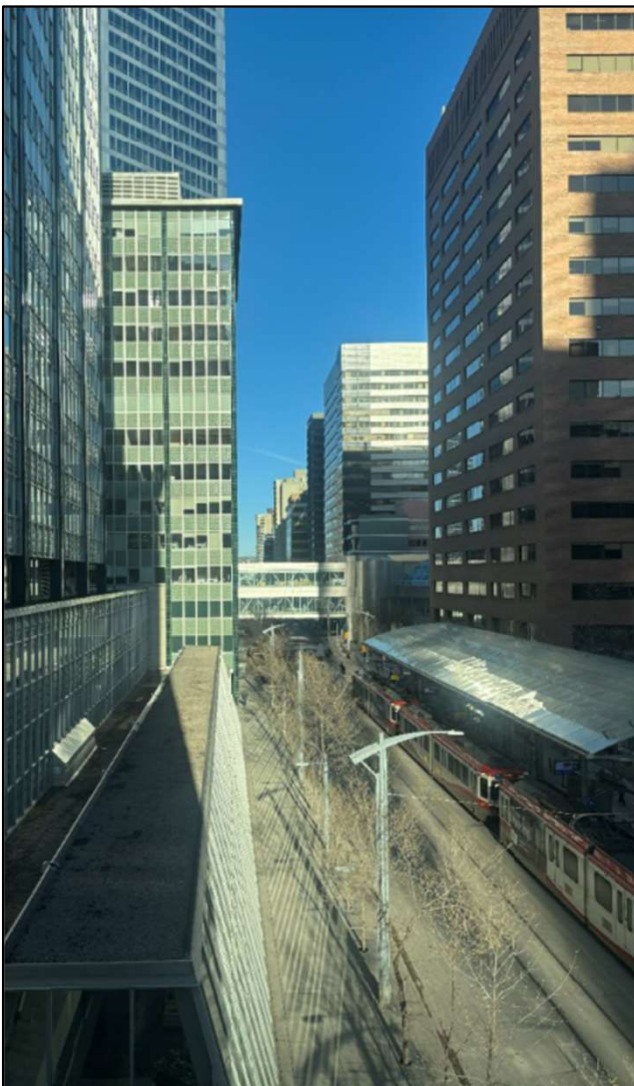
Ground Floor Retail/Office Opportunities are available For Lease. Please contact us for more information.

