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# AVISON YOUNG

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## Office Space For Lease

**1010 - 8 Avenue SW**  
Calgary, AB

Located in Calgary's west downtown, 1010 - 8 Avenue SW offers convenient access to the Downtown West-Kerby LRT station, the +15 network, and nearby amenities. Tenants are steps from restaurants, cafés, retail and the Bow River Pathway—ideal for both convenience and outdoor breaks.

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# 1010 8th Avenue SW

## Building & location amenities



### Direct Access to LRT & Transit

Located just steps from the Downtown West-Kerby LRT Station, 1010 – 8 Avenue SW provides excellent transit connectivity for employees and visitors, making commuting simple and efficient.



### +15 Pedestrian Network Nearby

A short walk brings tenants to Calgary's +15 skywalk system, offering sheltered, weather-protected access to numerous downtown office towers, services, and amenities.



### Retail & Dining at Your Doorstep

Positioned along 8th Avenue SW, the building is within easy reach of cafés, restaurants, and everyday retail conveniences—ideal for quick lunches, coffee runs, and after-work stops.



### Near the Bow River Pathway

Enjoy scenic walking and biking trails along the Bow River, ideal for wellness breaks or active commuting.



### Convenient Vehicle Access & On-Site Parking

Located near major downtown routes including 9th Avenue SW, 11th Street SW, and Bow Trail, the property offers smooth vehicle access along with 10 on-site parking stalls, including underground options.

## Space features

### YEAR RENOVATED

2021

### AVAILABLE

Suite A: 1,221 sf  
Suite B: 2,810 sf  
Suite C: 4,583 sf  
Common Area: 2,063 sf  
Total: 10,677 sf

### RENT

Market rates

### CONDO FEES

\$13.50 psf (2026 est.)

