



840 7 Avenue SW

Office space for lease

840 7th Avenue SW, Calgary | Alberta

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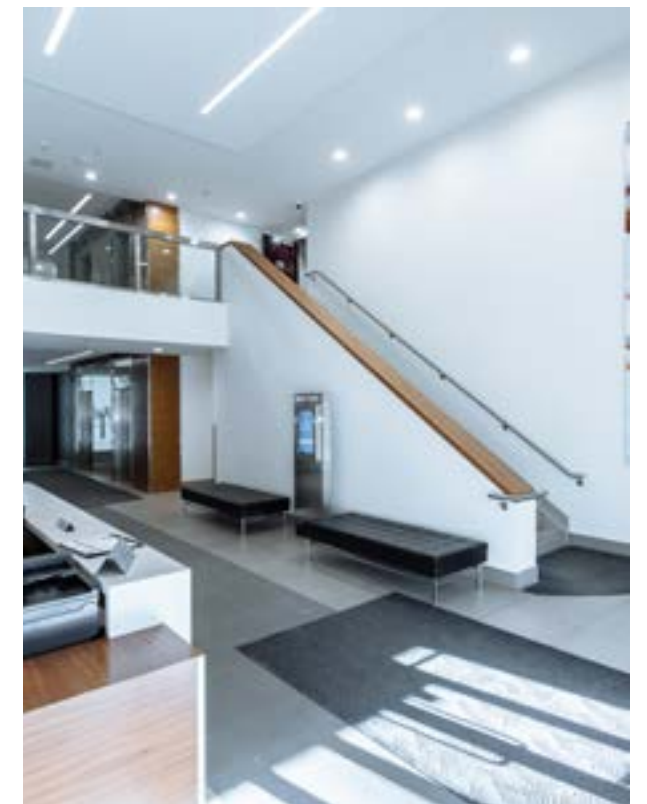
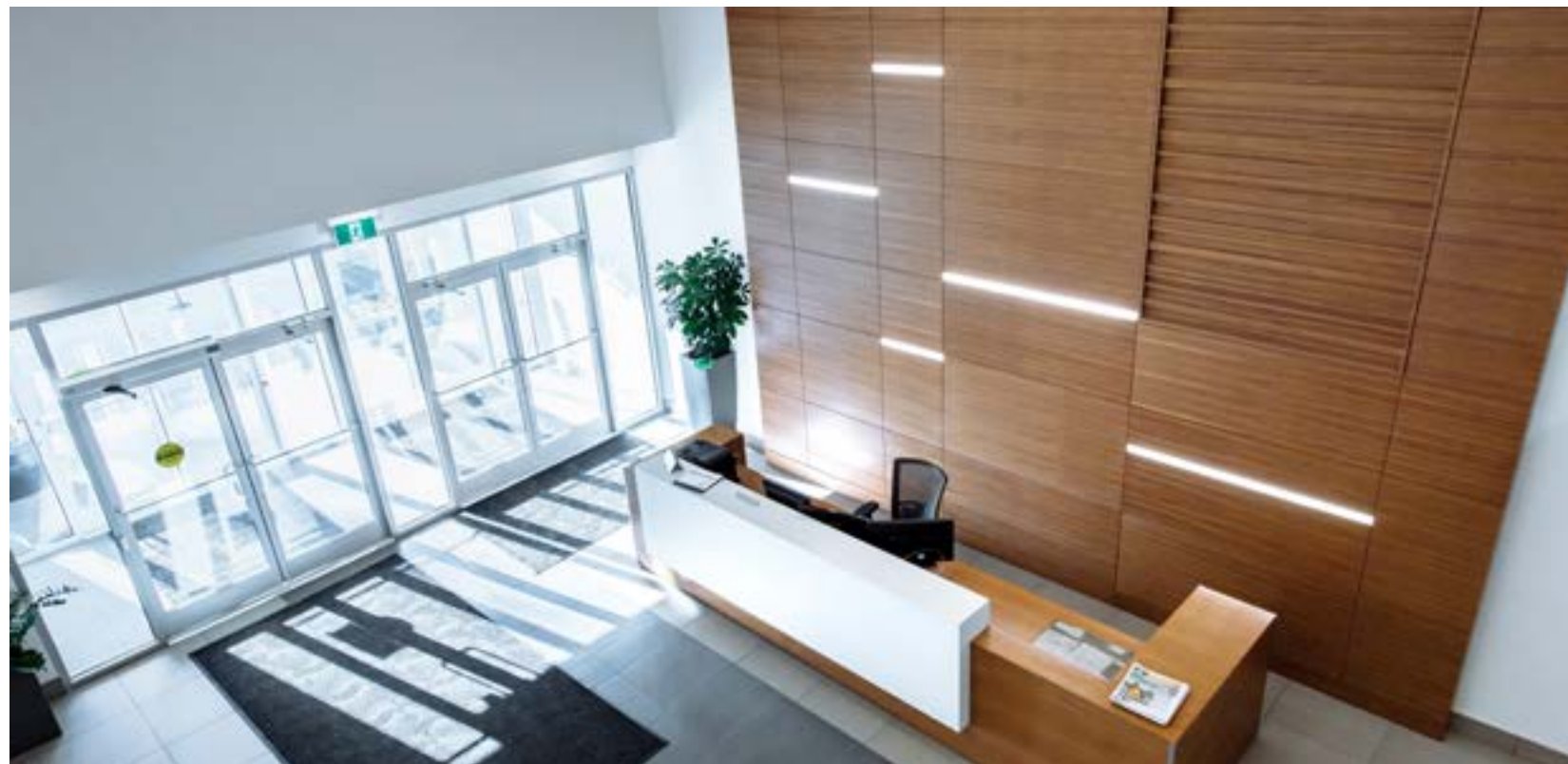
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Lease Information

Suite	SQ/FT	Availability	
Suite 210	3,220 SF	Immediately	
Suite 205	5,600 SF	Immediately	Contiguous for 8,807 SF
Suite 240	3,207 SF	Immediately	
Suite 310	2,406 SF	Immediately	
Suite 400	14,621 SF	Immediately	Contiguous for 29,549 SF
Suite 500	14,928 SF	Immediately	
Suite 600	9,029 SF	Immediately	
Suite 700	14,414 SF	Immediately	
Suite 800	1,977 SF	Immediately	
Suite 900	14,414 SF	Immediately	Contiguous for 28,815 SF
Suite 1000**	14,401 SF	Immediately	
Suite 1230	1,595 SF	March 1, 2026	
Suite 1400	14,402 SF	Immediately	
Suite 1510	1,527 SF	Immediately	
Suite 1601B	1,816 SF	Immediately	
Suite 1700	1,175 SF	Immediately	Contiguous for 14,409 SF
Suite 1705	2,037 SF	Immediately	
Suite 1710	6,886 SF	Immediately	
Suite 1730	4,311 SF	Immediately	
Suite 1840	6,505 SF	Immediately	
Suite 2000	8,501 SF	Immediately	
Suite 2100	14,408 SF	Immediately	

**Furnished



Building Information

Building Details

Constructed	1979
Rentable Area	285,780 square feet
Average Floorplate	14,400 square feet
Number of Floors	21
Landlord	SCREO 840 7th Inc.
HVAC	Monday - Friday 6:30 am - 6:00 pm
Security	Monday - Friday 6:00 am - 7:00 pm
Annual Net Rent	Market Rates
Operating Costs & Taxes	\$15.69 per SF (2026 estimate)
Parking	1:1,191 SF Parkade Height: 6'0" Unreserved parking @ \$395/stall/month Reserved parking @ \$465/stall/month

Highlights

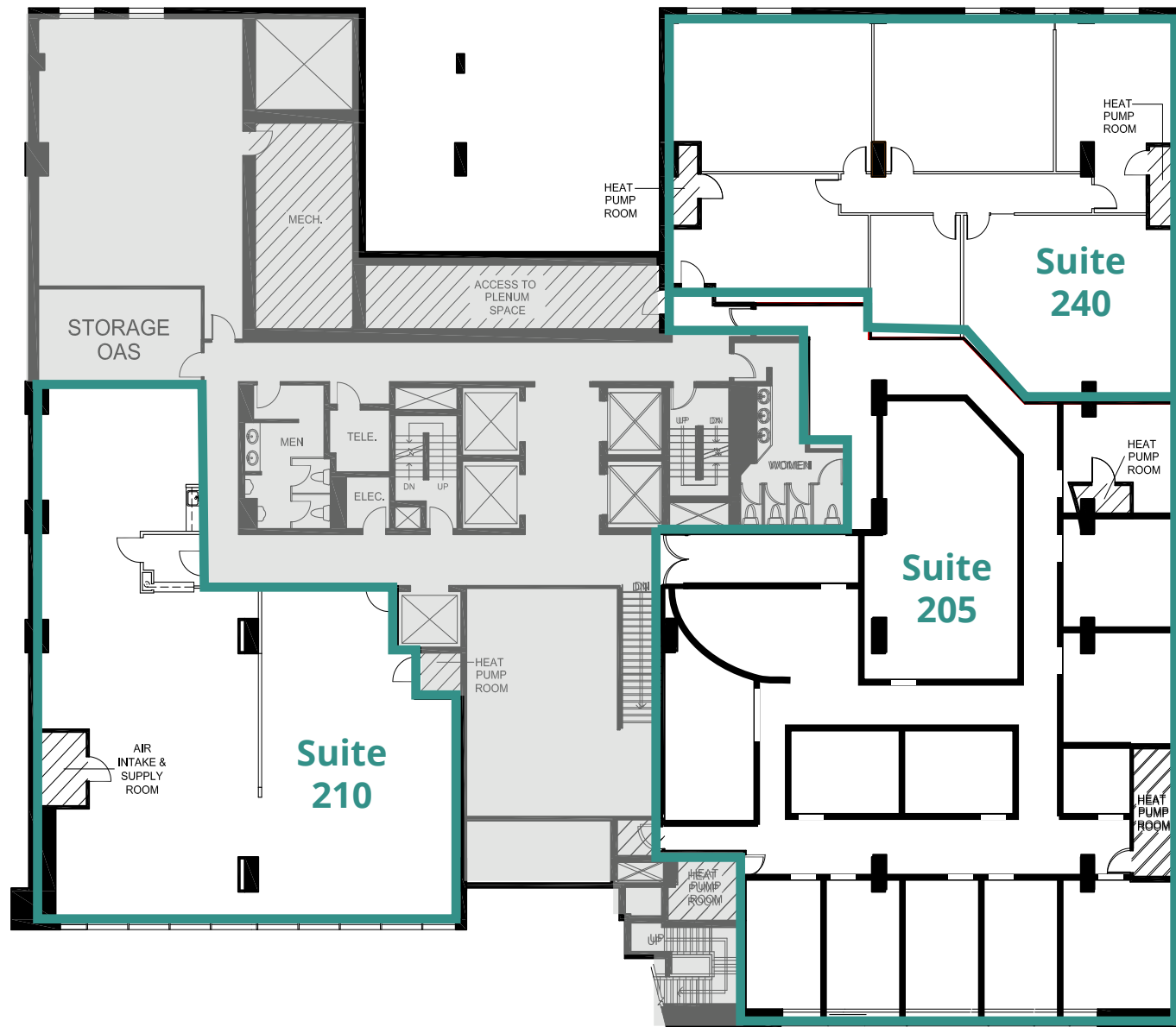
- Dog friendly
- Plus 15 connected, providing easy access to the rest of downtown with the convenience of a west end location
- LRT station located directly across the street
- Fitness centre, shower/change rooms, and conference meeting rooms available for tenant use, free of charge
- Recently renovated main floor lobby
- BOMA Silver Certified
- Fitwell Viral Response Certified