IVEAGH HOUSE: 707 7th Avenue SW

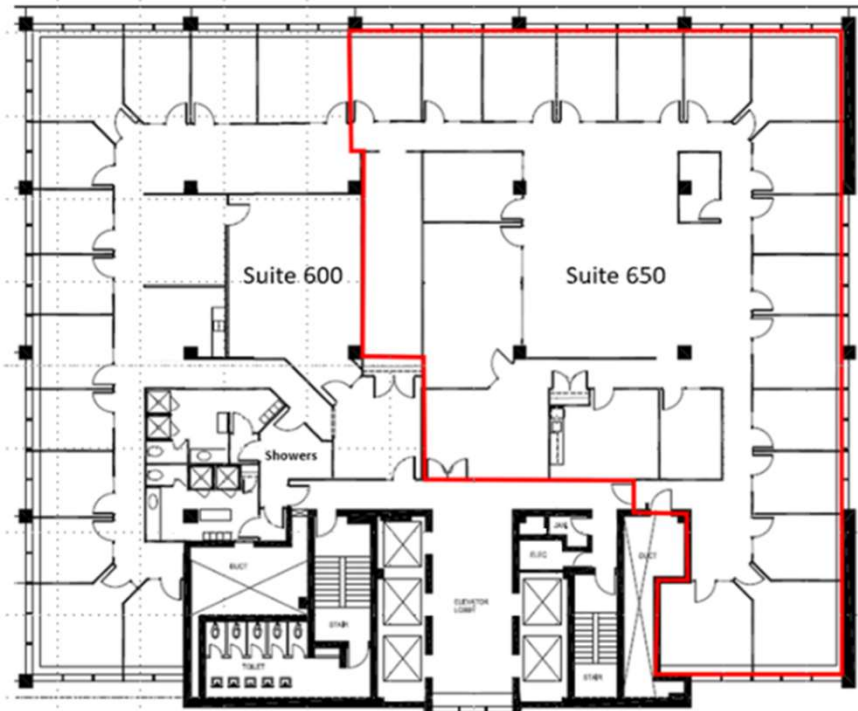


Suite 410: 1,694 sf

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



IVEAGH HOUSE: 707 7th Avenue SW

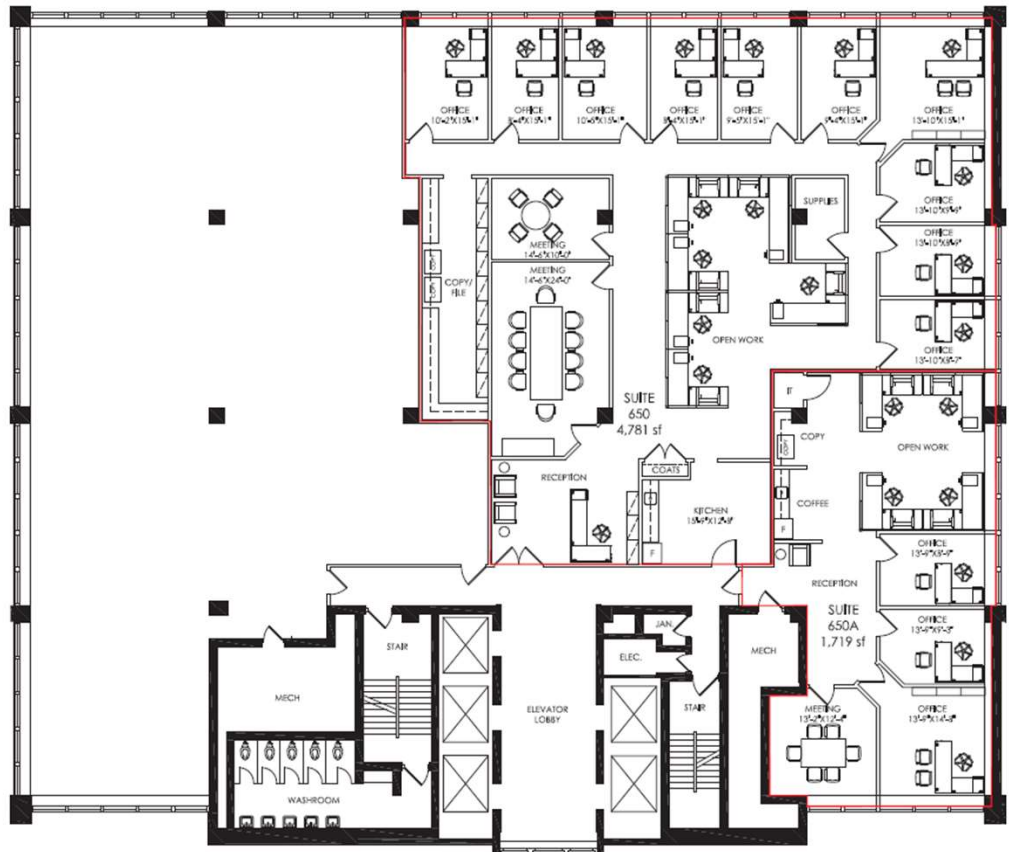


Suite 650: 6,500 sf

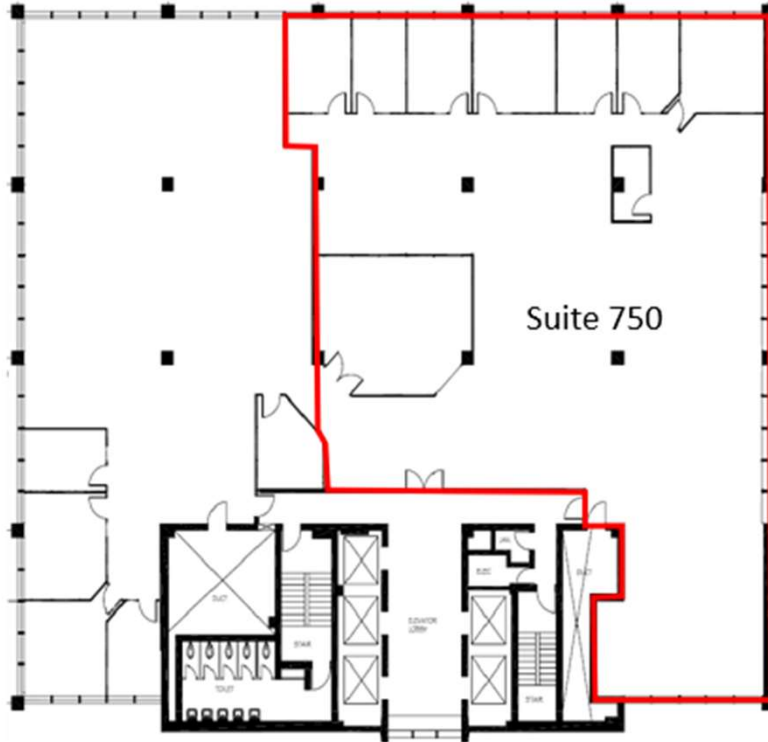
- ✓ **New Show Suite**
- ✓ **Paint, new carpet and kitchen upgrade**
- ✓ Move-in ready
- ✓ Reception
- ✓ Meeting room
- ✓ 14 exterior offices
- ✓ 4 interior office
- ✓ Open area
- ✓ Kitchen
- ✓ LED lights



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



IVEAGH HOUSE: 707 7th Avenue SW



Suite 750: 6,799 sf

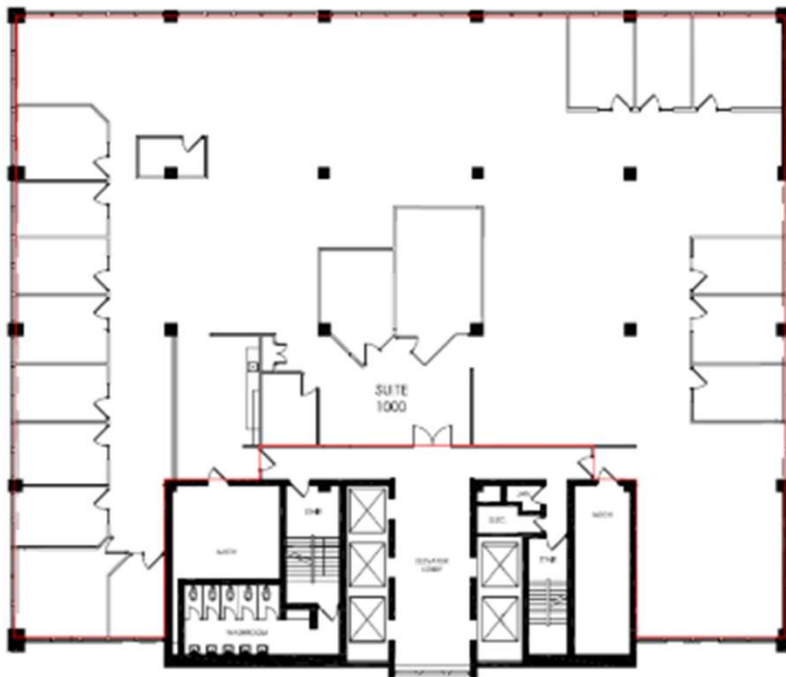
- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise



