

# Leeson and Lineham

For Lease  
209 8<sup>th</sup> Avenue SW, Calgary, Alberta



Property Information

Page 2

Floor Plans & Photos

Page 3-7

Nearby Parking

Page 8

Local Amenities

Page 9

**ALLIED CBRE**

# Property Information

- Renovated character space
- Exposed brick and beam finishes
- Centrally located on Stephen Avenue
- +15 access directly across the street via Stephen Avenue Place
- Easy LRT access through Stephen Avenue Place
- Access to Forme by Allied

Year Built: 1910

Space Available: Suite 200: 6,044 SF\*  
Suite 500: 5,453 SF\*  
Suite 600: 5,463 SF\*

Availabile Date: Immediately

Operating Costs: \$18.60 PSF (2026)

Basic Rent: Market



# New Fitness Facility

VIRTUAL TOUR

CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary portfolio.

The newly built fitness facility in the Vintage Towers and Lougheed Block buildings now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.



# New Conference Centre



# Local Amenities - Access to Forme by Allied

LOUGHEED BLOCK PROVIDES CHANGE ROOMS WITH SHOWERS AND LOCKERS AND A TENANT EXCLUSIVE FITNESS FACILITY, FORME BY ALLIED. FORME IS EQUIPPED WITH MULTIPLE CARDIO MACHINES, WEIGHTS AND A SPACIOUS YOGA STUDIO.

