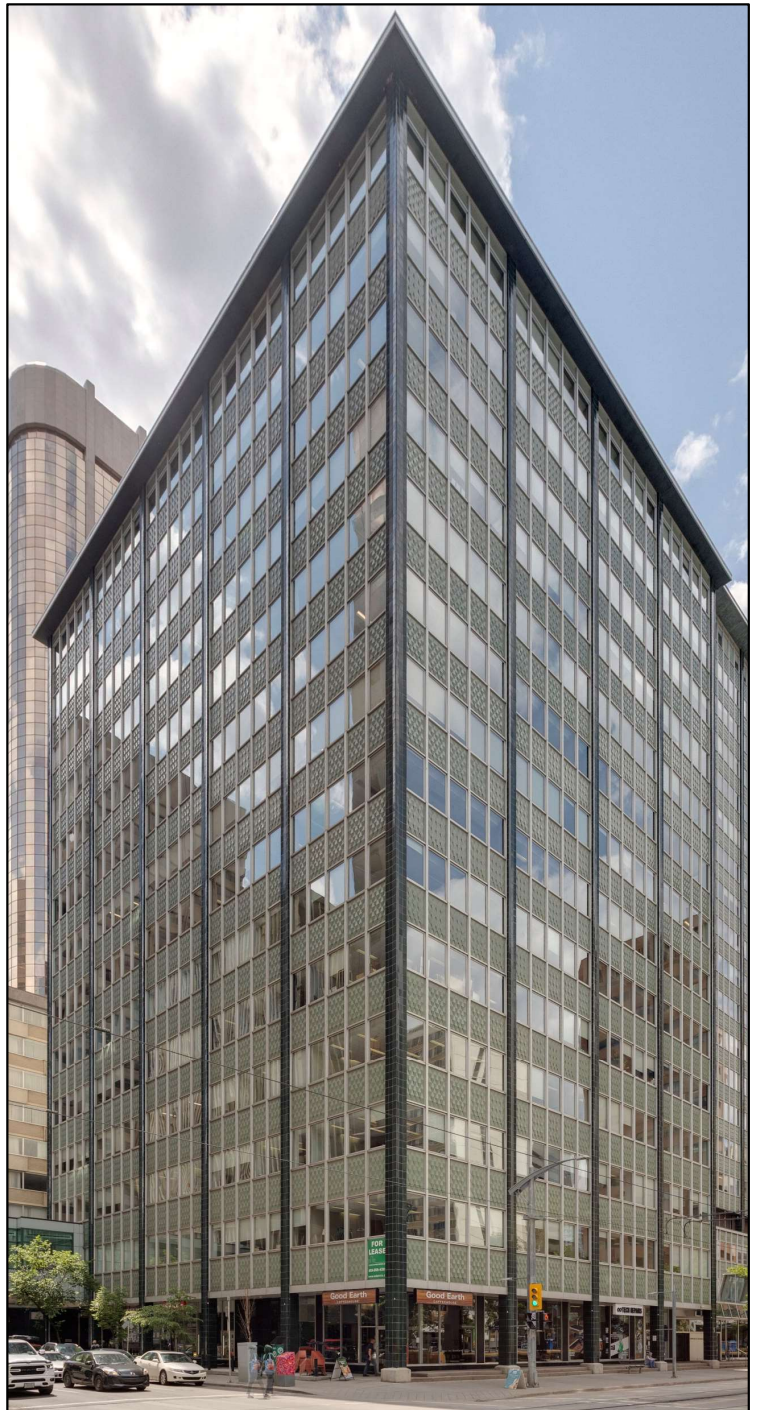


OFFICE SPACE FOR LEASE

ELVEDEN CENTRE

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

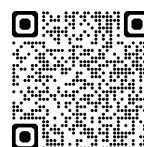
**FITNESS
CENTRE
NOW
OPEN!**



FEATURES

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

CONTACT US



Colin Macdonald
Director of Leasing
(403) 875-7233
cmacdonald@estancia.ca

Andrew Borle
VP Real Estate Services
(403) 750-2220
aborle@estancia.ca

ELVEDEN CENTRE: Available Space Summary – September 2025

Iveagh House: 707 7th Avenue SW

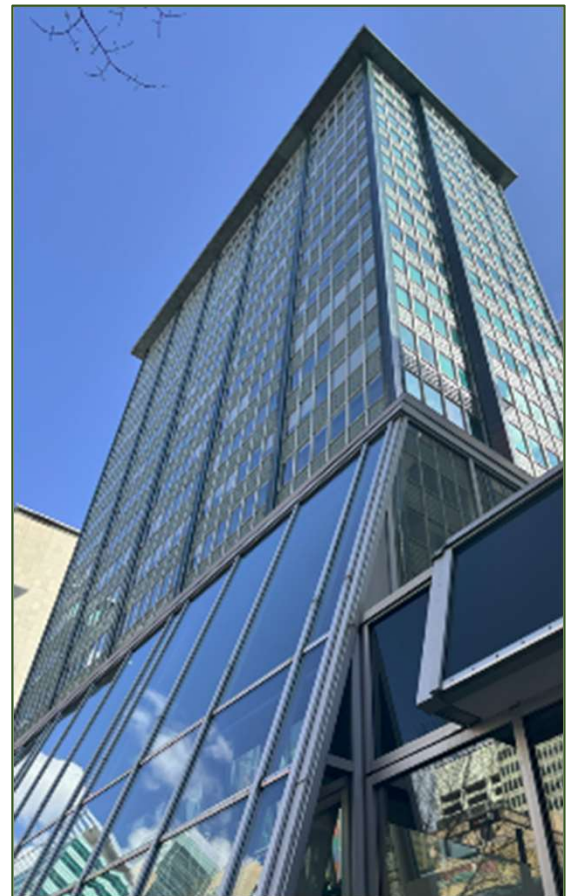
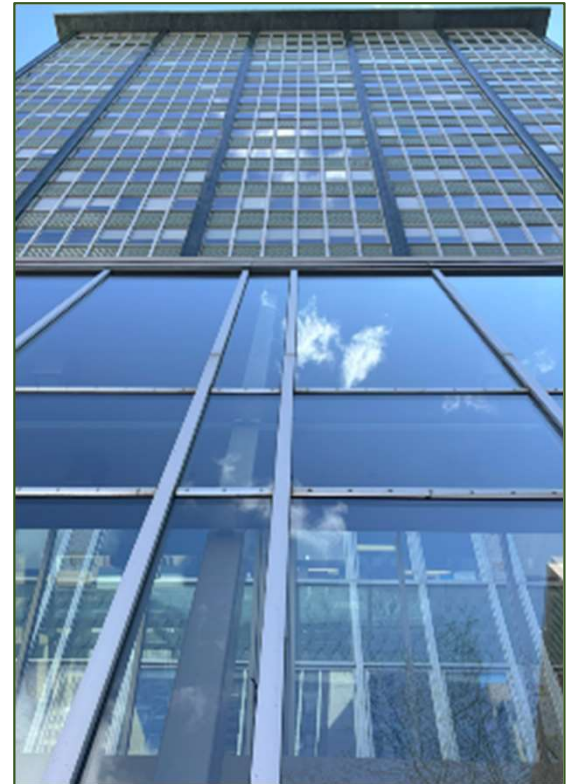
Suite	Area	Available	Comment
Suite 110	3,619 sf	Immediately	Fixtured Restaurant Space
Suite 205	3,160 sf	Immediately	Move-in Ready
Suite 410	1,694 sf	Immediately	Move-in Ready
Suite 650	6,500 sf	Immediately	Move-in Ready
Suite 750	6,799 sf	Immediately	Landlord will Demise
Suite 900	10,739 sf	Immediately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

