

SLATE

Colliers

840 7 Avenue SW

Office space for lease

840 7th Avenue SW, Calgary | Alberta

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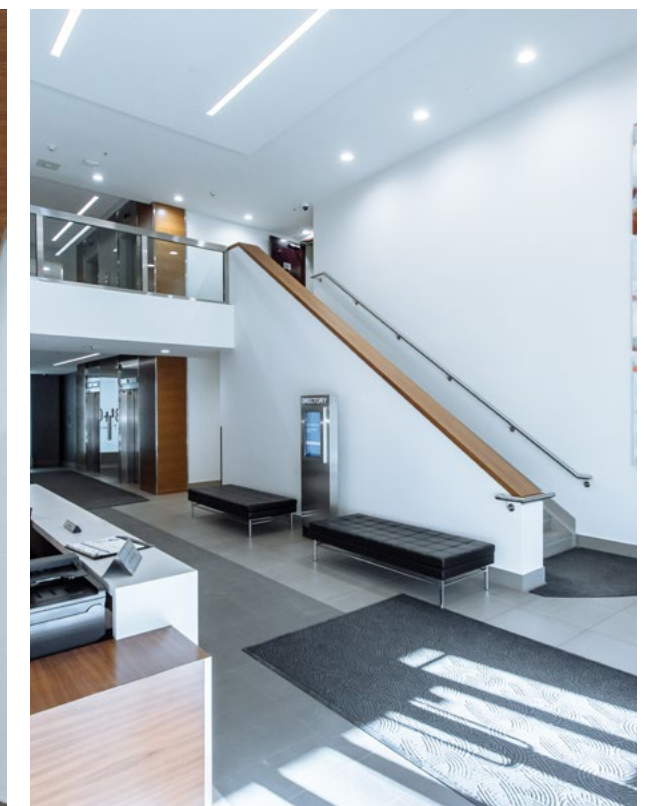
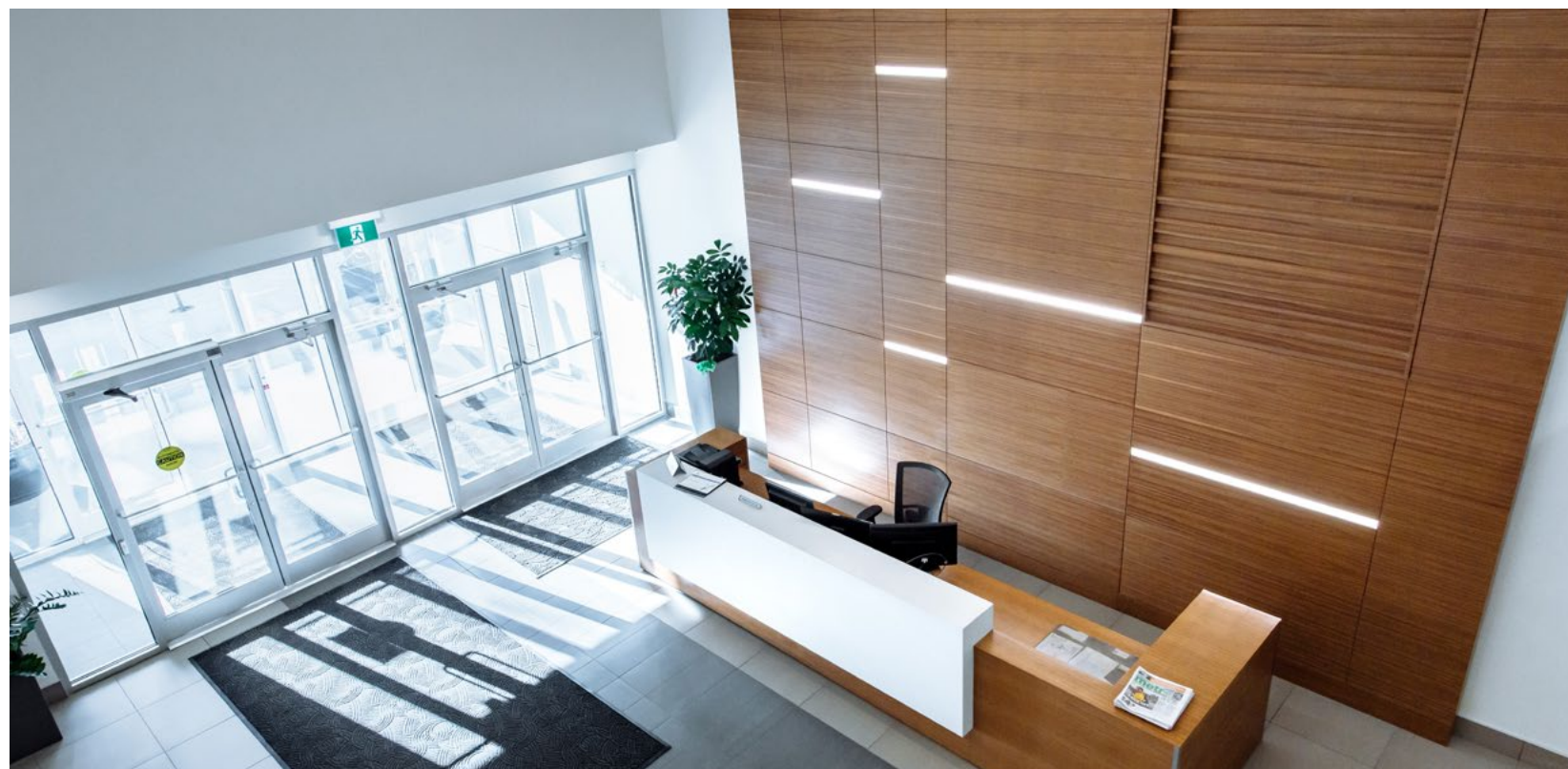
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Lease Information

| 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 | Contiguous for 6,684 SF |
| Suite 830 | 4,707 SF | April 1, 2026 | |
| Suite 900 | 14,414 SF | Immediately | Contiguous for 28,815 SF |
| Suite 1000** | 14,401 SF | Immediately | |
| Suite 1230 | 1,595 SF | Immediately | |
| Suite 1400 | 14,402 SF | Immediately | |
| Suite 1510 | 1,527 SF | Immediately | |
| Suite 1601B | 1,816 SF | Immediately | |
| Suite 1705 | 2,037 SF | Immediately | Contiguous for 13,234 SF |
| 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

