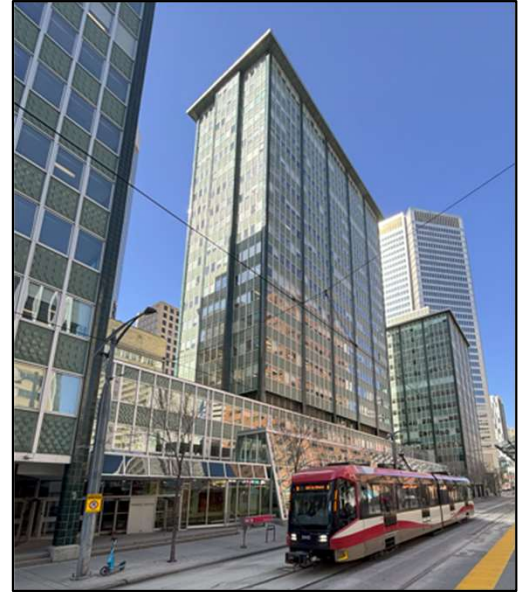


## RETAIL & GROUND FLOOR OFFICE SPACE FOR LEASE

# ELVEDEN CENTRE

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



## AVAILABLE SUITES

- ✓ Ground Floor Retail/Office Spaces
  - Contiguous Spaces: 4,722 sf & 5,200 sf
  - CRUs from 819 sf to 2,690 sf
- ✓ Security on-site 24/7
- ✓ Plus 15 connected & Direct C Train access

## CONTACT US

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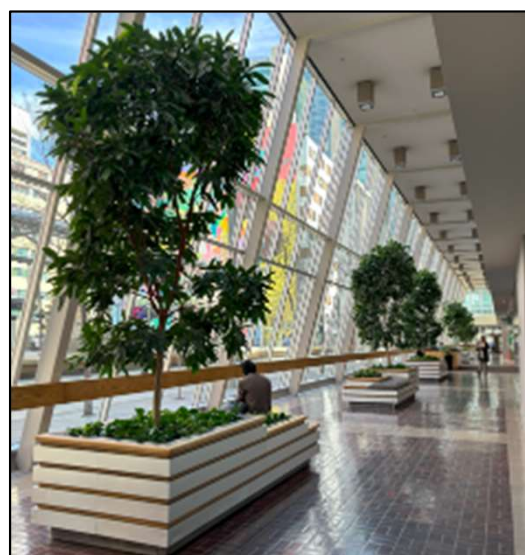
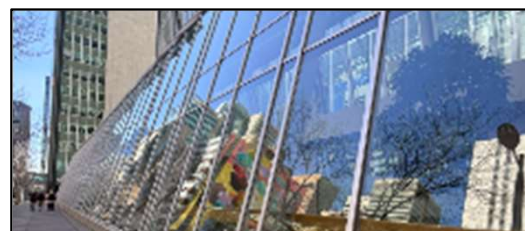


ESTANCIA  
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Andrew Borle  
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# ELVEDEN CENTRE: Property Overview

- ✓ **Iveagh 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
  - **Direct C Train access:** Eastbound: 6<sup>th</sup> St SW | 8<sup>th</sup> St SW; Westbound: 7<sup>th</sup> St SW
- ✓ Internal atrium
  - ✓ Plus 15 connected
  - ✓ On-site security
  - ✓ On-site property management
  - ✓ Asking Net Rent: Please Contact
  - ✓ Operating Costs: \$16.25 (2025)



Proudly Owned & Managed by Estancia Investments Inc.