Elveden House: 717 7th Avenue SW

Suite	Area	Available	Comment
Suite 150	2,263 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	5846 sf	Immediately	Large Offices/Training Rooms
Suite 300	9,216 sf	Immediately	Offices/ Open Area
Suite 710	5,323 sf	Immediately	Office Intensive
Suite 1250	1,338 sf	Immediately	SHOW SUITE LEASED
Suite 1300	3,910 sf	Immediately	NEW AVAILABILITY
Suite 1430	3,490 sf	Immediately	Base Building Condition
Suite 1500	3,450 sf	Immediately	Landlord will Renovate

Guinness House: 727 7th Avenue SW

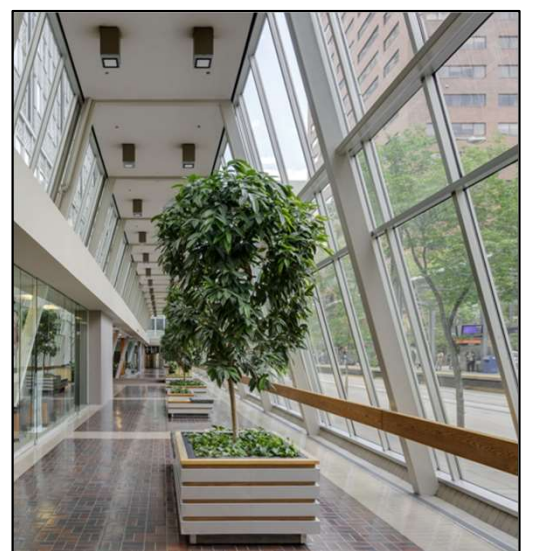
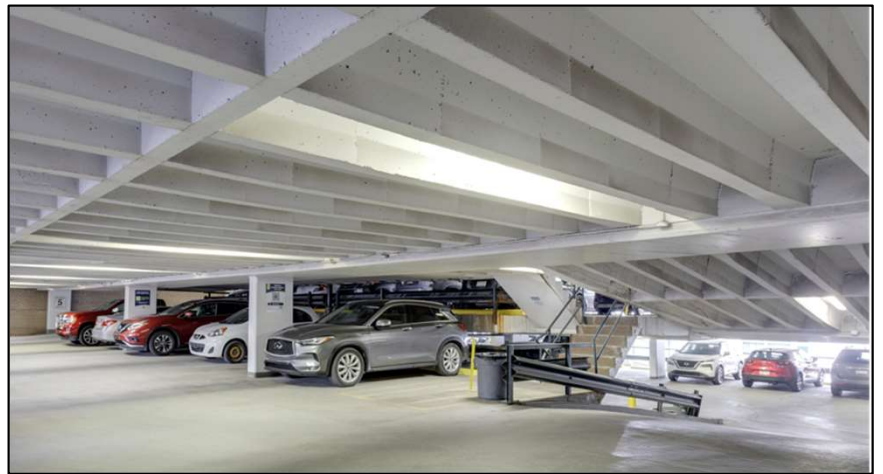
Suite	Area	Available	Comment
Suite 100	2,117 sf	Immediately	Fixtured Retail Space
Suite 120	2,393 sf	Immediately	Ground Floor Opportunity
Suite 500	4,237 sf	Immediately	Suite or Individual Offices Available
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	Full Floor Opportunity
Suite 1000	9,429 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