Bike Storage

- Wall hung racks in bike cage and bike room
- Pump and stand available for repairing and inflating bike tires located in the bike room
- Total bike parking: 42

Floor Plans

Floor 2 12,027 SF



Suite 210 | 3,220 SF

- large open area
- kitchen

Suite 205 | 5,600 SF

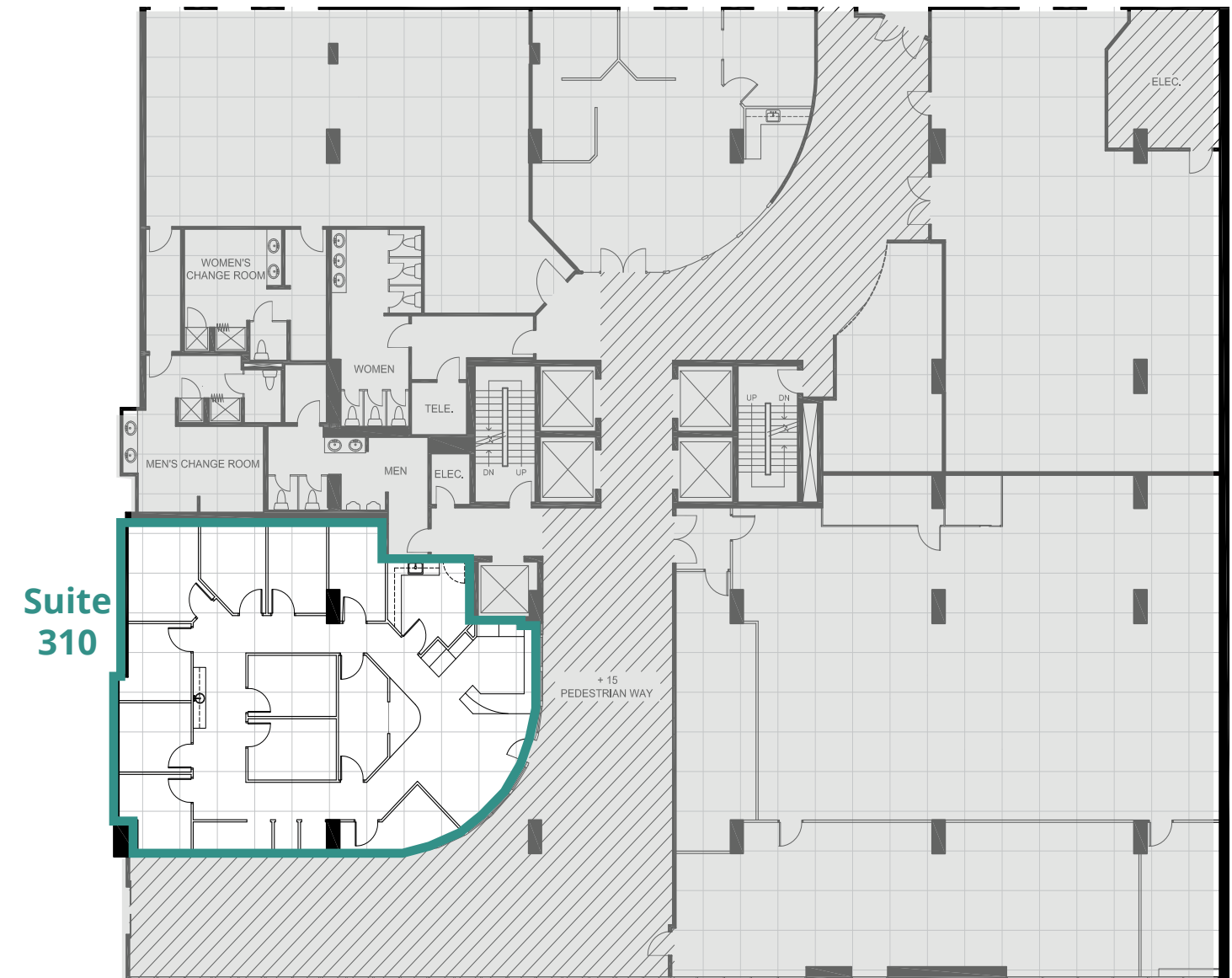
- 7 exterior offices
- 2 interior offices
- kitchen
- storage room

Suite 240 | 3,207 SF

- 3 exterior offices
- 1 interior office
- boardroom
- reception

Floor Plans

Floor 3 2,406 SF



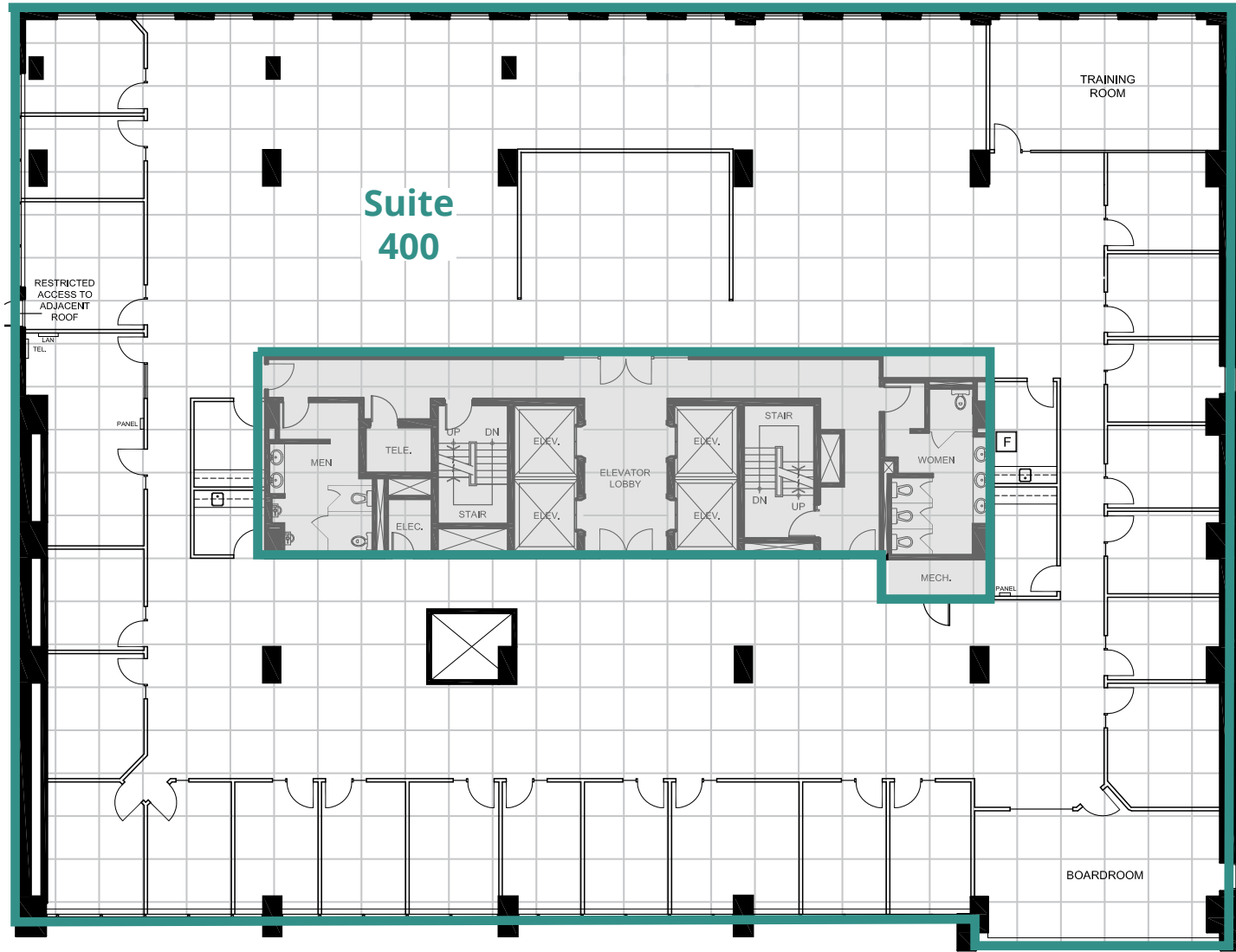
Suite 310

Suite 310 | 2,406 SF | Retail/Office

- former medical use
- 4 exterior offices
- 5 interior offices
- kitchen
- reception
- 2 storage rooms