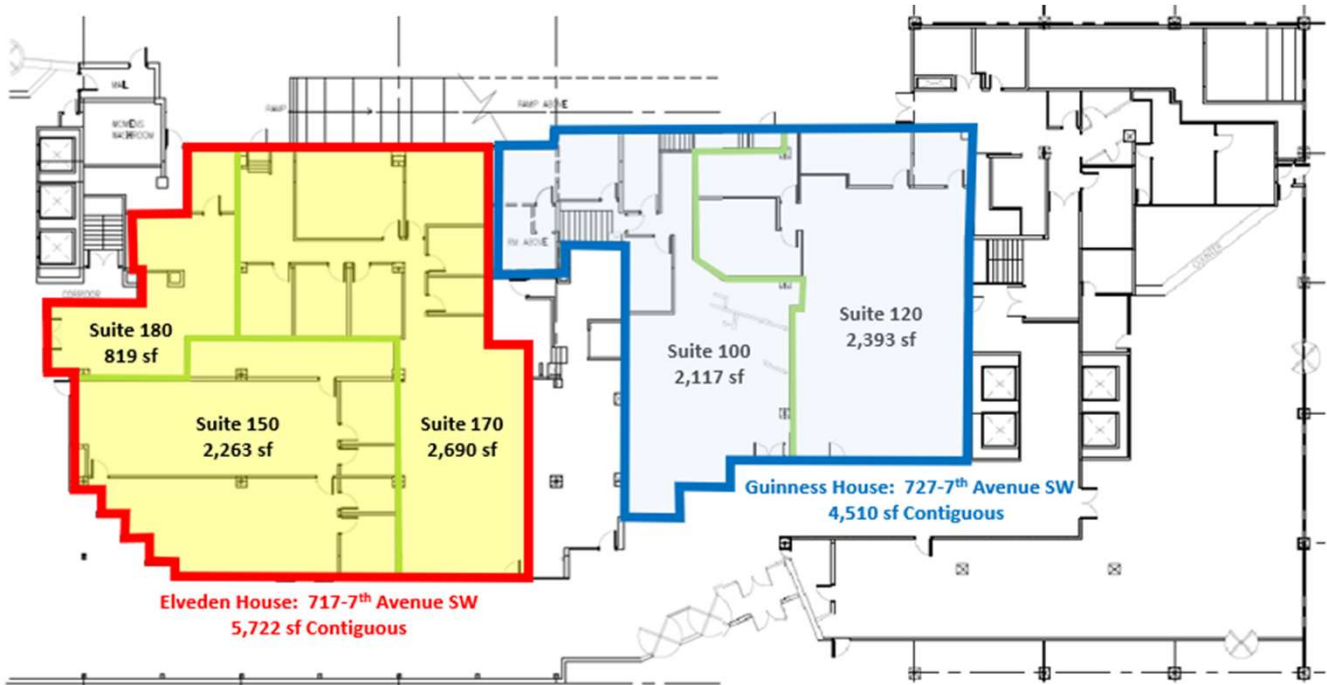
## ELVEDEN CENTRE: Existing Ground Floor Tenants

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

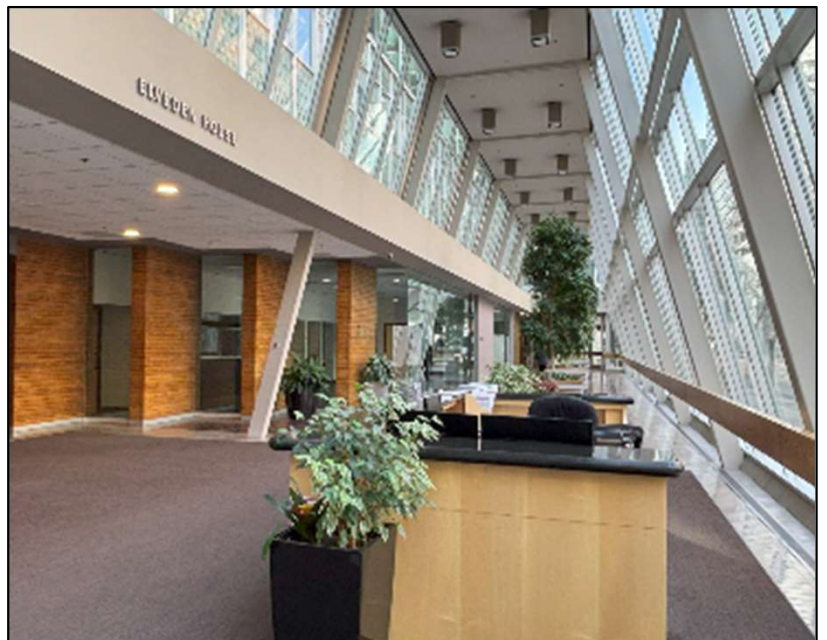


Retail/Office Spaces are Available in the Atrium

# ELVEDEN CENTRE: Ground Floor Retail/Office Opportunities



- ✓ Contiguous Spaces:
  - 4,510 sf (Suites 100 & 120)
  - 5,722 sf (Suites 150, 170 & 180)
- ✓ Available Suites: 819 sf to 2,690 sf
- ✓ Zoning: CR20-C20/R20
  - Commercial-Residential Core
  - Retail, office & medical related uses
- ✓ Operating Costs: \$16.25