Please contact us for the Ground Floor Retail/Office Brochure

ELVEDEN CENTRE: Property Overview

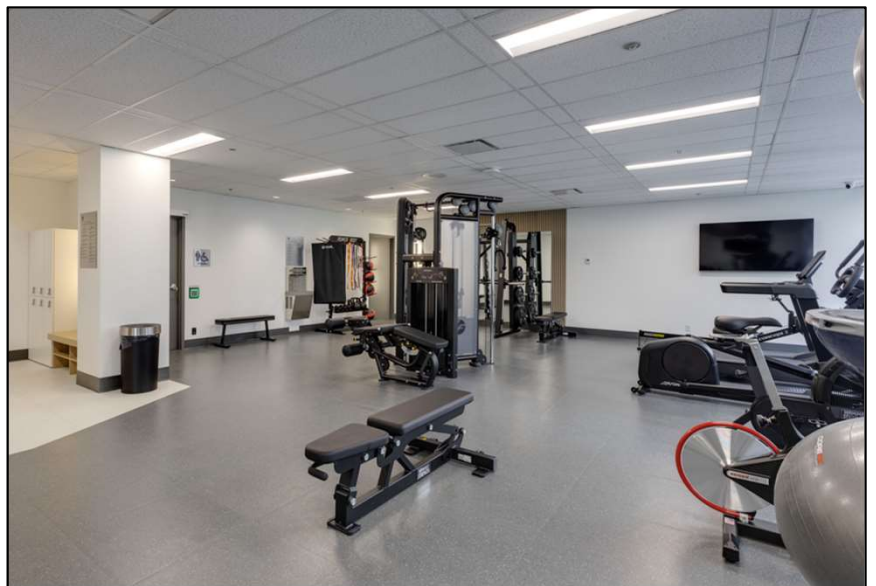
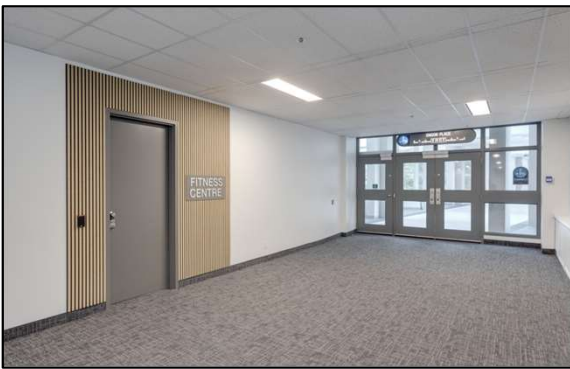
- **Iveagh House: 707 – 7th Ave. SW**
14 Floors | Floor Plate: 10,868 sf
 - ✓ New Fitness Centre opening soon
 - ✓ Secured bicycle parking
- **Elveden House: 717 – 7th Ave. SW**
20 Floors | Floor Plate: 7,800 sf
 - ✓ Underground parking
 - ✓ Parking deck located on 8th Avenue SW
- **Guinness House: 727 – 7th Ave. SW**
15 Floors | Floor Plate: 10,900 sf
 - ✓ Asking Net Rent: Market
 - ✓ Operating Costs: \$16.25 (2025/2026)
- **Landlord:** Estancia Investments Inc.
 - ✓ Multiple fibre providers



Proudly Owned & Managed by Estancia Investments Inc.

ELVEDEN CENTRE: Building Features

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



Tenant Fitness Centre Now Open !