Floor Plans

Floor 4 14,621 SF

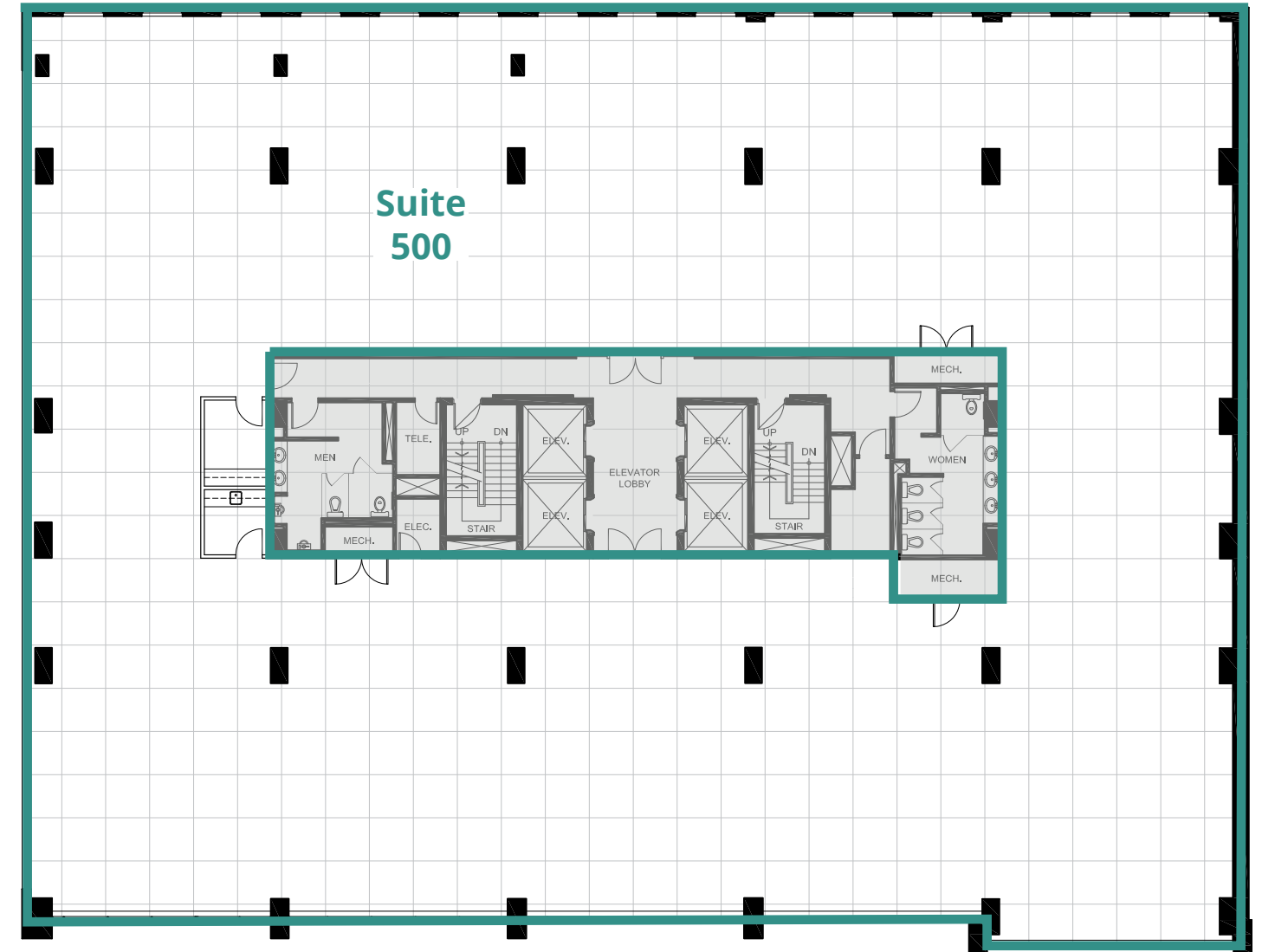


Suite 400 | 14,621 SF | Partially Furnished

- 21 exterior offices
- 40 workstations
- 2 boardrooms
- meeting room
- 2 kitchens
- large reception
- 2 copy/print rooms

Floor Plans

Floor 5 14,928 SF



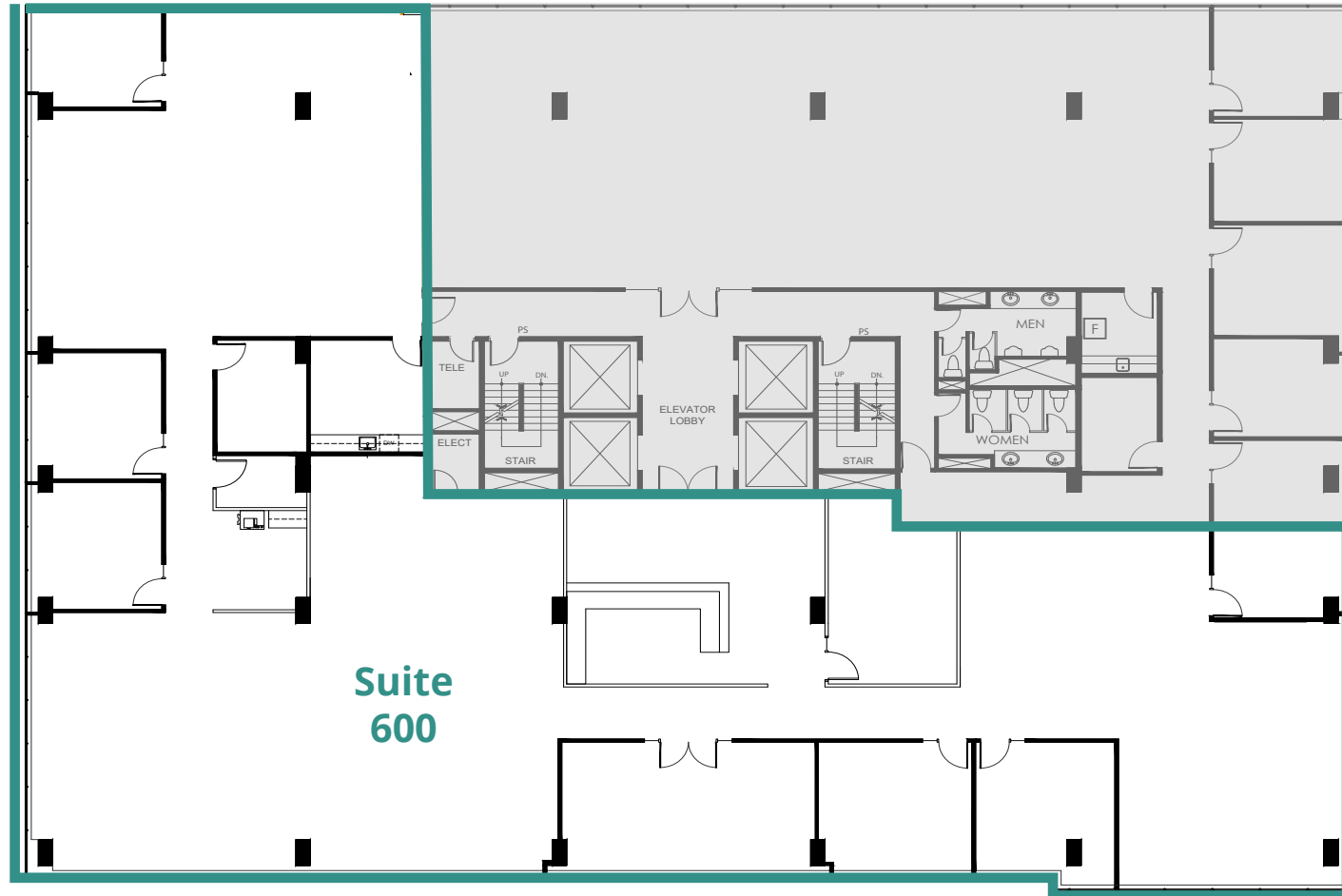
Suite 500 | 14,928 SF

- base building

Floor Plans

Floor 6

9,029 SF



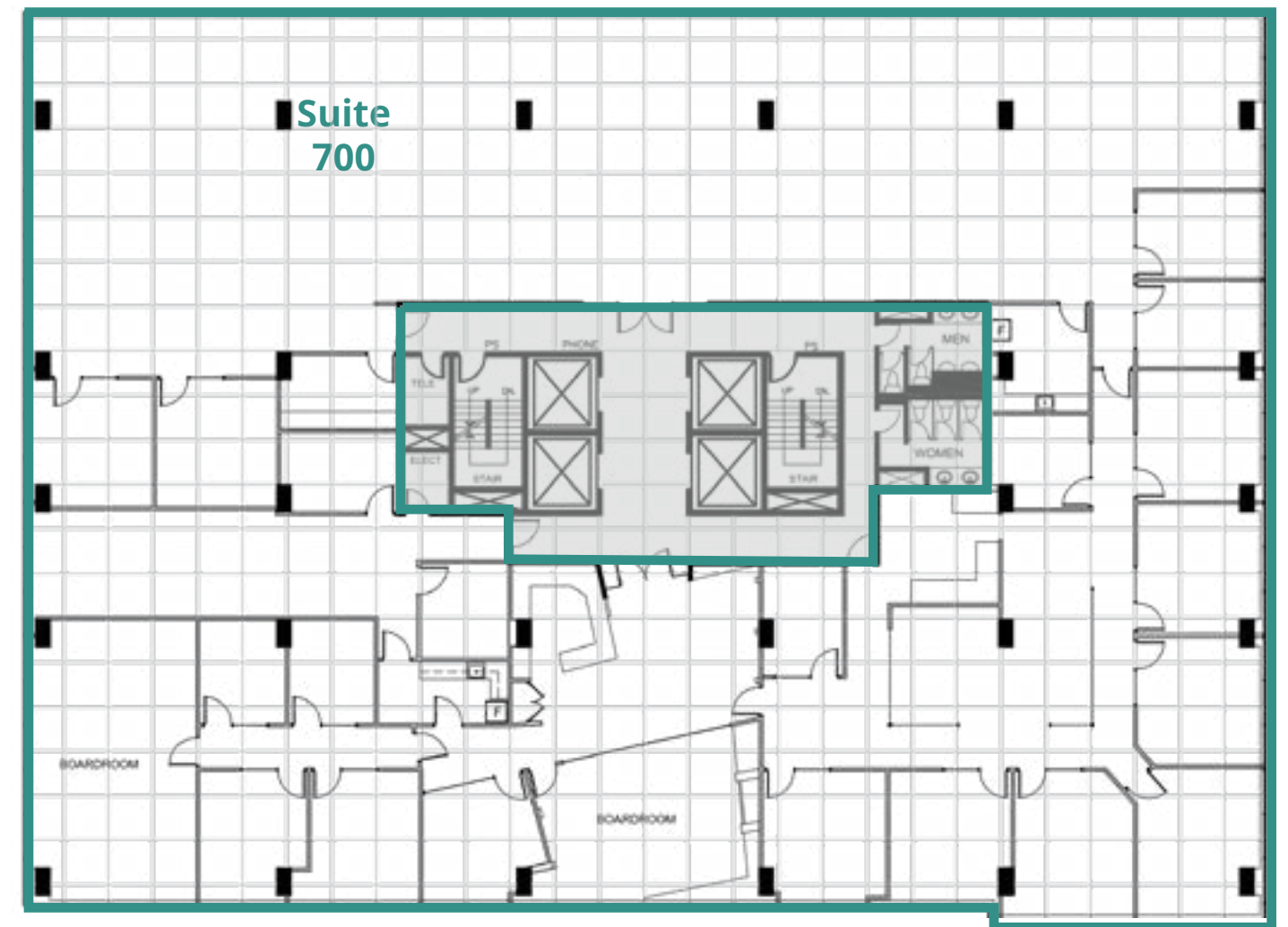
Suite 600 | 9,029 SF

- 6 exterior offices
- 1 interior office
- boardroom
- meeting room
- kitchen
- open area
- copy area