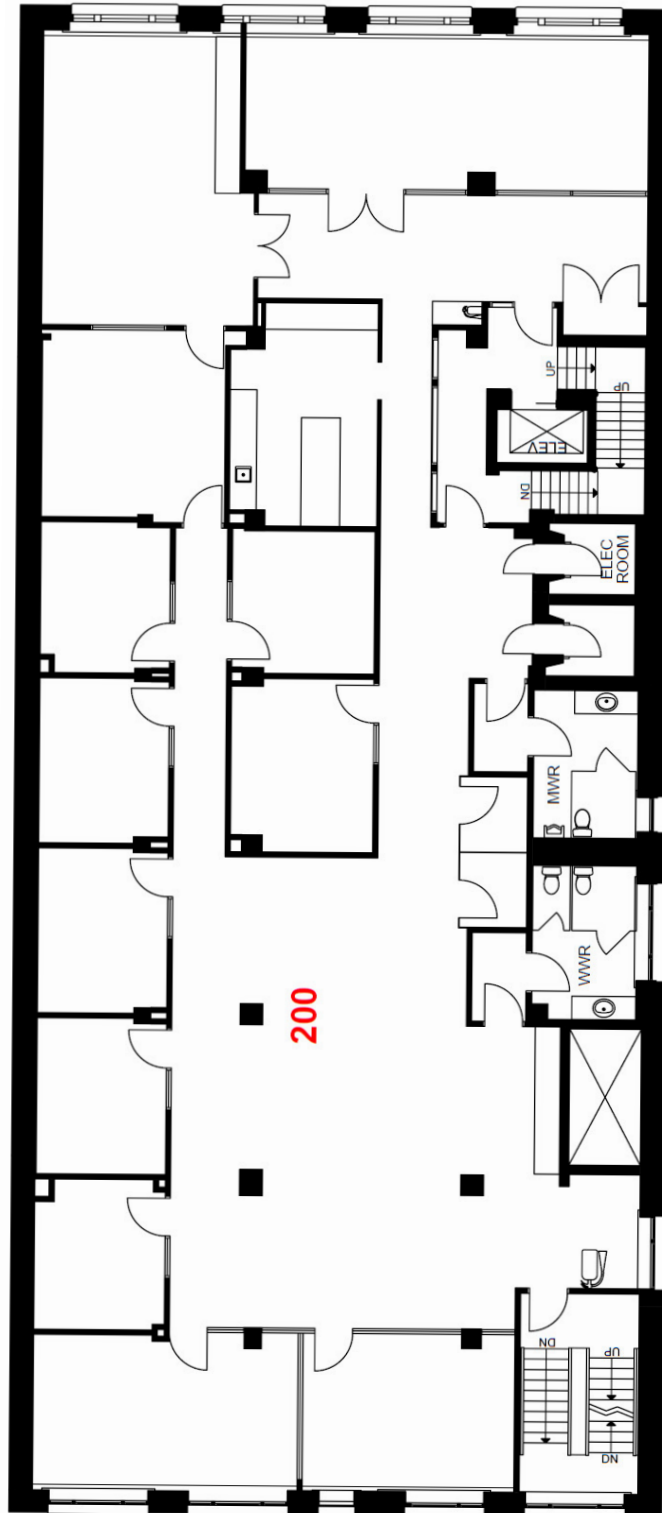


# Floor Plan

Suite 200

6,044 SF

VIRTUAL TOUR



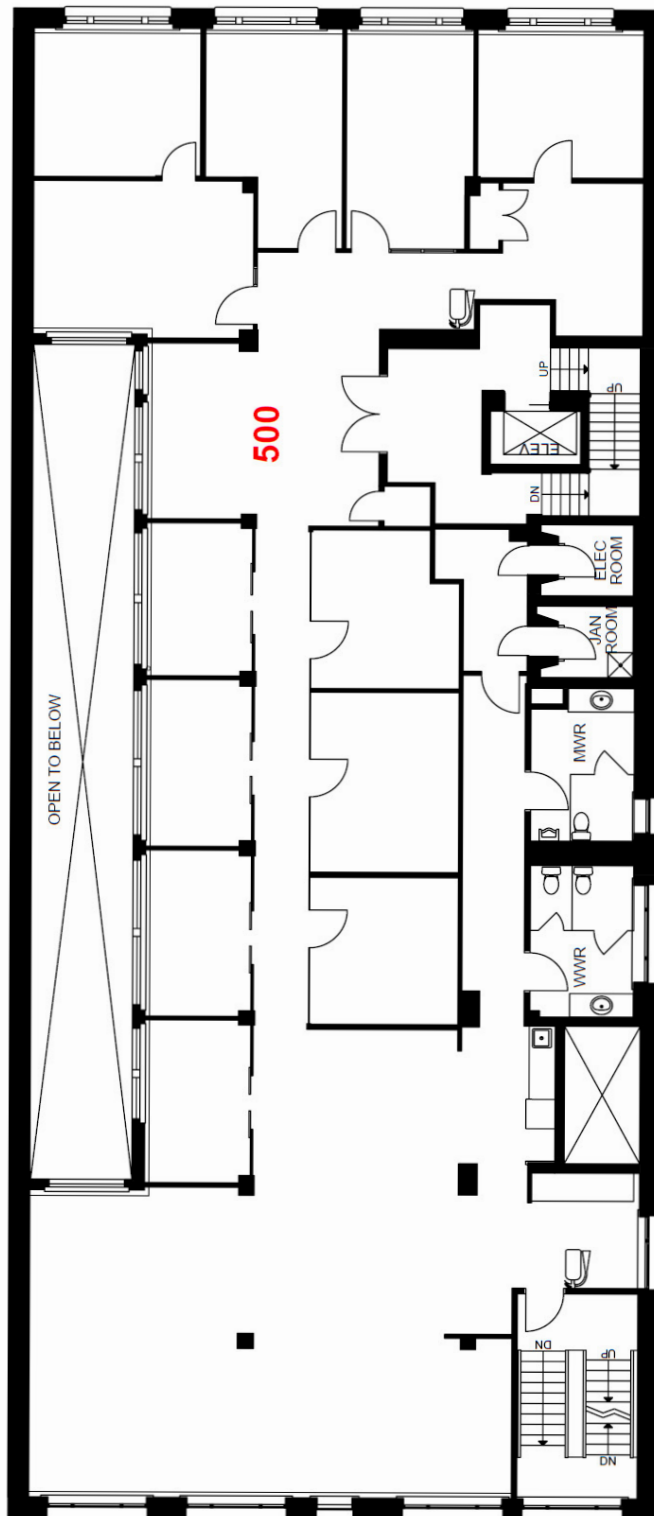
- Full floor opportunity
- 9 offices, 2 large boardrooms, 1 meeting room, 2 phone rooms, internal washrooms, kitchen



