



GWL REALTY
ADVISORS

607 8th Avenue SW
Calgary, AB

PLAINS MIDSTREAM PLAZA

PLAINS MIDSTREAM PLAZA

STACKING PLAN



Vacant



Upcoming



Click on the vacancy for
additional information

FEATURES

YEAR BUILT

2007

COMPLETE ADDRESS

607 8th Avenue SW

PROPERTY TYPE

Class A

BUILDING SIZE

245,000 sq. ft.

TYPICAL FLOOR PLATE

20,000 sq. ft.

NUMBER OF FLOORS

13 Floors

CEILING HEIGHT

8' 6"

HOURS OF OPERATION

6:00 am – 6:00 pm
Monday – Friday

PARKING RATIO

1 / 3,000 sq. ft.
Underground Heated Parking

ANNUAL NET RENT

Market Rates

OP COSTS & TAXES

\$ 17.26 per sq. ft. (2026 est.)

CERTIFICATION

Sustainable Building - Silver

TECHNICAL

ELEVATORS

4 Passenger Elevators
1 Shuttle Elevator

HVAC

6:00 am – 6:00 pm Monday – Friday

LIGHTING

LED Luminaires

SECURITY

24/7 Building Access
Onsite Security and Operations
6:00 am - 11:00 pm

AMENITIES

+ 15 Connection

Retail and Services, including a chiropractic & health centre, physiotherapist, restaurant and cafe.

Connected to the Centennial Parkade

LRT station and transit routes within 1 block

Safewalk program

Close proximity to the Core Shopping Centre, and an abundance of amenities along Stephen Avenue

PLAINS MIDSTREAM PLAZA

Plains Midstream Plaza is ideally located in the heart of downtown Calgary along the vibrant Stephen Avenue. This Class A multi-tenant office building is home to a variety of attractive amenities and services.

Positioned in close proximity to LRT stations and transit routes, Plains Midstream Plaza is a highly accessible and convenient location.

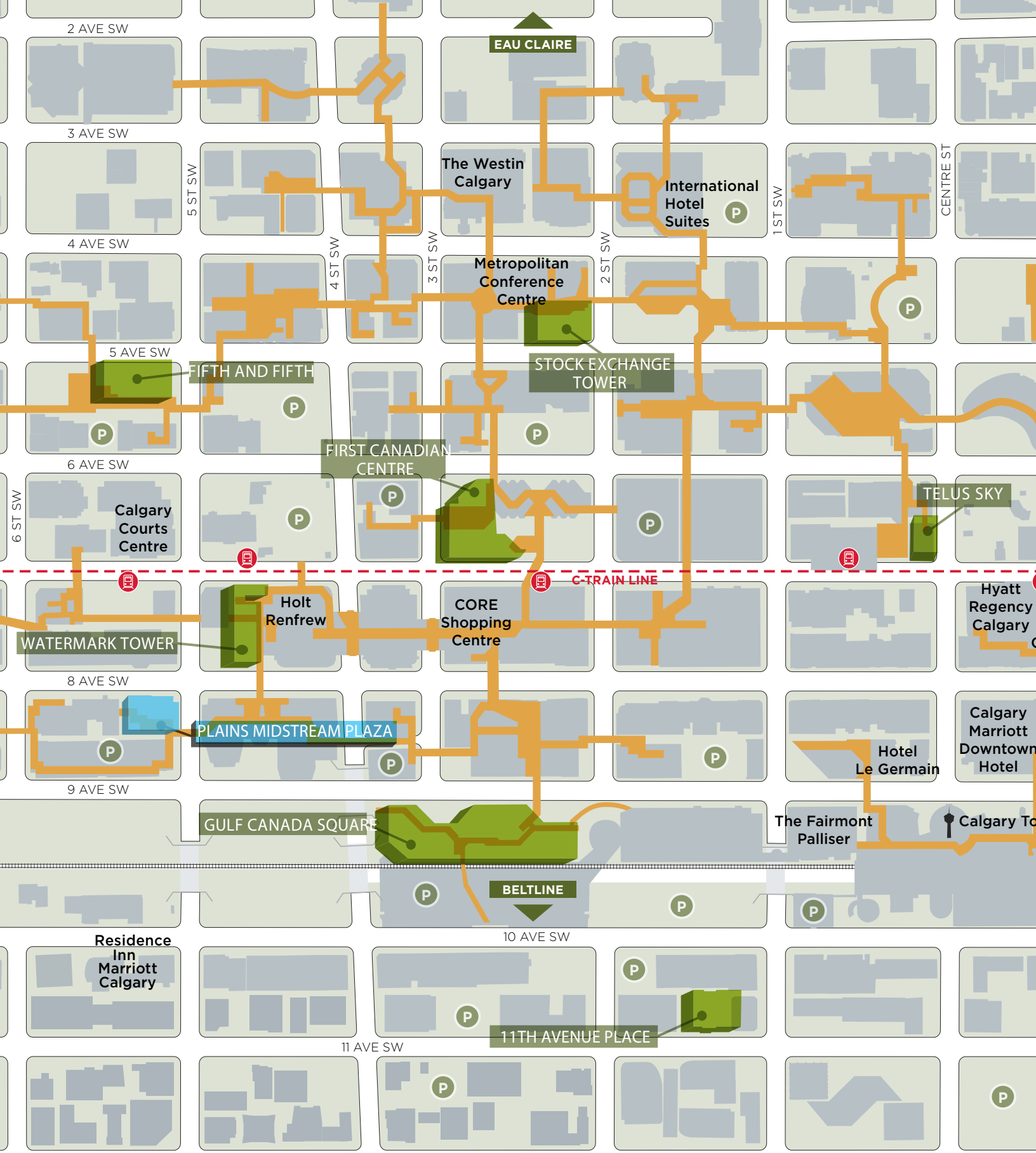
This building boasts an 82 stall underground parking facility, along with excellent access to the +15 network and transit routes. Within walking distance, you will find numerous restaurants, pubs, coffee shops, services, and the Core Shopping Centre.











ABOUT GWL REALTY ADVISORS

Year over year, GWL Realty Advisors has experienced portfolio growth, a tribute to sound investment counsel, strong client relationships and innovative thinking. Our teams have extensive experience in all facets of real estate investment, management and development across the office, multi-residential, industrial and retail classes.

As a trusted real estate investment advisor, we are known for delivering results, strong corporate governance, management of clients' assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

We earn and maintain the trust of our clients by understanding their investment objectives and helping them to reach their goals by leveraging the power of our collective real estate knowledge. Our diverse teams located in core markets work together to understand and meet our clients' objectives.

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PLAINS MIDSTREAM PLAZA

For further information visit gwlra.com or contact:

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