

FIRST ALBERTA PLACE

2010, 777-8 AVENUE SW | DOWNTOWN OFFICE SUBLEASE

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AVISON
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Property Highlights



On-site 24/7 security guard



Central location with +15 connections



Proximity to public transit



Prime location blocks away from the Beltline District



Furniture available

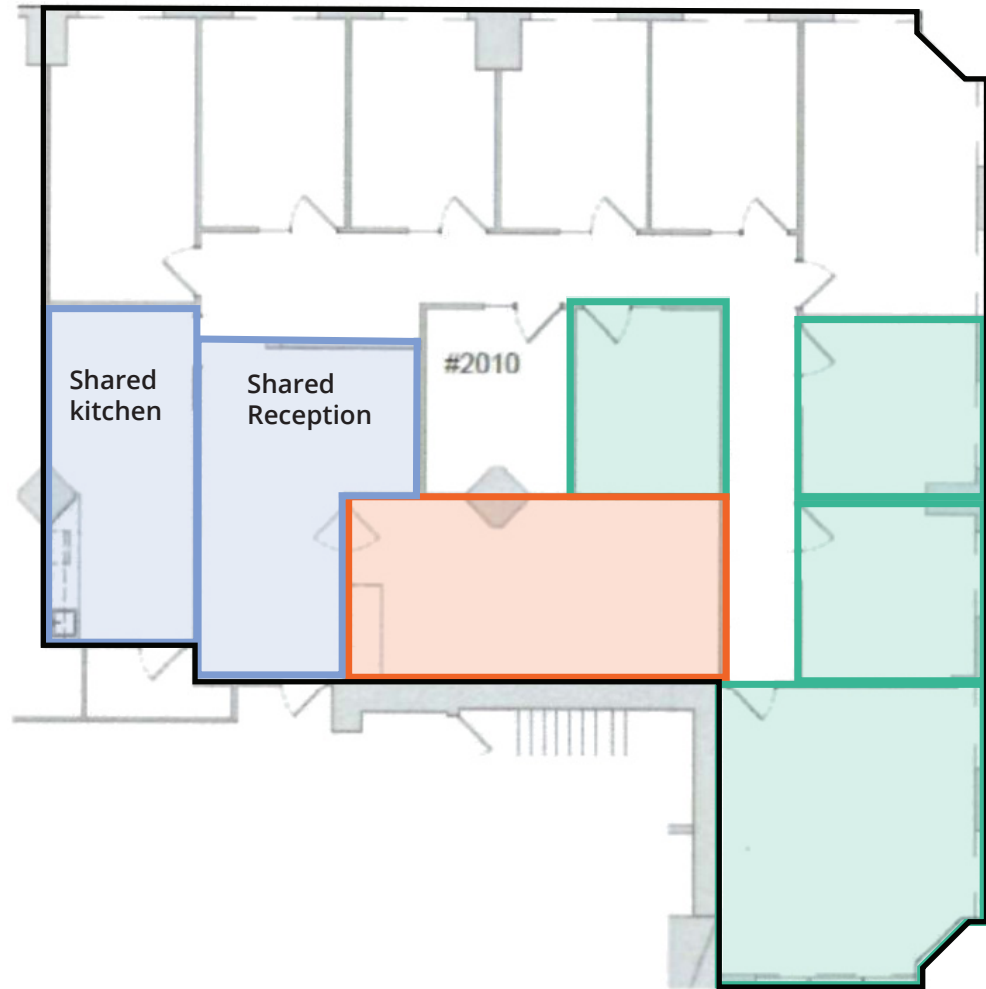


YOUR NEXT OFFICE

YEAR BUILT/RENOVATED:	1981
SUBLEASE AREA:	Option 1: Portion of Space Option 2: Full Space (3,770 sf)
EXPIRY DATE:	Flexible (up to Aug 2027)*
OP. COSTS:	\$12.50/sf (est. 2026)
AVAILABLE:	Immediate
PARKING:	50 Underground Heated stalls (\$450/stall/month)
LANDLORD:	Berezen Management
MARKET RATES:	Option 1: \$3,000/month Individual Offices: \$900/month Either arrangement includes shared access to boardroom (fully equipped), kitchen, reception, free Wi-Fi, janitorial, and utilities Option 2: Market

**Option 1: Sublandlord will consider flexible term lengths (such as month-to-month) with potential for extension beyond Aug 2027, subject to headlease renewal*

FLOORPLAN: SUBLEASE AREA



Option 1: (Portion of Space)

- 4 Offices
- Access to shared boardroom (fully equipped)
- Access to shared kitchen
- Access to shared reception & lounge area
- Partially furnished (can stay or be removed)

- Offices available for sublease
- Shared boardroom
- Shared kitchen & reception

Option 2: (Full Space)

- 11 Offices
- Boardroom
- Kitchen
- Reception & lounge area
- Furniture negotiable

