

# ELVEDEN CENTRE

IVEAGH HOUSE | ELVEDEN HOUSE | GUINNESS HOUSE  
707-717-727 7th Avenue SW, Calgary, AB

**NEW  
FITNESS  
CENTRE  
OPENING  
SOON !**



## FEATURES

- ✓ Move-in Ready Suites
  - Small suites to full floor opportunities
- ✓ On-site property management & 24/7 security
- ✓ Plus 15 access to 645-7<sup>th</sup> Ave SW & The Core
- ✓ Direct C Train Access
  - Eastbound & Westbound Stations
- ✓ On-site retail amenities

## CONTACT US



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www.estancia.ca

# ELVEDEN CENTRE: AVAILABLE SPACE SUMMARY – MAY 2025

## Iveagh House: 707 7th Avenue SW

Suite	Area	Available	Comment
Suite 110	3,619 sf	Immediately	NEW - Fixtured Restaurant Space
Suite 205	3,160 sf	Immediately	NEW - Move-in Ready
Suite 410	1,694 sf	Immediately	Move-in Ready
Suite 600	4,368 sf*	Immediately	Move-in Ready
Suite 650	6,500 sf*	Immediately	Move-in Ready
Suite 750	6,799 sf	Immediately	Landlord will Demise
Suite 900	10,739 sf	Immediately	Full Floor Opportunity
Suite 1000	10,739 sf	Immediately	Full Floor Opportunity
Suite 1410	1,624 sf	Immediately	Landlord will Renovate
Suite 1450	1,518 sf	Immediately	Move-in Ready

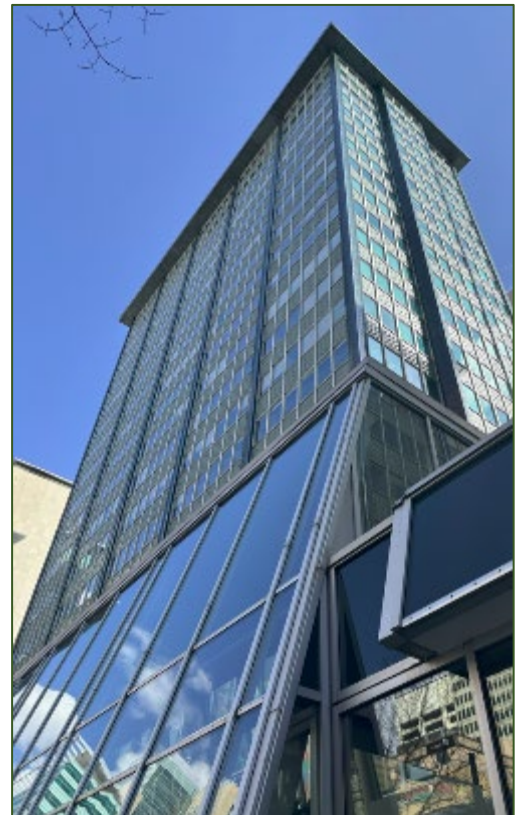
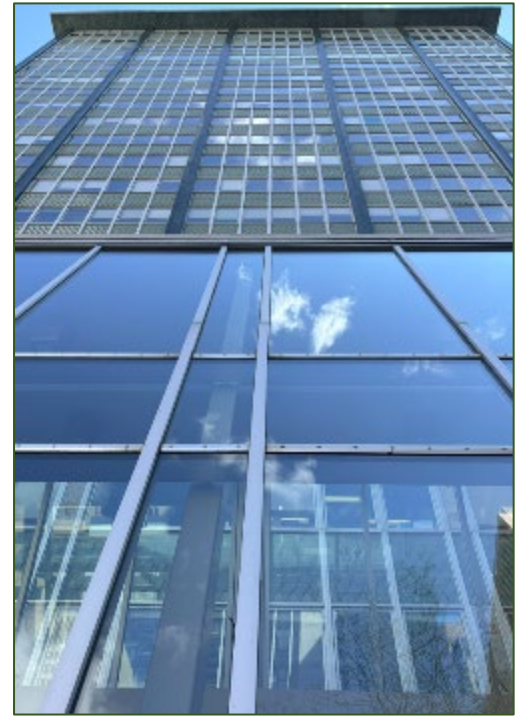
\* Full floor available - Suite 600 and 650 are contiguous: 10,869 sf

## Elveden House: 717 7th Avenue SW

Suite	Area	Available	Comment
Suite 150	2,236 sf	Immediately	Ground Floor Opportunity
Suite 170	2,690 sf	Immediately	Ground Floor Opportunity
Suite 180	819 sf	Immediately	Ground Floor Opportunity
Suite 200	10,078 sf	Immediately	Office Intensive
Suite 260	5,896 sf	Immediately	Office Intensive
Suite 300	9,216 sf	Immediately	Offices/ Open Area
Suite 710	5,323 sf	Immediately	Office Intensive
Suite 1250	1,338 sf	Immediately	Landlord will Renovate
Suite 1430	3,490 sf	Immediately	Landlord will Renovate
Suite 1500	3,450 sf	Immediately	NEW - Landlord will Renovate

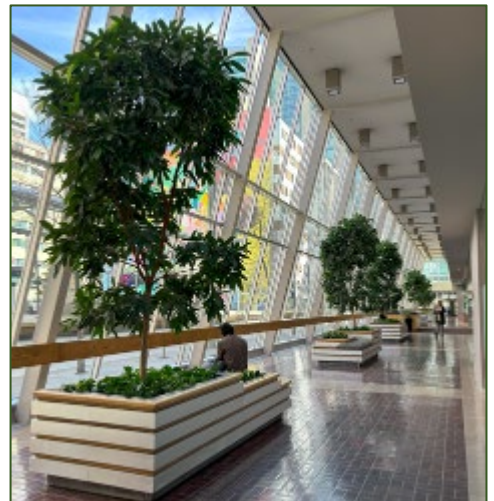
## Guinness House: 727 7th Avenue SW

Suite	Area	Available	Comment
Suite 100	2,117 sf	Immediately	Fixtured Retail Space
Suite 120	2,393 sf	Immediately	Ground Floor Opportunity
Suite 500	4,237 sf	Immediately	Move-in Ready. New Paint & Carpet
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	Full Floor Opportunity
Suite 1000	9,423 sf	Immediately	Base Building Condition
Suite 1150	5,372 sf	Immediately	Landlord will Demise
Suite 1200	10,853 sf	Immediately	Full Floor Opportunity
Suite 1300	10,853 sf	Immediately	Full Floor Opportunity
Suite 1400	10,853 sf	Immediately	Full Floor Opportunity



# ELVEDEN CENTRE: PROPERTY OVERVIEW

- ✓ Ivey House: 707 – 7<sup>th</sup> Ave. SW  
14 Floors | Floor Plate: 10,868 sf
- ✓ Elveden House: 717 – 7<sup>th</sup> Ave. SW  
20 Floors | Floor Plate: 7,800 sf
- ✓ Guinness House: 727 – 7<sup>th</sup> Ave. SW  
15 Floors | Floor Plate: 10,900 sf
- ✓ Landlord: Estancia Investments Inc.
- ✓ Move-in ready suites
- ✓ New Fitness Centre
- ✓ On-site property management
- ✓ Multiple fibre providers
- ✓ Asking Net Rent: Market
- ✓ Operating Costs: \$16.25 (2025)



Proudly Owned & Managed by Estancia Investments Inc.