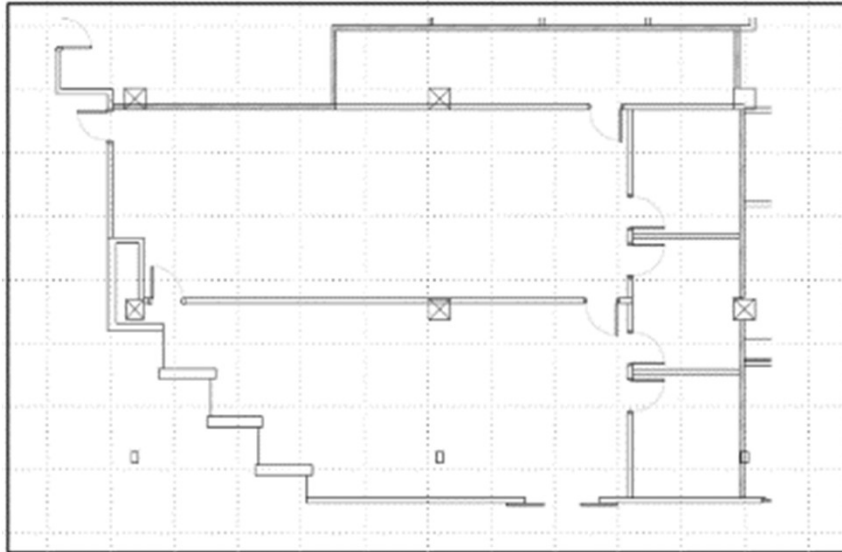


**Contiguous Ground Floor Space: 4,510 sf & 5,722 sf**

# ELVEDEN CENTRE: Elveden House - Suite 150, 2,263 sf



- ✓ Central atrium location adjacent to security desk
- ✓ Existing customer service centre & office improvements
- ✓ 5 service windows, 3 meeting rooms
- ✓ Open office area
- ✓ Kitchen & storage area with millwork
- ✓ Contiguous to Suites 170 & 180 (5,722 sf)

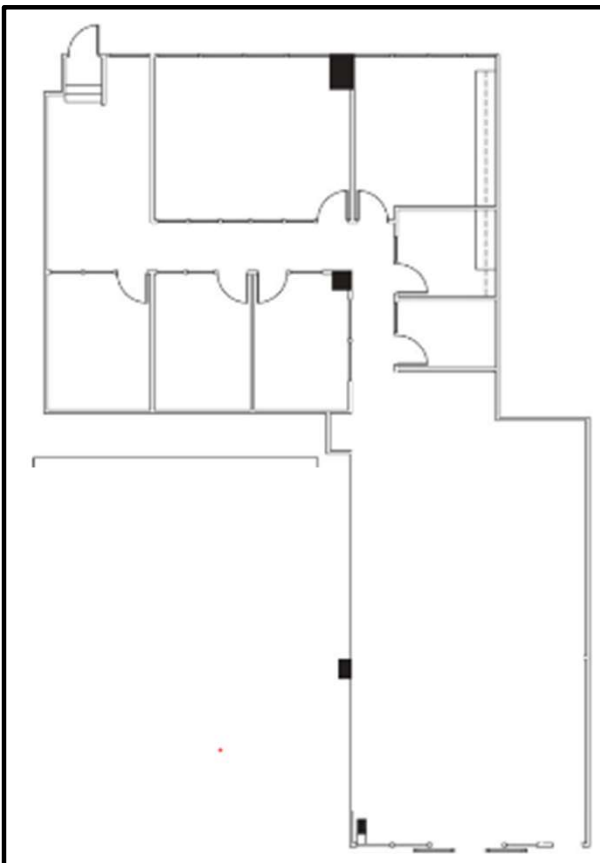
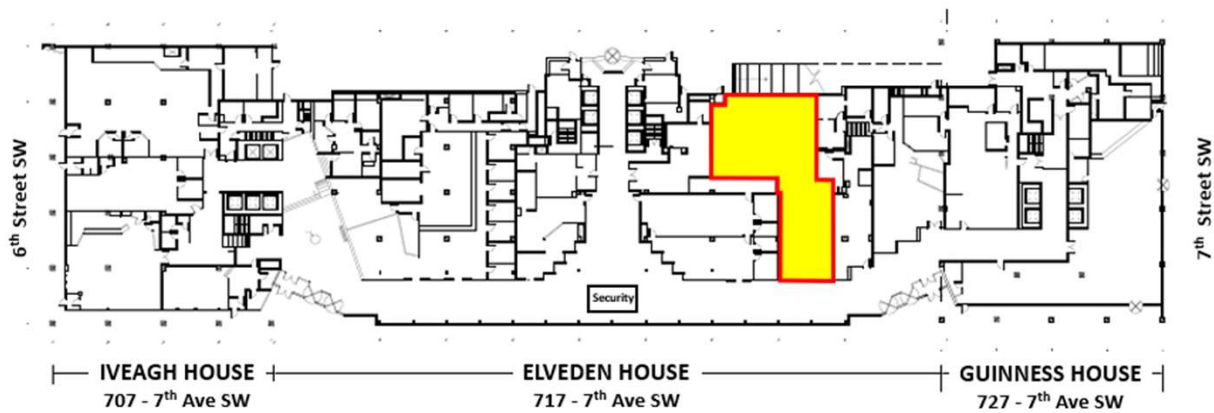