Suite 900: 10,739 sf

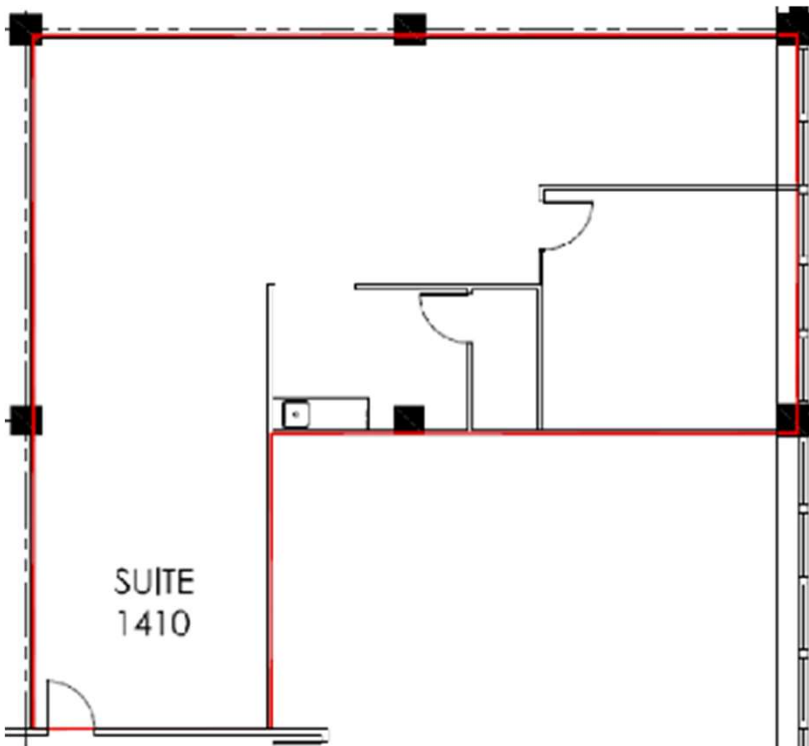
- ✓ Full floor
- ✓ Chalk line opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ LED Lights

IVEAGH HOUSE: 707 7th Avenue SW



Suite 1000: 10,739 sf

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

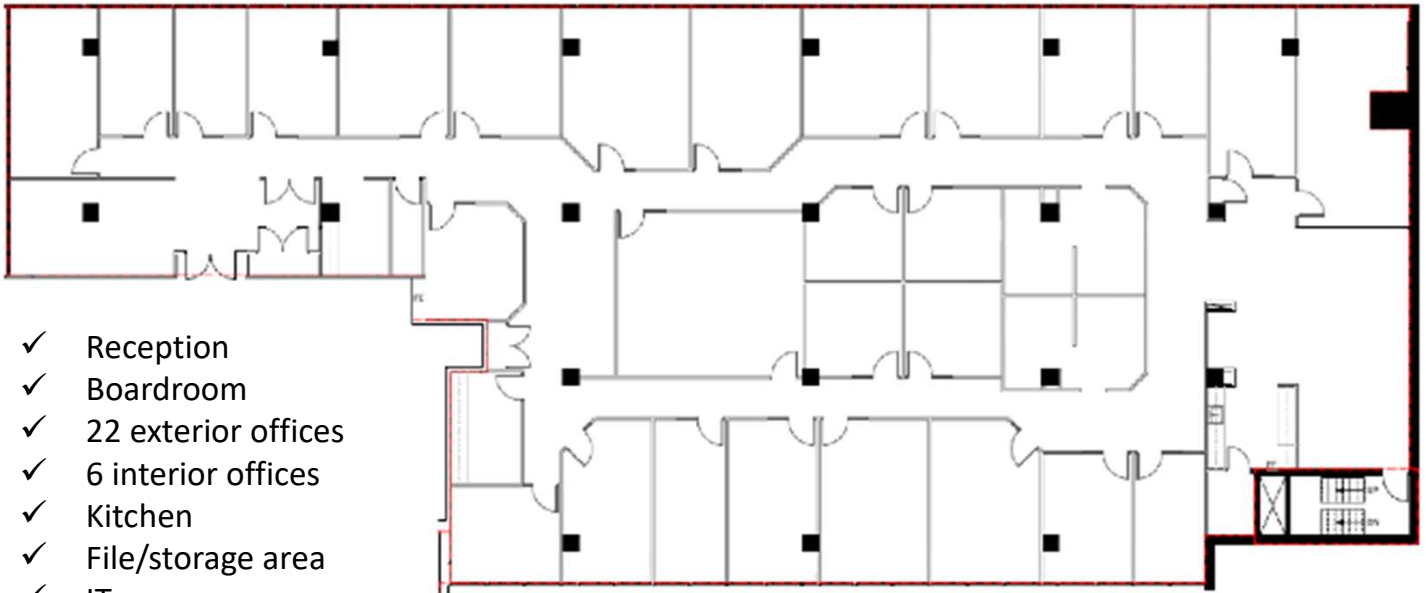


Suite 1410: 1,624 sf

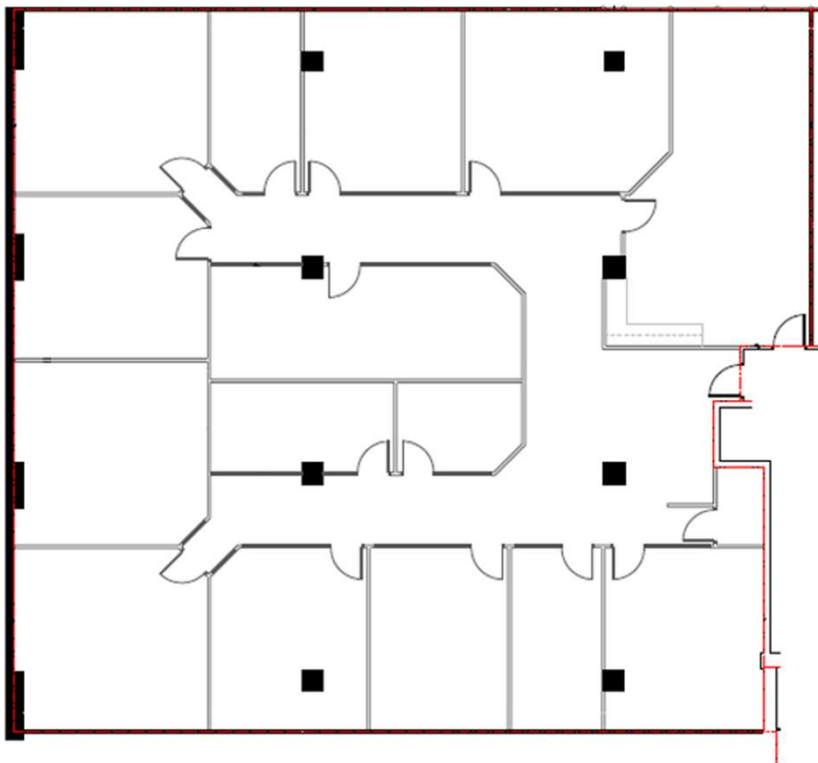
- ✓ Landlord will renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

