



 **Manulife**
Investment Management

For Lease

8west

903 8th Avenue SW, Calgary, Alberta

Todd Sutcliffe

Senior Vice President | Partner
+1 403 618 2486
todd.sutcliffe@colliers.com

Jody Sick

Associate
+1 403 369 3111
jody.sick@colliers.com


Casey Roland


Associate | Transaction Manager
+1 403 461 1558
casey.roland@colliers.com


Property Overview


Address	903 8 th Avenue SW
Location	Premier Class “A” building located in downtown Calgary’s West end. Across the street from the University of Calgary Downtown Campus and within close proximity of various retail, dining, and shopping amenities in the beltine district. 8 West is two blocks from the LRT line and one block away from the +15 network.
Year Built	2008
Typical Floorplate	14,700 SF
Parking	One (1) reserved underground stall per 6,000 square feet leased at \$400 per stall per month. Ample surface parking surrounding the building.
Rentable Area	138,442 SF
Number of Floors	10
Landlord	Manulife Investment Management
HVAC	Monday to Friday: 7:00am - 6:00pm
Annual Net Rent (PSF)	Market Rates
Operating Costs & Taxes (est. 2023) (PSF)	Operating Costs: \$13.86 Taxes: \$1.92 Total: \$15.78


Key Highlights


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Well-improved space
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Close proximity to several amenities including, retail shops, restaurants and banking services
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Tenant-only fitness facility on main floor
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Bicycle parking on-site
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BOMA Best - Silver Certified
- 

