

**AVISON
YOUNG**

FOR LEASE

718 - 8 Avenue SW



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Property Summary

Landlord:	8th Avenue Management GP Inc.
Occupancy:	Immediately
Year Built:	2012
Floors:	4
Average Floor Plate:	6,154 SF
Office Area:	24,400 SF
Additional Rent:	\$13.91 (2026)

Available space

Suite	Square feet	Availability
Suite 400	6,154	Immediate
Suite 300	6,154	30 days notice
Suite 200	6,154	Immediate

Leased

Property Highlights

-  Premium office space with high-end finishes
-  Adjacent to Plus 15 connection
-  Close proximity to LRT Station
-  Large on-site 24-hour fitness centre
-  Various amenities in immediate area

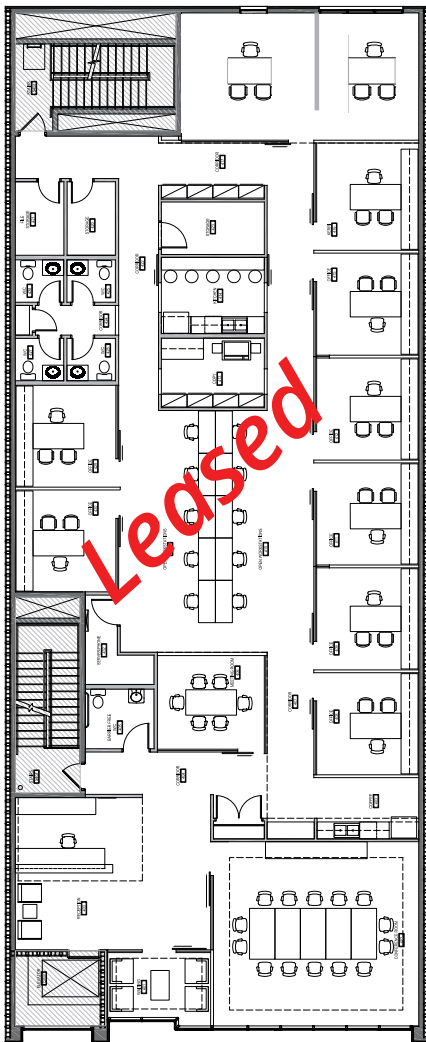


4th Floor | Suite 400 | 6,154 SF

- 8 Offices
- 2 Executive Offices
- Open Area
- Meeting Room
- Boardroom
- Breakout Room
- Reception
- Copy Area
- Kitchen
- Kitchenette
- 3 Storage Rooms
- Server Room
- Private Washrooms
- Fully Furnished