## ELVEDEN CENTRE: BUILDING FEATURES

- New Fitness Centre
- Plus 15 connected
- Secure bike parking & shower facilities
- Security on-site 24/7
- Responsive on-site property management
- Direct C Train access
  - Eastbound: 6<sup>th</sup> Street SW | 8th Street SW; Westbound: 7<sup>th</sup> Street SW
- Parking:
  - 1 stall per 3,000 sf
  - \$385/stall/month reserved
  - 6' 2" to 6' 6" clearance
- Additional Parking:
  - 8<sup>th</sup> Avenue SW parking deck
  - Reserved and unreserved options
  - \$300/stall/month random



**New Fitness Centre Opening Soon !**

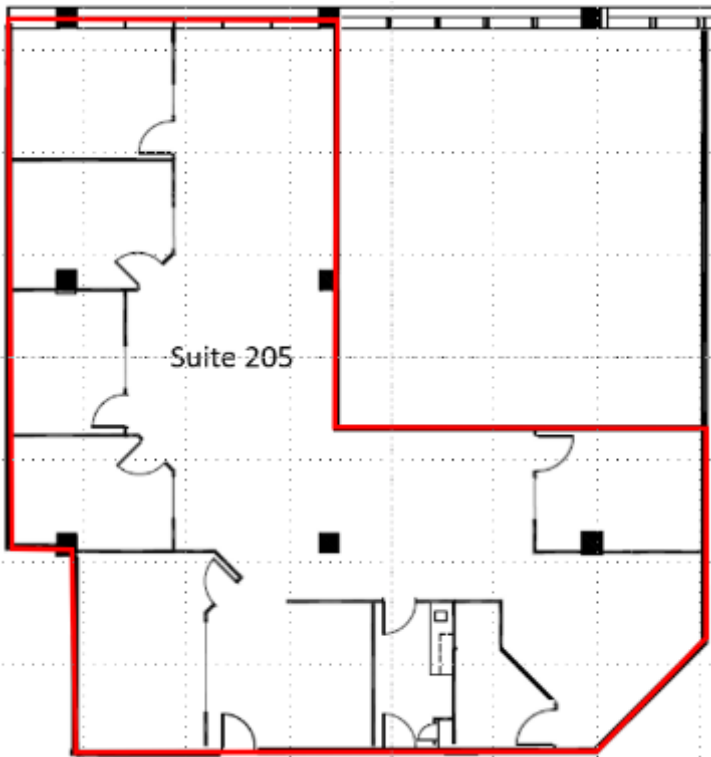
## ELVEDEN CENTRE: RETAIL AMENITIES

- CIBC
- Tech Repairs
- Good Earth Café
- Minutemen Press
- CNN Corporate Services
- Elveden Centre Men's Hairstyling
- Sprague Pharmacy
- The Grace Photo Studio
- Breathe Massage Therapy & Total Body Health
- CANAF (Centre d'Accueil Pour Les Nouveaux Arrivants Francophones)



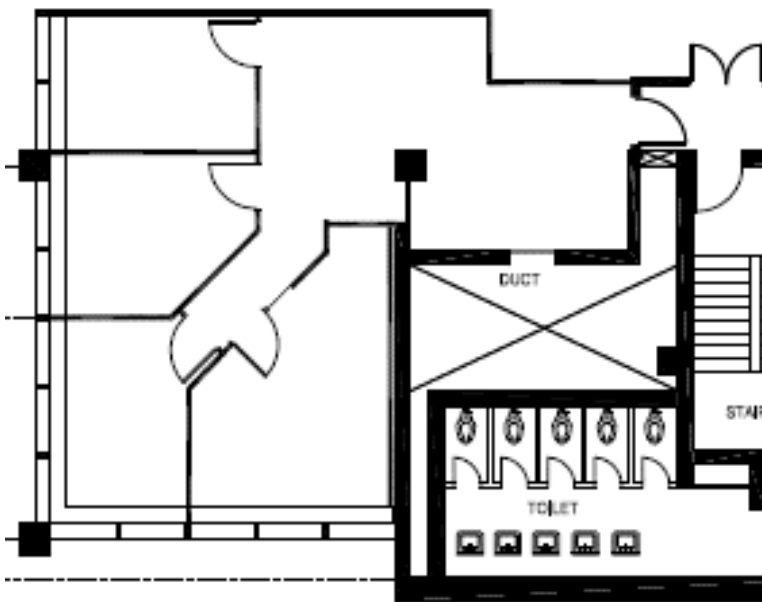
**Additional Ground Floor Restaurant and Retail/Office Opportunities are available For Lease. Please contact us for more information.**

## IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW



### Suite 205: 3,160 sf

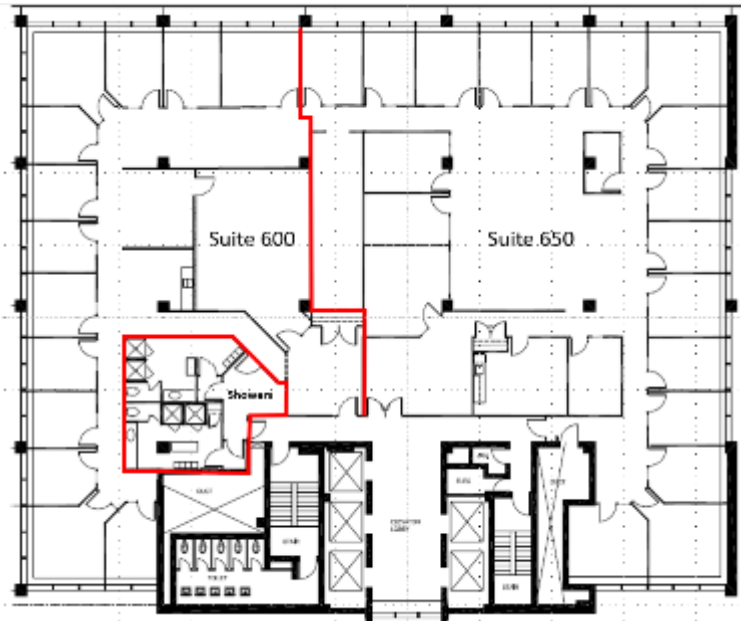
- ✓ Move-in ready
- ✓ Plus 15 connected
- ✓ 5 offices
- ✓ Open area
- ✓ Reception
- ✓ Boardroom
- ✓ Kitchen
- ✓ IT room/storage area