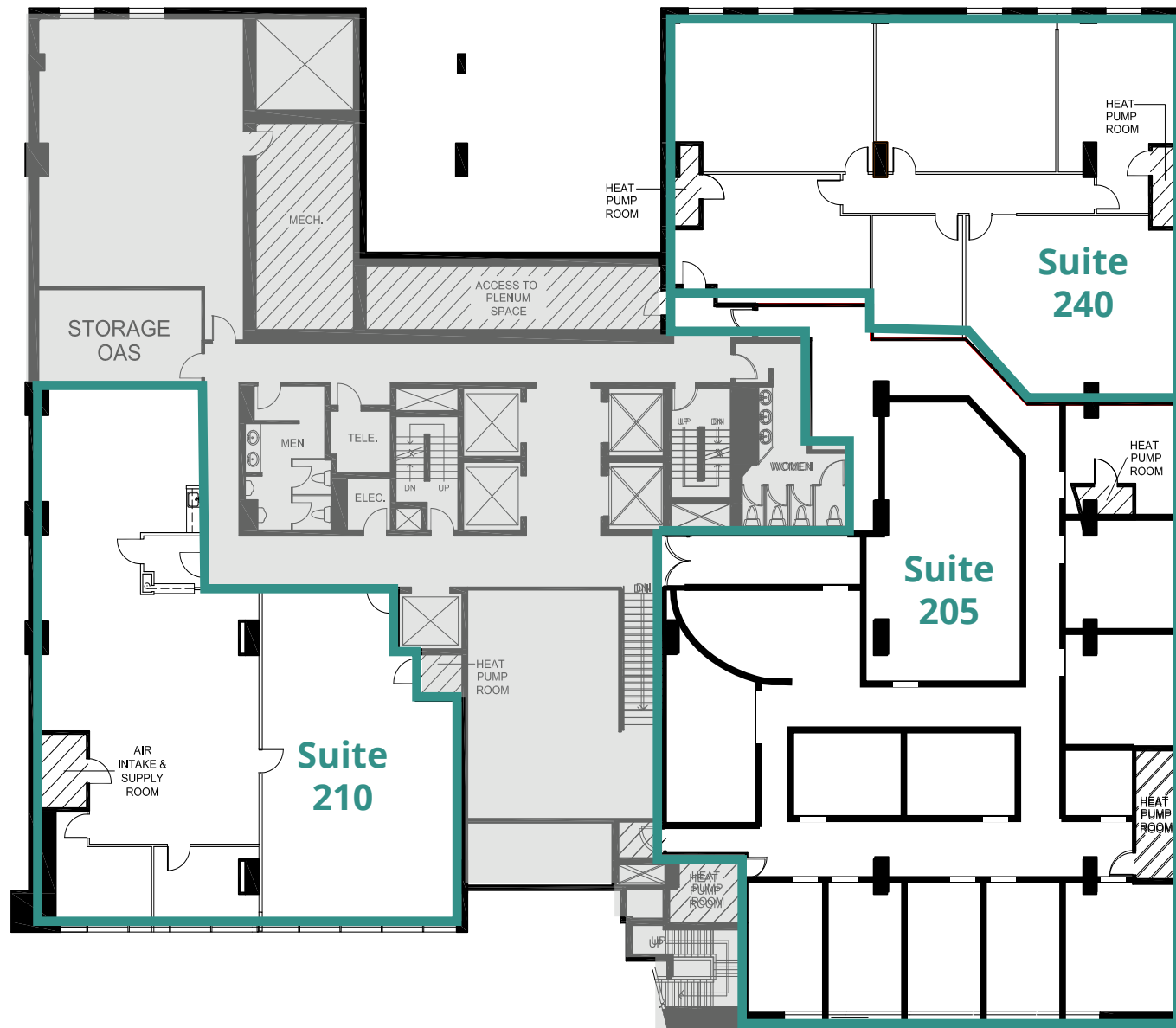
Bike Storage

- 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

- 2 exterior offices
- open area
- kitchen
- storage room

Suite 205 | 5,600 SF

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

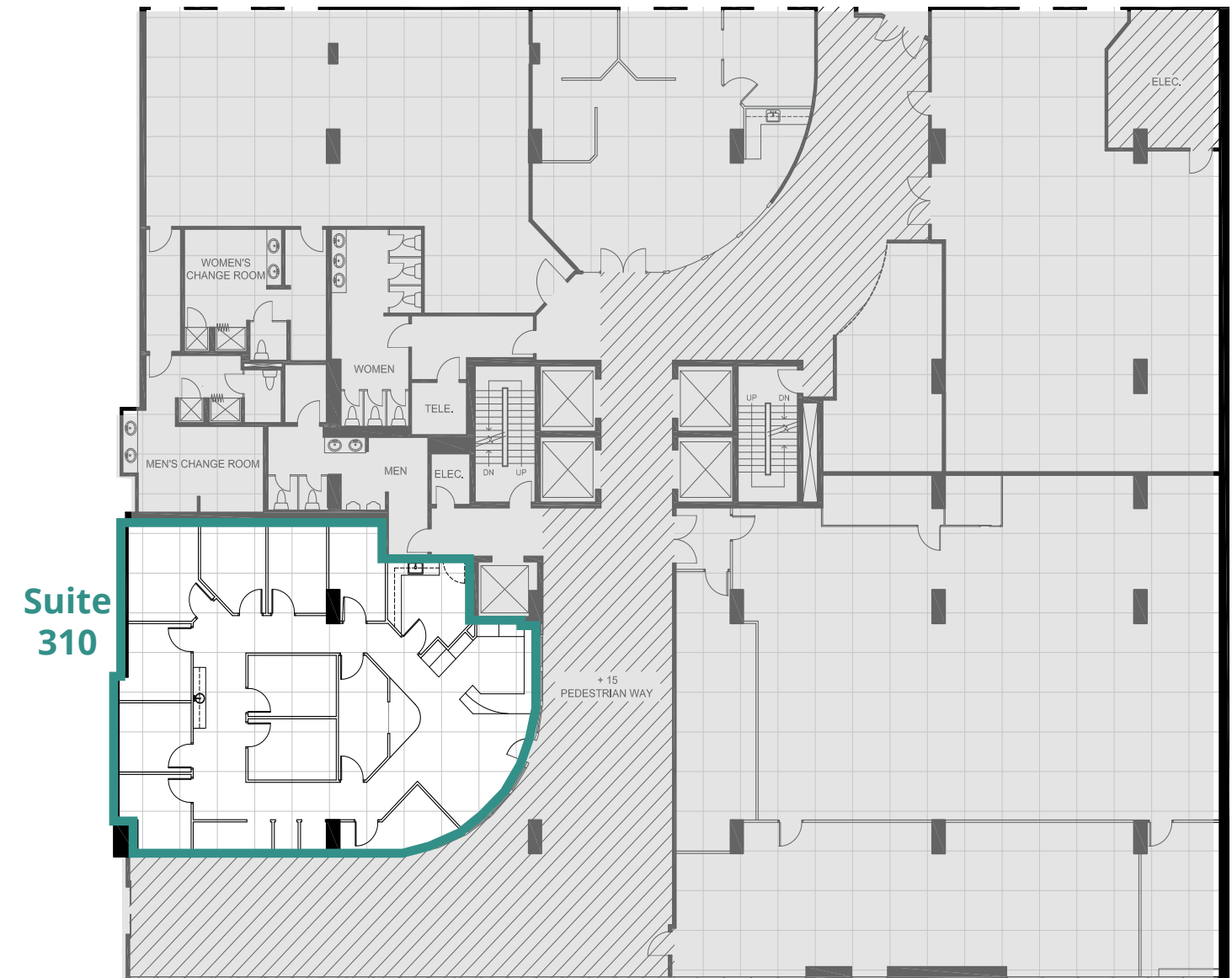
Suite 240 | 3,207 SF

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

Floor Plans

Floor 3

2,406 SF



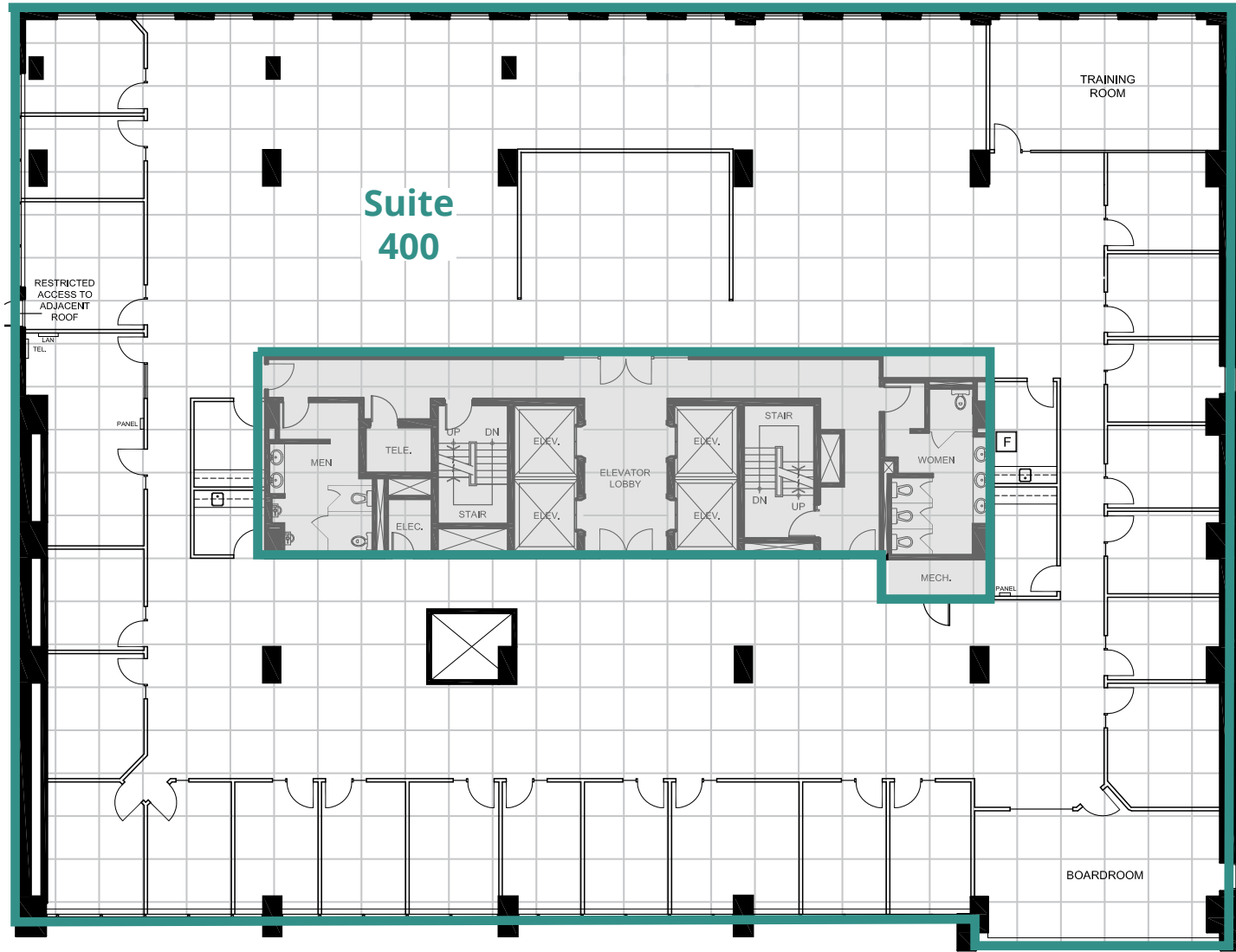
Suite 310

