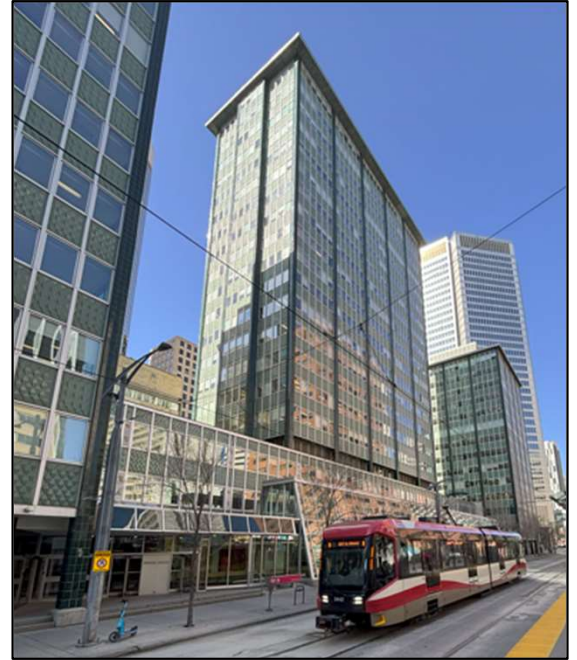


RESTAURANT SPACE FOR LEASE

ELVEDEN CENTRE

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



110, 707 7th AVENUE SW

CONTACT US

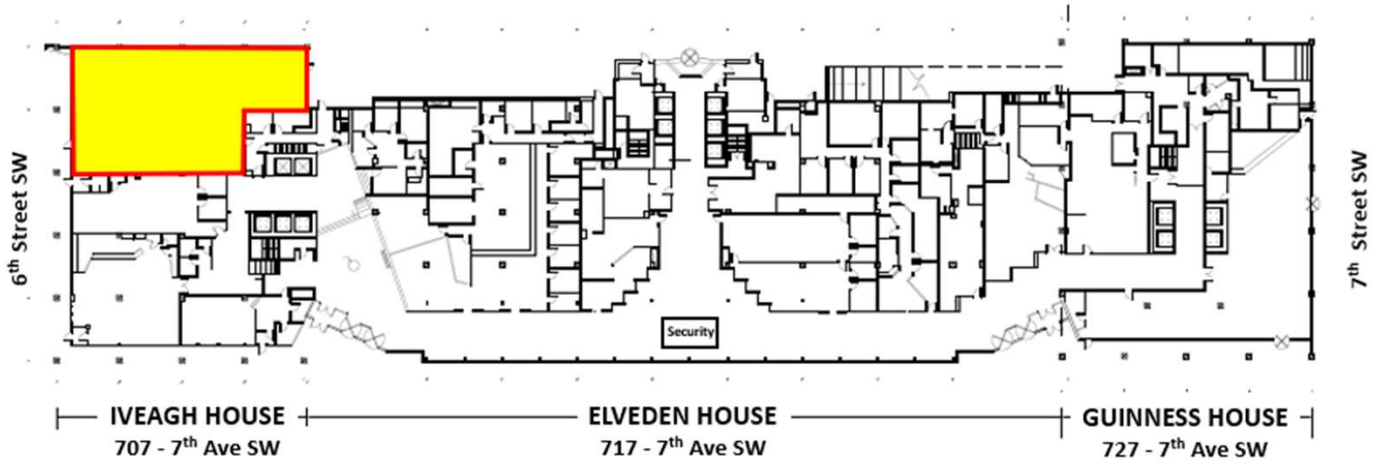
- ✓ Fixtured Restaurant Space, 3,619 sf
- ✓ 6th Street SW Main Entrance
- ✓ Secondary Entrance to Iveagh House Lobby
- ✓ Maximum Occupancy: 151
- ✓ Security on-site 24/7
- ✓ Plus 15 Connected & Direct C Train Access



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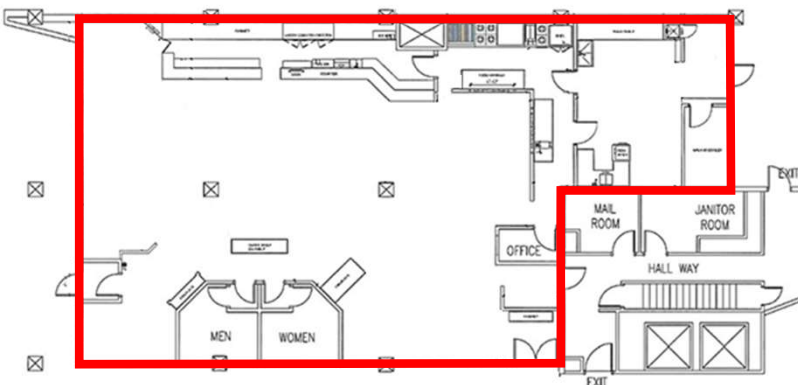
RESTAURANT SPACE: Elveden Centre - Unit 110, 3,619 sf