ELVEDEN HOUSE: 717 7th Avenue SW

Suite 200: 10,078 sf

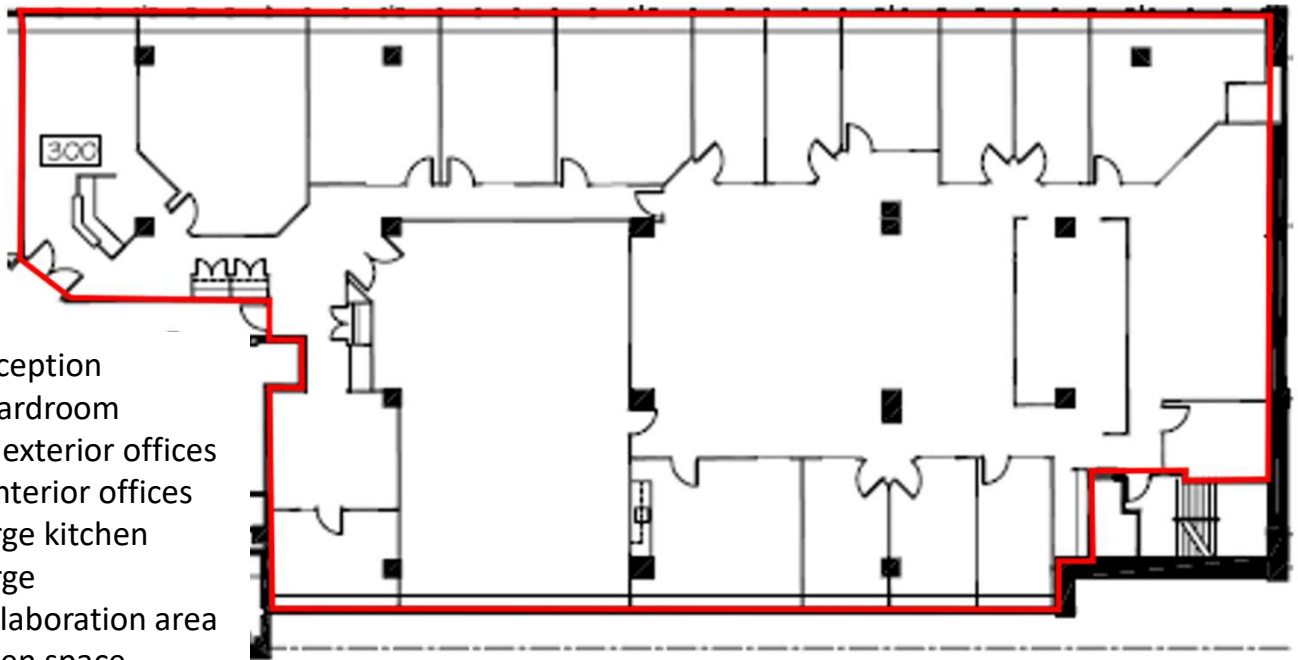


Suite 260: 5,846 sf



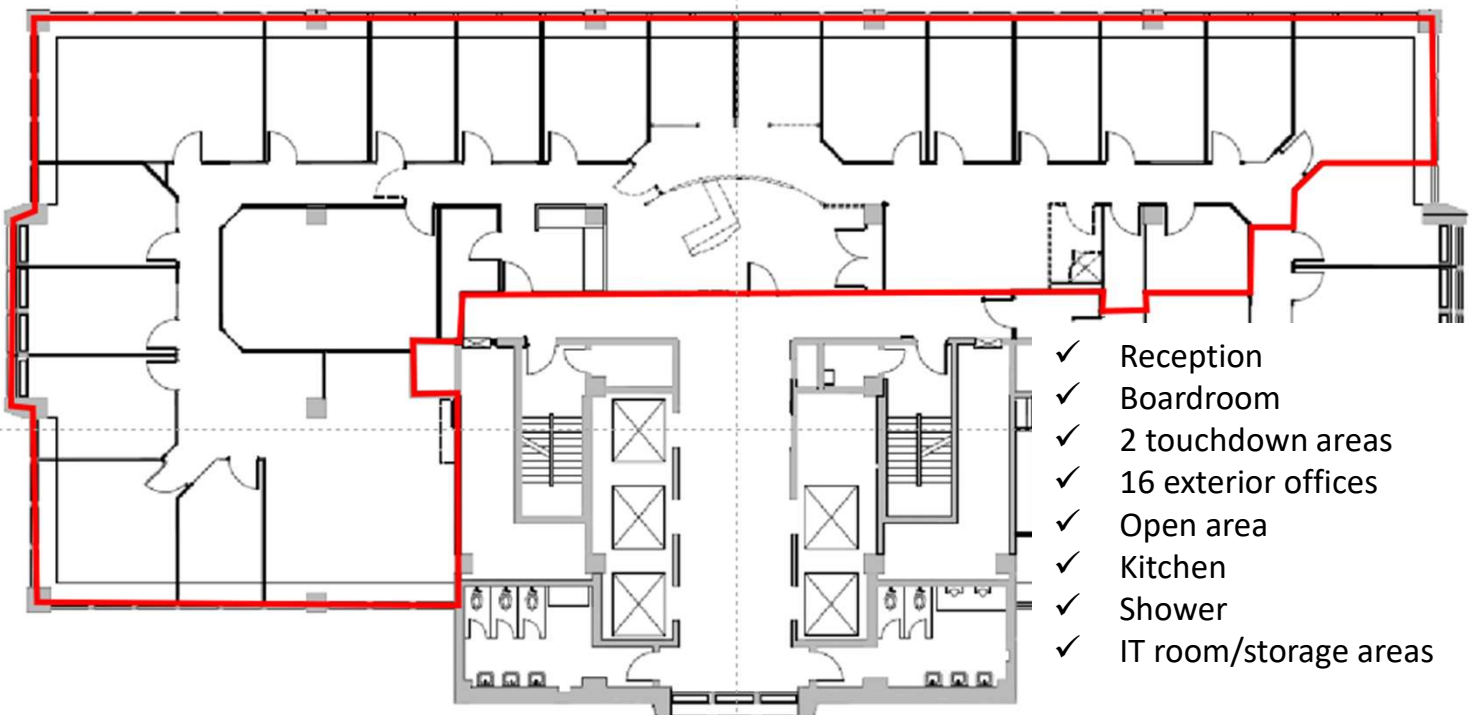
ELVEDEN HOUSE: 717 7th Avenue SW

Suite 300: 9,216 sf



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

Suite 710: 5,323 sf

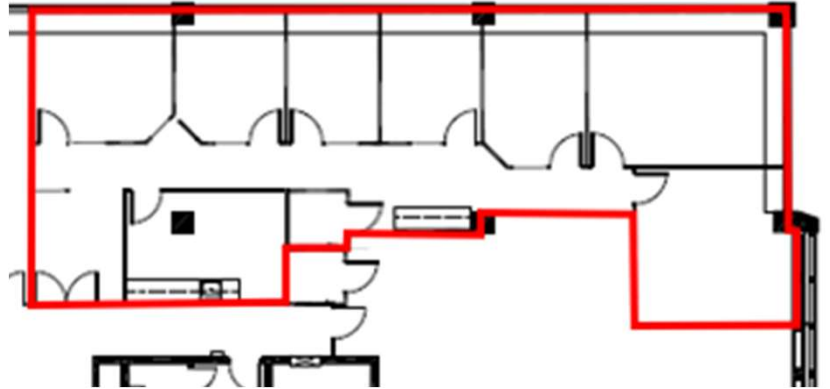


- ✓ Reception
- ✓ Boardroom
- ✓ 2 touchdown areas
- ✓ 16 exterior offices
- ✓ Open area
- ✓ Kitchen
- ✓ Shower
- ✓ IT room/storage areas

ELVEDEN HOUSE: 717 7th Avenue SW