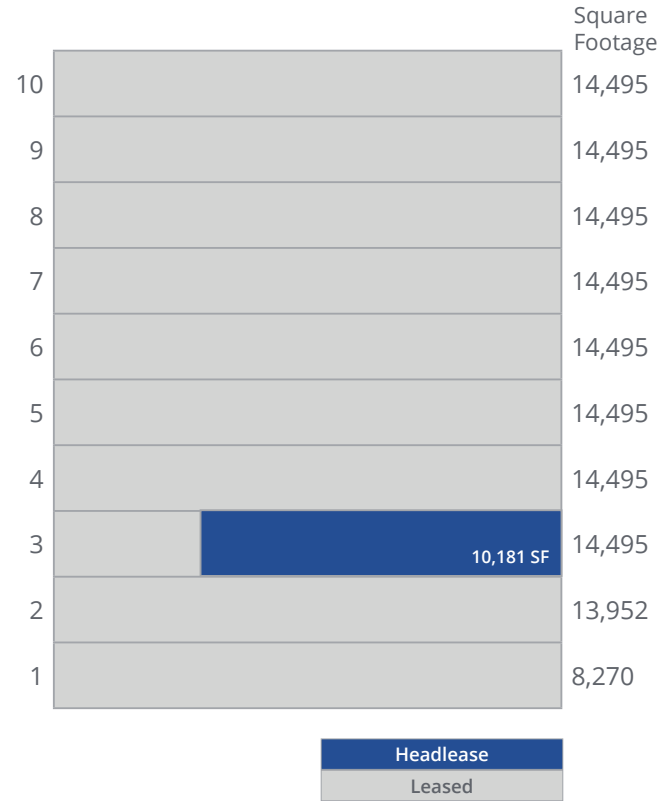
24/7 On-site Security
- 

One of the only Class “A” buildings in the West end

Available Space

Suite	SF	Availability
Suite 320	10,181*	Immediate

*Potential to demise



8 West | 903 8th Avenue SW, Calgary

Floor Plans

Well-improved Suite

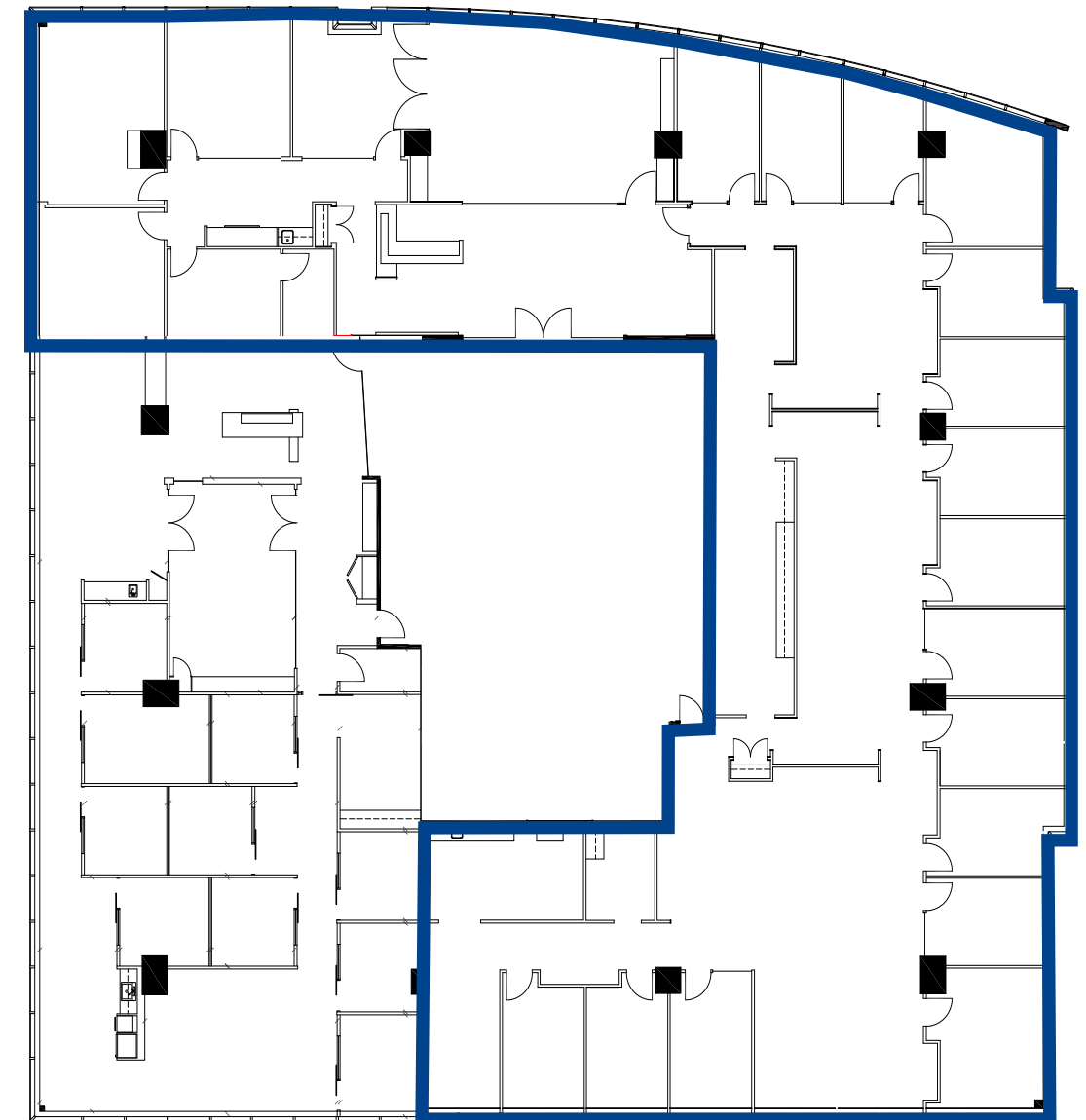
Suite 320
10,181 SF

- 19 Exterior Offices
- 1 Interior Office
- Open Area for Workstations
- Boardroom
- Meeting Room
- 2 Kitchens
- Large Filing Area
- 2 Copy Rooms
- Reception



Fitness Facility

- Brand new tenant-only fitness facility on main floor
- Showers, lockers, and towel service available
- 24/7 access for tenants via swipe card