### Suite 410: 1,694 sf

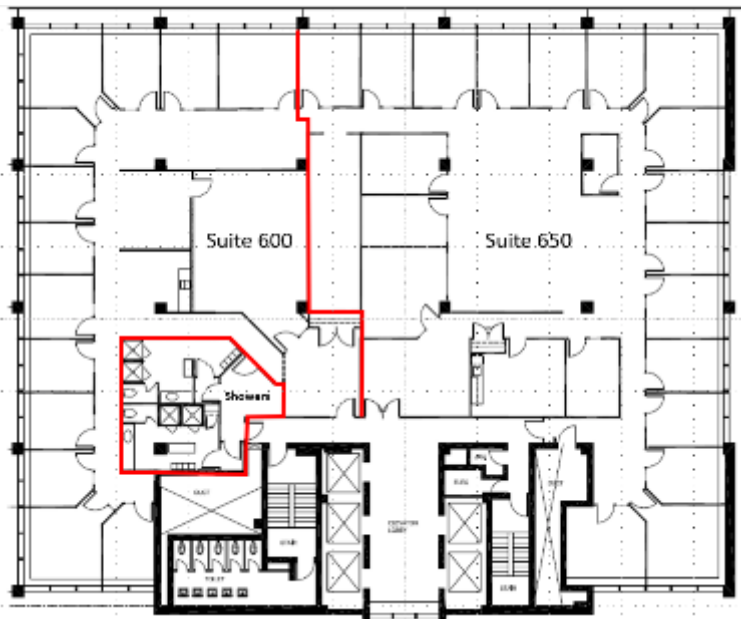
- ✓ Move-in ready
- ✓ Corner suite
- ✓ 4 exterior offices
- ✓ Open area

## IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW



### Suite 600: 4,368 sf\*

- ✓ Move-in ready
- ✓ Reception
- ✓ Large boardroom
- ✓ 13 exterior offices
- ✓ IT Room



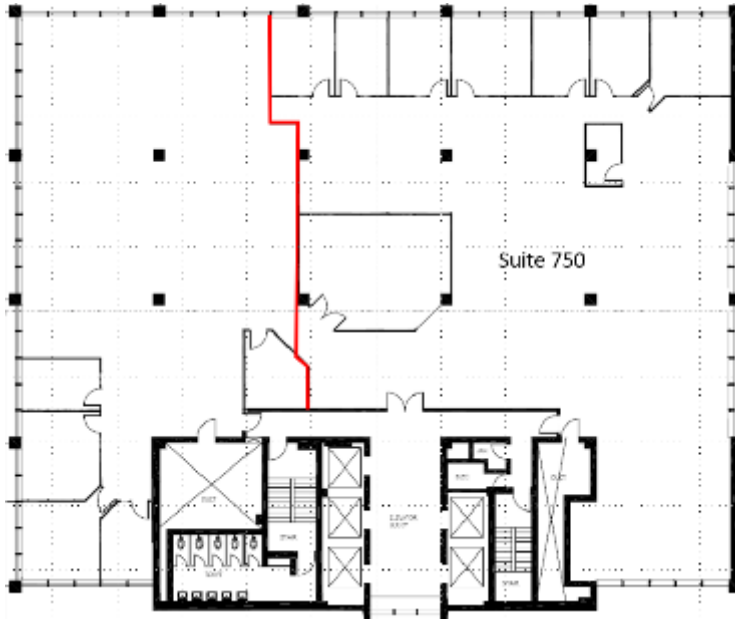
### Suite 650: 6,500 sf\*

6,500 sf

- ✓ Move-in ready
- ✓ Reception
- ✓ Meeting room
- ✓ 16 exterior offices
- ✓ 3 interior office
- ✓ Open area
- ✓ Kitchen (LL will upgrade)
- ✓ Open area
- ✓ Lights being upgraded to LED

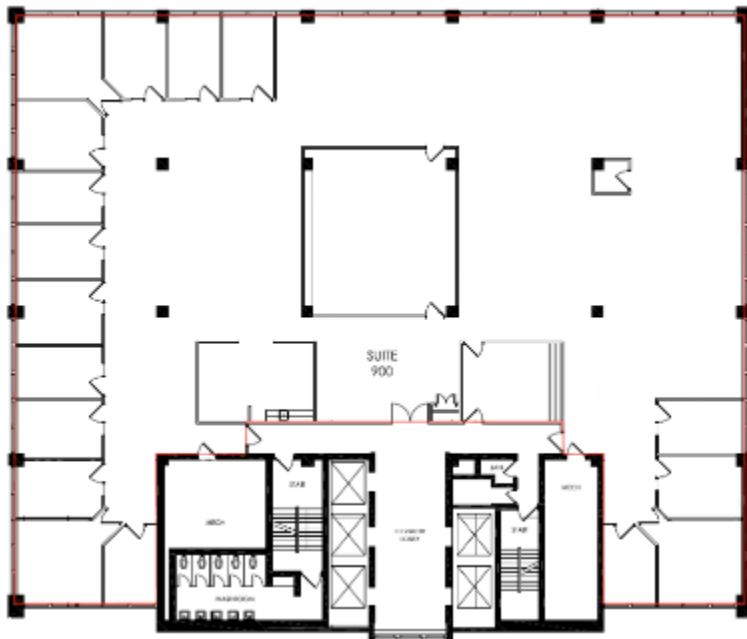
\*Full floor available - Suites 600 & 650 are contiguous: 10,869 sf

## IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW



### Suite 750: 6,799 sf

- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area

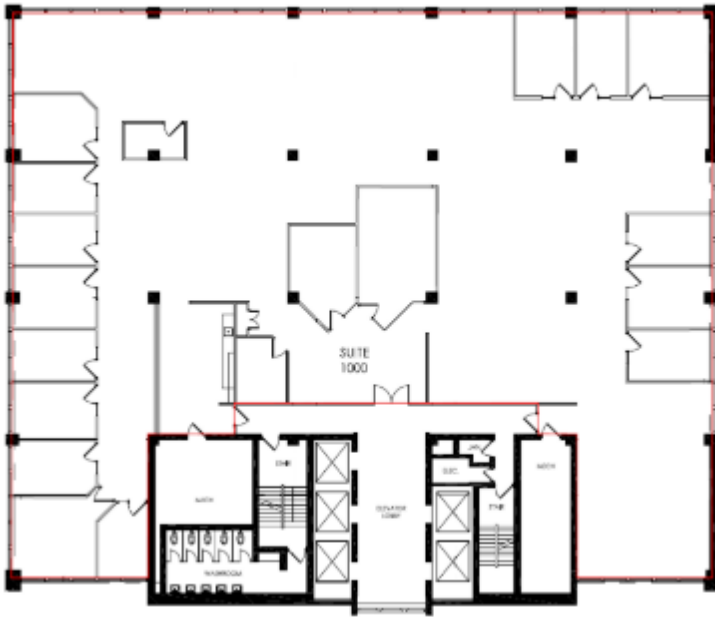


### Suite 900: 10,739 sf

- ✓ Full floor opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ Lights being upgraded to LED