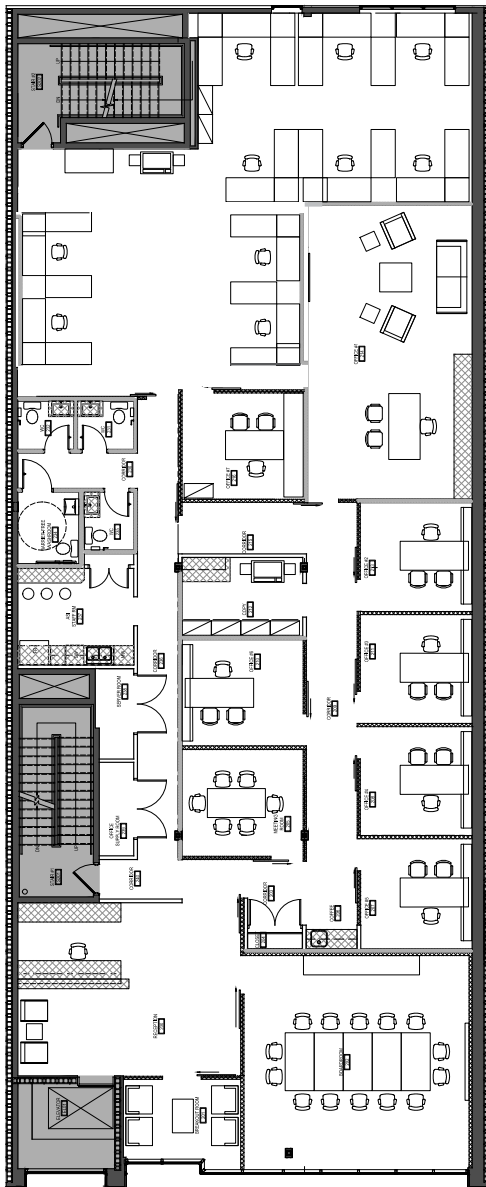


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3D Virtual Suite Tour](#)



3rd Floor | Suite 300 | 6,154 SF

- Well Suited for a Classroom User
- 26-Seat Classroom With a Dividing Wall
- 18-Seat Classroom
- 14-Seat Classroom
- Kitchen/Lounge Area
- Reception Area
- Student Lounge
- Storage Room
- Private Washrooms
- Fully Furnished Available