# Floor Plan

Suite 500

5,453 SF



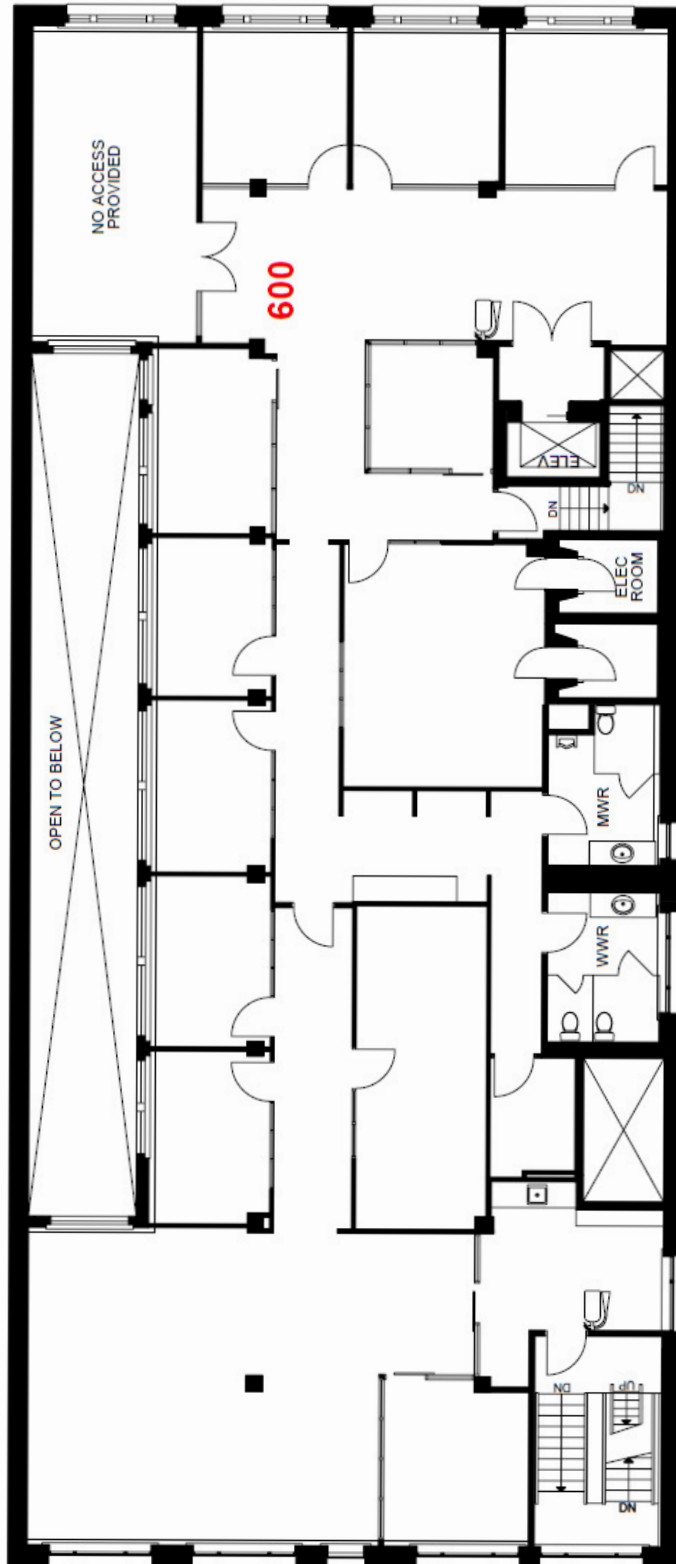
- Full floor opportunity
- 12 offices, open area for workstations, internal washrooms, kitchenette