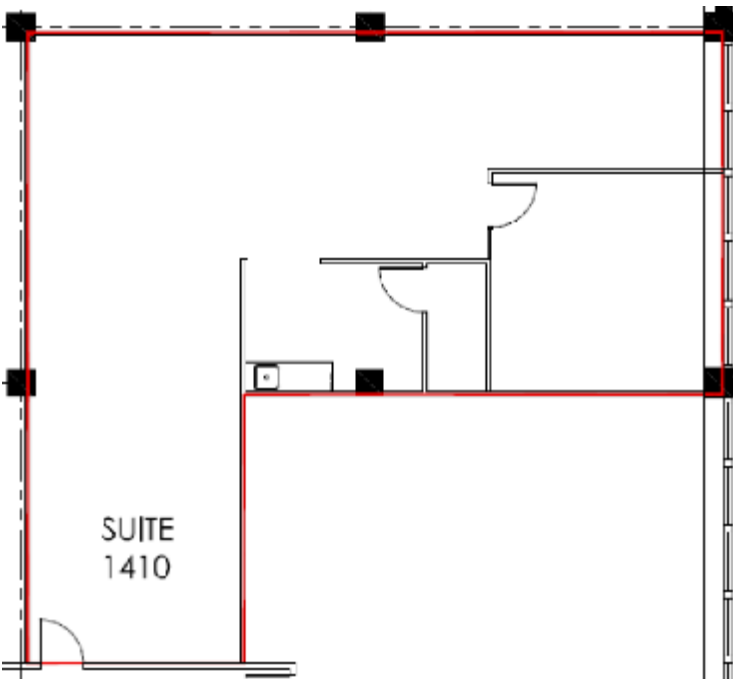


## IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW



### Suite 1000: 10,739 sf

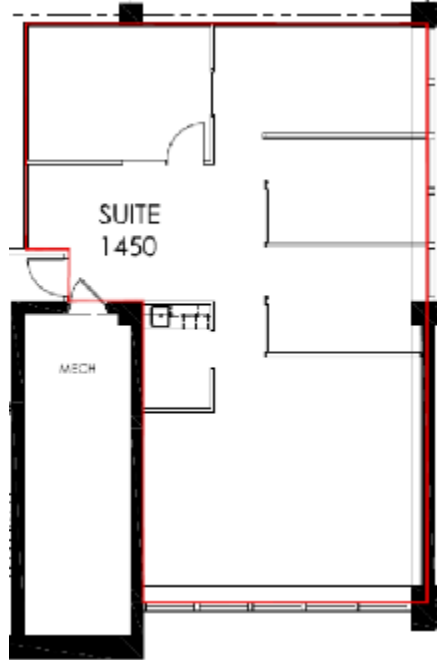
- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ Meeting room
- ✓ 15 exterior offices
- ✓ Kitchen
- ✓ IT Room



### Suite 1410: 1,624 sf

- ✓ Landlord will paint & carpet
- ✓ Reception
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

## IVEAGH HOUSE: 707 7<sup>th</sup> Avenue SW

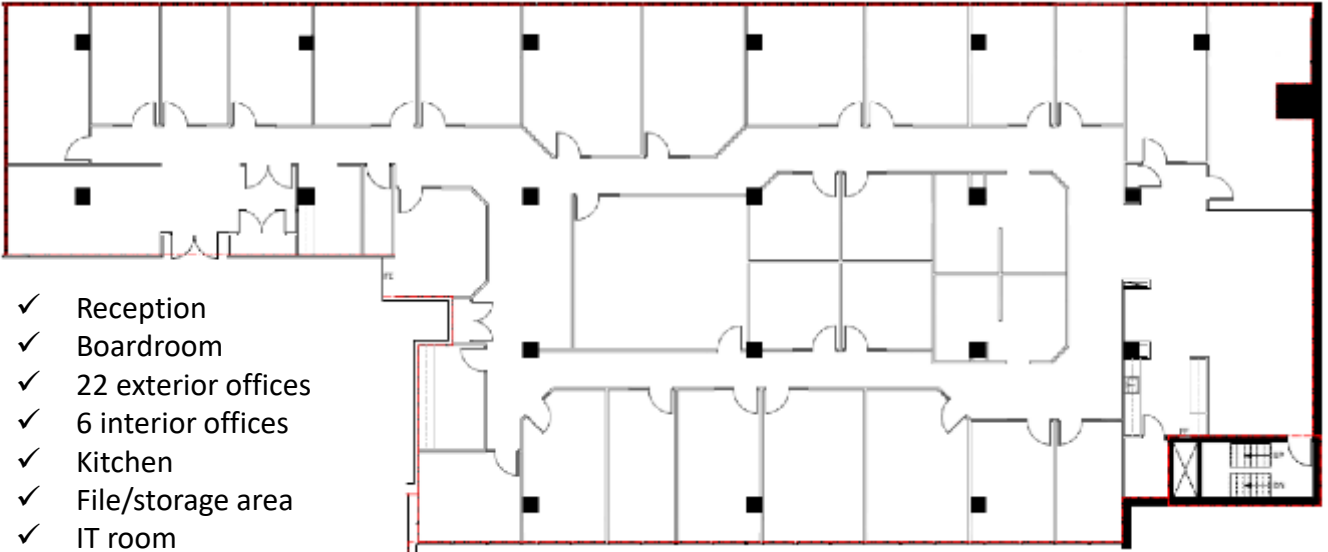


### **Suite 1450: 1,518 sf**

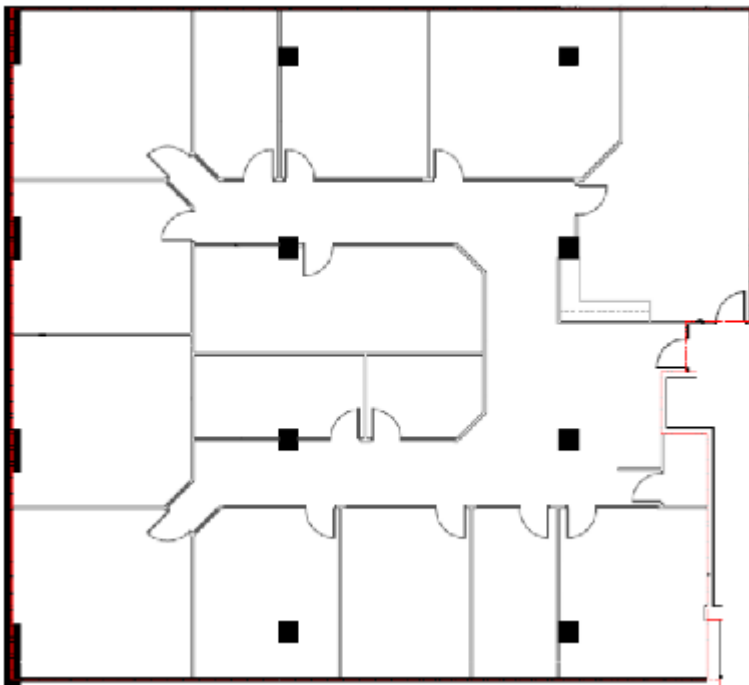
- ✓ Move-in ready
- ✓ Reception
- ✓ Meeting room
- ✓ 3 exterior offices
- ✓ Open area
- ✓ Kitchen

## ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

### Suite 200: 10,078 sf



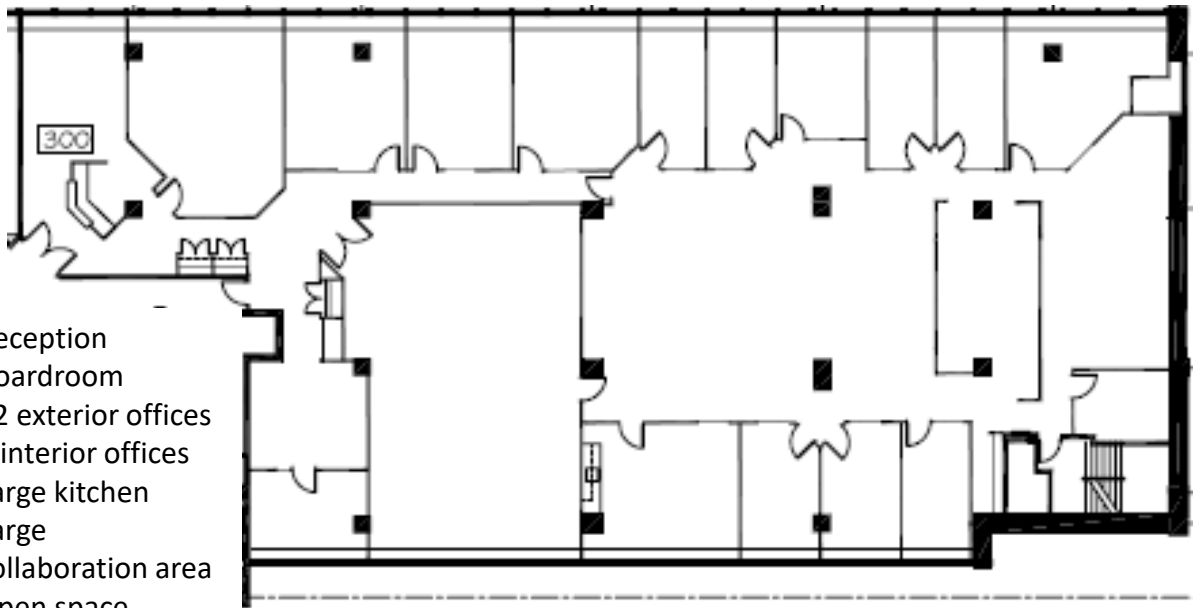
### Suite 260: 5,896 sf



# ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

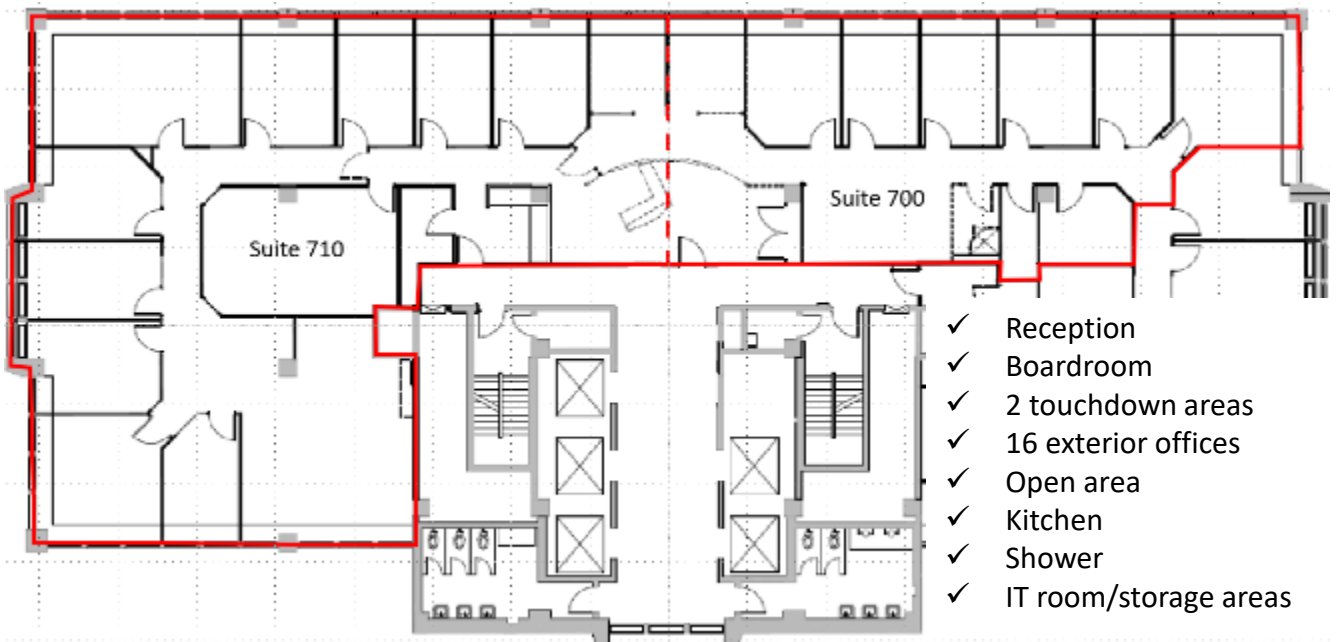
## Suite 300: 9,216 sf

- ✓ Reception
- ✓ Boardroom
- ✓ 12 exterior offices
- ✓ 6 interior offices
- ✓ Large kitchen
- ✓ Large collaboration area
- ✓ Open space



## Suite 700: 5,323 sf

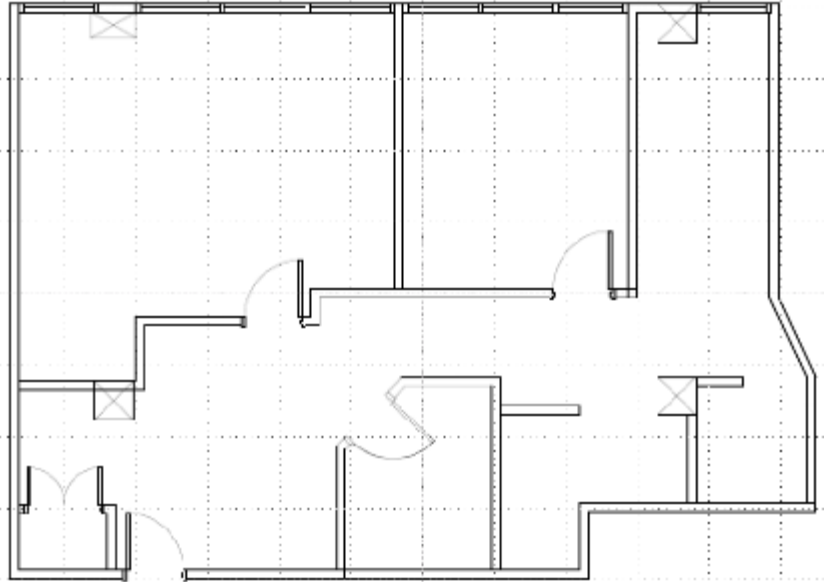
- ✓ Reception
- ✓ Boardroom
- ✓ 2 touchdown areas
- ✓ 16 exterior offices
- ✓ Open area
- ✓ Kitchen
- ✓ Shower
- ✓ IT room/storage areas



## ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

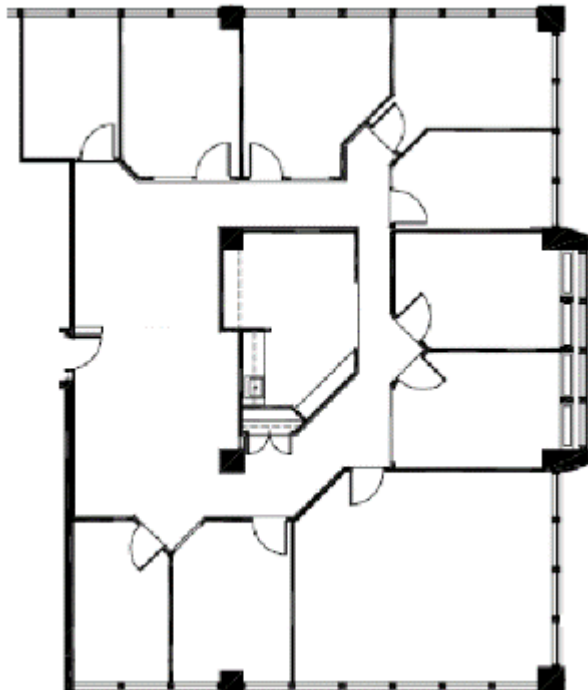
### Suite 1250: 1,338 sf

- ✓ Landlord will reconfigure & renovate
- ✓ Reception
- ✓ Meeting room
- ✓ 2 exterior offices
- ✓ Kitchen
- ✓ File/storage area



### Suite 1430: 3,490 sf

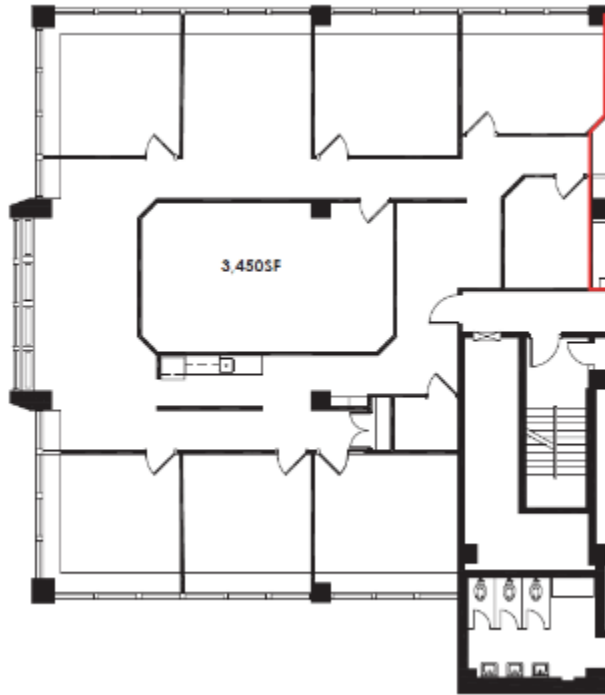
- ✓ Landlord will reconfigure & renovate
- ✓ Reception
- ✓ Boardroom
- ✓ 9 exterior offices
- ✓ Kitchen



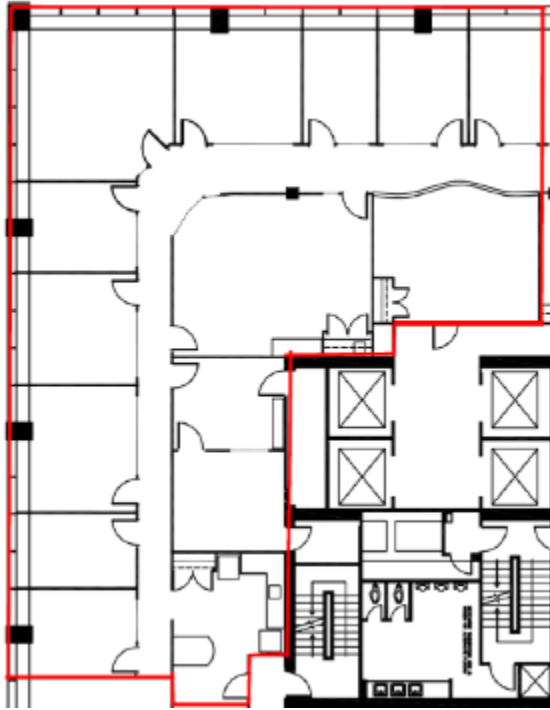
## ELVEDEN HOUSE: 717 7<sup>th</sup> Avenue SW

**Suite 1500: 3,450 sf**

- ✓ 6 Offices
- ✓ Large boardroom
- ✓ Open area
- ✓ Kitchen
- ✓ Landlord will reconfigure

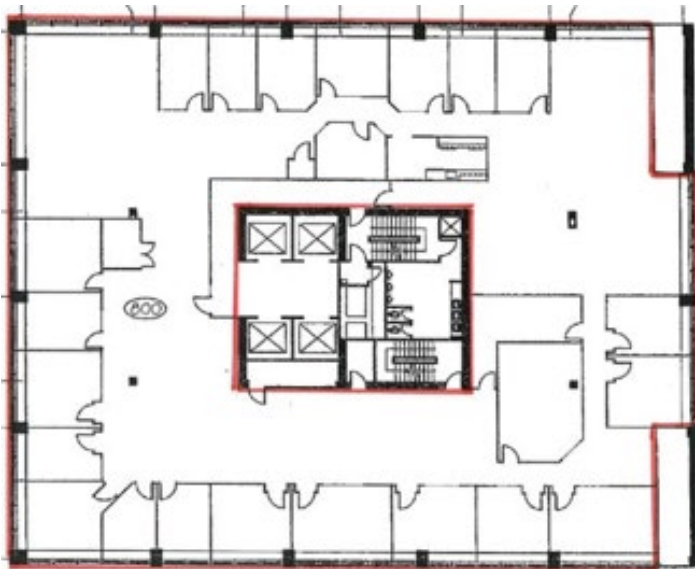


## GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



### Suite 500: 4,237 sf

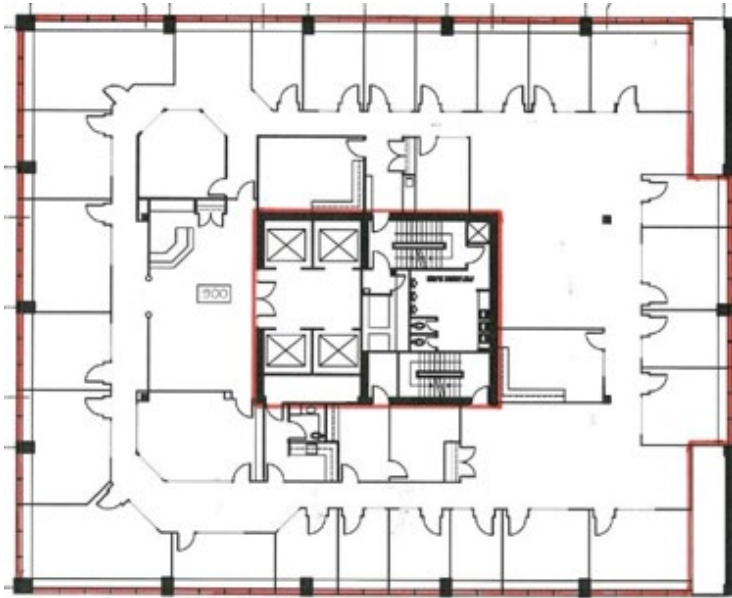
- ✓ Move-in ready
- ✓ New paint & carpet
- ✓ Elevator exposure
- ✓ Reception
- ✓ Boardroom
- ✓ 10 exterior offices
- ✓ Kitchen with appliances
- ✓ IT room/storage
- ✓ LED Lights