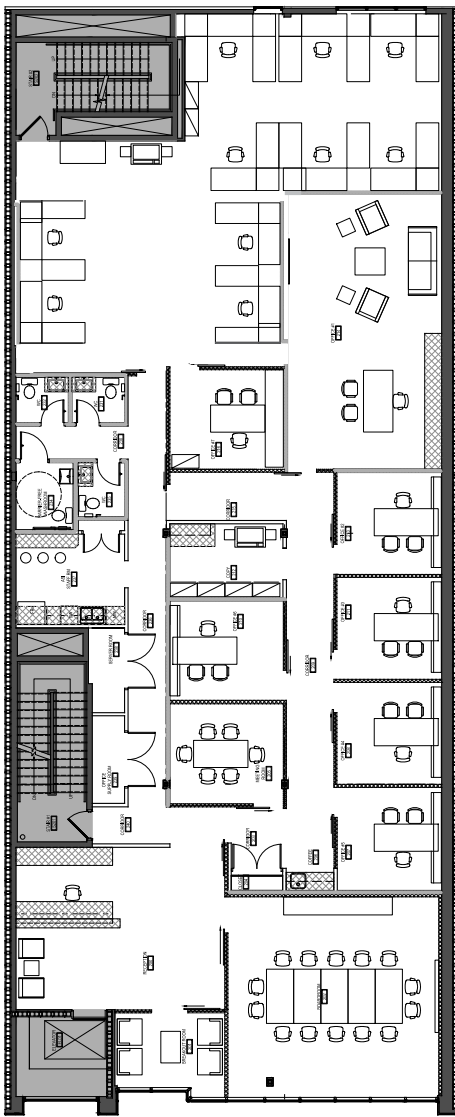


2nd Floor | Suite 200 | 6,154 SF

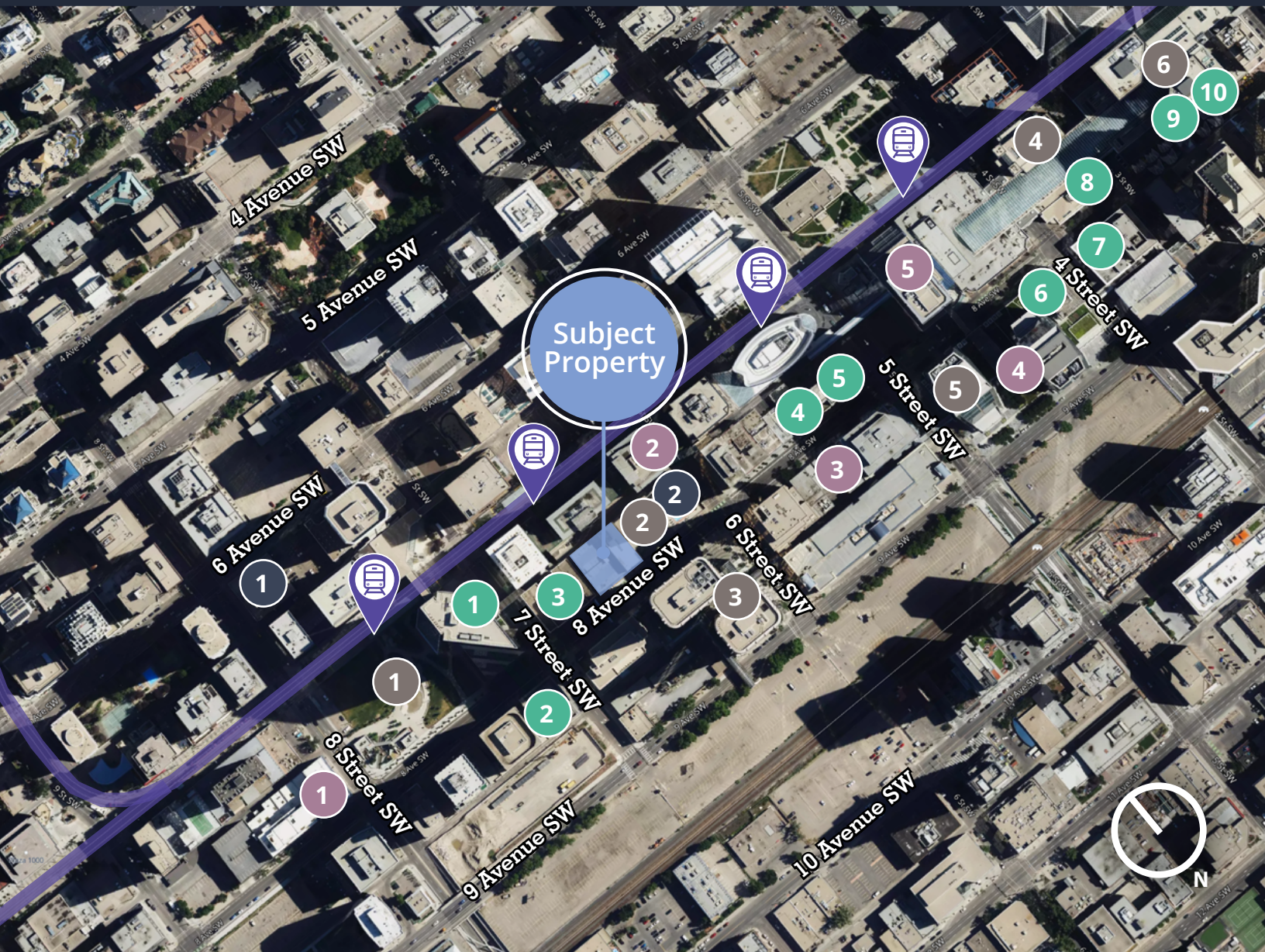
- 6 Offices
- Large Interior Office/Training Room
- Open Area
- Meeting Room
- Boardroom
- Breakout Room
- Reception
- Coffee Station
- Copy Area
- Filing Area
- Kitchen
- Private Washrooms
- Fully Furnished



[Click Here to View
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Location & Nearby Amenities

Restaurants

1. Onigiri Japan
2. Bagelino's The Bagel Co.
3. The Chick Pea
4. Meshi Korean Street Food & Ricebowl
5. The Derrick Gin Mill & Kitchen
6. Cucina Market Bistro
7. Barcelona Tavern
8. Hy's Steakhouse &
9. Cocktail Bar
10. Cactus Club

Cafes

1. Waves Coffee House
2. Good Earth Coffeehouse
3. Urban Bean Coffee Company
4. Starbucks
5. Caffe Artigiano

Hotels

1. Sandman Hotel
2. Ramada Plaza Hotel

Other

1. Century Gardens
2. Anytime Fitness
3. Western Canadian Place
4. Fitness Centre
5. Bank of Montreal
6. The CORE Shopping Centre

Thank you for your interest!

If you would like more information on any of our services, please call or visit us online.

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Visit us online

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