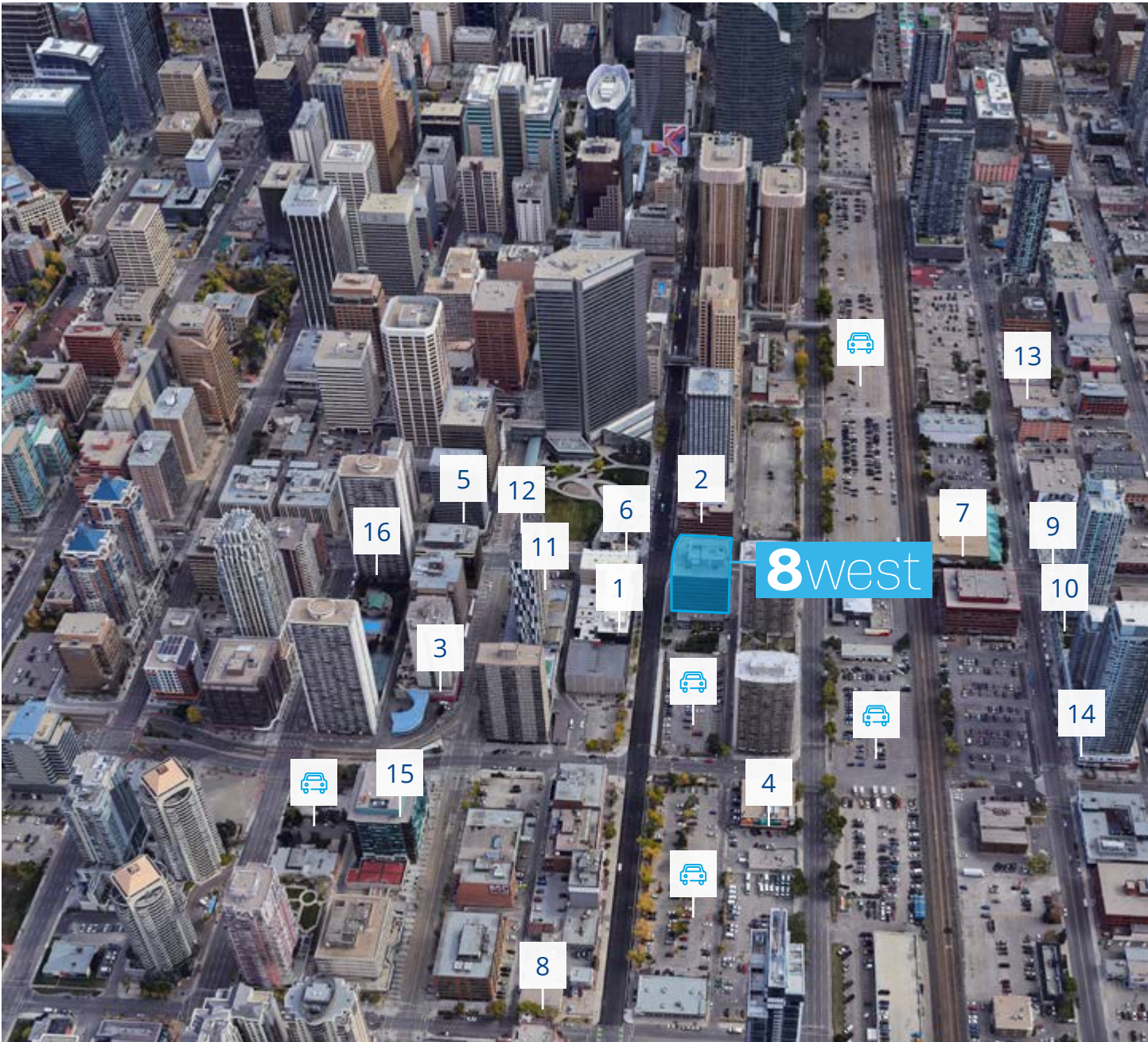




Surrounding Amenities & Parking

Food / Retail

1 University of Calgary <i>(Downtown Campus)</i>	5 Moxies	9 Bonterra Trattoria	13 Bridgette Bar
2 Tim Hortons	6 Waves Coffee House	10 Sucre Patisserie & Cafe	14 Donna Mac
3 The Apron	7 MEC Calgary	11 McDonald's	15 Nellies Break The Fast Cafe
4 Dickens	8 Loophole Coffee Bar	12 Subway	16 A Wish Moment Cake & Cafe





Colliers Calgary

900, 335 8th Avenue SW
Calgary, AB T2P 1C9
+1 403 266 5544
collierscanada.com

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