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

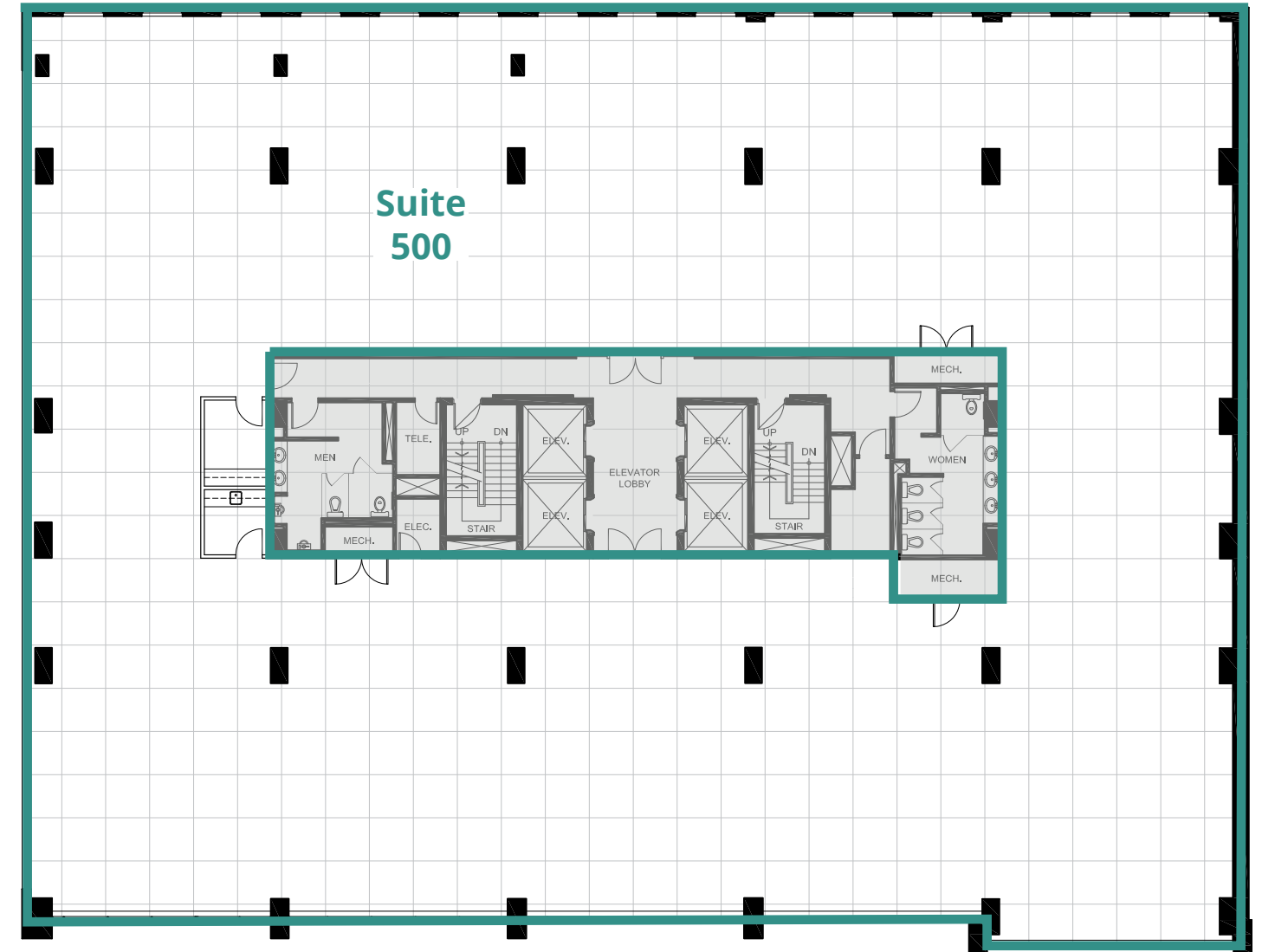


Suite 400 | 14,621 SF | Partially Furnished

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

Floor Plans

Floor 5 14,928 SF



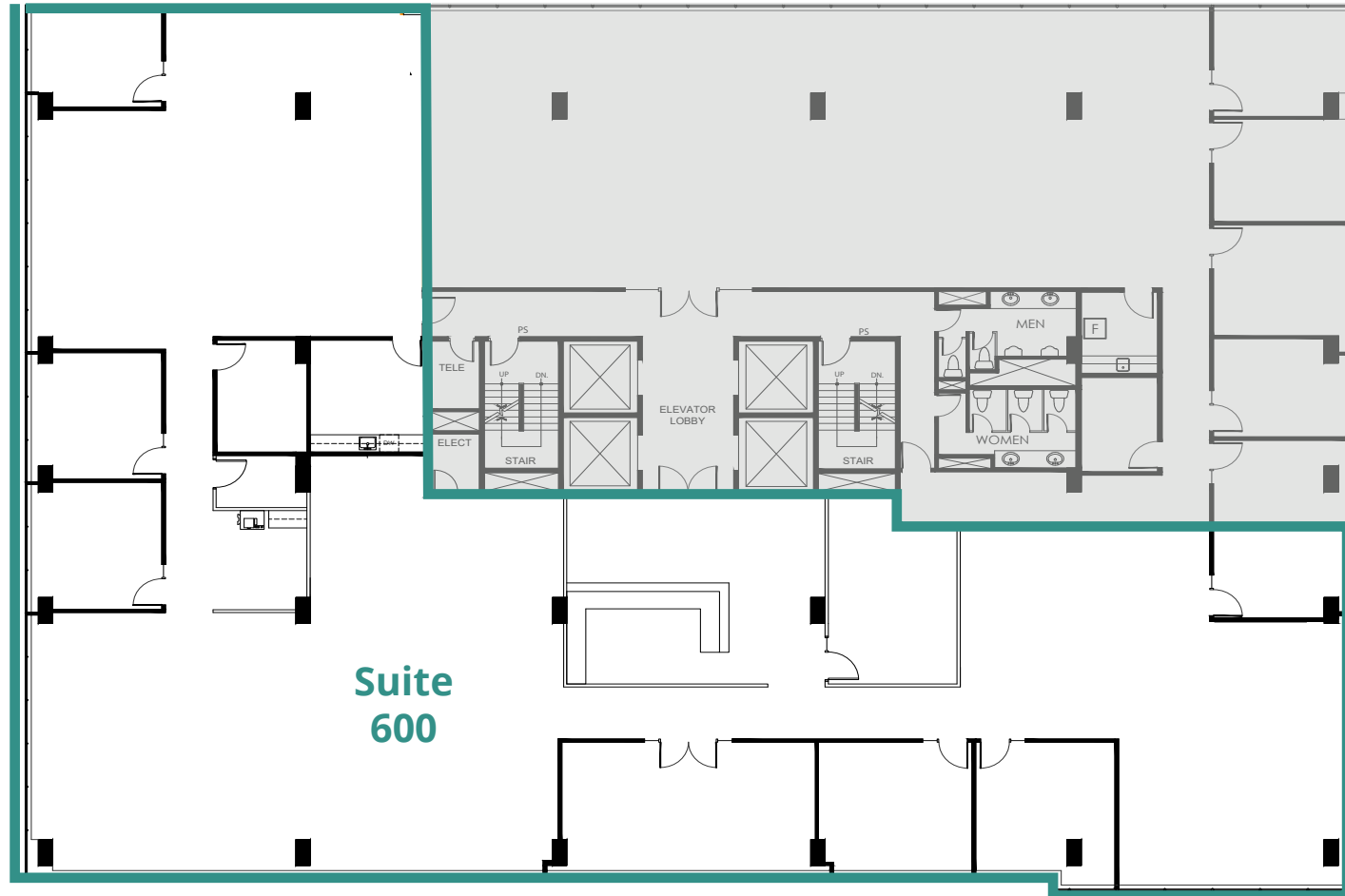
Suite 500 | 14,928 SF

- base building

Floor Plans

Floor 6

9,029 SF



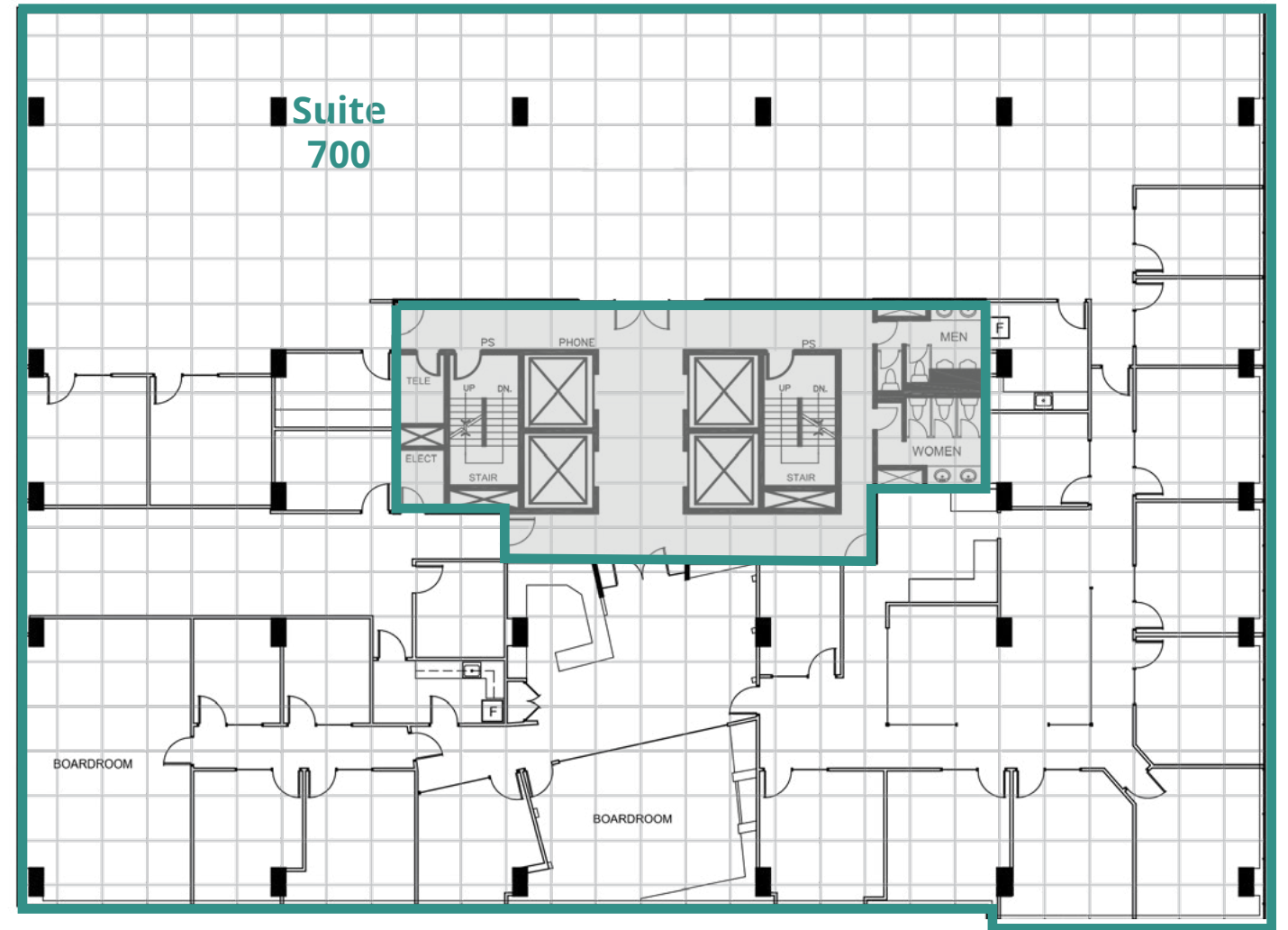
Suite 600 | 9,029 SF

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