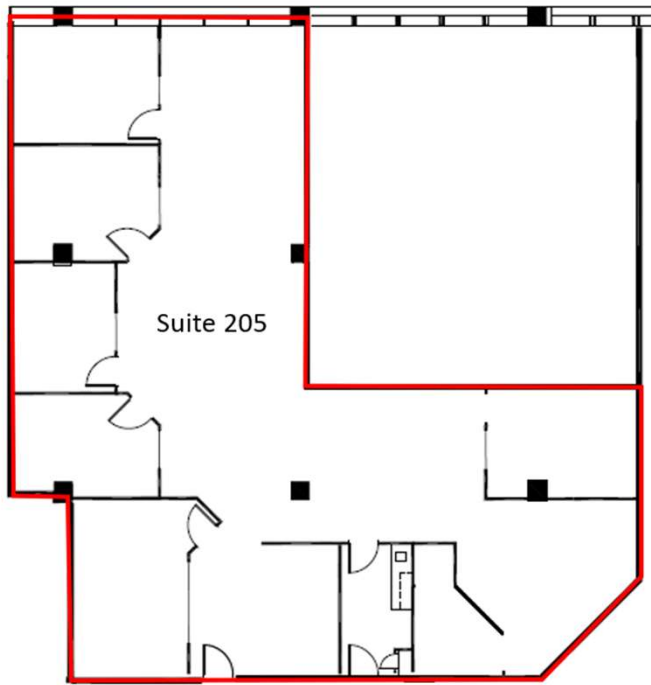
ELVEDEN CENTRE: Retail Amenities

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



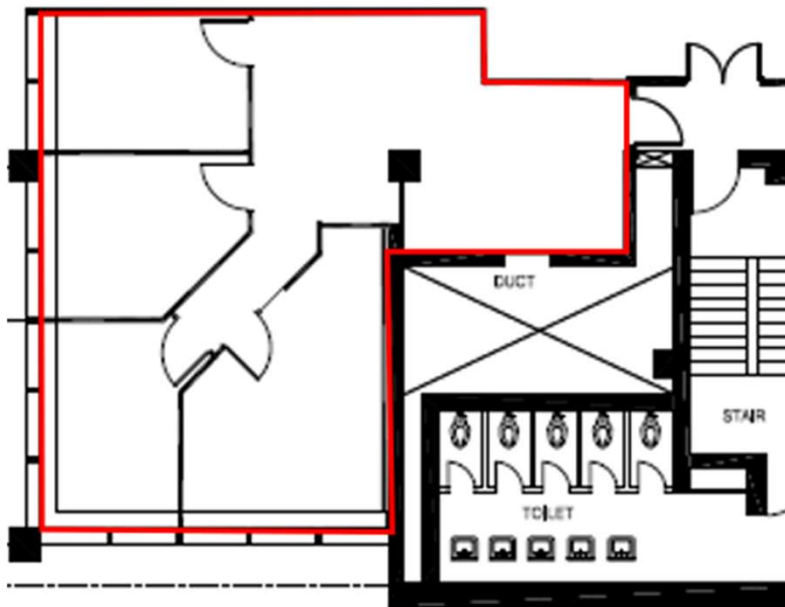
Ground Floor Restaurant and Retail/Office Opportunities are available For Lease. Please contact us for more information.

IVEAGH HOUSE: 707 7th Avenue SW



Suite 205: 3,160 sf

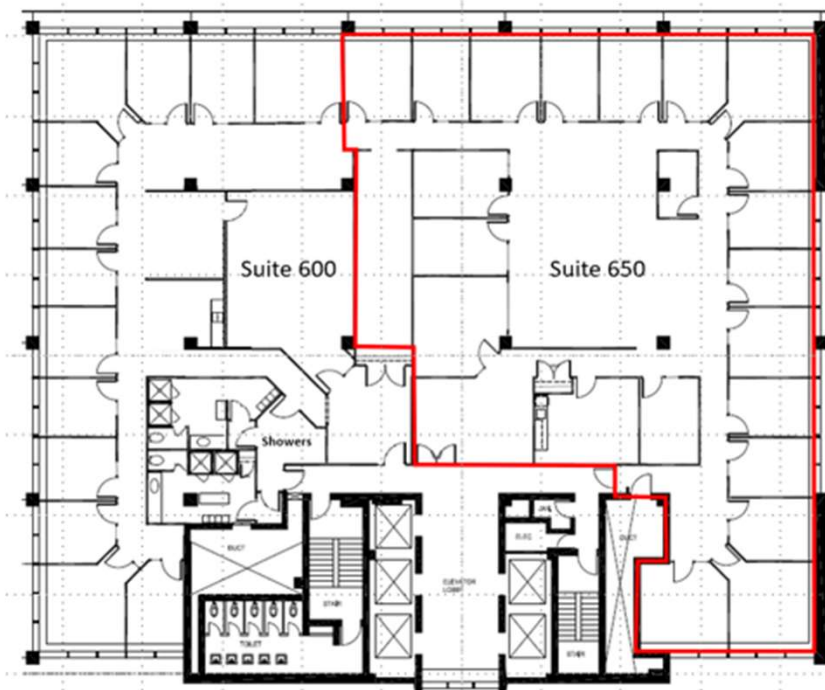
- ✓ Move-in ready
- ✓ Plus 15 connected
- ✓ 5 offices
- ✓ Open area
- ✓ Reception
- ✓ Boardroom
- ✓ Kitchen
- ✓ IT room/storage area



Suite 410: 1,694 sf

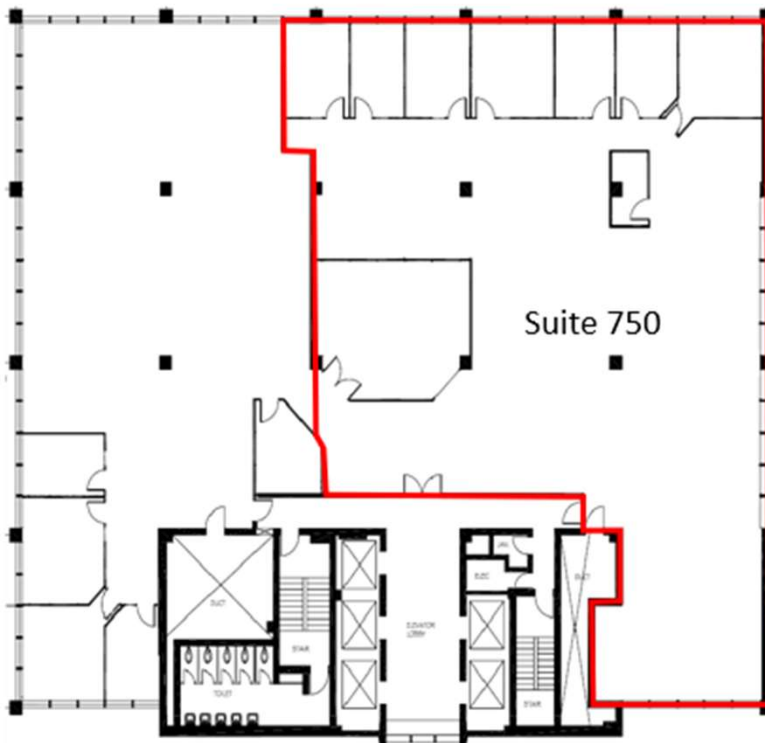
- ✓ Move-in ready
- ✓ Corner suite
- ✓ 4 exterior offices
- ✓ Open area