- Full Space





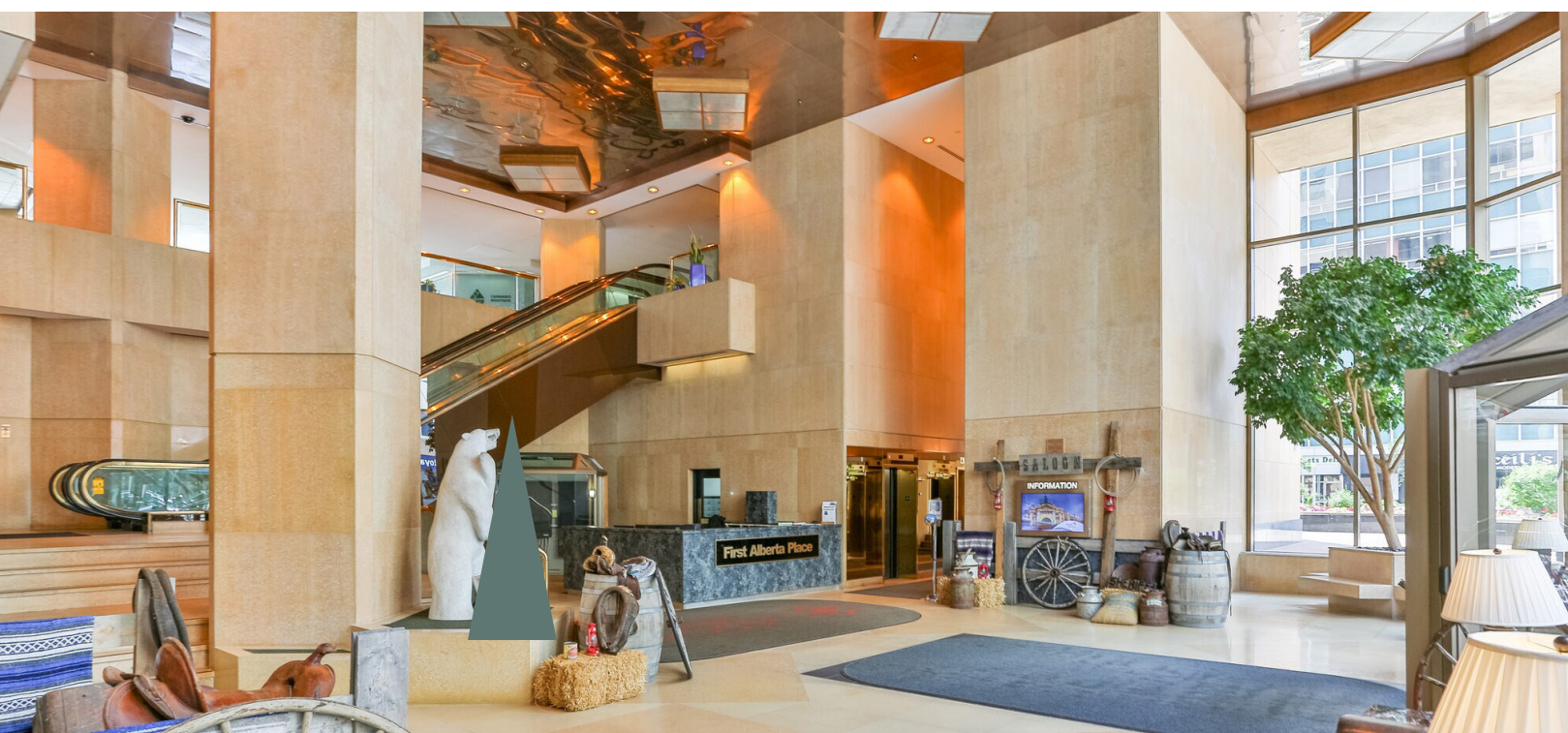
AMENITIES & LOCATION

Location Highlights

- Surrounded by premium dining, cafes, hotels, and everyday amenities along Stephen avenue
- Convenient access to Calgary's river pathways, parks, and wellness amenities near Eau Claire and the Bow River
- +15 Connection to Petro Fina and Western Canadian Place
- Walking distance to key downtown destinations including Stephen Avenue Walk, Calgary Tower, and CORE Shopping Centre

Building Amenities

- +15 Connected
- Underground & offsite parking
- Public transit: 1 block North of 7th Avenue SW
- HVAC: Mon - Fri: 6:00 a.m. - 6:00 p.m.
- On-site security guard 24/7
- After hours access to card holders only
- Elevators
- Proximity to restaurants, retail, and recreation centres



THE HEART OF DOWNTOWN

PARKS & LANDMARKS

- 1 Prince's Island Park

RECREATION

- 1 Eau Claire Athletic Club
- 2 Bow Valley Athletic Club

SHOPPING

- 1 CORE Shopping Centre
- 2 Stephen Avenue Walk

CHILDCARE

- 1 Fueling Brains Academy
- 2 Little Treasures

DINING & COFFEE

- 1 Caesar's Steakhouse + Lounge
- 2 Monogram Coffee
- 3 Fonda Fora
- 4 Deville Coffee
- 5 KOTO Sushi
- 6 Major Tom
- 7 JOEY Eau Claire
- 8 Brix + Barrel
- 9 Analog Coffee



YOUR VISION OUR EXPERIENCE

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