Floor Plans

Floor 7

14,414 SF



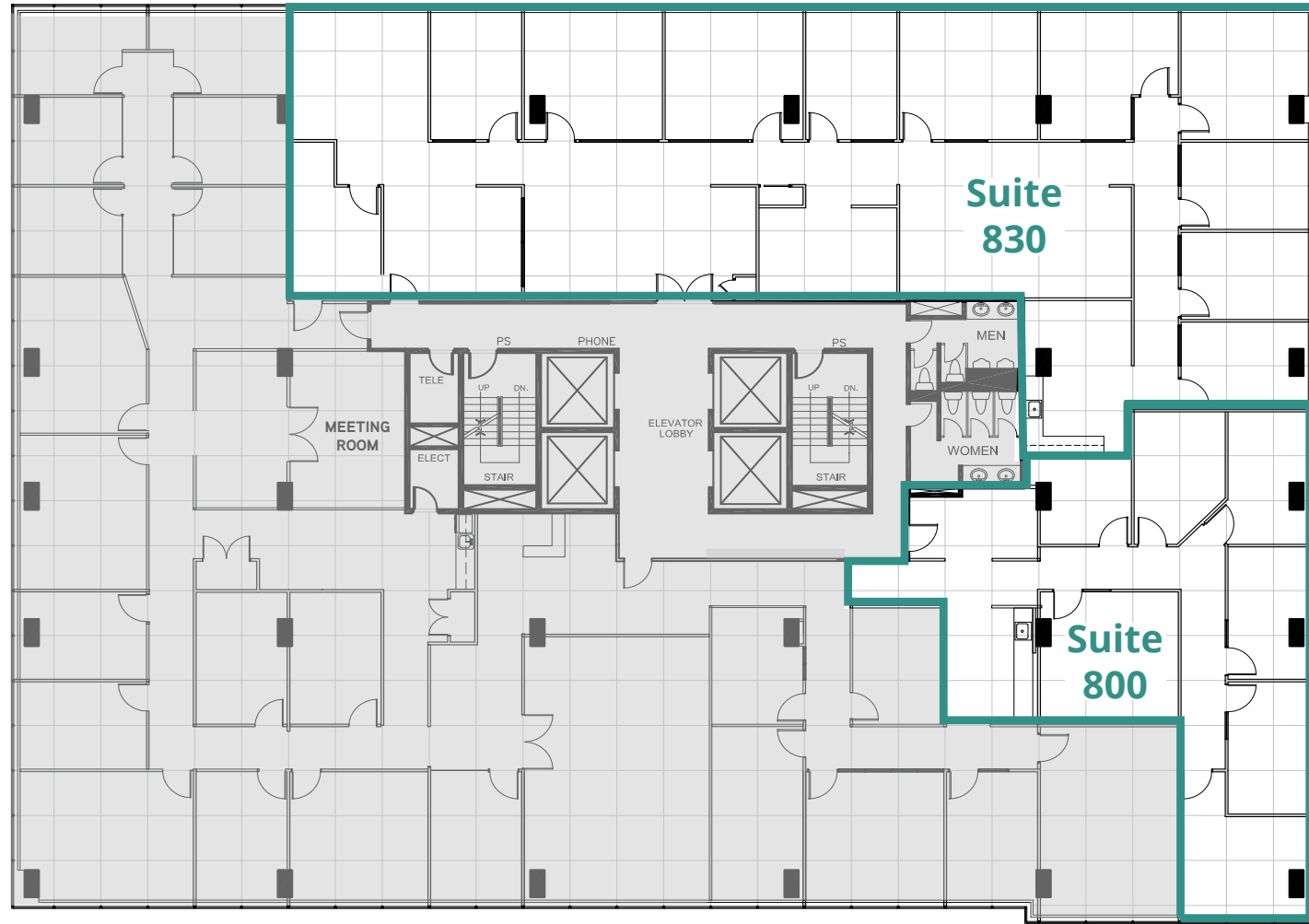
Suite 700 | 14,414 SF

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

Floor Plans

Floor 8

6,684 SF



Suite 800 | 1,977 SF

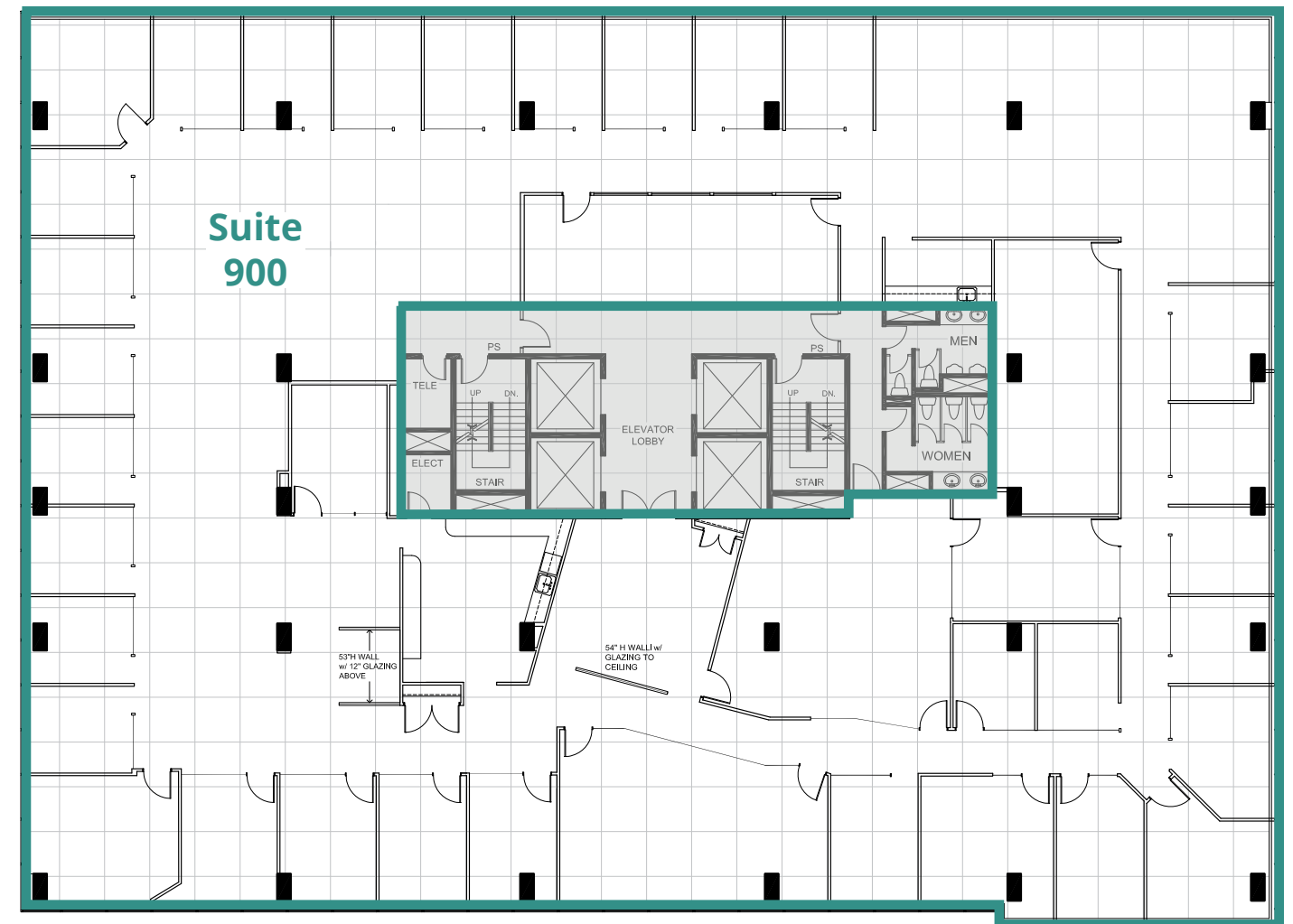
Suite 830 | 4,707 SF

- 4 exterior offices
- 2 interior offices
- meeting room
- kitchen
- small reception
- 10 exterior offices
- 1 interior office
- small open areas
- kitchen
- reception
- copy/print area