Suite 1300: 2,400 sf

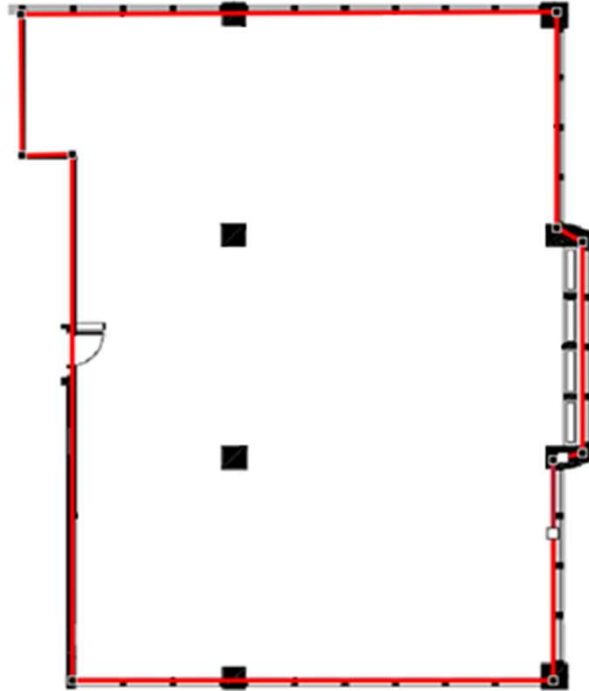
- ✓ **Move-in ready**
- ✓ NE corner of the building
- ✓ Elevator lobby exposure
- ✓ Double glass door entry
- ✓ Card reader access
- ✓ 7 external offices (6 furnished)
- ✓ Kitchen
- ✓ Storage/IT Room
- ✓ LED lights



ELVEDEN HOUSE: 717 7th Avenue SW

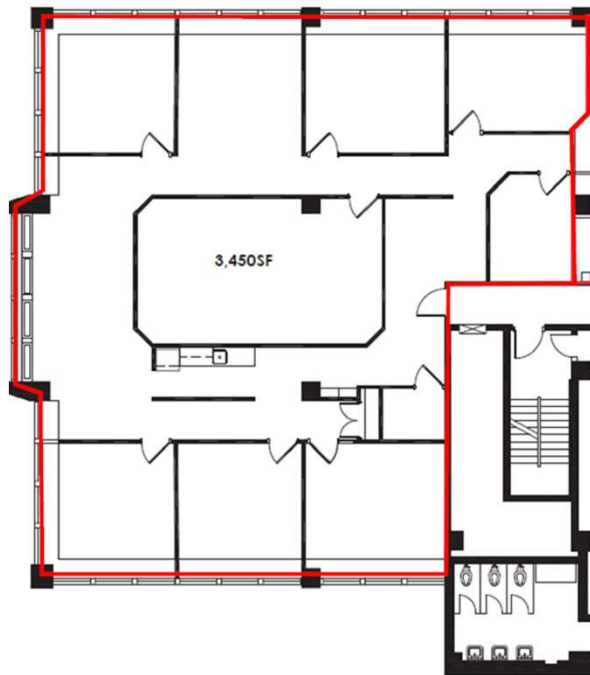
Suite 1430: 3,490 sf

- ✓ Base Building condition
- ✓ East side of building
- ✓ Windows on 3 sides
- ✓ Please contact for additional information
- ✓ Landlord will turnkey