Ground Floor Retail/Office: Central Atrium Location

# ELVEDEN CENTRE: Elveden House - Suite 170, 2,690 sf



- ✓ Central location in the Elveden Centre atrium
- ✓ Existing office improvements
- ✓ Large open space
- ✓ Meeting room
- ✓ 5 offices
- ✓ Renovated kitchen millwork
- ✓ Contiguous to Suites 150 & 180 (5,722 sf)

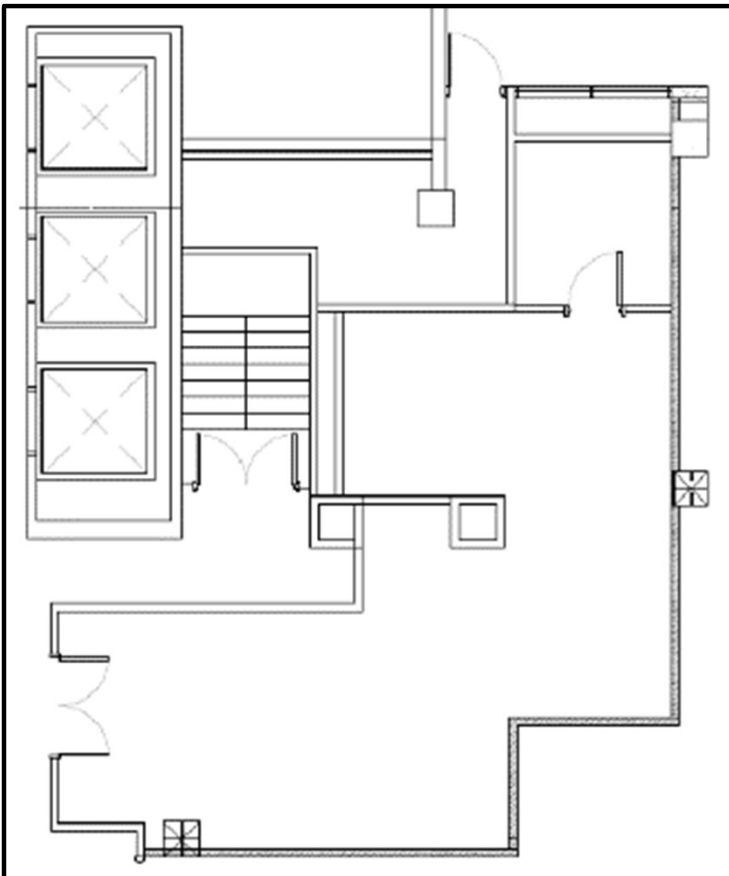


Ground Floor Retail/Office: Central Atrium Location

# ELVEDEN CENTRE: Elveden House - Suite 180, 819 sf



- ✓ Central Elveden Centre location near security desk and Elveden House elevator lobby
- ✓ Former convenience store improvements
- ✓ Service counter, 2 sinks, 1 office
- ✓ Clean food presentation & warming area
- ✓ Contiguous to Suites 150 & 170 (5,722 sf)