Floor Plans

Floor 9

14,414 SF



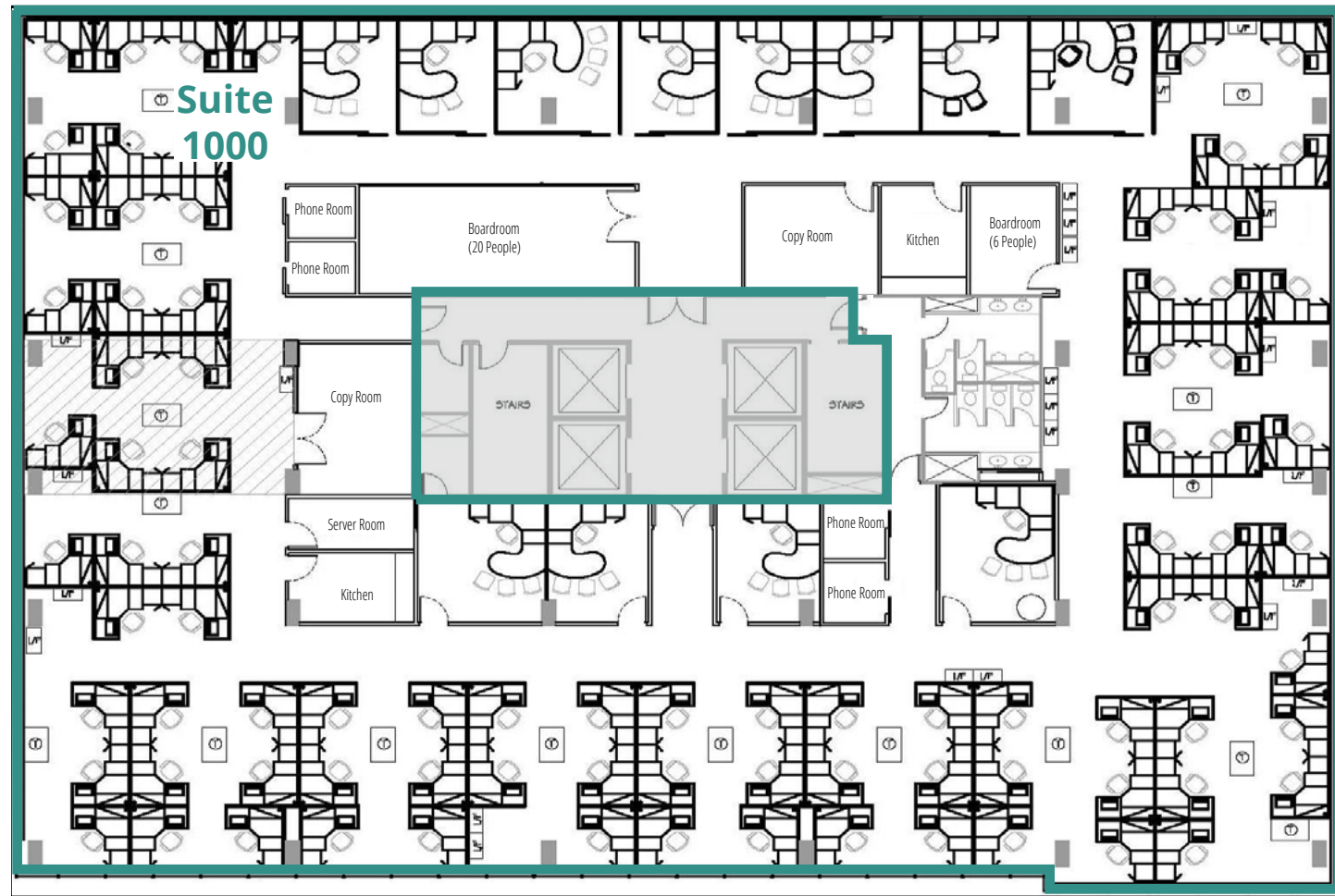
Suite 900 | 14,414 SF

- 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



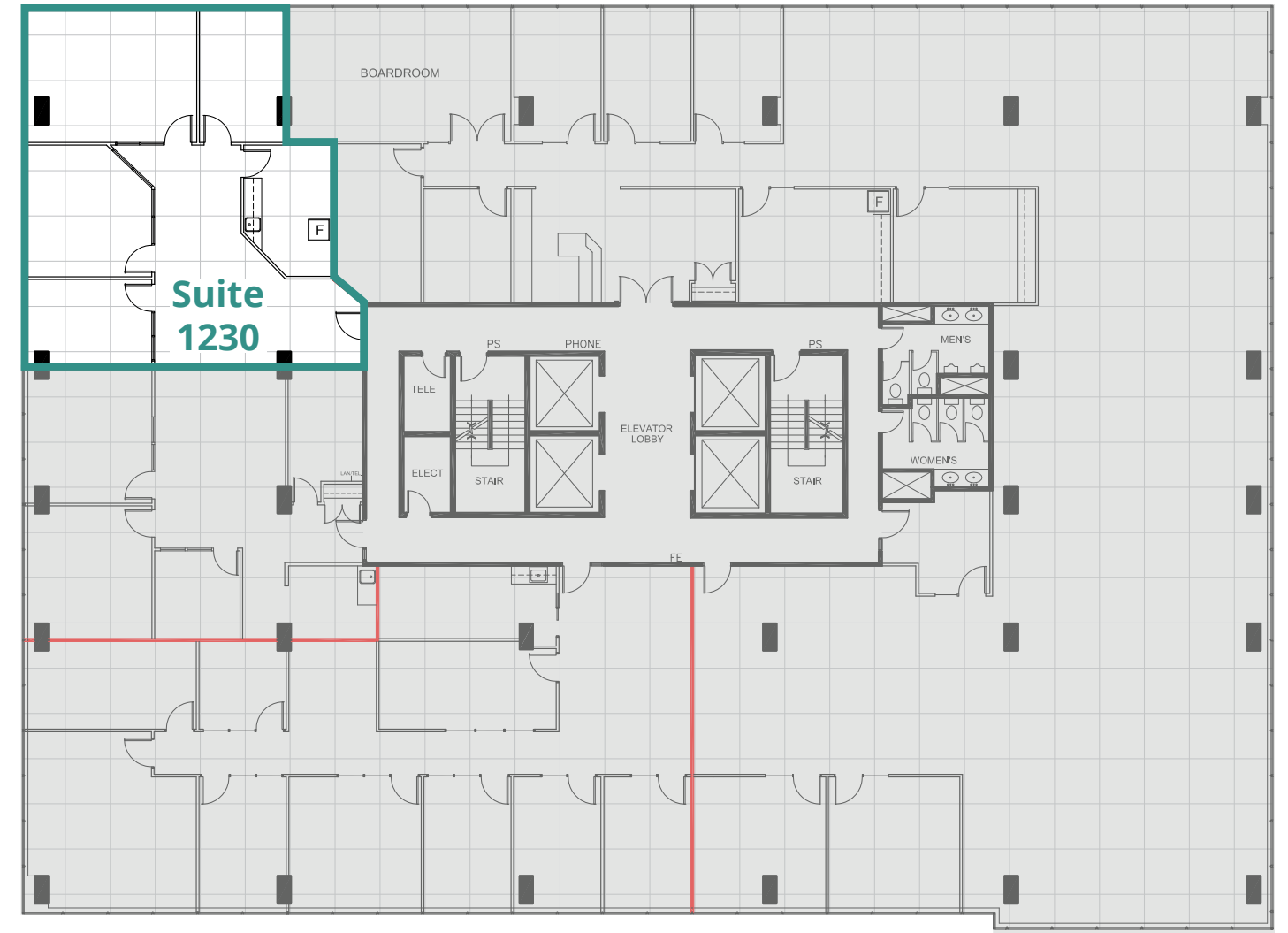
Suite 1000 | 14,401 SF | Furnished

- 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



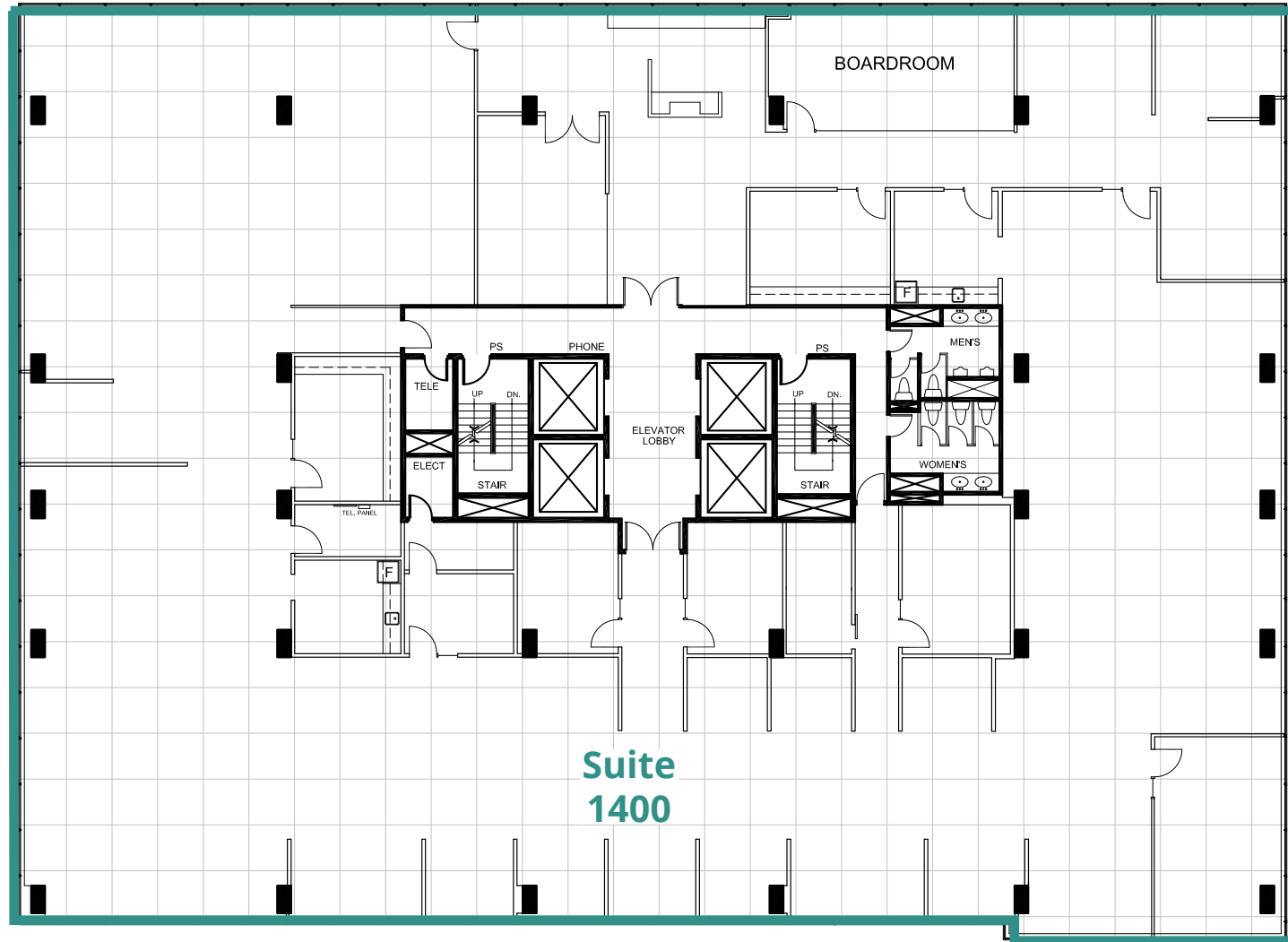
Suite 1230 | 1,595 SF