### PARKING RATIO

1:1,068 sf | \$200 per month

### COMMENTS

Fully furnished and move-in ready

## Space features



Extensively renovated in 2021 with high-quality modern improvements



Brushed concrete floors and exposed ceilings for a contemporary aesthetic



Creative LED lighting and excellent natural light throughout the space



10 on-site parking stalls, including 8 underground and 2 surface stalls



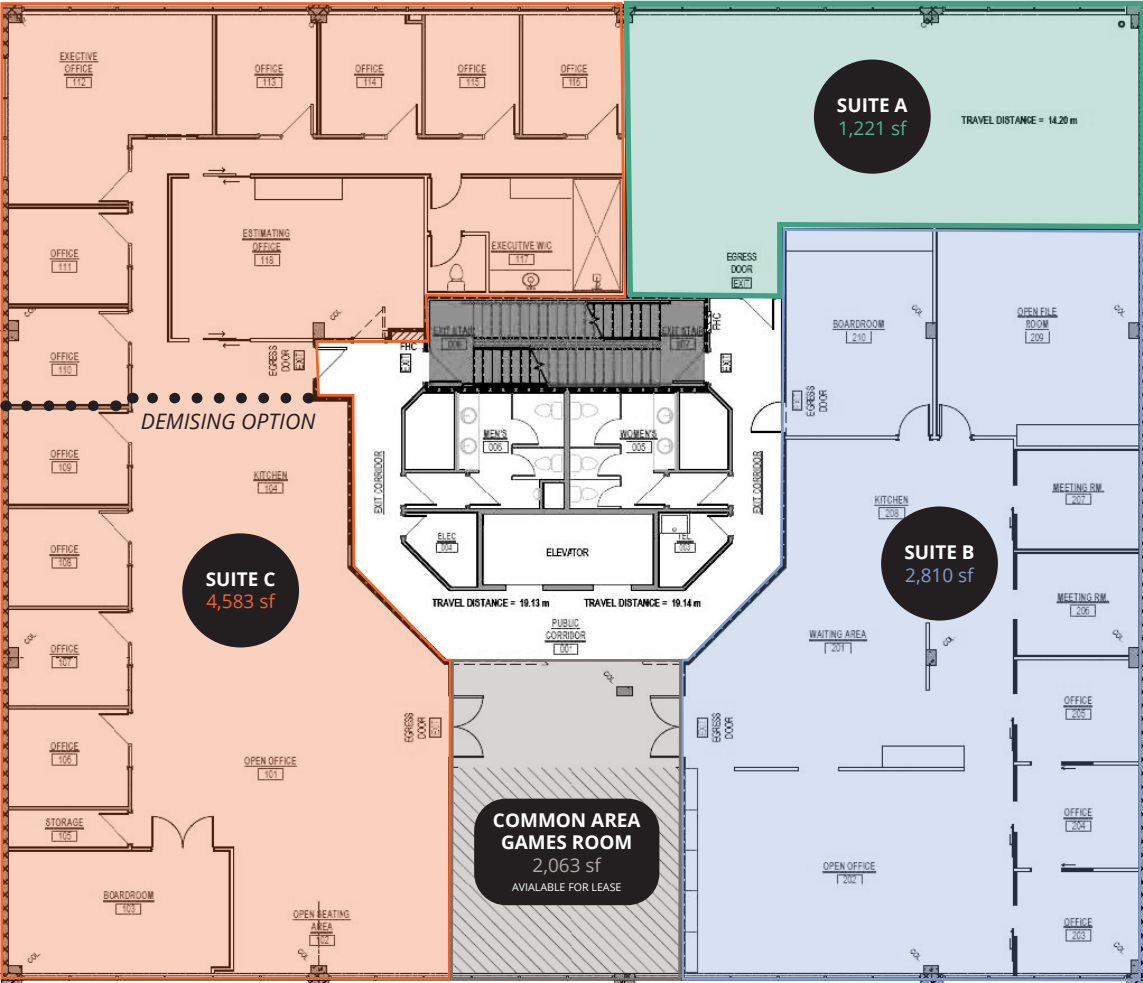




Available

3rd Floor 10,677 sf

Landlord willing to accomodate tenant's size requirements as needed



Suite A 1,221 sf

Suite B 2,810 sf

Suite C 4,583 sf  
Demisable

- 2 Offices
- Open area

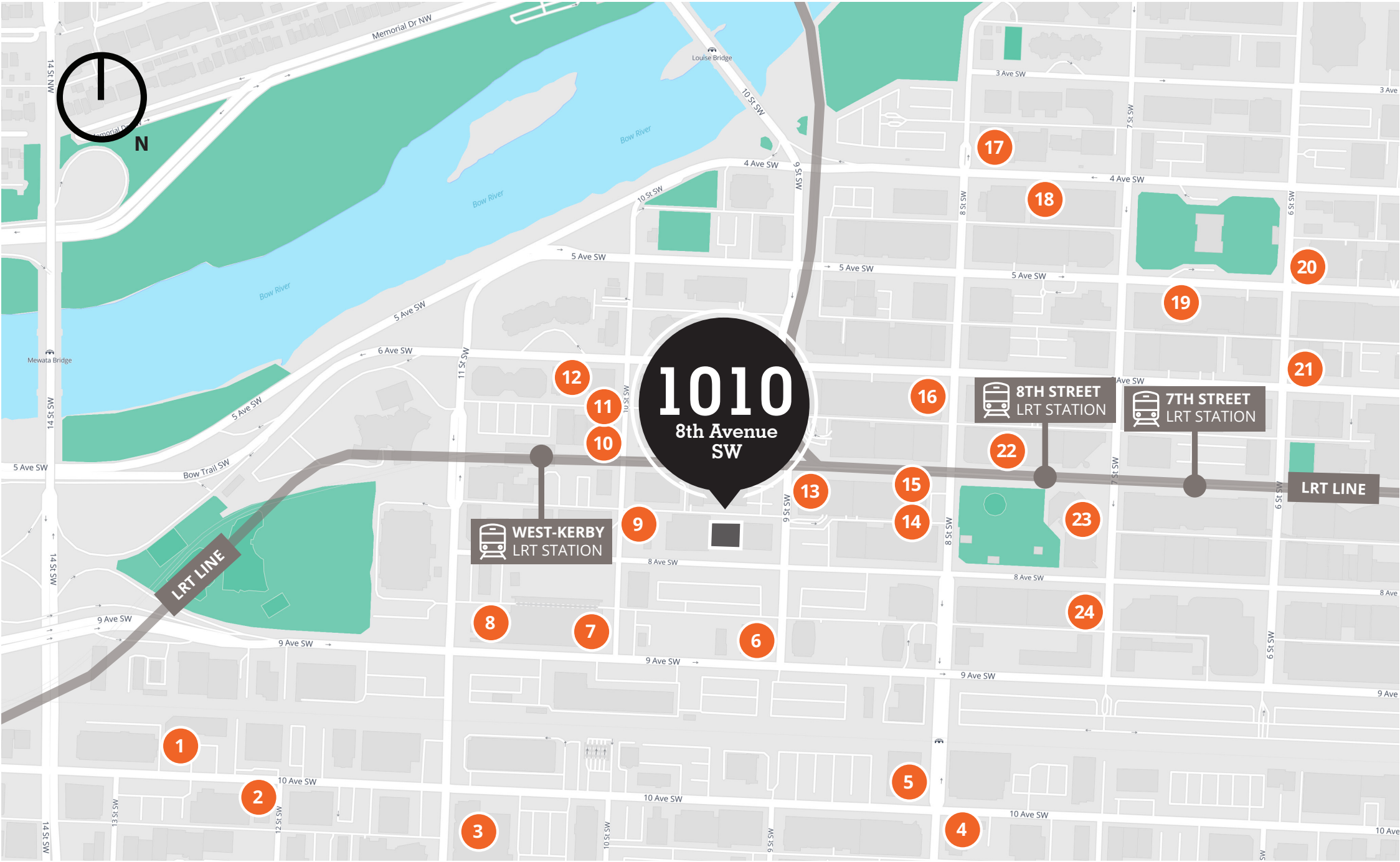
- 5 Offices
- Boardroom
- Large kitchen
- Large room
- Open seating area
- Open space