Floor Plans

Floor 7

14,414 SF



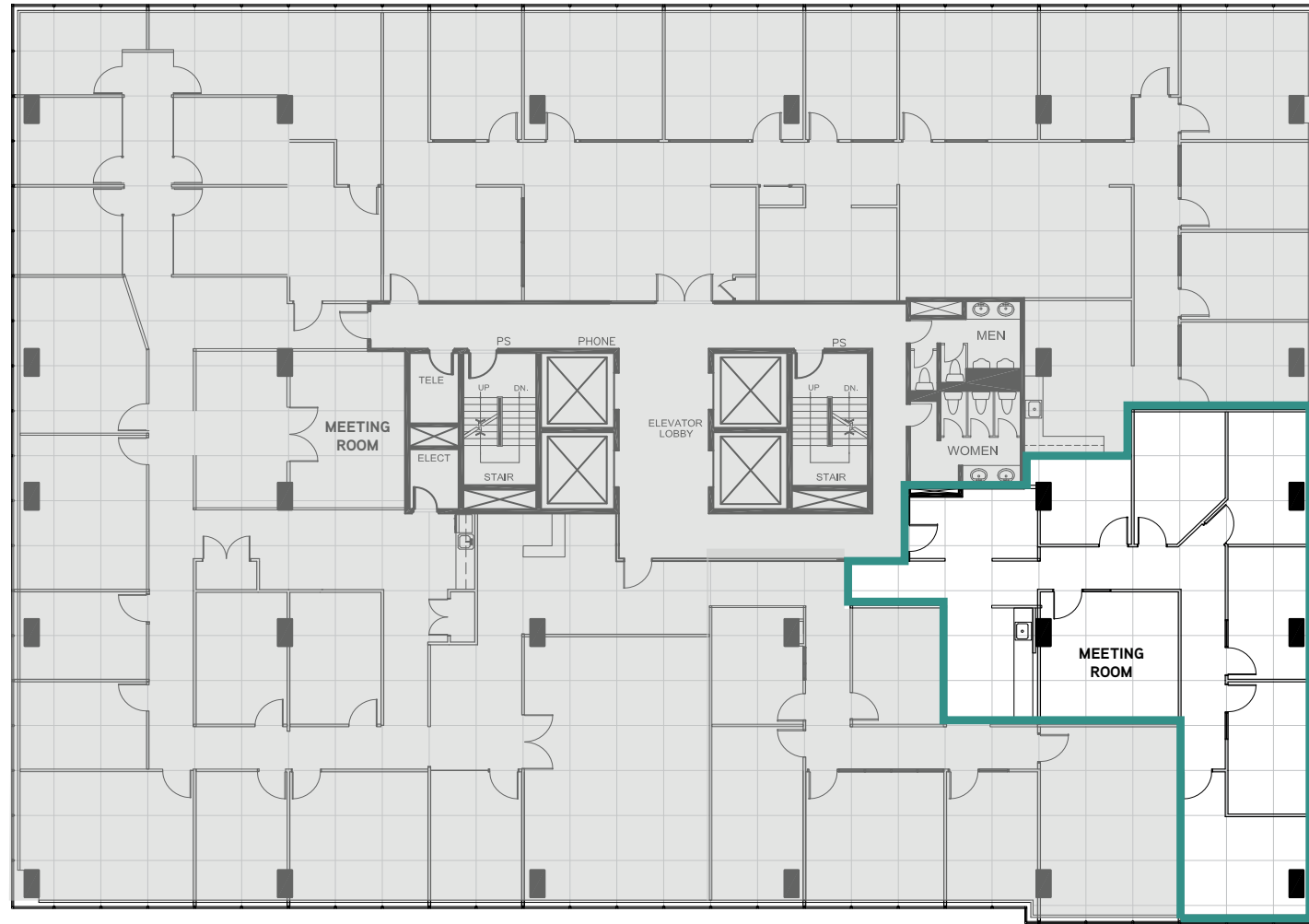
Suite 700 | 14,414 SF

- 13 exterior offices
- 6 interior offices
- 2 boardrooms
- 2 kitchens
- open area
- reception
- storage room

Floor Plans

Floor 8

1,977 SF



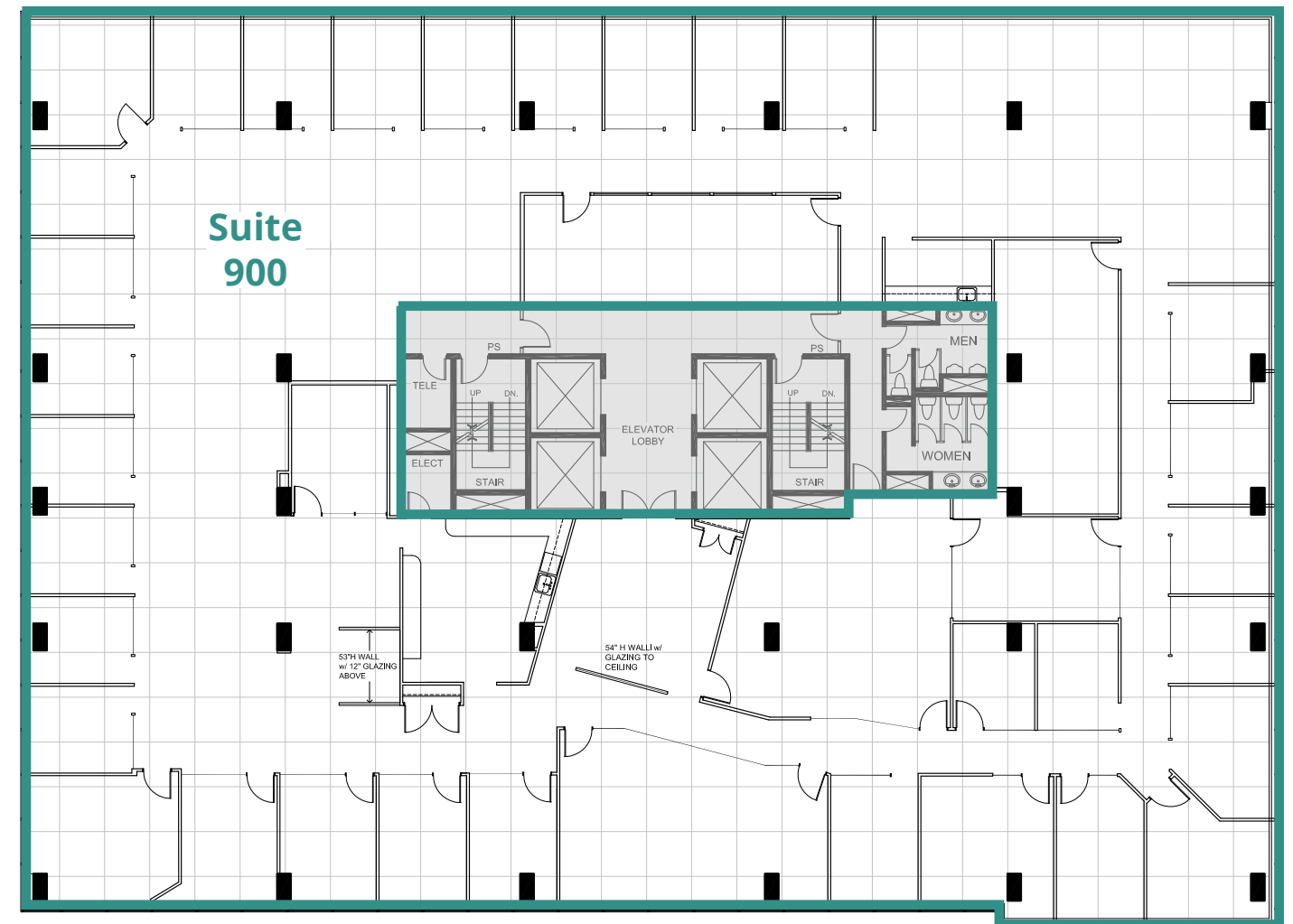
Suite 800 | 1,977 SF

- 4 exterior offices
- 2 interior offices
- meeting room
- kitchen
- small reception