- 3 exterior offices
- meeting room
- reception
- kitchen

Floor Plans

Floor 14

14,402 SF



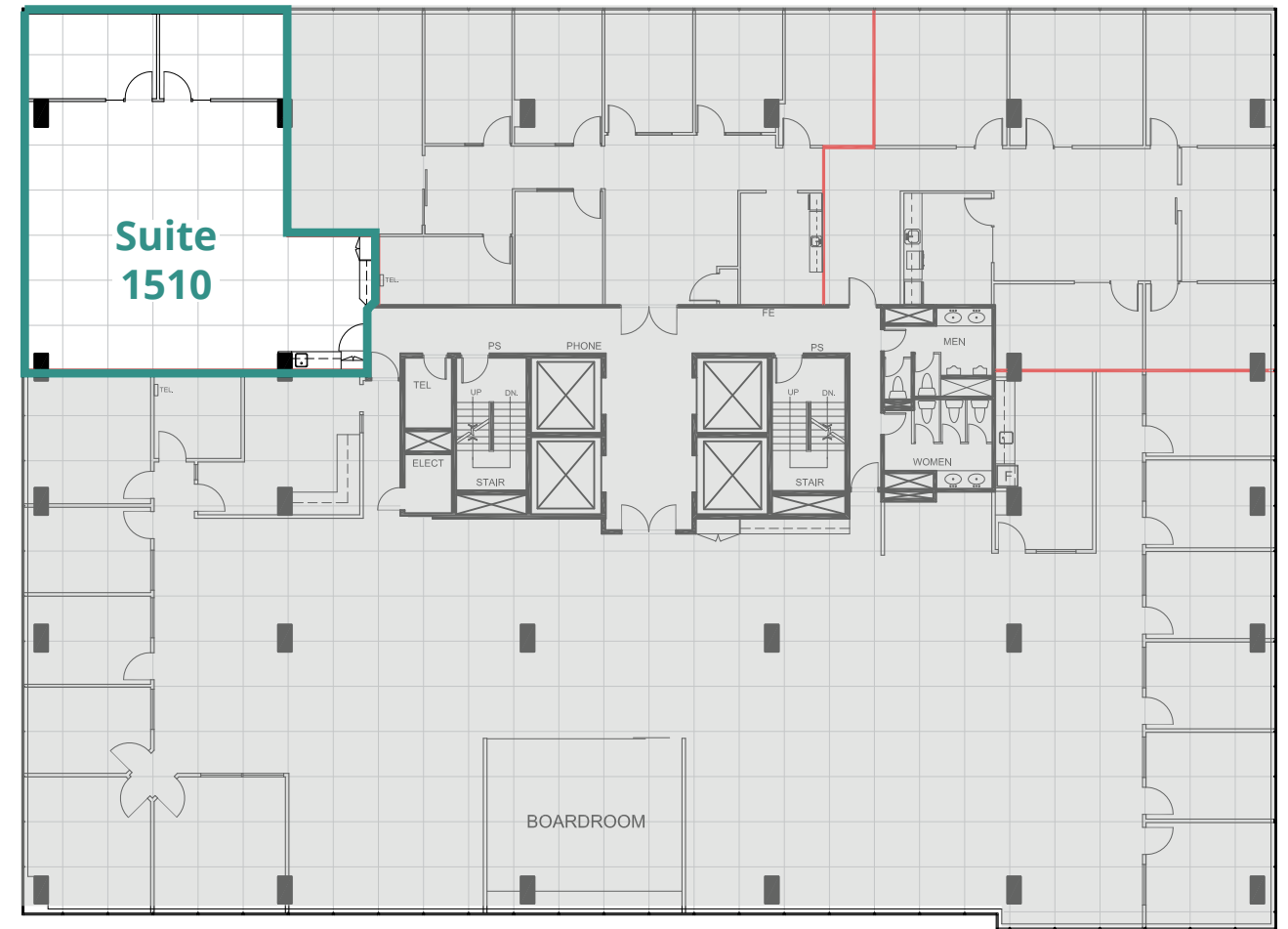
Suite 1400 | 14,402 SF

- 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



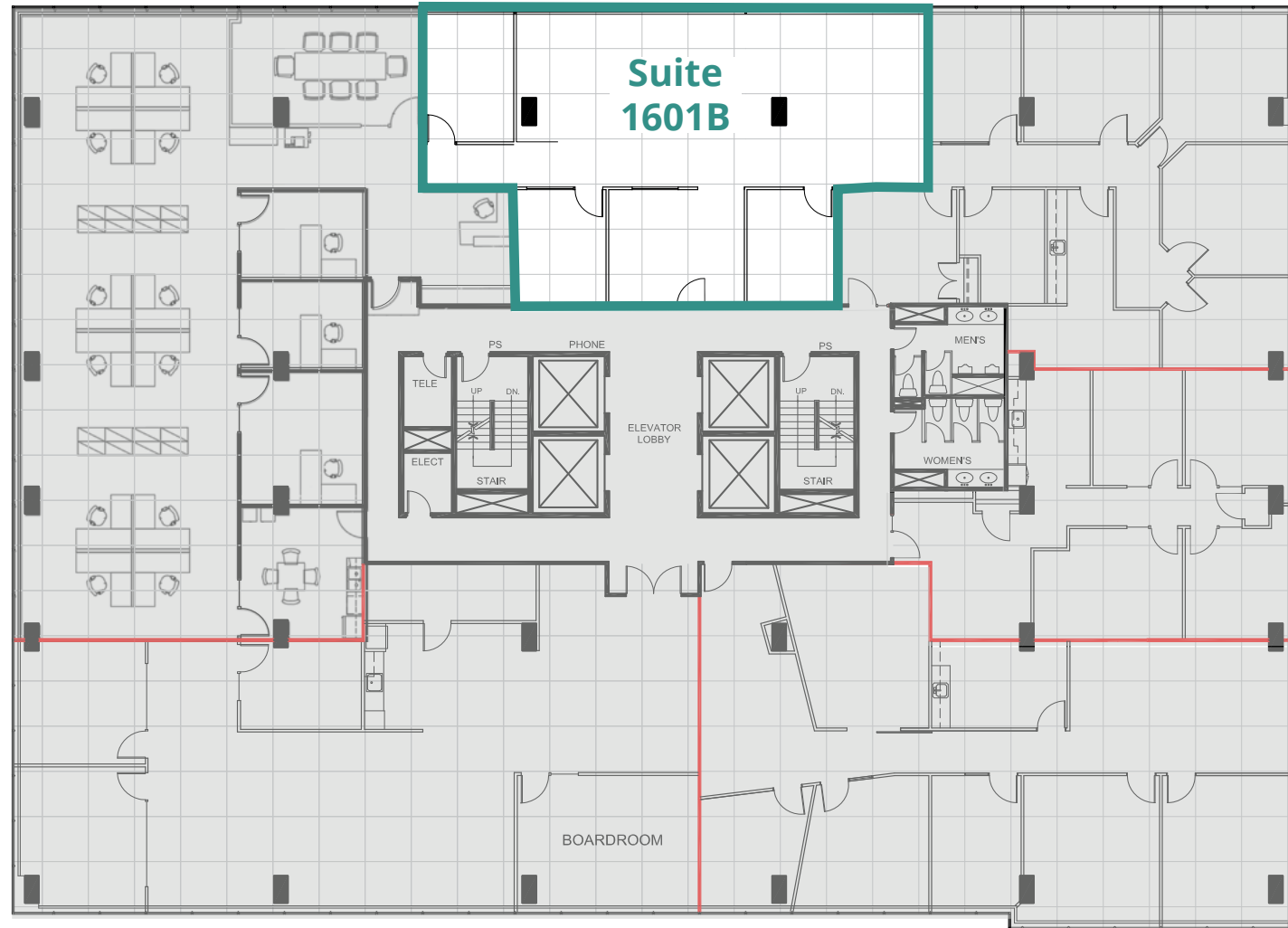
Suite 1510 | 1,527 SF

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

Floor Plans

Floor 16

