



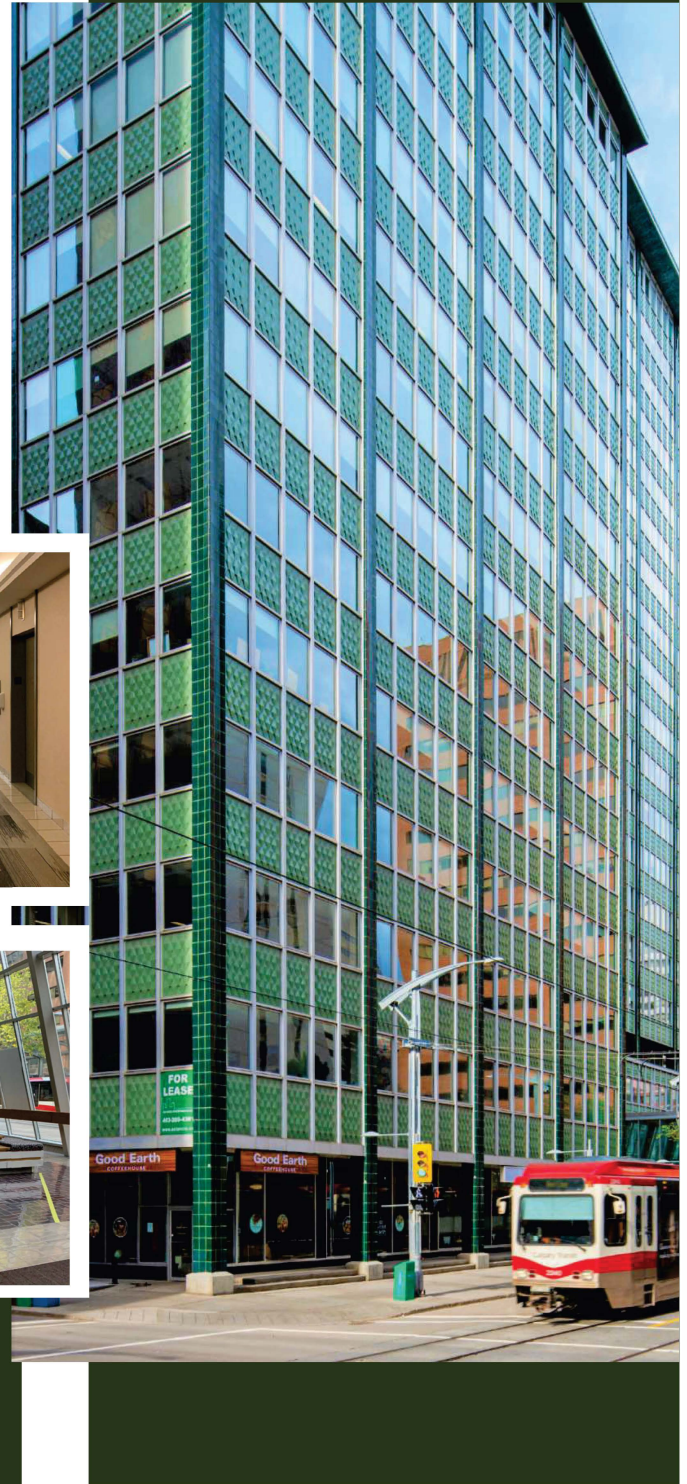
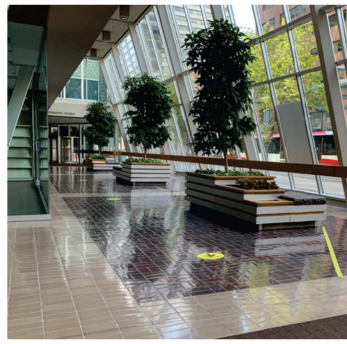
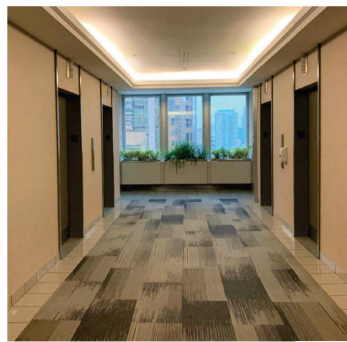
ESTANCIA
INVESTMENTS INC.

ELVEDEN CENTRE

IVEAGH HOUSE | ELVEDEN HOUSE | GUINNESS HOUSE
707-717-727 7th Ave SW CALGARY, AB

Move-in ready suites are available

***THE FITNESS
CENTRE WILL BE
AVAILABLE
STARTING IN
SPRING 2025!!!***



Features

- ✓ Competitive rental rates and low-operating costs
- ✓ Various suite configurations and sizes
- ✓ On-site property management and security
- ✓ Plus 15 access to Encor Place and The CORE
- ✓ Easy accessibility from main thoroughfares
- ✓ Direct LRT access (Eastbound 6th and 8th Street SW and Westbound 7th street SW)
- ✓ Many on-site amenities including Minuteman Press, CIBC, Good Earth Coffeehouse, Breathe Massage Therapy, Barber Shop, and Pharmacy

Contact Us

- ☎ (403) 750-2220
- 📍 (403) 269-4381
- ✉ aborle@estancia.ca
- 🌐 www.estancia.ca

**Suite 450, 707 7th Ave SW
Calgary, AB T2P 3H6**



ELVEDEN CENTRE

PROPERTY INFORMATION

Landlord: Estancia Investments Inc.