Floor Plans

Floor 9

14,414 SF



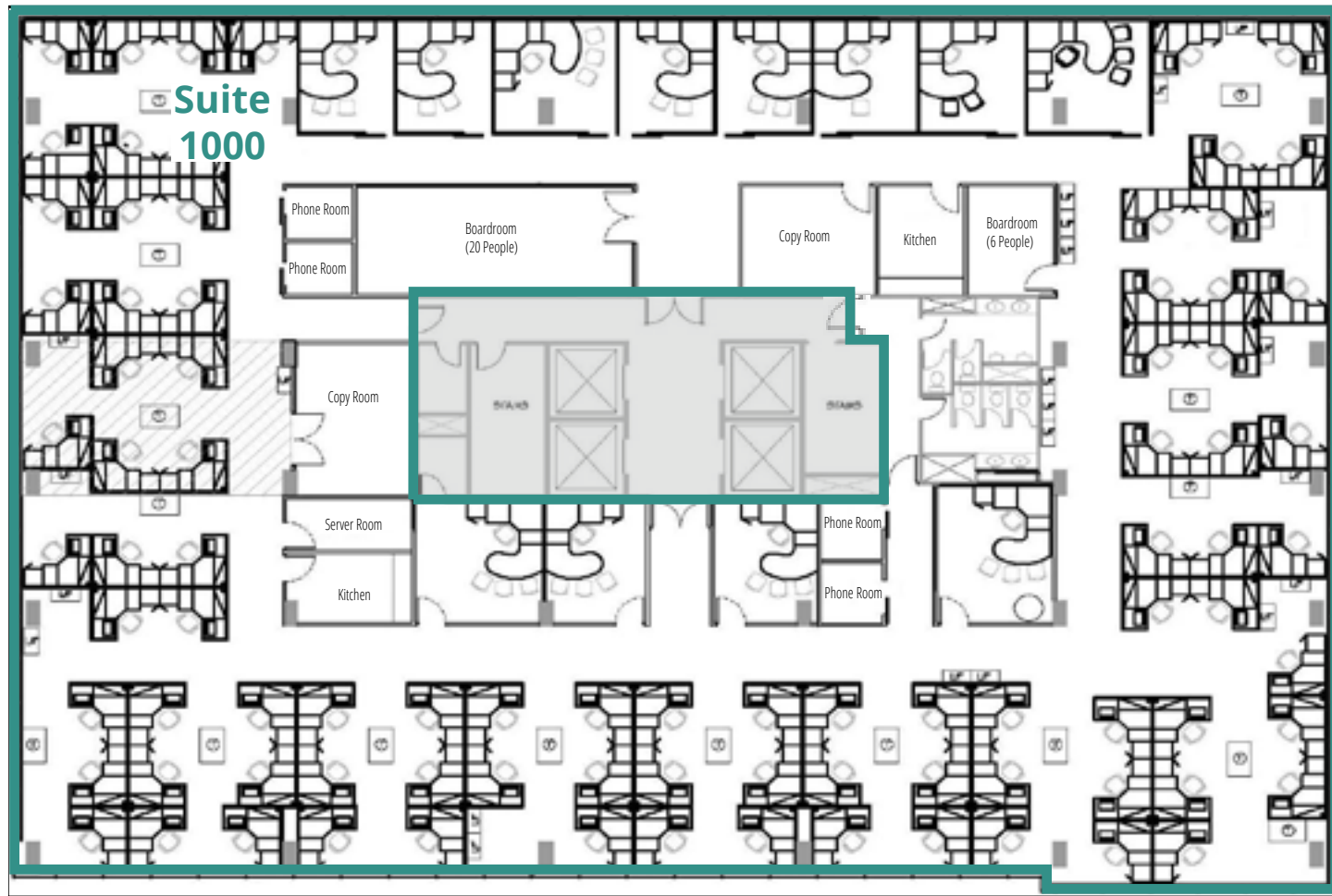
Suite 900 | 14,414 SF

- 30 exterior offices
- 2 interior offices
- 1 boardroom
- 1 meeting room
- 2 kitchens
- open meeting/lounge area
- open area for ~20 workstations
- reception
- storage room
- 2 file/print rooms

Floor Plans

Floor 10

14,401 SF



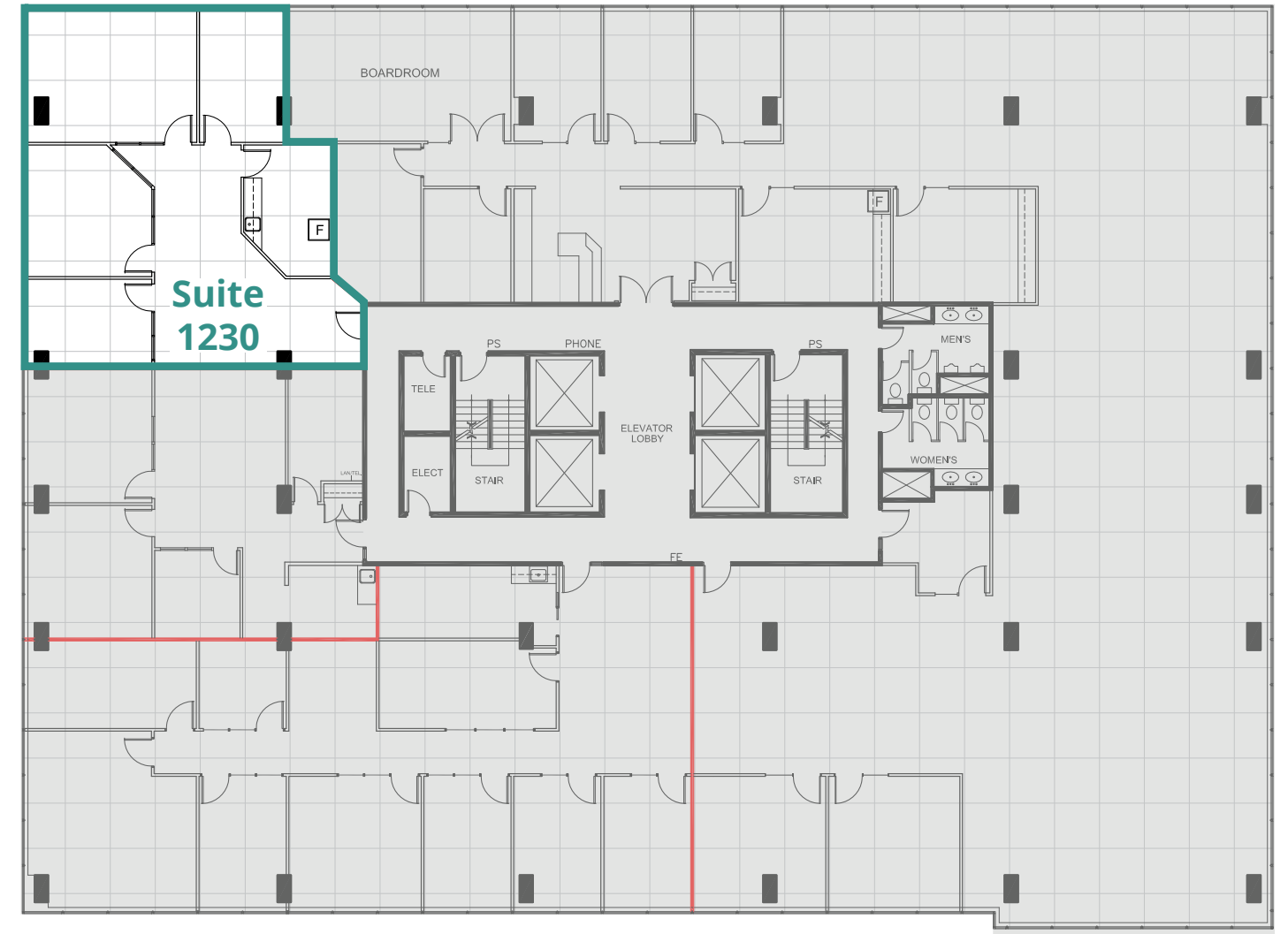
Suite 1000 | 14,401 SF | Furnished

- 8 exterior offices
- 4 interior offices
- 81 workstations
- boardroom
- meeting room
- 4 phone rooms
- 2 kitchens
- 2 copy/file areas
- server room