1,816 SF



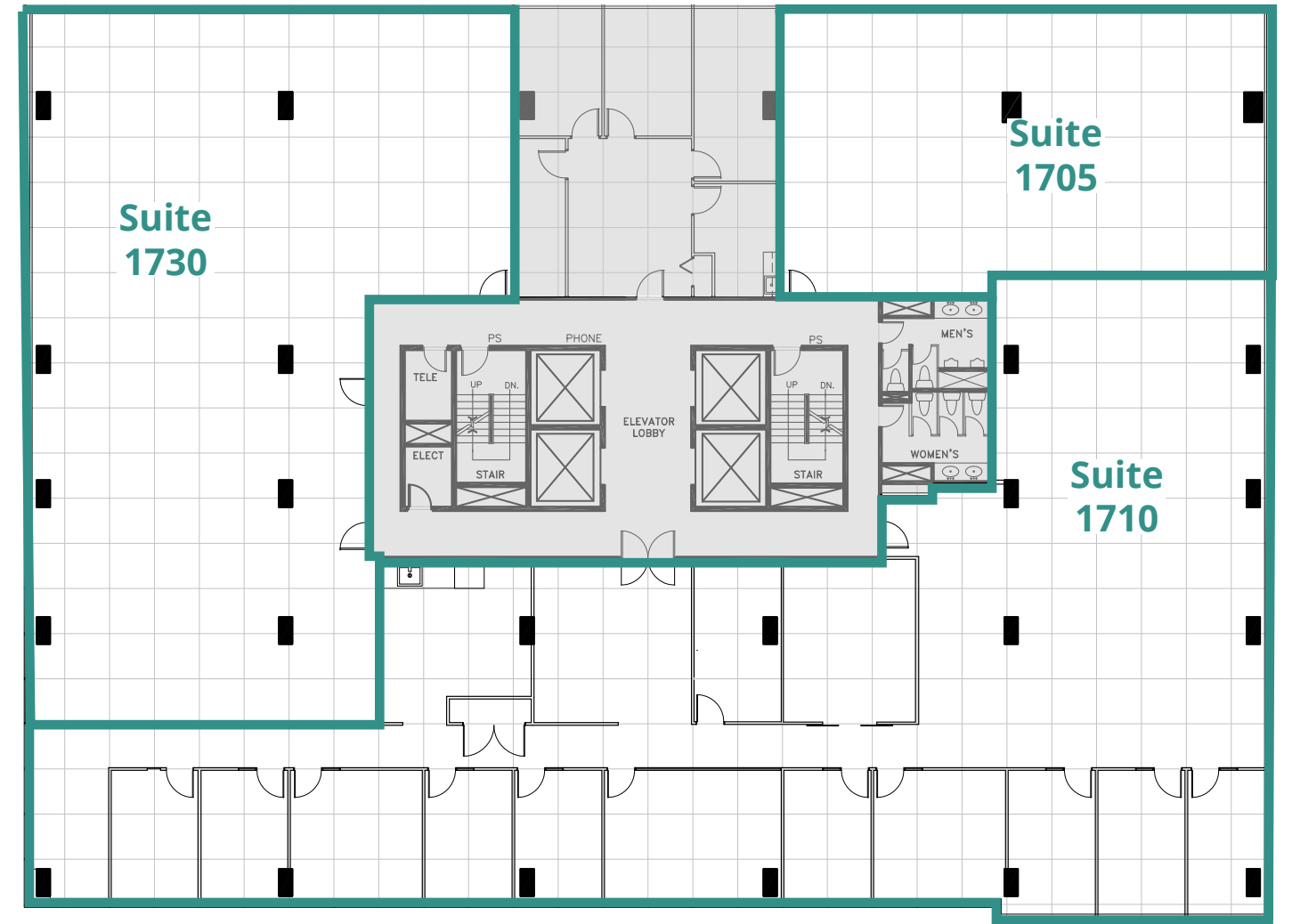
Suite 1601B | 1,816 SF

- base building

Floor Plans

Floor 17

13,234 SF



Suite 1705 | 2,037 SF

Suite 1710 | 6,886 SF

Suite 1730 | 4,311 SF

- open area

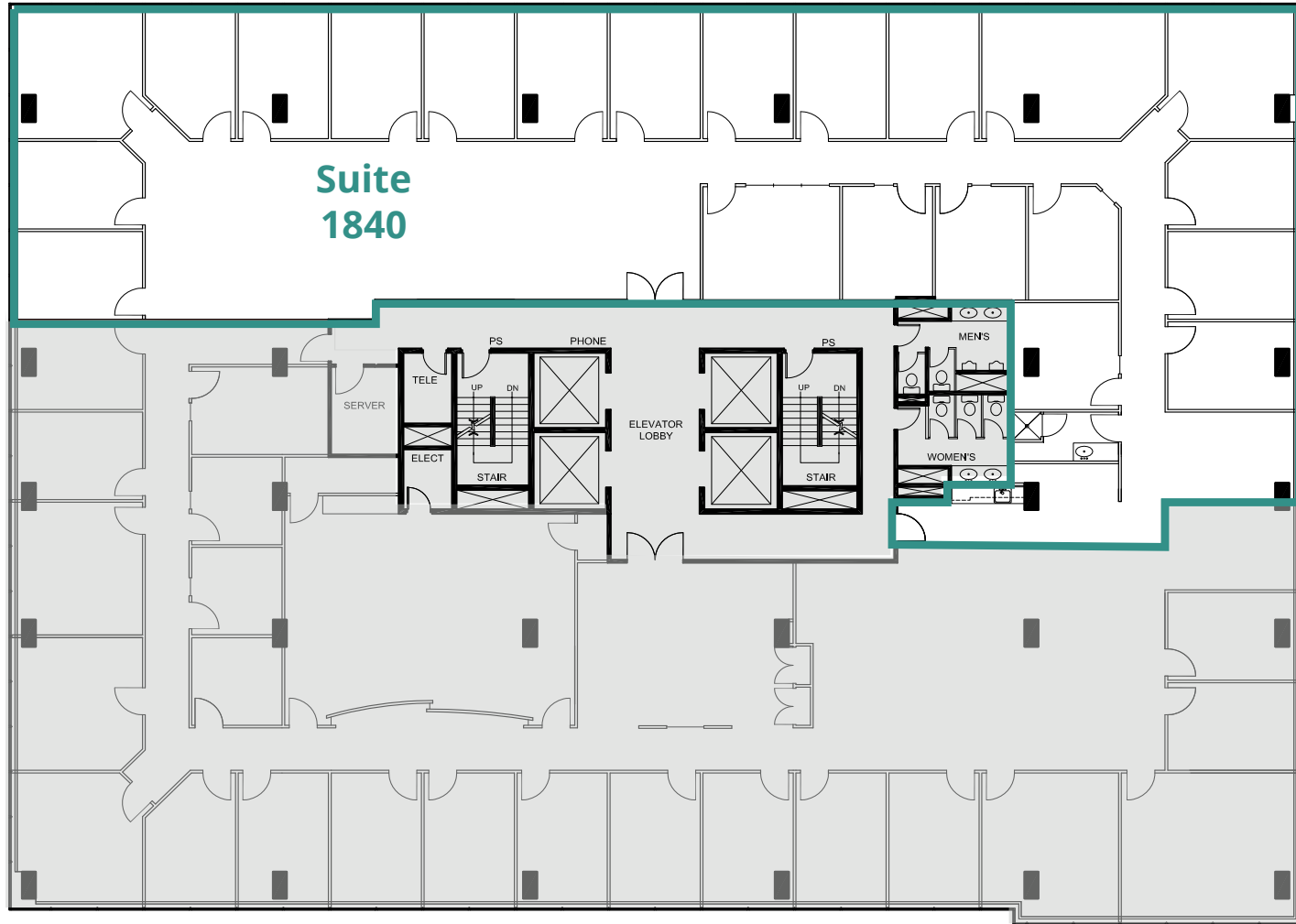
- 10 exterior offices
- 1 interior office
- boardroom
- meeting room
- reception
- kitchen
- large open area