IVEAGH HOUSE: 707 7th Avenue SW



Suite 650: 6,500 sf*

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



Suite 750: 6,799 sf

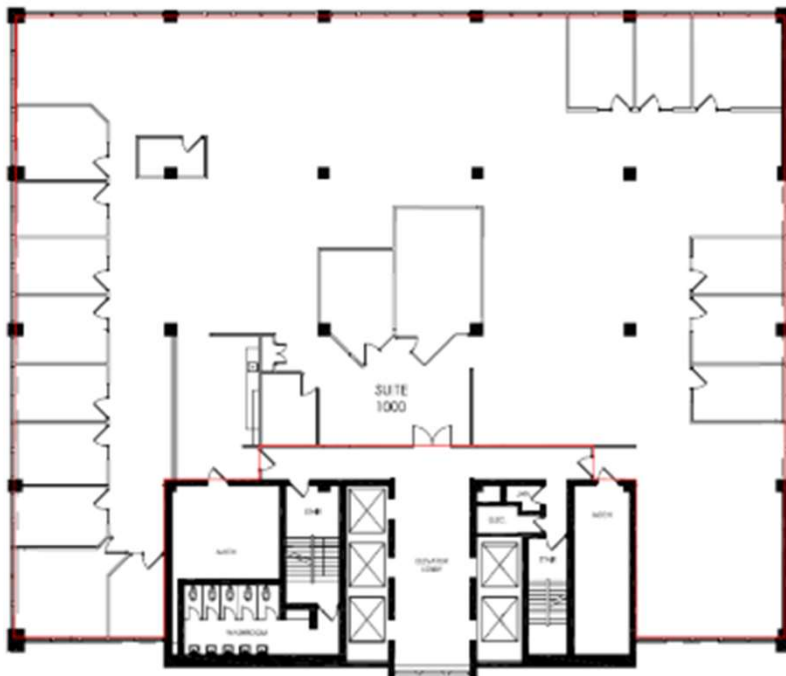
- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise

IVEAGH HOUSE: 707 7th Avenue SW



Suite 900: 10,739 sf

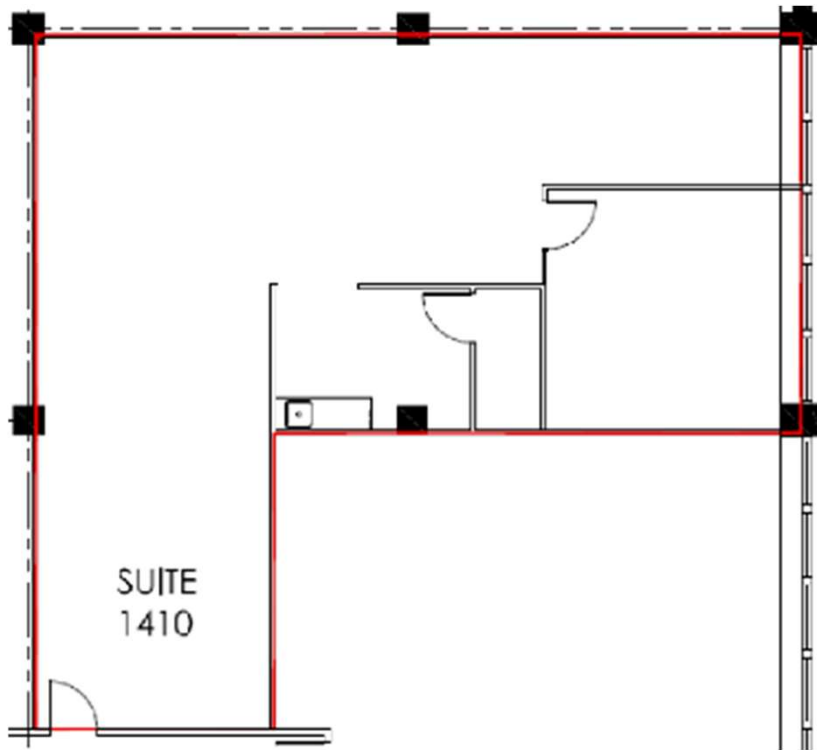
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ Lights being upgraded to LED