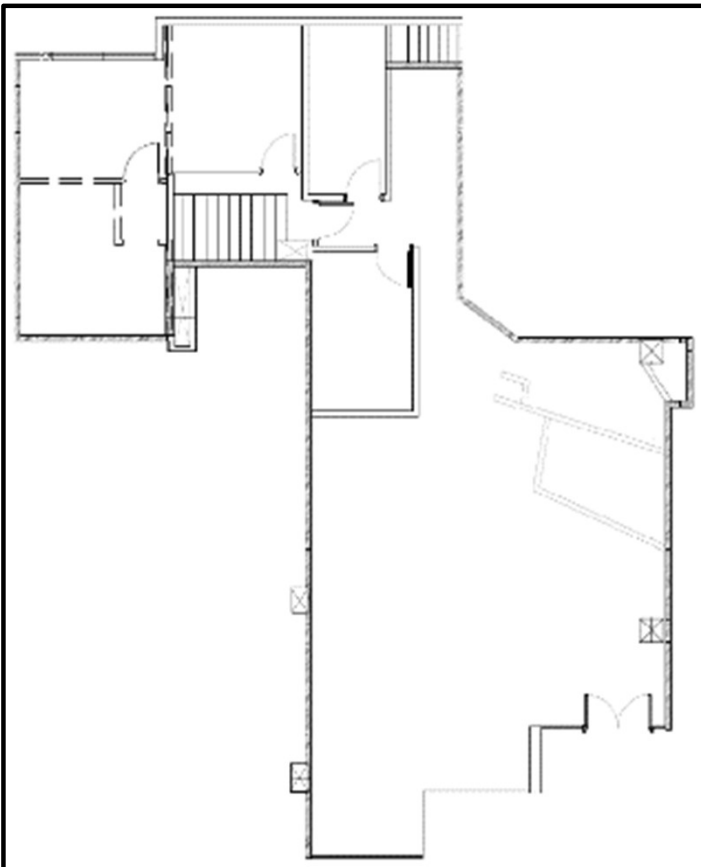
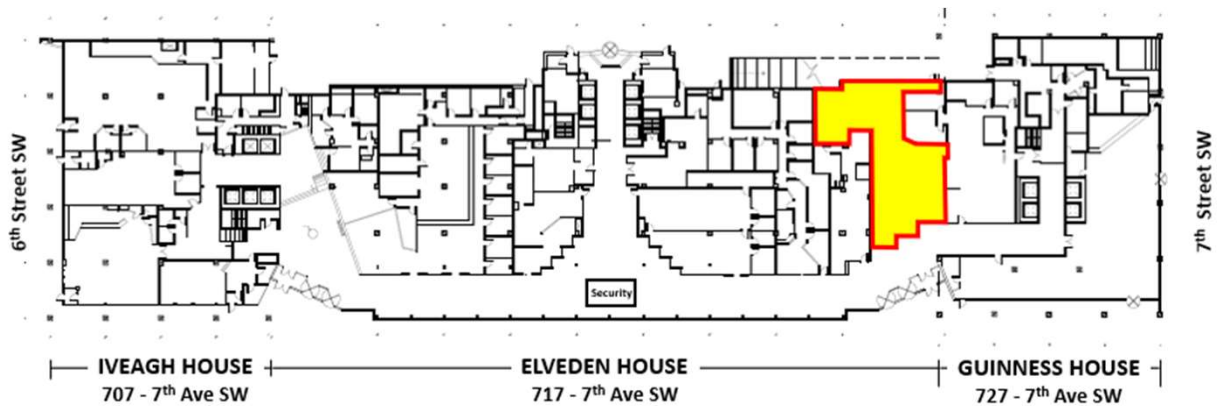