- base building

Floor Plans

Floor 18

6,505 SF



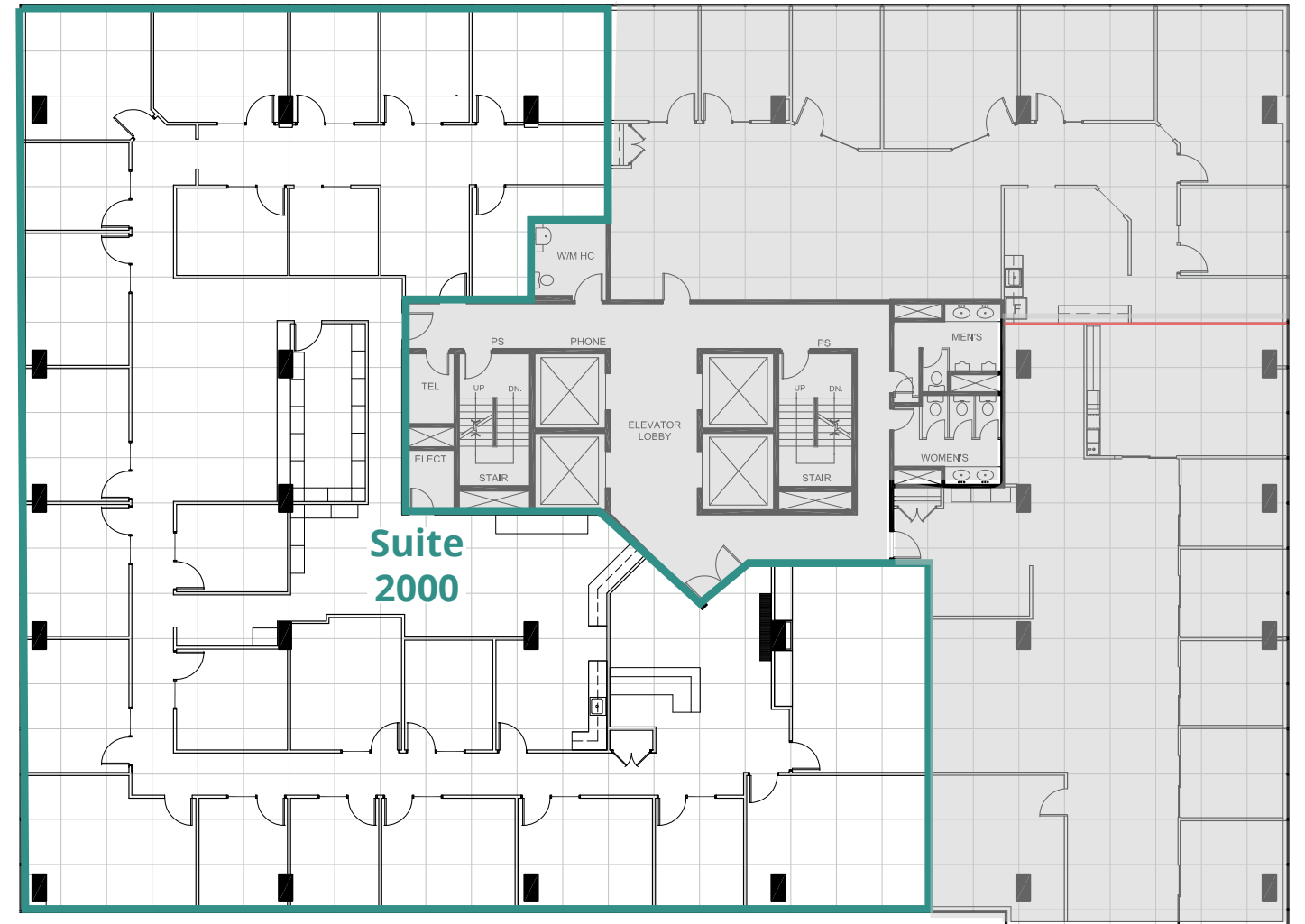
Suite 1840 | 6,505 SF

- 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

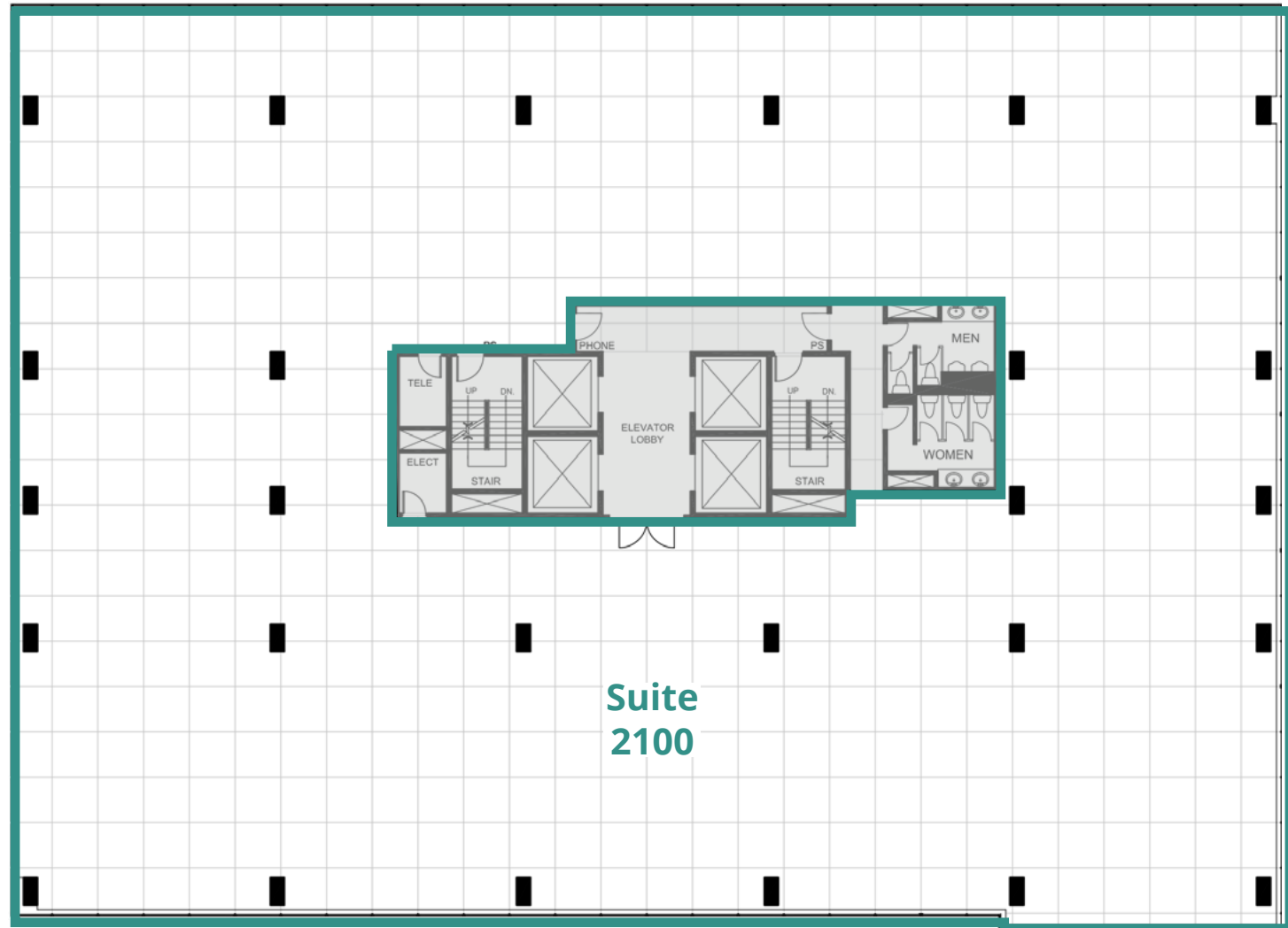
- 17 exterior offices
- 6 interior offices
- boardroom
- kitchen/lounge
- reception
- copy/file room
- storage room

Floor Plans

Property Photos

Floor 21

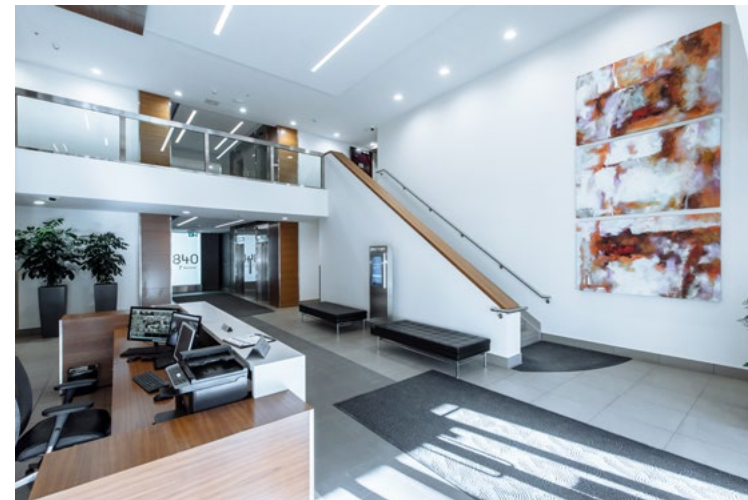
14,408 SF



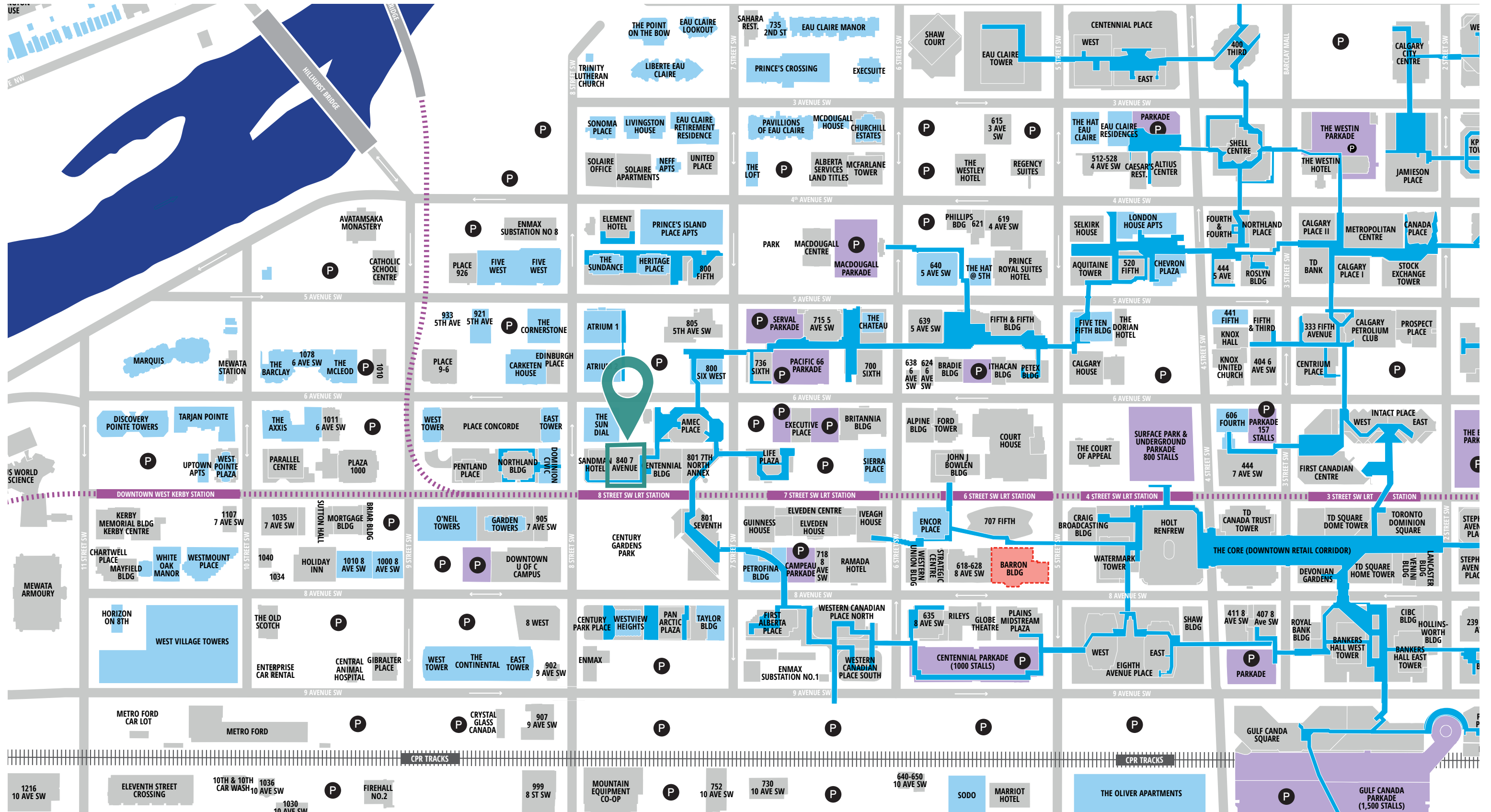
Suite 2100

Suite 2100 | 14,408 SF

- open area



Surrounding Area



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