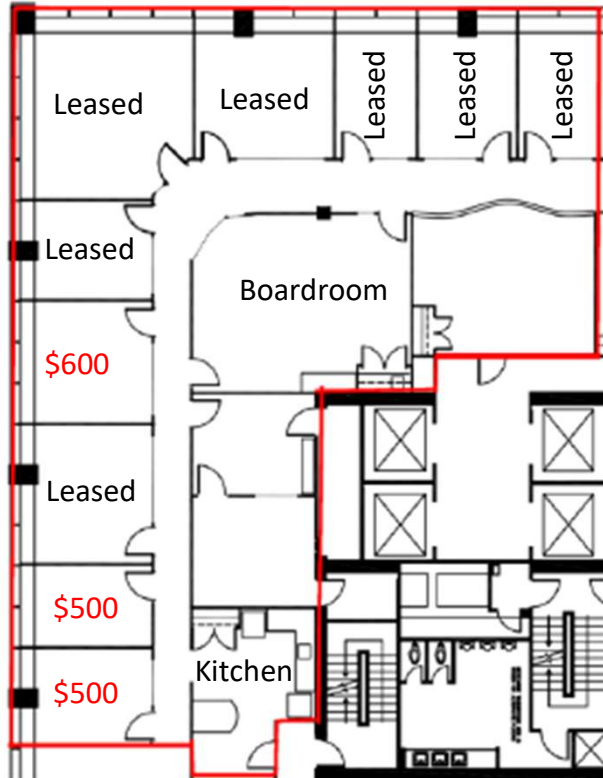


Suite 1500: 3,450 sf

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

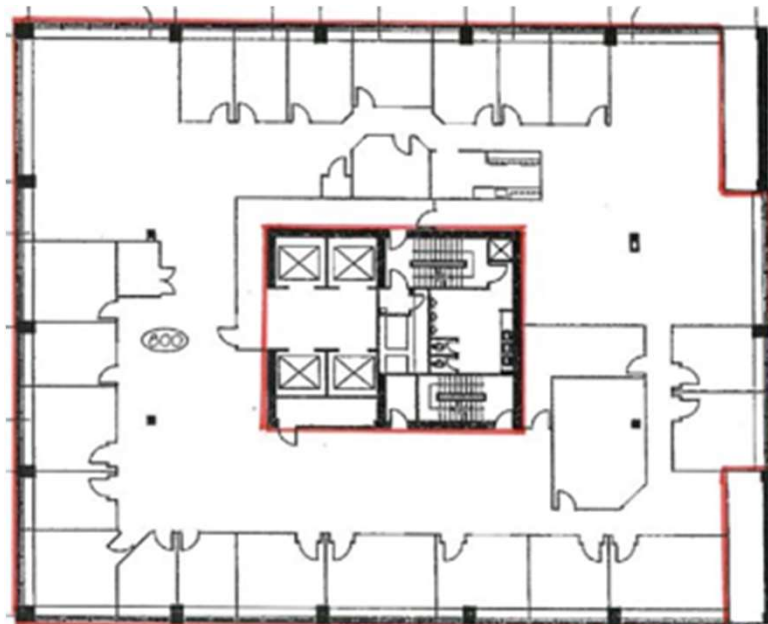


GUINNESS HOUSE: 727 7th Avenue SW



Suite 500: 4,237 sf

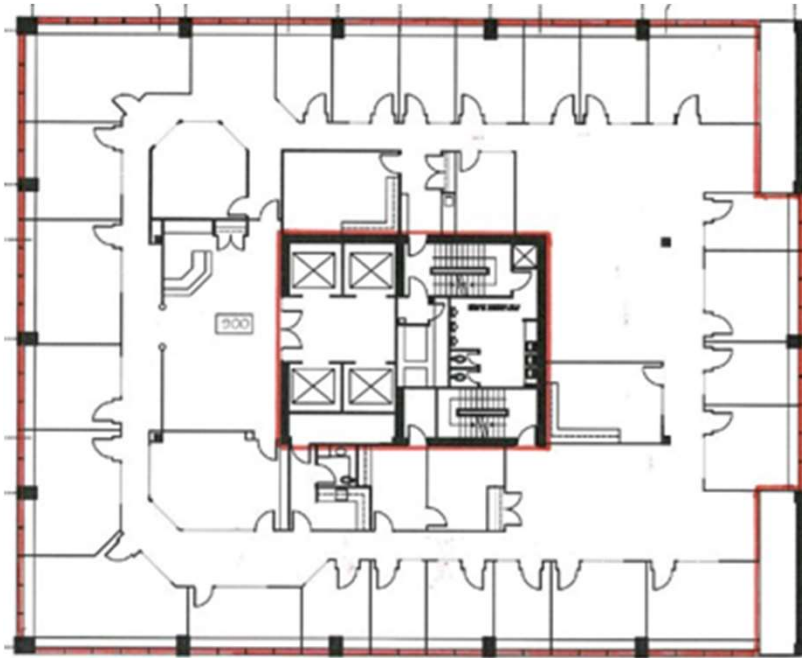
- ✓ Individual offices available on month to month basis
- ✓ 3 offices remain
- ✓ Lockable offices
- ✓ Shared boardroom
- ✓ Shared kitchen
- ✓ Move-in ready
- ✓ New paint & carpet
- ✓ Elevator exposure
- ✓ Reception
- ✓ Boardroom
- ✓ 10 exterior offices
- ✓ Kitchen with appliances
- ✓ LED Lights



Suite 800: 10,903 sf

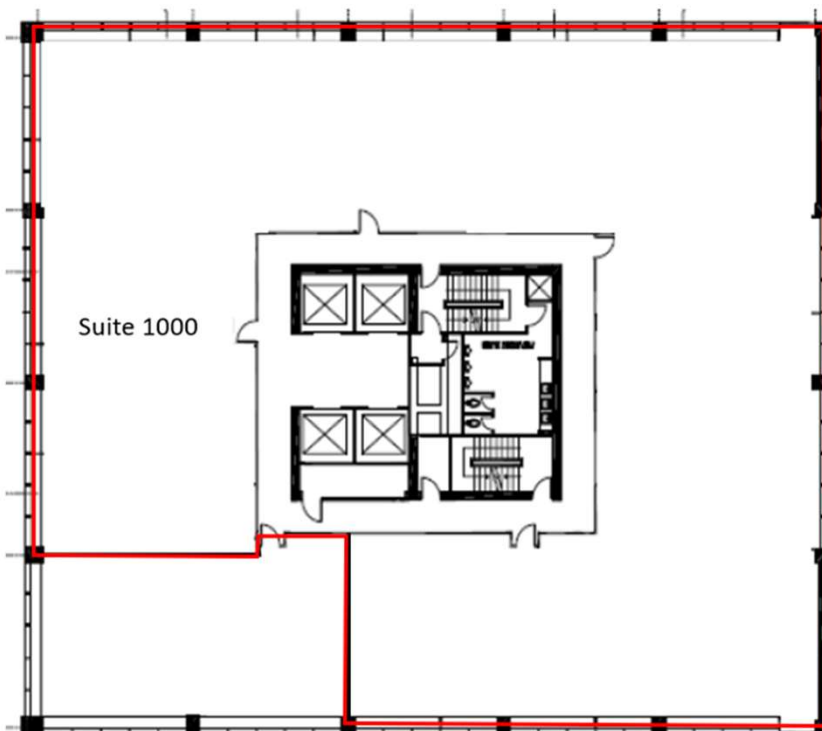
- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 900: 10,903 sf