## Ground Floor Retail: Central Elveden Centre Location

# ELVEDEN CENTRE: Guinness House - Suite 100, 2,117 sf



- ✓ Prime location at Elveden Centre's western atrium entrance
- ✓ Optometrist retail & clinic improvements
- ✓ Built-in reception desk & office millwork
- ✓ 2 examination rooms with sinks
- ✓ Built-in retail display millwork
- ✓ Kitchen and internal office
- ✓ Contiguous to Suite 120 (4,510 sf)



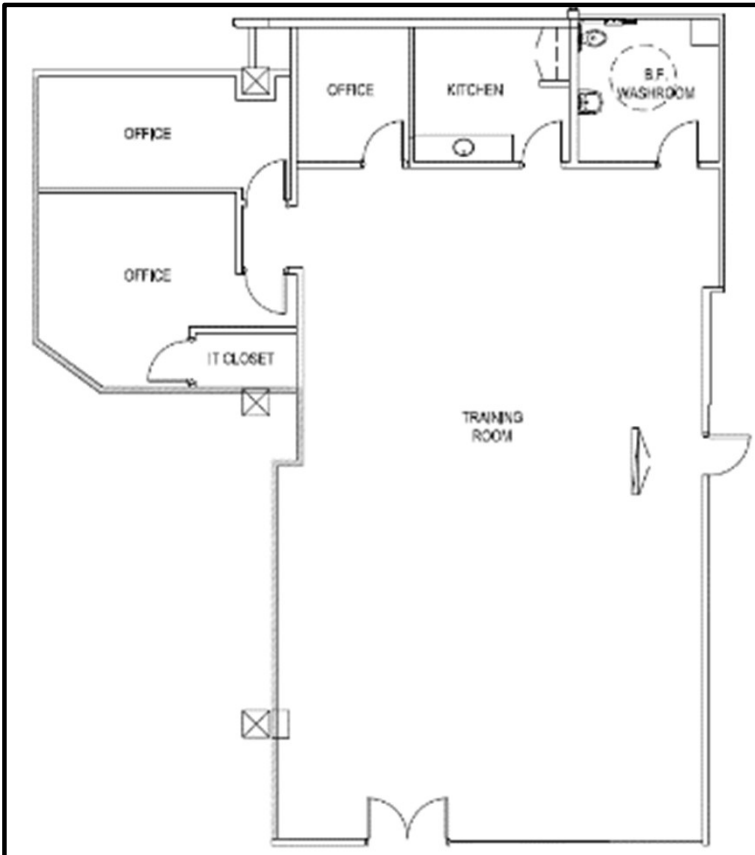
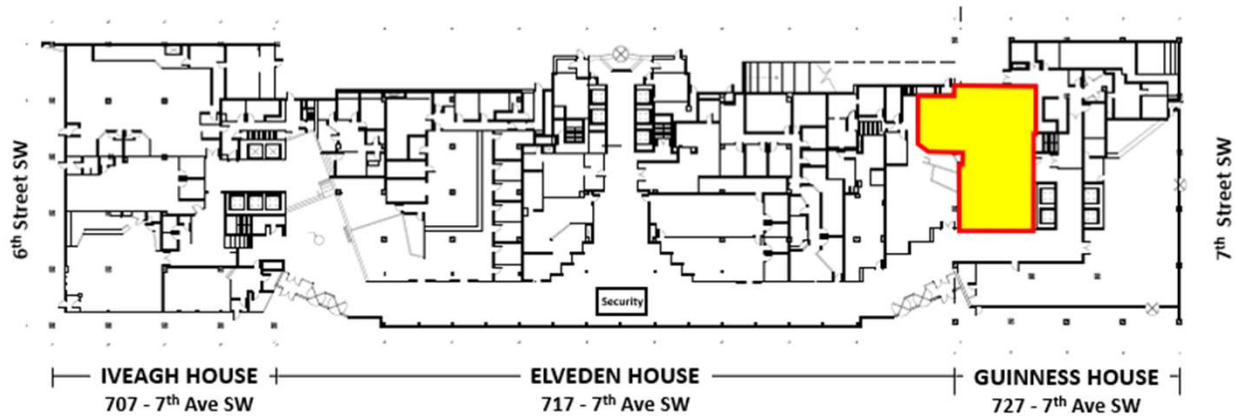
Ground Floor Retail/Office: Optometrist Retail & Clinic Improvements