Floor Plans

Floor 12

1,595 SF



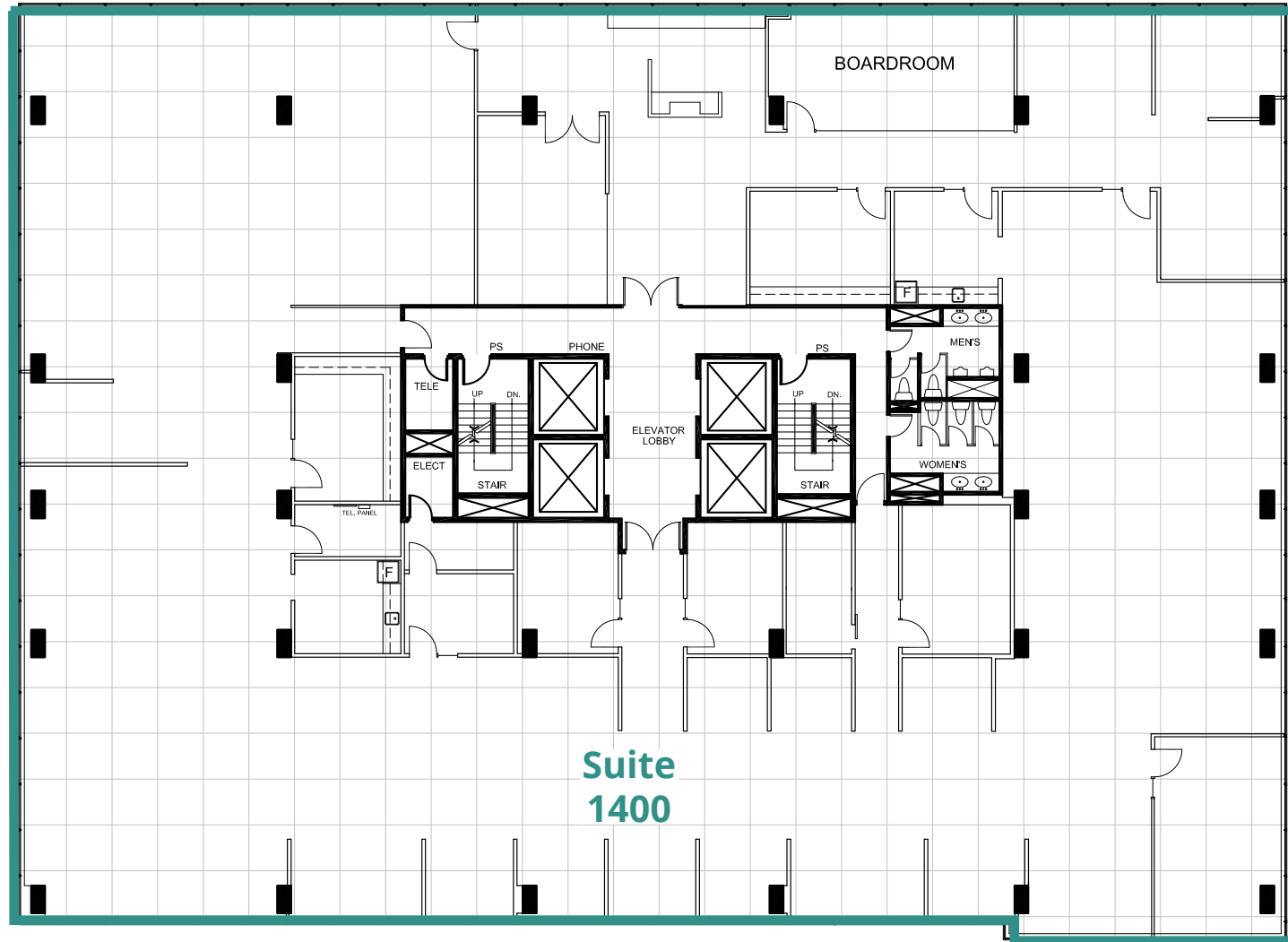
Suite 1230 | 1,595 SF

- 3 exterior offices
- meeting room
- reception
- kitchen

Floor Plans

Floor 14

14,402 SF



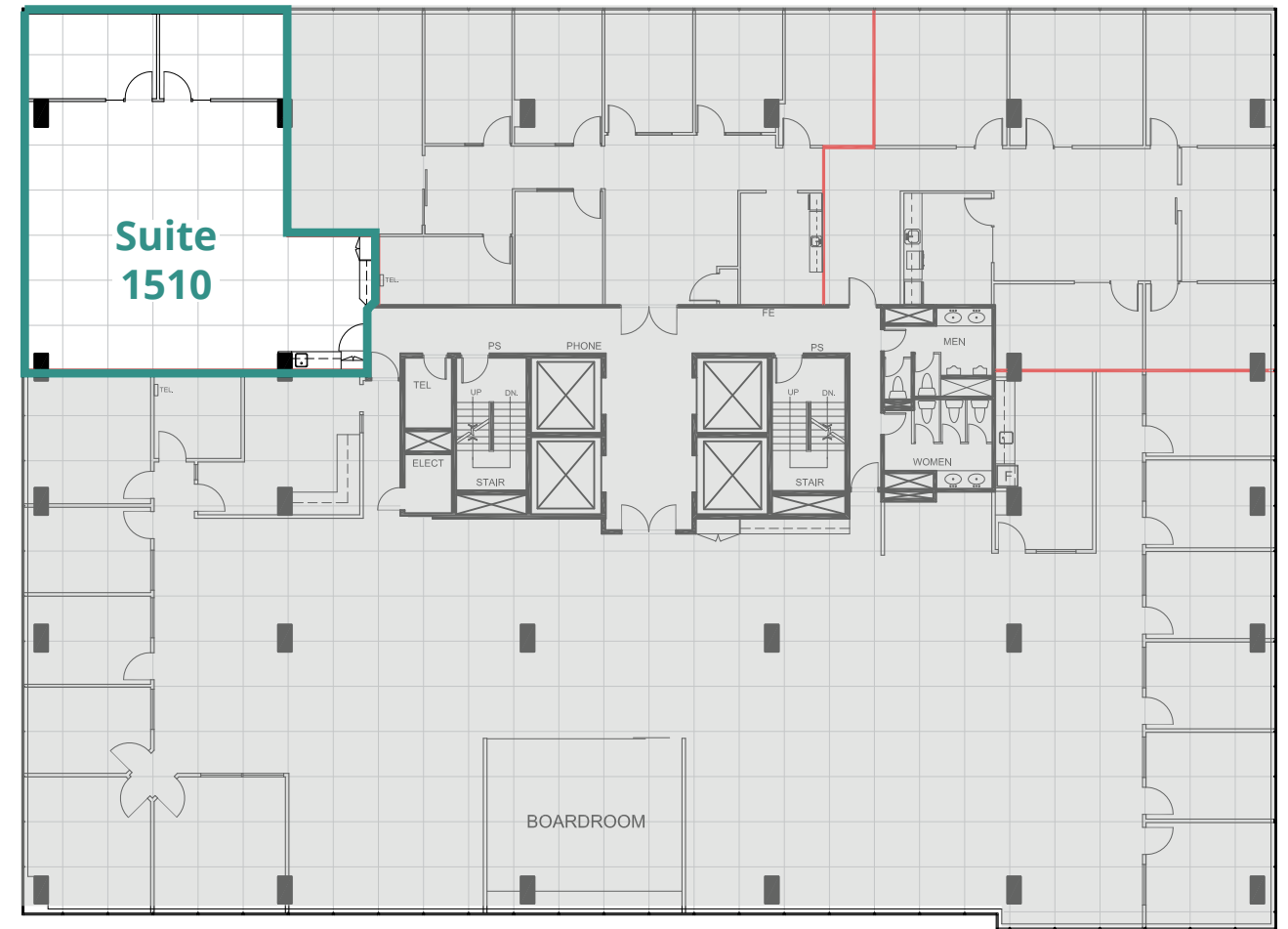
Suite 1400 | 14,402 SF

- mostly open plan
- 1 exterior office
- 6 meeting rooms
- boardroom
- reception
- 2 kitchens
- 2 copy/file/storage rooms
- server room

Floor Plans

Floor 15

1,527 SF



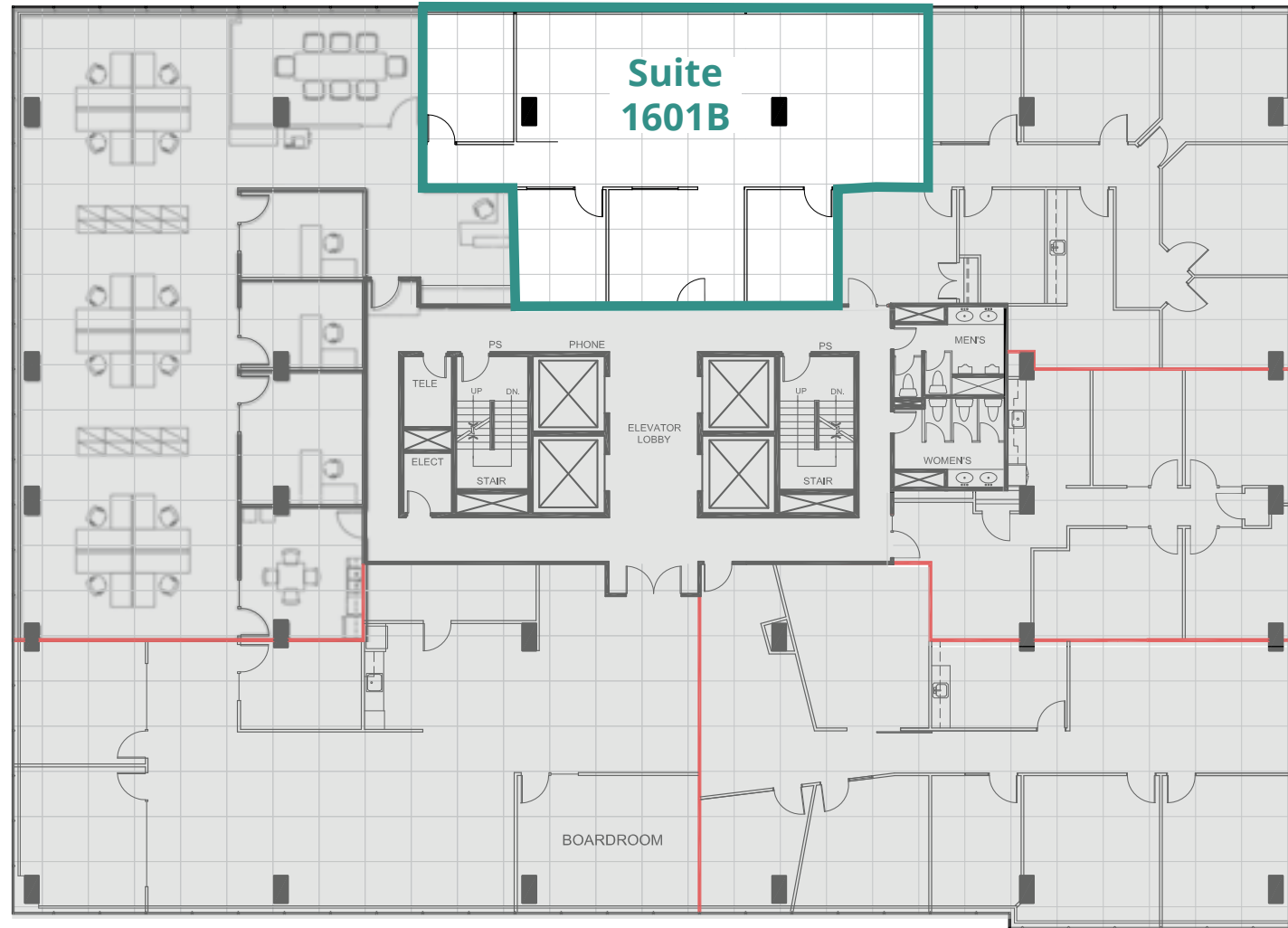
Suite 1510 | 1,527 SF

- 2 exterior offices
- open area for workstations
- kitchenette
- copy/print area