- ✓ Iveagh House Suite 110, 707 7th Avenue SW
- ✓ 7th Avenue SW & 6th Street SW
- ✓ 6th Street SW street front entrance
- ✓ Area: 3,619 square feet
- ✓ Restaurant space has dedicated HVAC system

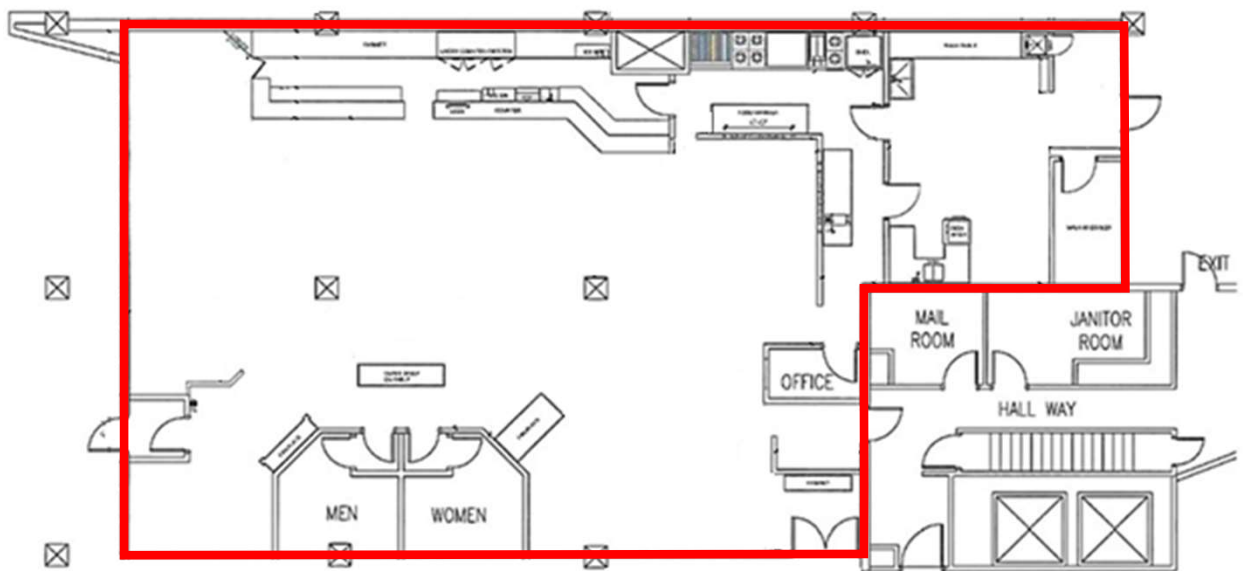
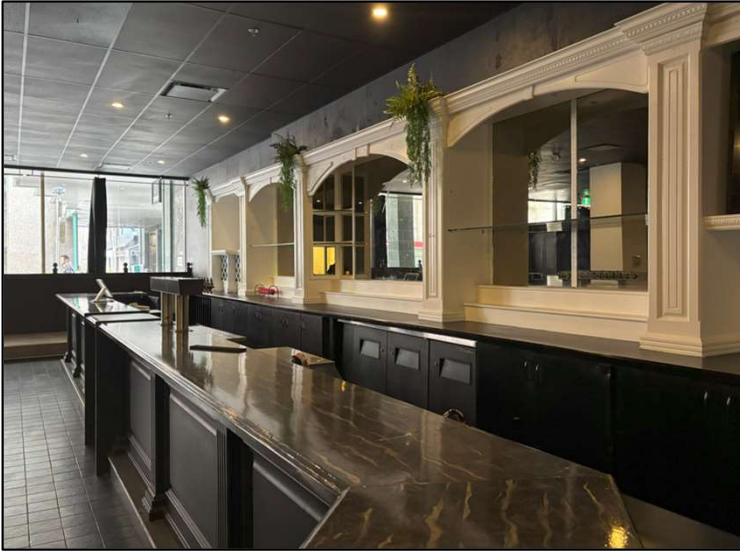
- ✓ HVAC and restaurant equipment in place:
 - ✓ Make up air unit
 - ✓ Ecology exhaust unit
 - ✓ Furnace with air conditioning
 - ✓ 2 split type air conditioning units
 - ✓ Walk-in cooler
 - ✓ Beer fridge