Suite 1000: 10,739 sf

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

IVEAGH HOUSE: 707 7th Avenue SW

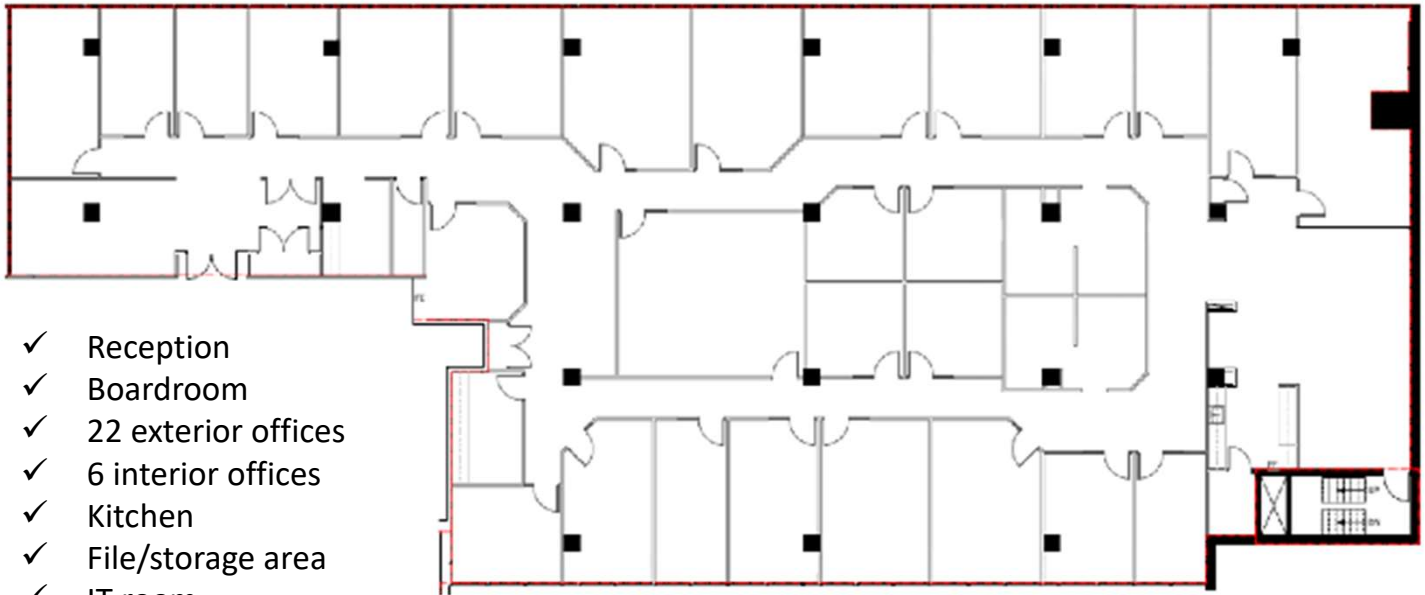


Suite 1410: 1,624 sf

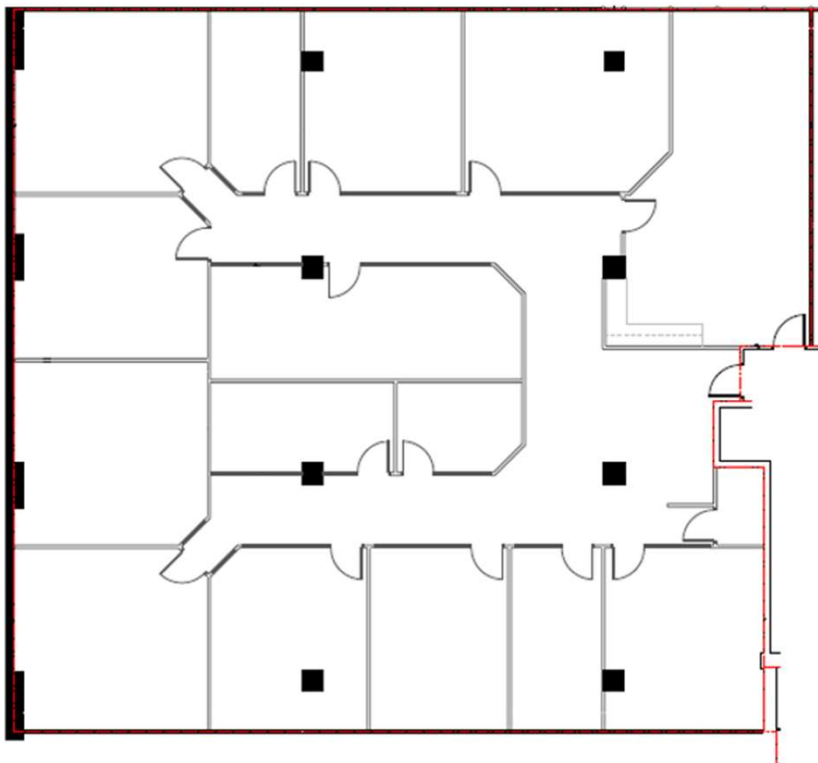
- ✓ Landlord will renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