# Floor Plan

Suite 600

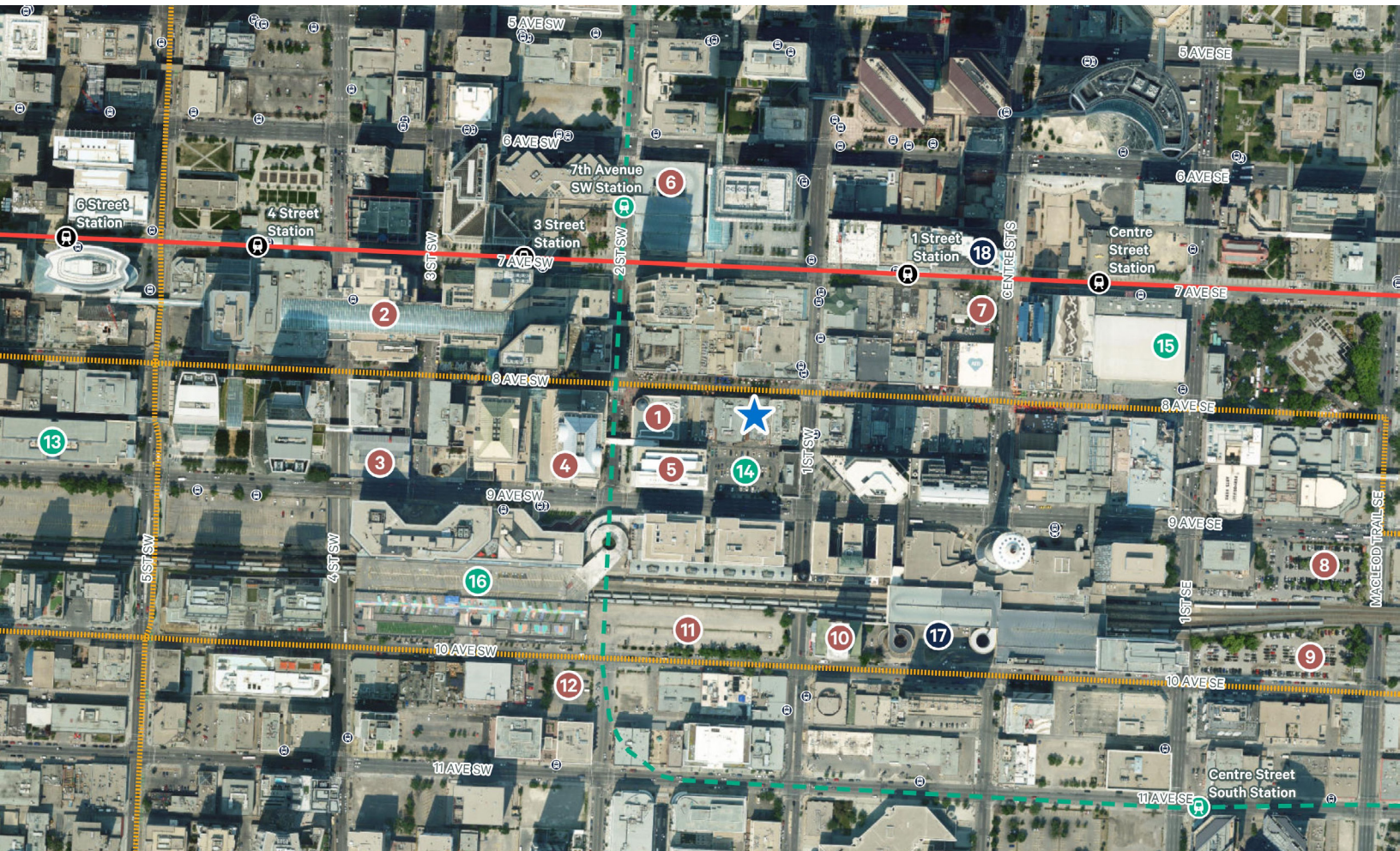
5,463 SF




- Full floor opportunity
- 10 offices, 2 meeting rooms, storage room, open area for workstations, kitchen, internal washroom, reception