# ELVEDEN CENTRE: Guinness House - Suite 120, 2,393 sf

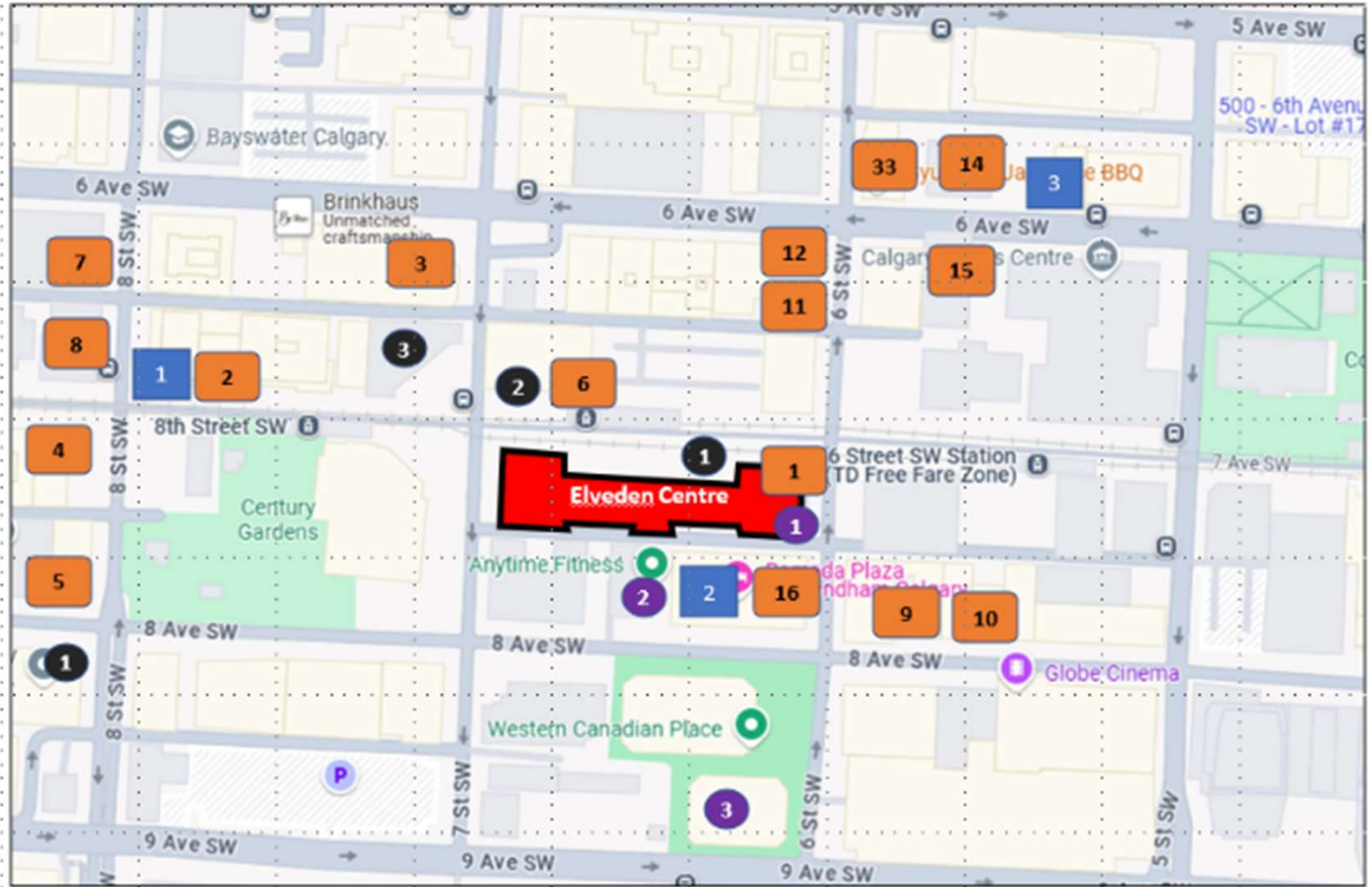


- ✓ Guinness House location in the Elveden Centre atrium
- ✓ Former training space
- ✓ Large training room, 3 offices, kitchen
- ✓ In-suite accessible washroom
- ✓ Contiguous to Suite 100 (4,510 sf)



**Ground Floor Retail/Office: Ideal Training 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.

## CONTACT US

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