### Suite 800: 10,903 sf

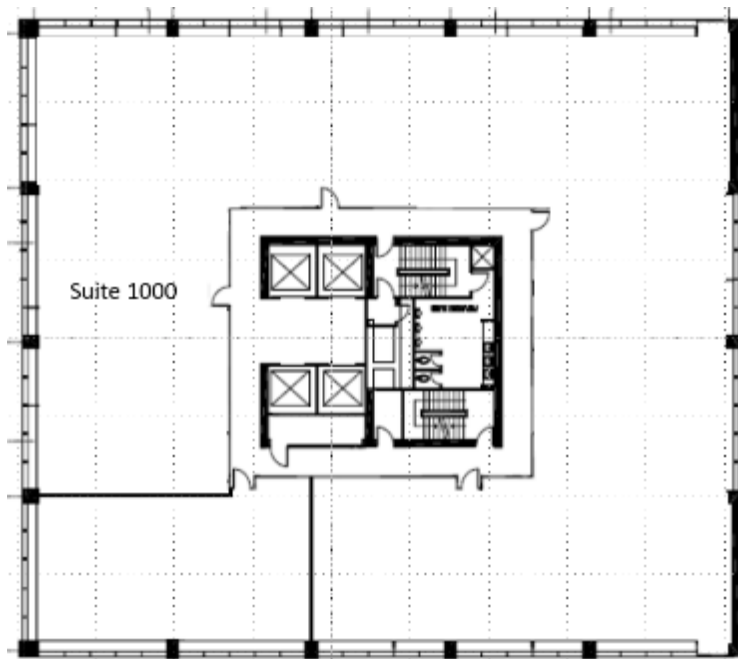
- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen

## GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



### Suite 900: 10,903 sf

- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area

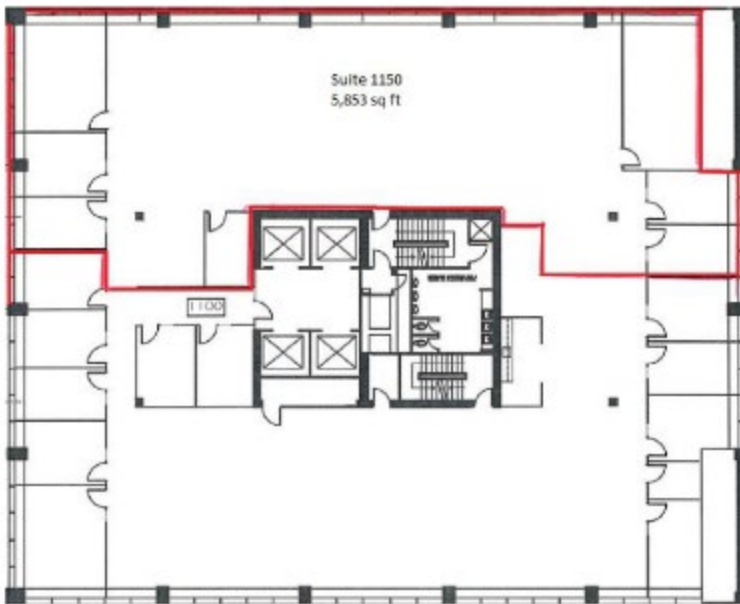


### Suite 1000: 9,423 sf

- ✓ Base building condition
- ✓ Please contact for additional information

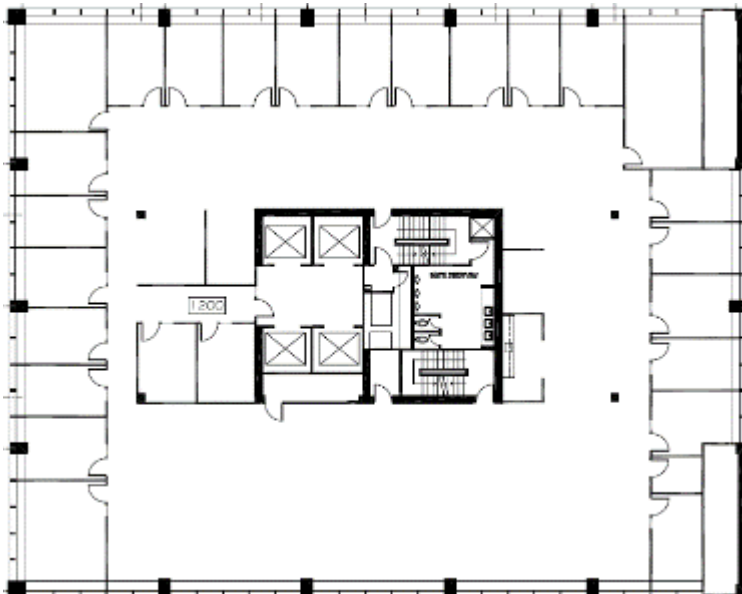


## GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



### Suite 1150: 5,372 sf

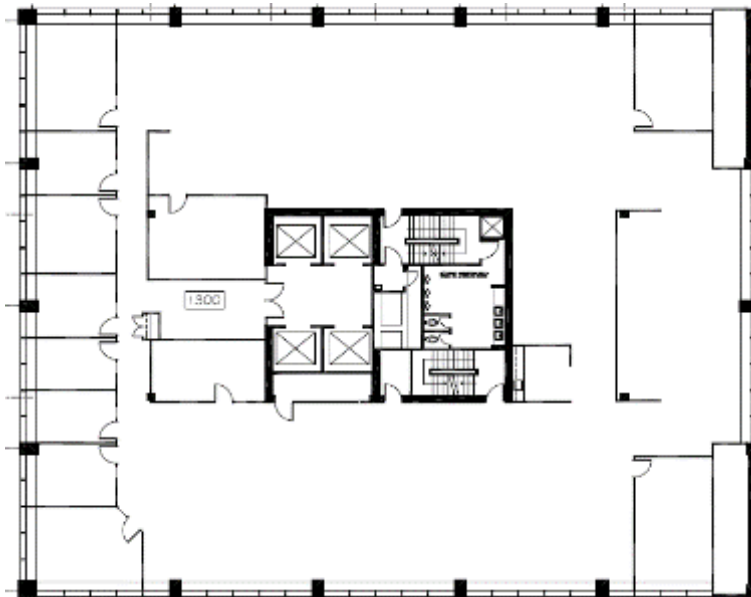
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