- ✓ Maximum Occupancy: 151
- ✓ Ceiling Height: 10 feet, 9 inches
- ✓ Net Rent: Contact for Information
- ✓ Operating Costs: \$16.50 psf (2025)



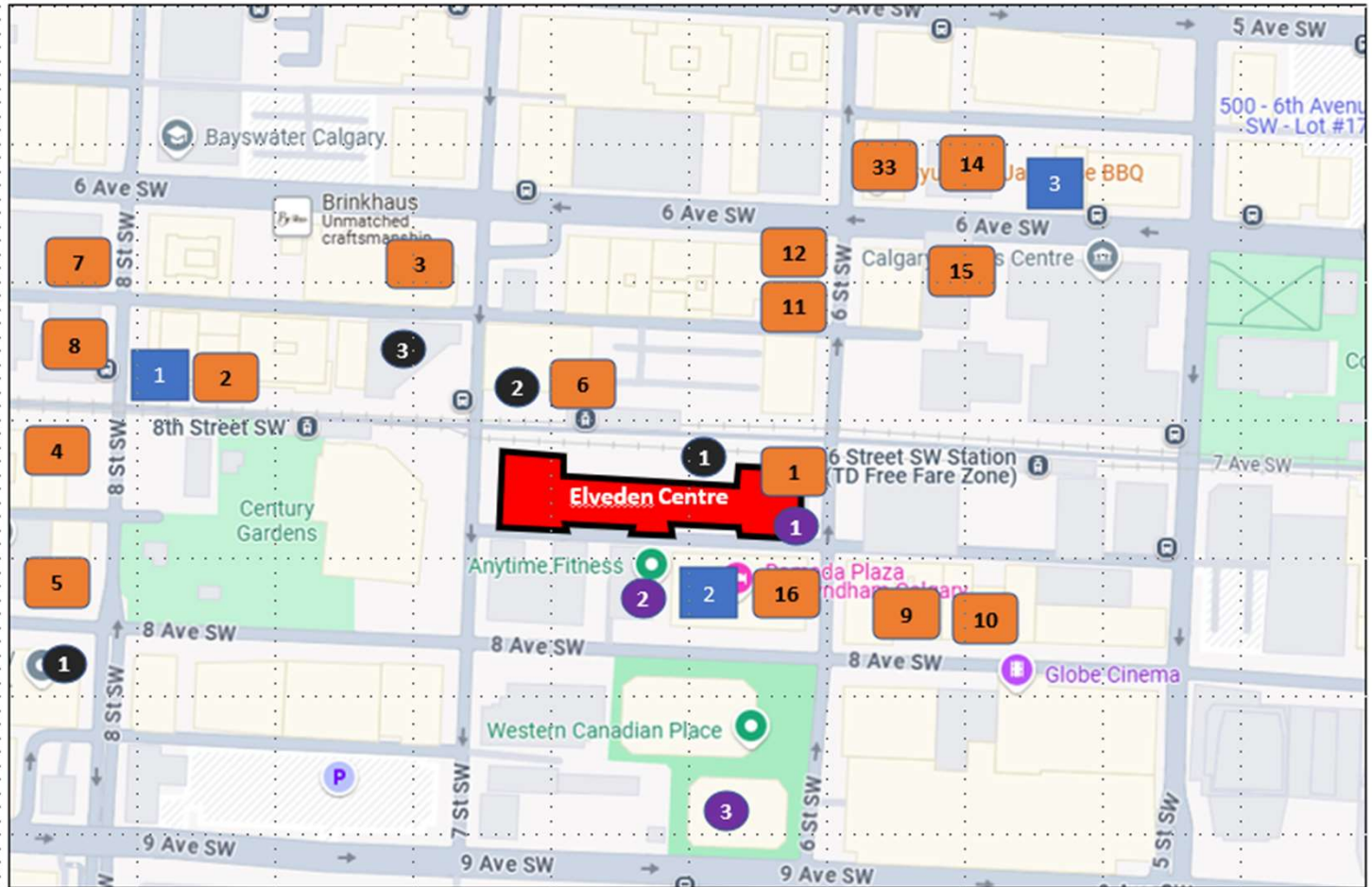
New to the Market: Fixtured Restaurant Space

RESTAURANT SPACE: Elveden Centre - Unit 110, 3,619 sf



New to the Market: Fixtured Restaurant Space

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 Hortons | 13 Gyu-Kaku BBQ |
| 4 McDonald's | 9 Maru Sushi | 14 Express Vietnamese |
| 5 Waves Coffee | 10 The Derrick Gin Mill & Kitchen | 15 Ola Poke |
| | | 16 The Fox on Sixth |

Banks

#

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

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

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form part of any future contract. This offering may be altered or withdrawn at any time without notice.

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