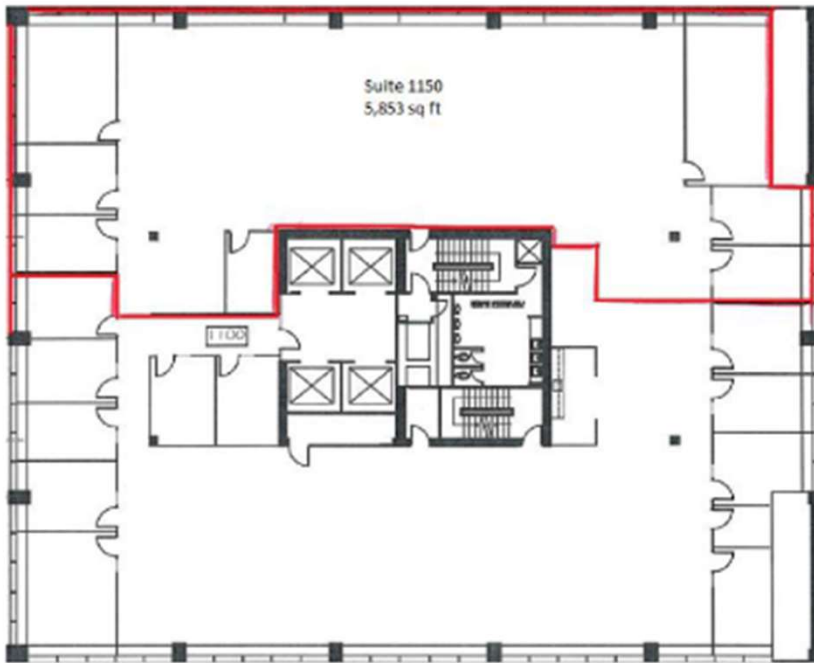
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



Suite 1000: 9,429 sf

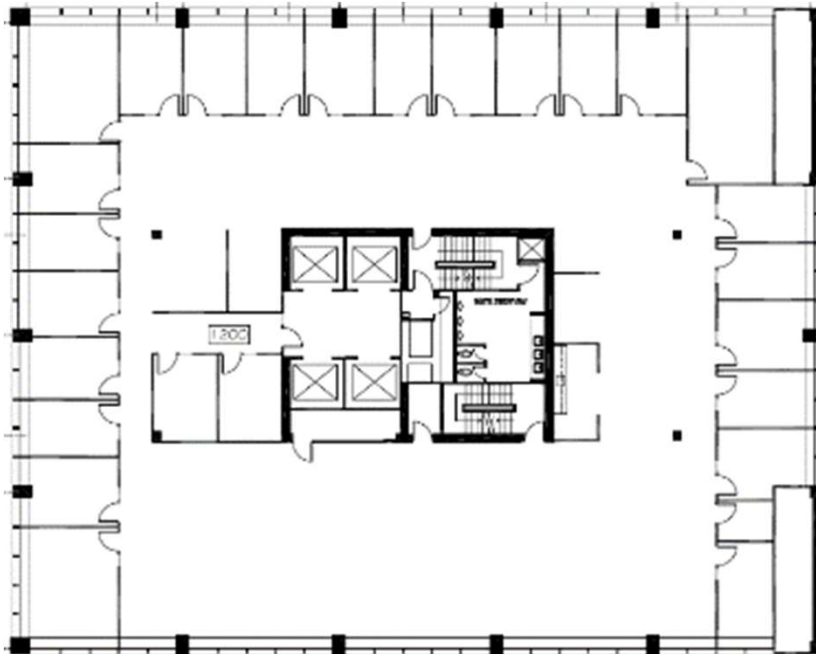
- ✓ Base building condition
- ✓ Please contact for additional information

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1150: 5,853 sf

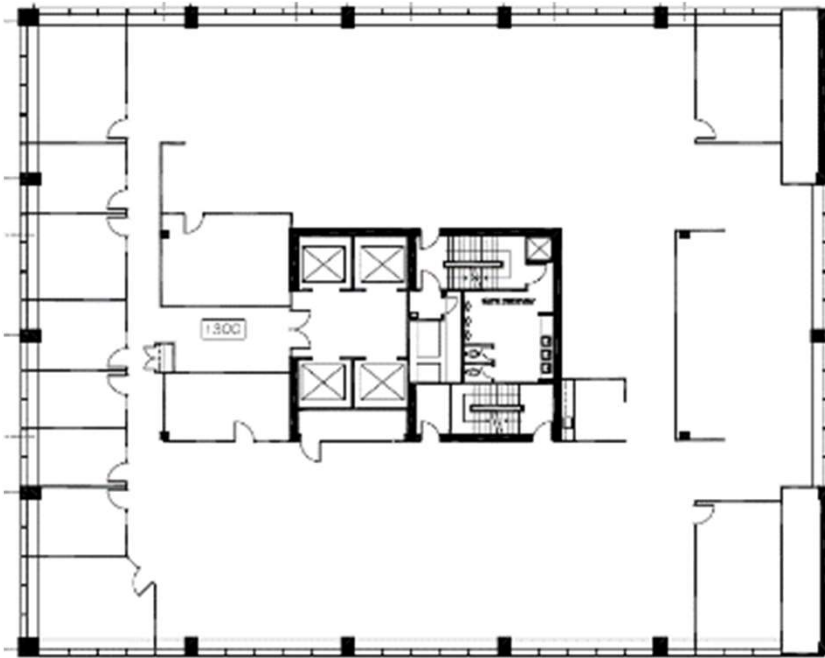
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