# Nearby Parking





## Subject Property

 Leeson & Lineham




## Light Rail Transit

 Red Line  
 Future Green Line

## Bus Transit

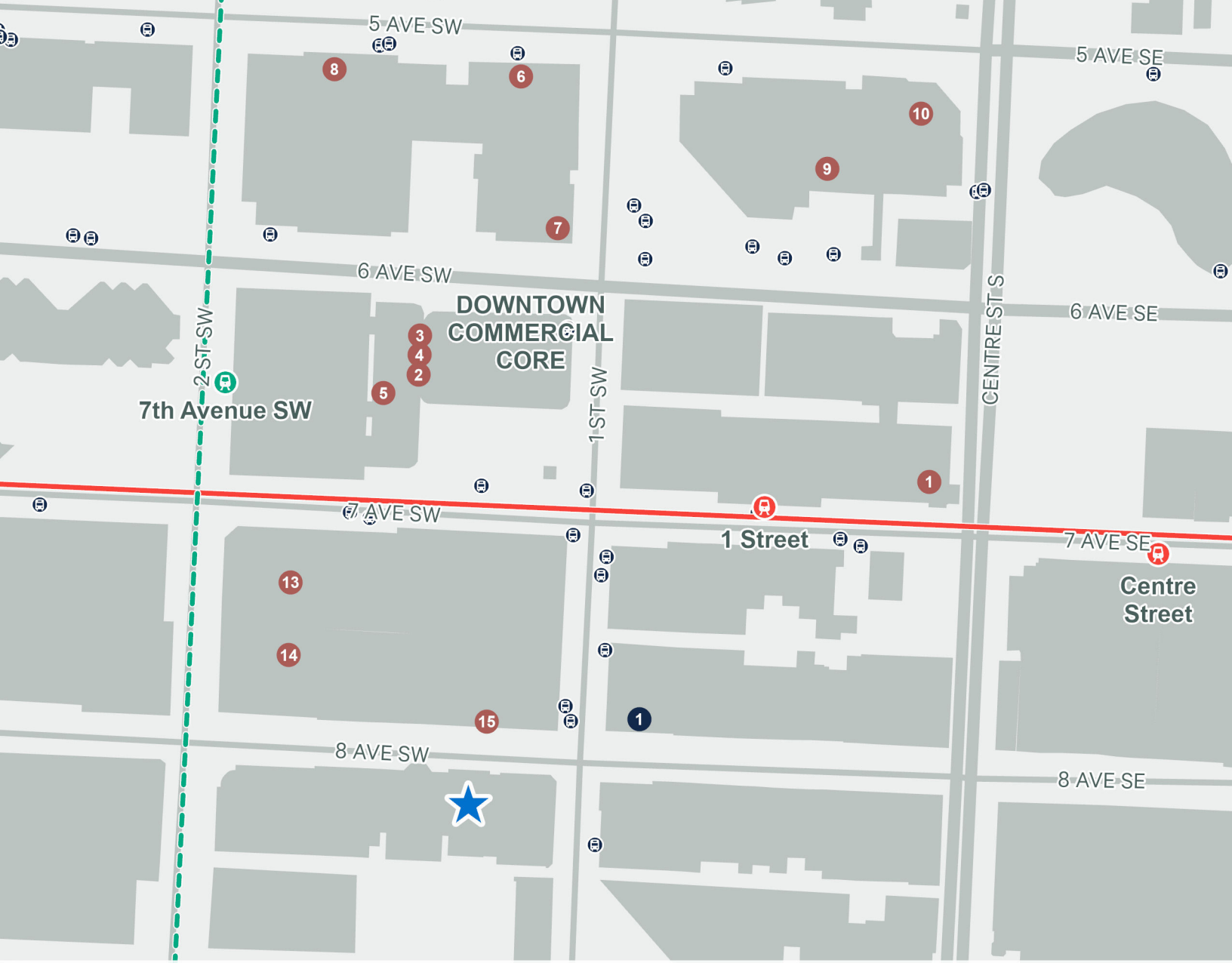
 Bus Stop  
 Bike Paths

## Operator

 Indigo  
 Calgary Parking Authority  
 Impark

## Parking

- |  |  |  |
|--|--|--|
|  1 C157 - Stephen Avenue Place      |  7 C305 - Dhow/Balboa          |  13 Lot 54 - Centennial Parkade   |
|  2 C059 - Core Parkade              |  8 C190 - Performing Arts      |  14 Lot 7                         |
|  3 C330 - Bankers Hall West Parkade |  9 C191 - 218 10 Avenue SE     |  15 Lot 60 - Convention Centre    |
|  4 C331 - Bankers Hall Parkade      |  10 C122 - Mt. Royal House     |  16 Lot 25 - City Centre Parkade  |
|  5 C332 - Deloitte Parking          |  11 C040 - Gulf Square Surface |  17 Lot 6 - Calgary Tower Parkade |
|  6 C333 - Bow Parkade               |  12 C257 - Wigalo              |  18 Lot 298 - Telus Sky           |



**Subject Property**



Leeson & Lineham:  
209 8 Ave SW  
Calgary, AB

**Light Rail Transit**

- Red Line
- Future Green Line

**Bus Transit**

- Bus Stop

**Amenities**

**Food & Beverage**

- Sky Café by Deville
- Hula
- Dirtbelly
- Chachi's Sandwich Bar
- Deville Coffee
- Olly Fresco's
- Tim Hortons
- Starbucks
- Jelly Modern Doughnuts
- Barrow Coffee
- OEB Breakfast Co.
- Monogram Coffee

**Fitness**

- GoodLife Fitness

For more information, please contact

**Stuart Watson**

Senior Vice President

T 403 750 0540

stuart.watson@cbre.com

**Katie Sapiuha**

Senior Vice President

T 403 750 0529

katie.sapiuha@cbre.com



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