Floor Plans

Floor 16

1,816 SF



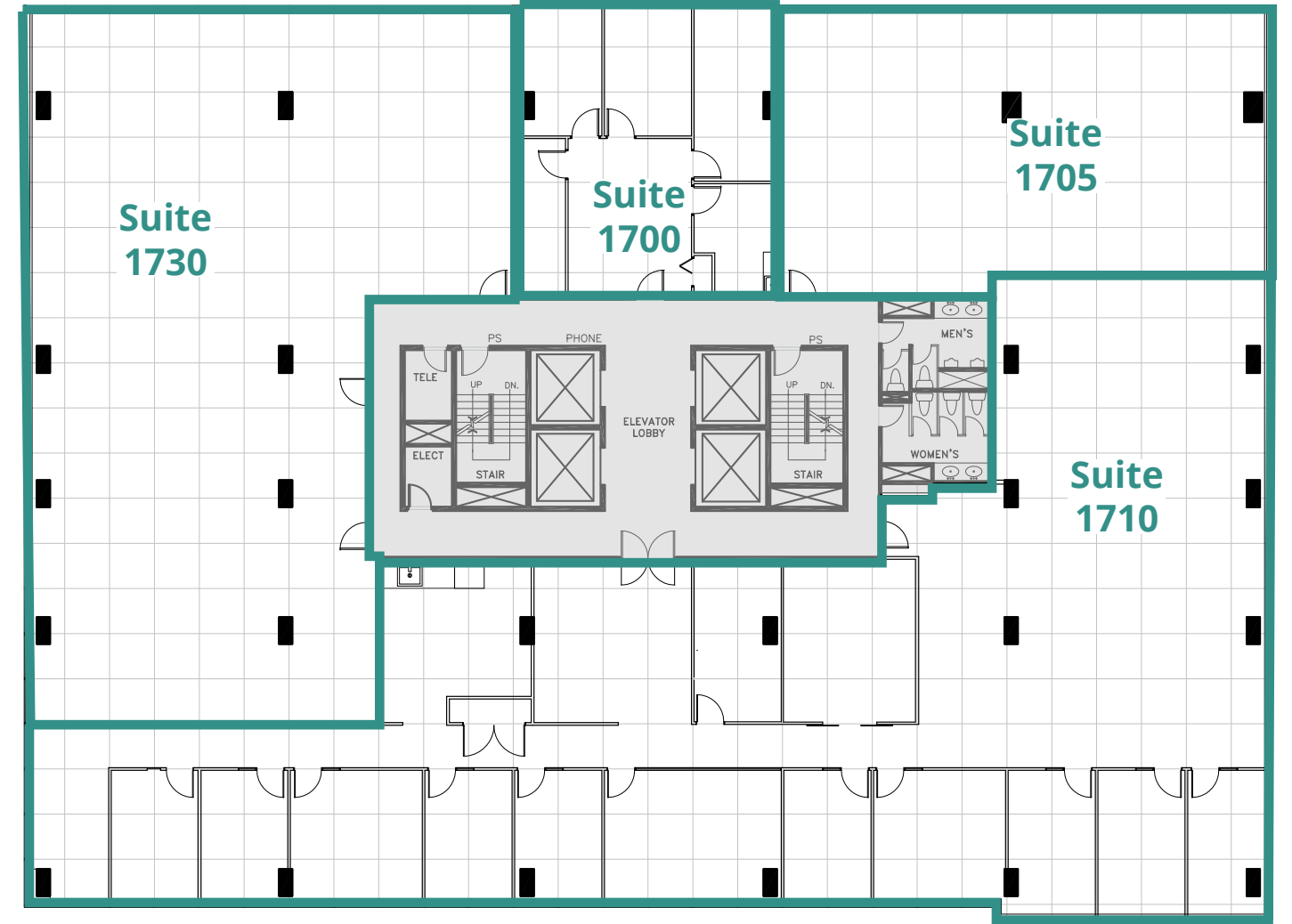
Suite 1601B | 1,816 SF

- base building

Floor Plans

Floor 17

14,409 SF



Suite 1700 | 1,175 SF

Suite 1705 | 2,037 SF

Suite 1710 | 6,886 SF

Suite 1730 | 4,311 SF

- 2 exterior offices
- meeting room
- kitchen
- storage/copy room

- open area

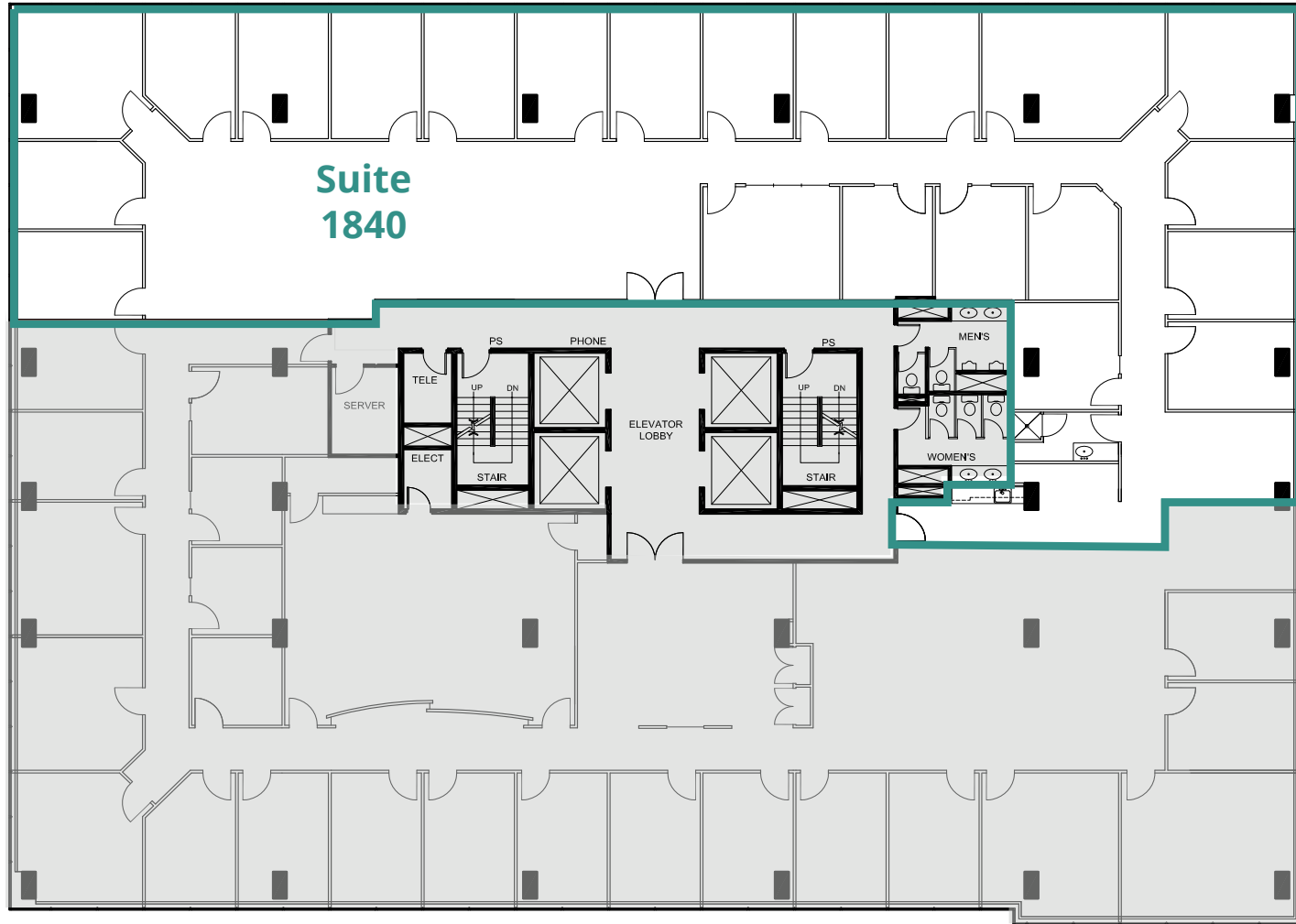
- 10 exterior offices
- 1 interior office
- boardroom
- meeting room
- reception
- kitchen
- large open area

- base building

Floor Plans

Floor 18

6,505 SF



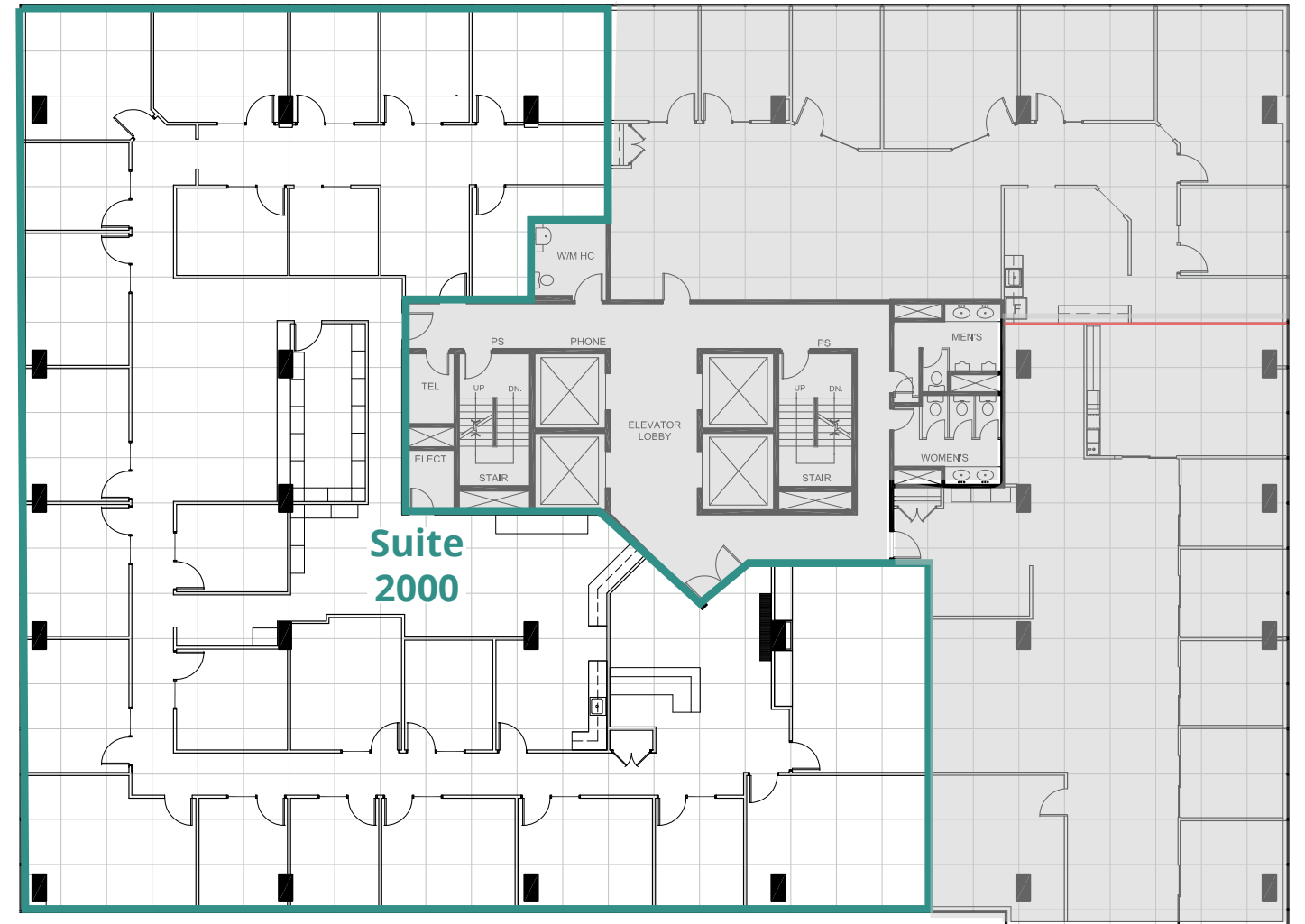
Suite 1840 | 6,505 SF

- 16 exterior offices
- 3 interior offices
- 2 meeting rooms
- small open area
- kitchen