Suite 1200: 10,853 sf

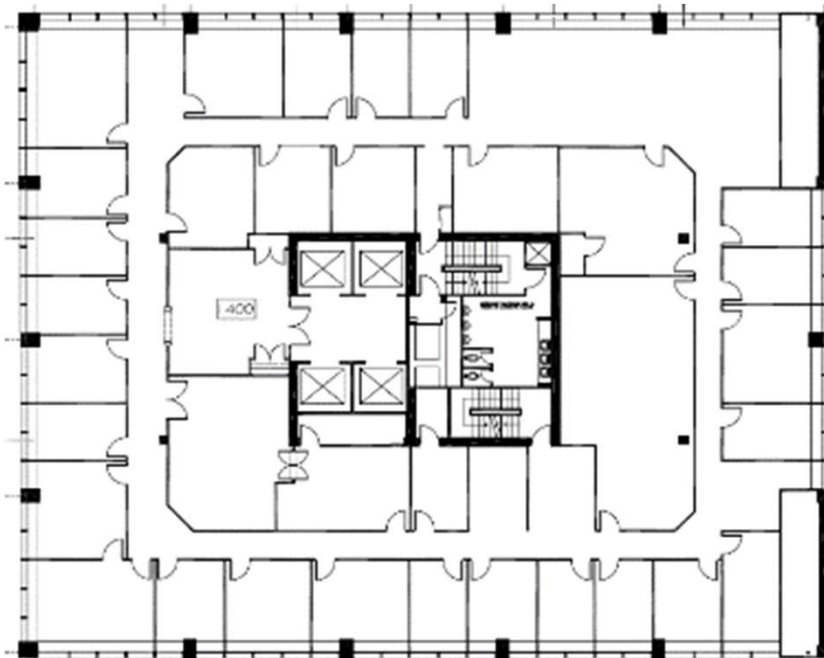
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1300: 10,853 sf

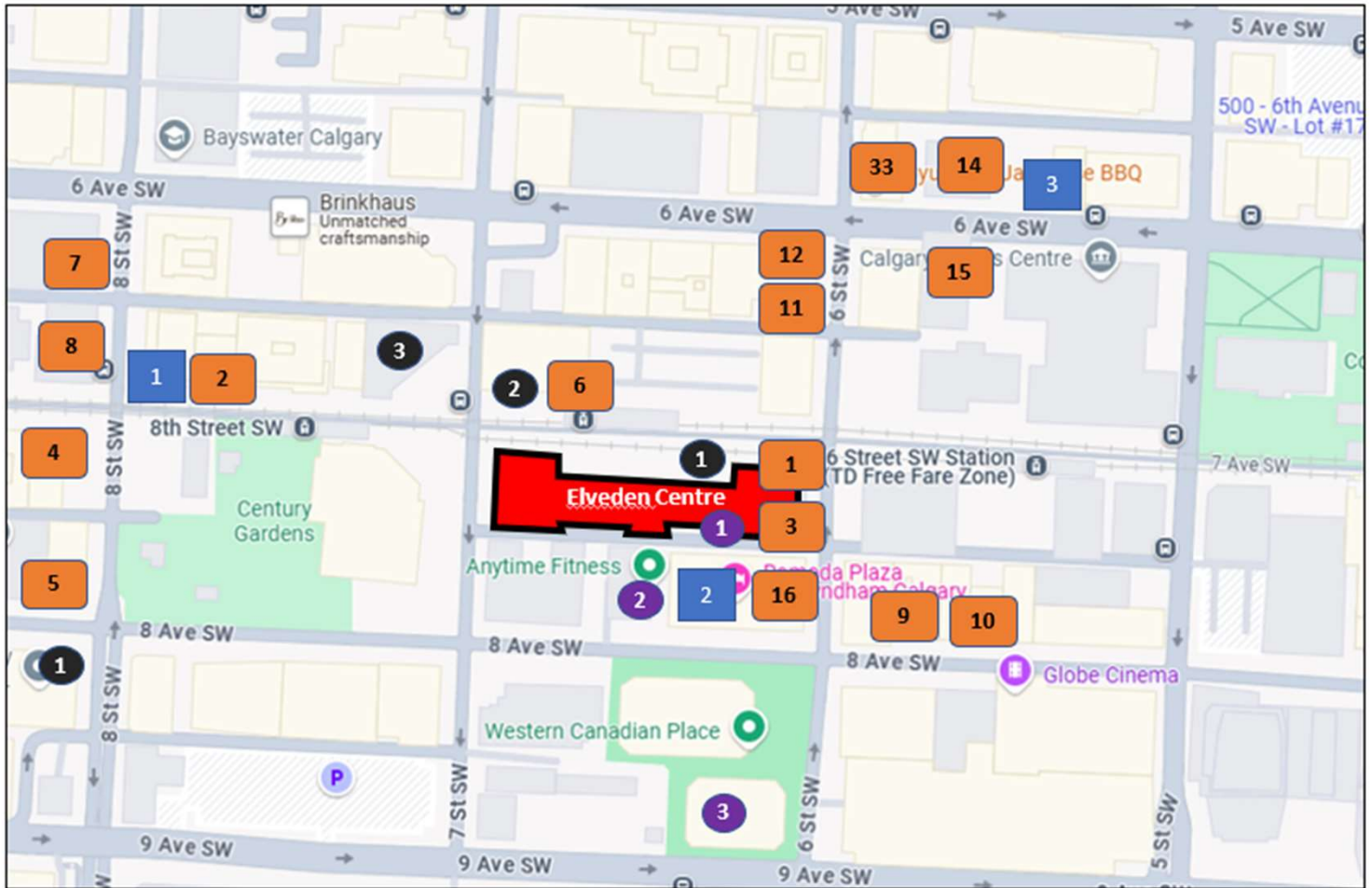
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ Large open area for workstations
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



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
(Opening Feb/2026) | 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

CONTACT US

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