ELVEDEN HOUSE: 717 7th Avenue SW

Suite 200: 10,078 sf

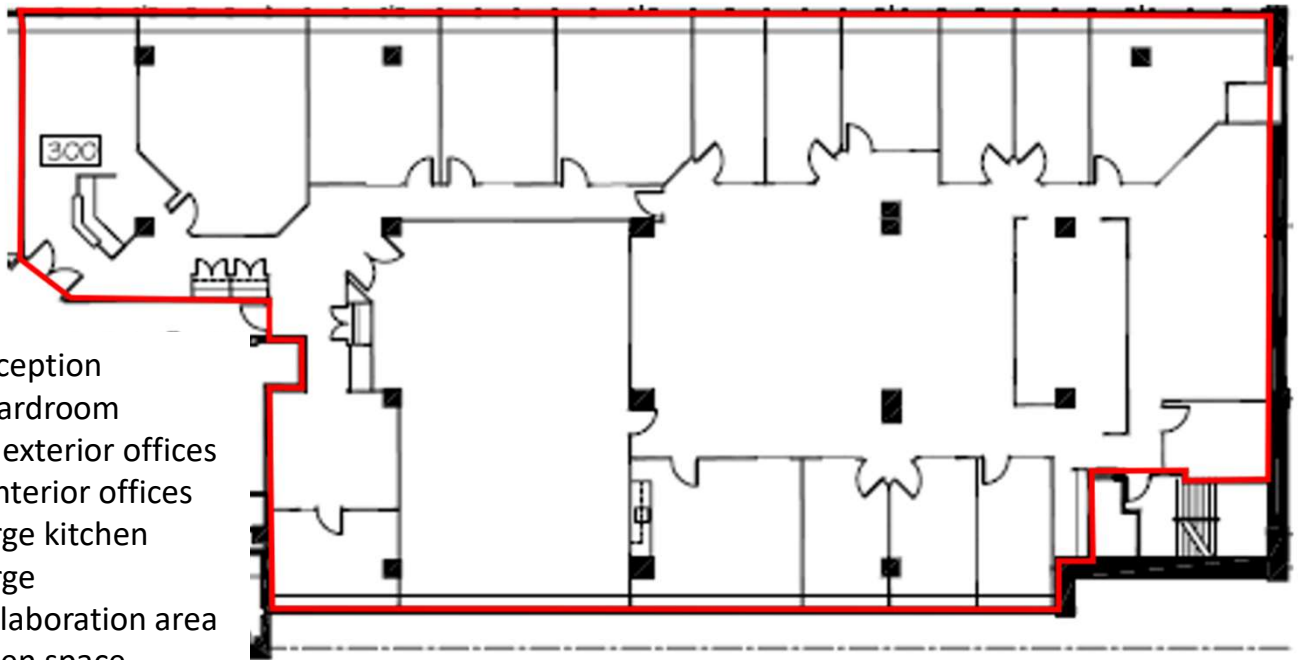


Suite 260: 5,846 sf

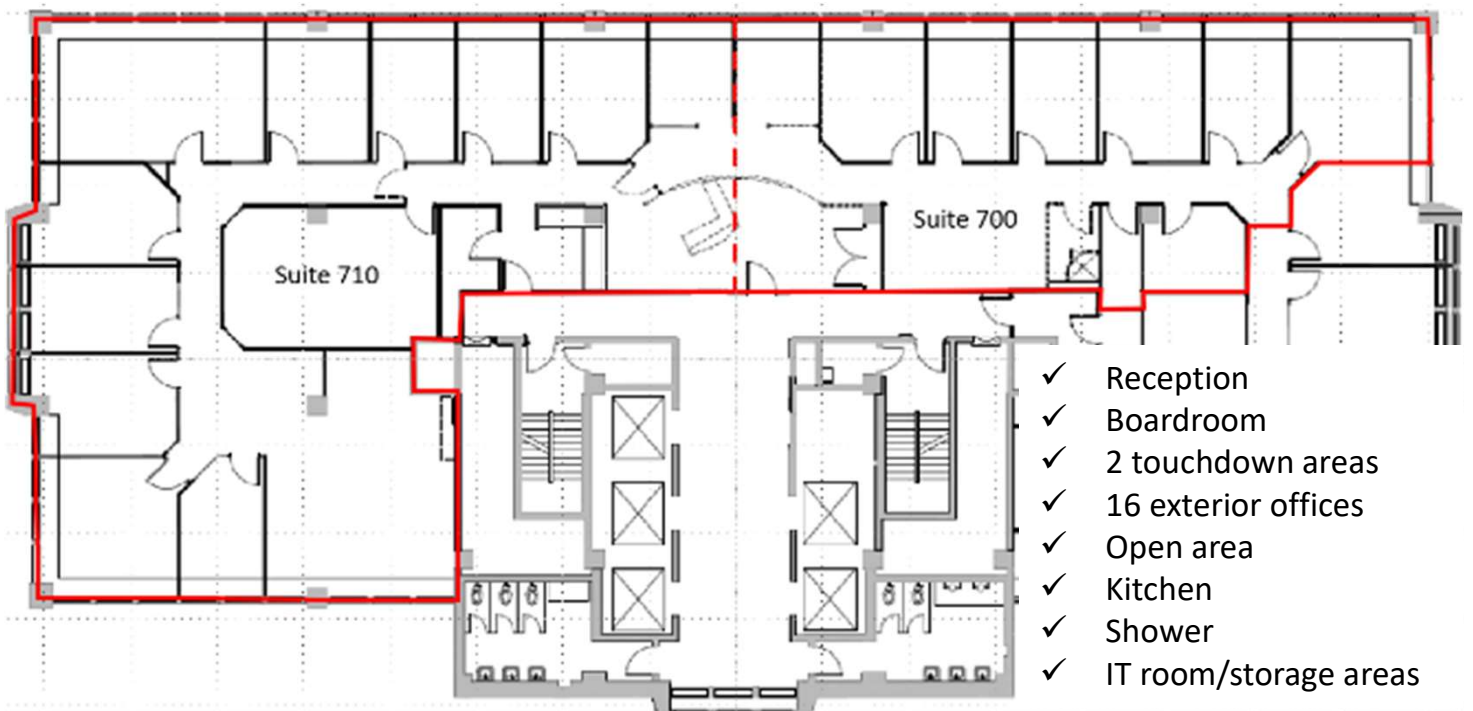


ELVEDEN HOUSE: 717 7th Avenue SW

Suite 300: 9,216 sf



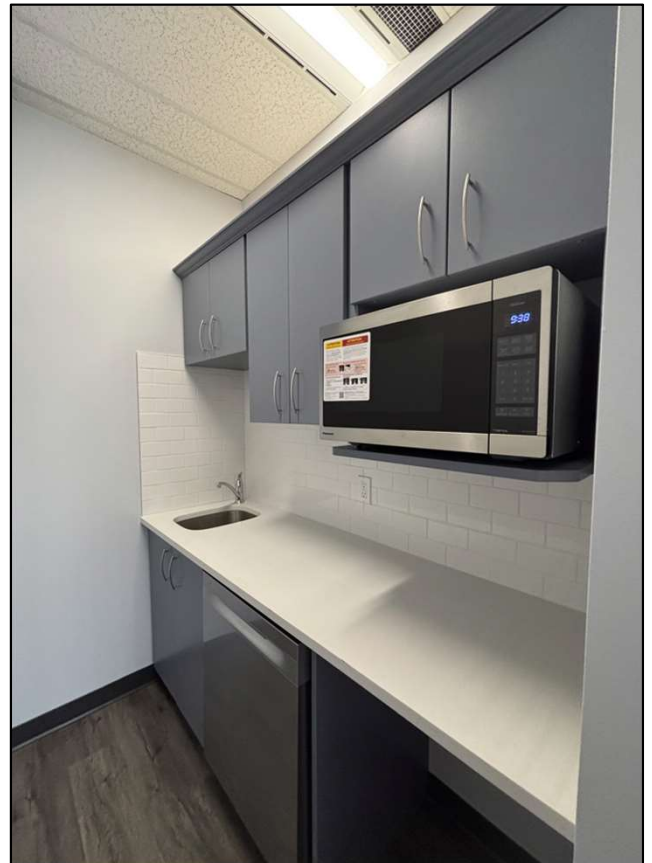
Suite 710: 5,323 sf



ELVEDEN HOUSE: 717 7th Avenue SW

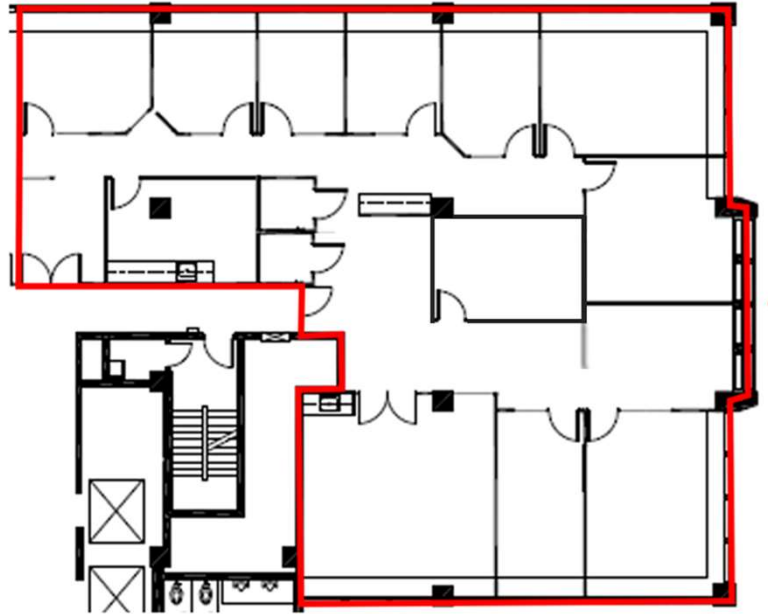
Suite 1250: 1,338 sf

- ✓ **Show Suite Complete**
- ✓ Move-in ready
- ✓ Reception area
- ✓ Meeting room