Constructed: 1962

Building Area: 448,617 Sf

Average Floorplate

Iveagh House: 10,868 sf

Elveden House: 7,800 sf

Guinness House: 10,900 sf

Number of Floors:

Iveagh House: 14

Elveden House: 20

Guinness House: 15

LEASING INFORMATION

Available: Immediately

Term: Flexible

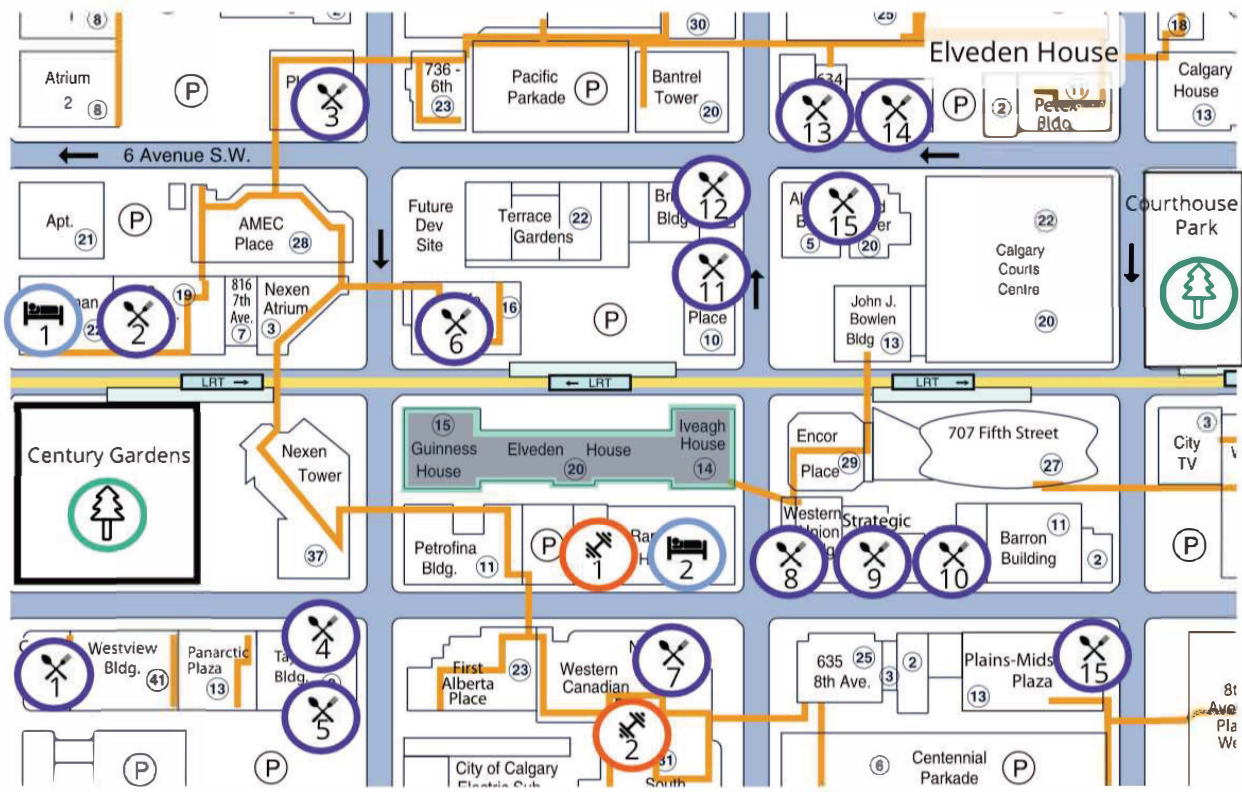
Asking Rate: Market Rates

Operating Costs and

Taxes: \$16.25 psf

Parking: 1:3,000 sf
\$385.00/stall/month/
reserved

Additional Parking: \$300
stall/month/random



ELVEDEN CENTRE Location Map and Surrounding Amenities

Restaurants

- Tim Hortons
- Moxie's Grill & Bar
- Rio Bar & Grill
- Bagelino's
- A&W
- Express Subs
- Gyu-Kaku BBQ

Hotels

- Sandman
- Ramada Plaza

Fitness Facility

- Anytime Fitness
- Western Canadian Place Fitness Centre
- Elveden Centre - Fitness Centre
2nd floor - 707-7th Ave S.W.



Century Gardens



Courthouse Park

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 aborle@estancia.ca

Elveden Centre - Available Space Summary

Iveagh House - 707 7th Avenue SW

Suite 0410	1,694 sf	Immediately
Suite 0750	6,799 sf	Immediately
Suite 0900	10,739 sf*	Immediately
Suite 1000	10,739 sf*	Immediately
Suite 1410	1,624 sf	Immediately

Elveden House - 717 7th Avenue SW

Suite 0150	2,263 sf	Immediately
Suite 0170	2,690 sf	Immediately
Suite 0180	819 sf	Immediately
Suite 0200	10,078 sf*	Immediately
Suite 0260	5,846 sf*	Immediately
Suite 0300	9,216 sf	Immediately
Suite 0700	2,073 sf	Immediately
Suite 0710	5,323 sf	Immediately
Suite 1430	3,490 sf	Immediately
Suite 1500	3,450 sf	Immediately
Suite 1610	2,984 sf	Immediately

Guinness House - 727 7th Avenue SW

Suite 0100	2,117 sf	Immediately
Suite 0120	2,393 sf	Immediately
Suite 0500	4,237 sf	Immediately
Suite 0800	10,903 sf*	Immediately
Suite 0900	10,903 sf*	Immediately
Suite 1000	9,429 sf	Immediately
Suite 1150	5,372 sf	Immediately
Suite 1200	10,853 sf*	Immediately
Suite 1300	10,853 sf*	Immediately
Suite 1400	10,853 sf*	Immediately

* Full Floor Opportunity