Floor Plans

Floor 20

8,501 SF



Suite 2000 | 8,501 SF

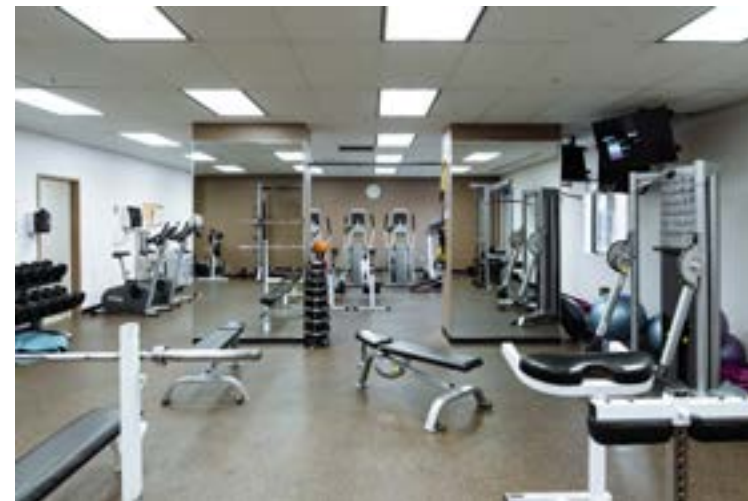
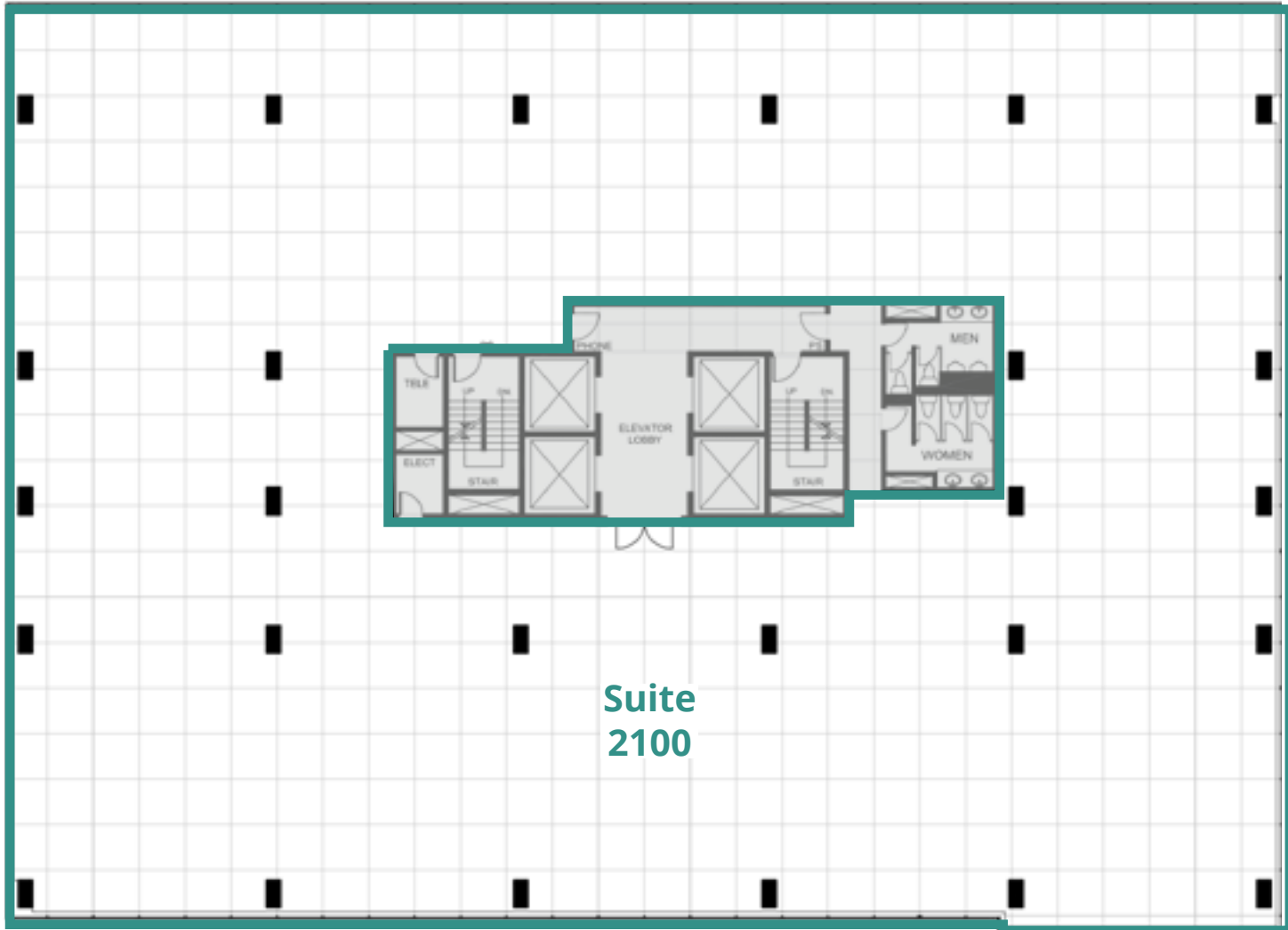
- 17 exterior offices
- 6 interior offices
- boardroom
- kitchen/lounge
- reception
- copy/file room
- storage room

Floor Plans

Property Photos

Floor 21

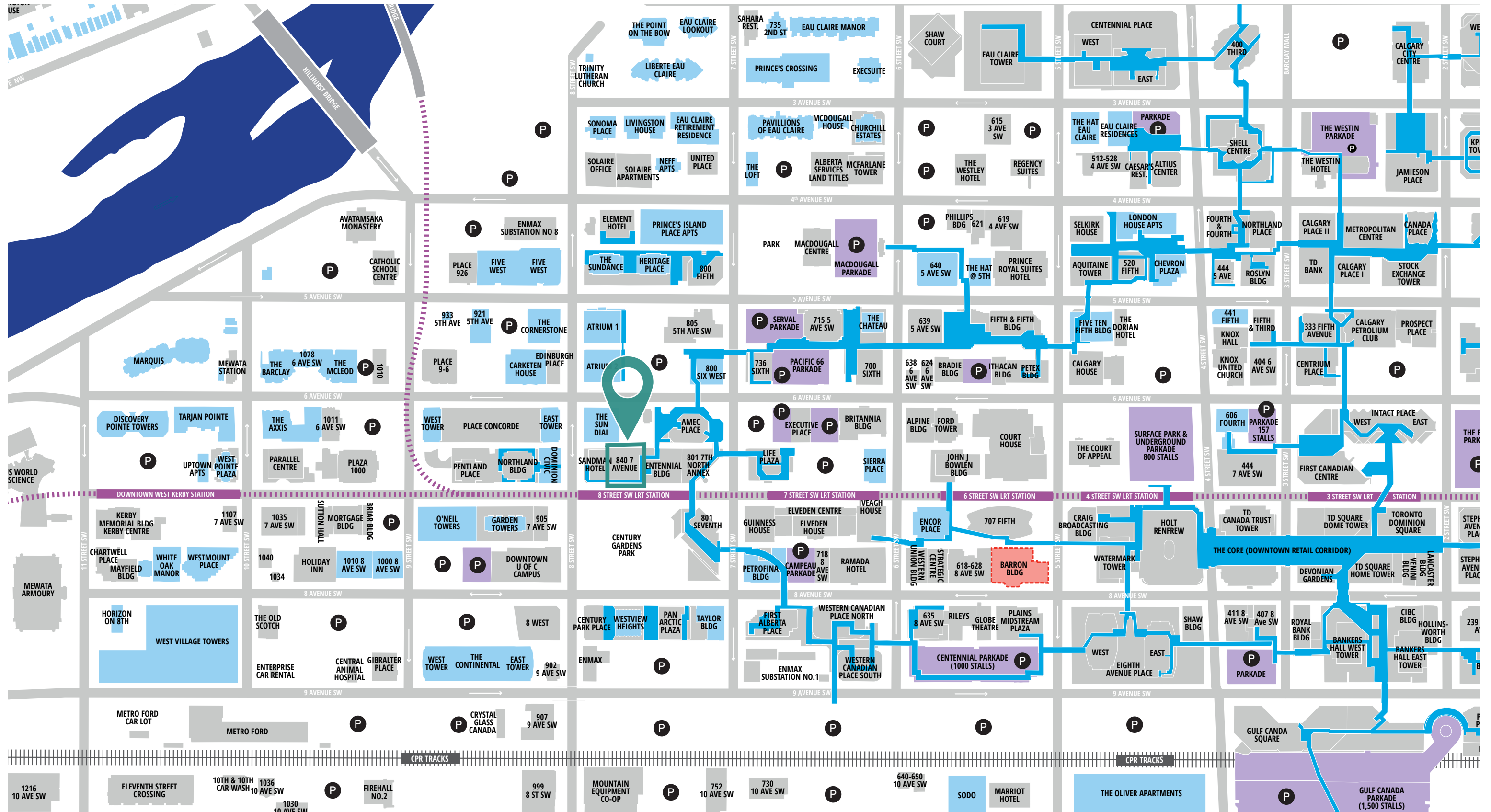
14,408 SF



Suite 2100 | 14,408 SF

- open area

Surrounding Area





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