### Suite 1200: 10,853 sf

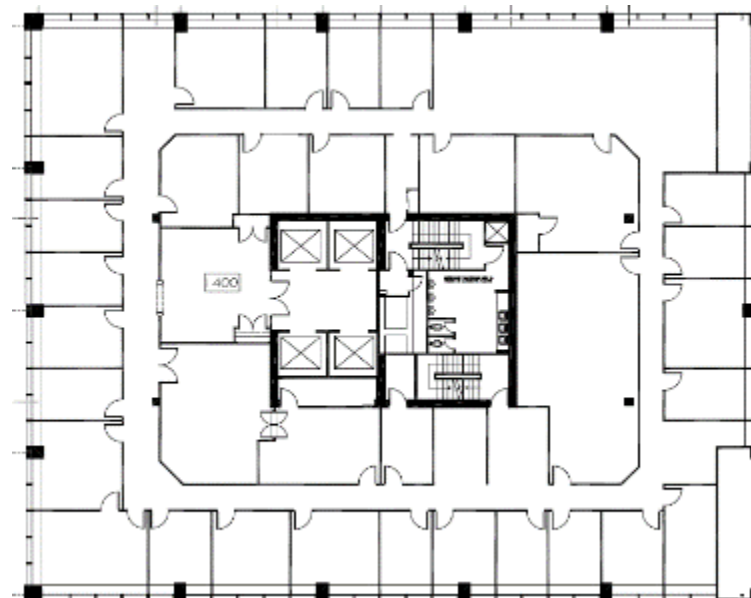
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ 2 interior office
- ✓ Large open area for workstations
- ✓ Kitchen

## GUINNESS HOUSE: 727 7<sup>th</sup> Avenue SW



### Suite 1300: 10,853 sf

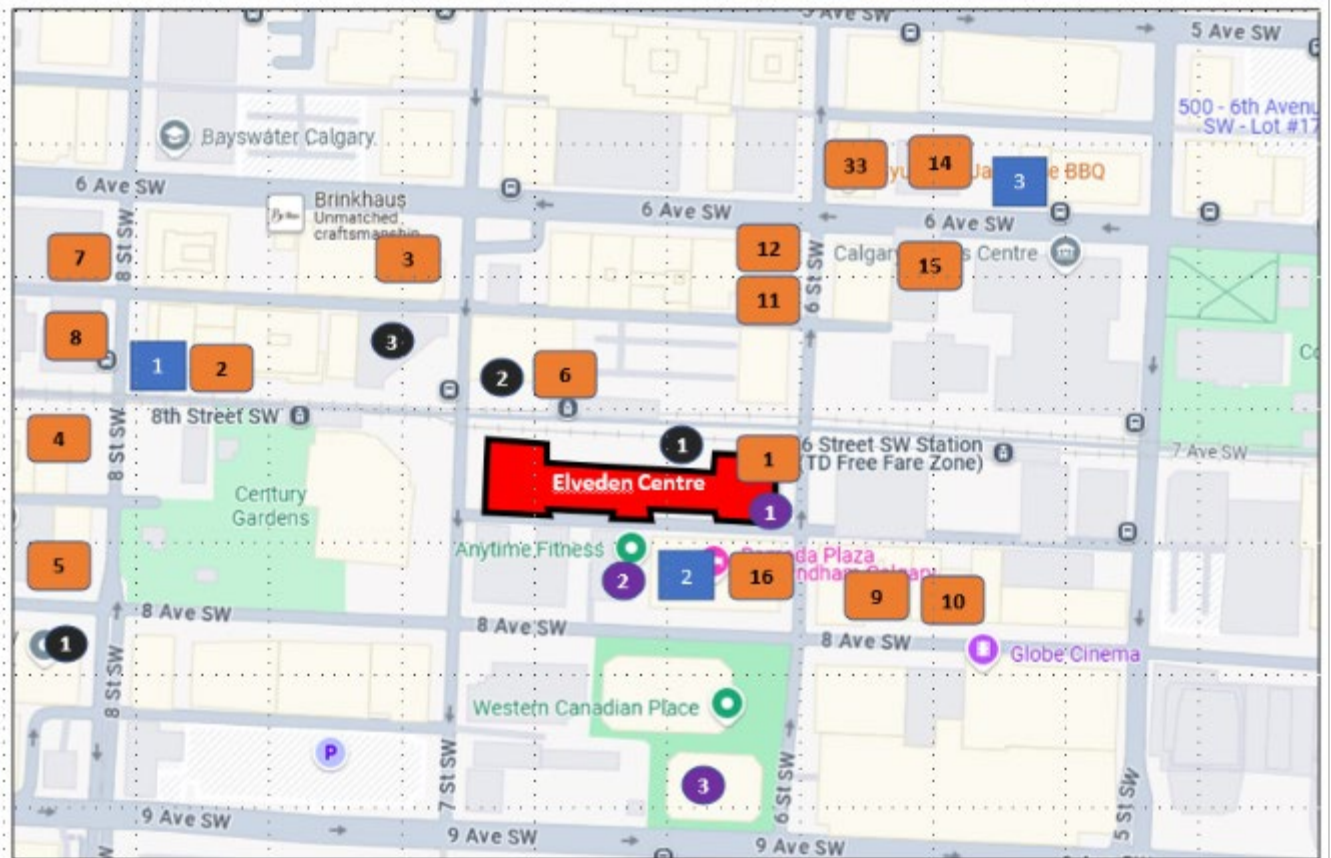
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



### Suite 1400: 10,853 sf

- ✓ Landlord will renovate & reconfigure – contact to discuss
- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ 24 exterior offices
- ✓ Open areas for workstations
- ✓ Kitchen

# ELVEDEN CENTRE: Location and Surrounding Area



## Restaurants



- |                      |                |                           |
|----------------------|----------------|---------------------------|
| 1 Good Earth Café    | 6 A&W          | 11 Tao Vietnamese Cuisine |
| 2 Moxies Bar & Grill | 7 A Wish Café  | 12 Sole Korean            |
| 3 Rio Bar & Grills   | 8 Tim Horton's | 13 Gyu-Kaku BBQ           |
| 4 McDonald's         | 9 Maru Sushi   | 14 Express Vietnamese     |
| 5 Wave's Coffee      | 10 The Derrick | 15 Ola Poke               |
|                      |                | 16 The Fox on Fifth       |

## Banks



- 1 CIBC
- 2 Scotiabank
- 3 ATB
- 4 TD Banks

## Hotels



- 1 Sandman
- 2 Ramada Plaza
- 3 Hampton Inn by Hilton

## Fitness Centres



- 1 Elveden Centre Fitness
- 2 Anytime Fitness
- 3 Western Canadian Place Fitness

## CONTACT US:



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