- 11 Offices
- Boardroom
- Reception
- Lounge
- Kitchen
- Full private bathroom
- Open space



# Location

- 1 Thai Friends Thai Food
- 2 Monki Breakfast Club & Bistro
- 3 Calgary Co-op
- 4 Bonterra Trattoria
- 5 Caffe Mauro
- 6 Dickens Pub
- 7 Frida's Coffee Home
- 8 No Frills
- 9 Loophole Coffee Bar
- 10 Calan Beef Noodle
- 11 Kibo Sushi - Kerby
- 12 Rendevous Cafe
- 13 Nellie's Break the Fast Cafe
- 14 Luxor Emporium Cafe
- 15 McDonald's
- 16 Subway
- 17 Kyoku
- 18 Street Eatery
- 19 Spicy Amigos
- 20 Sushi Hiro
- 21 Tim Hortons
- 22 Gyu-Kaku
- 23 Moxies
- 24 Ongiri Japan



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**TRANSIT SCORE**  
Excellent transit

97

**WALK SCORE**  
Walker's paradise

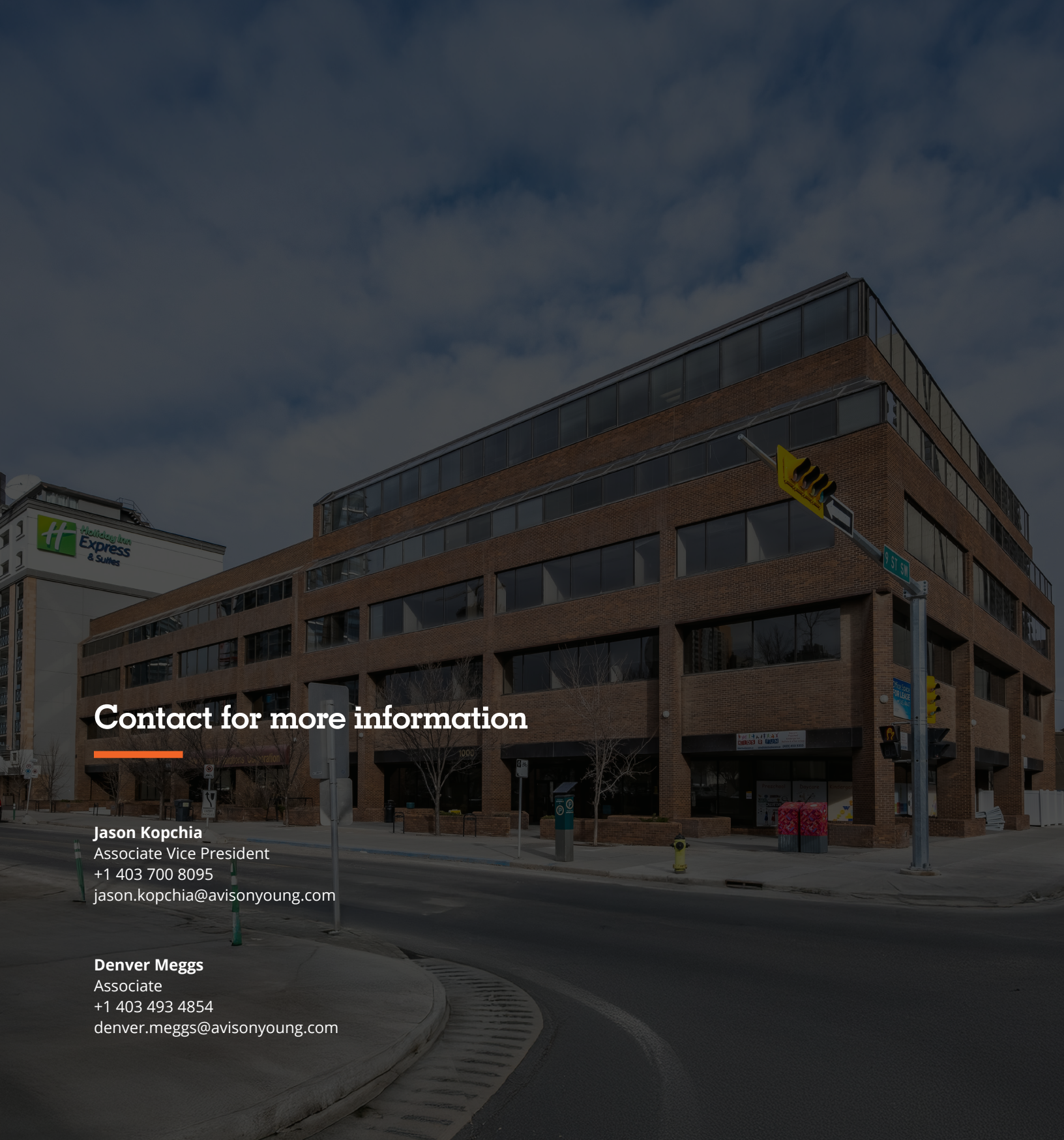
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**CYCLING SCORE**  
Biker's paradise

Source:WalkScore.com







## Contact for more information

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