- ✓ 3 exterior offices, open area
- ✓ Kitchen & storage area
- ✓ Shaw/Rogers Fibre & new data cabling
- ✓ New appliances: fridge, dishwasher & microwave



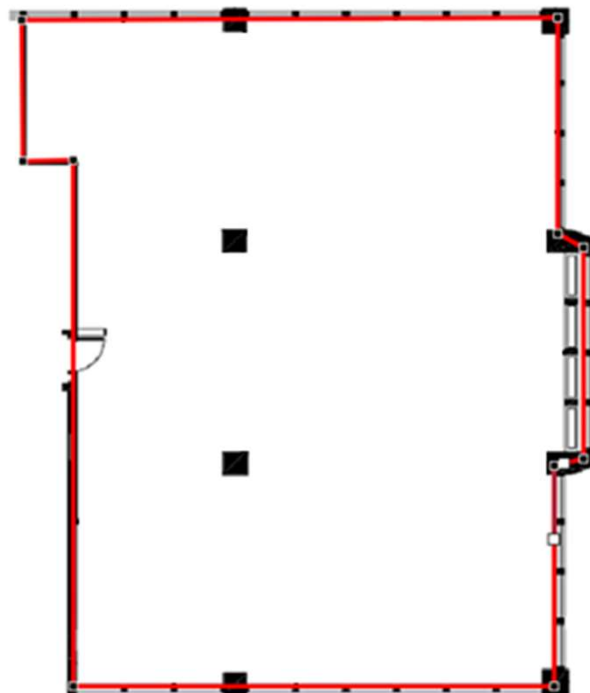
Suite 1300: 3,910 sf

- ✓ **NEW AVAILABILITY**
- ✓ NE corner of the building
- ✓ Elevator lobby exposure
- ✓ Windows on 3 sides
- ✓ 9 external offices
- ✓ Large Boardroom
- ✓ Meeting Room
- ✓ Kitchen
- ✓ Storage/IT Room
- ✓ LED lights
- ✓ Divisible to 1,510 sf and 2,400 sf



Suite 1430: 3,490 sf

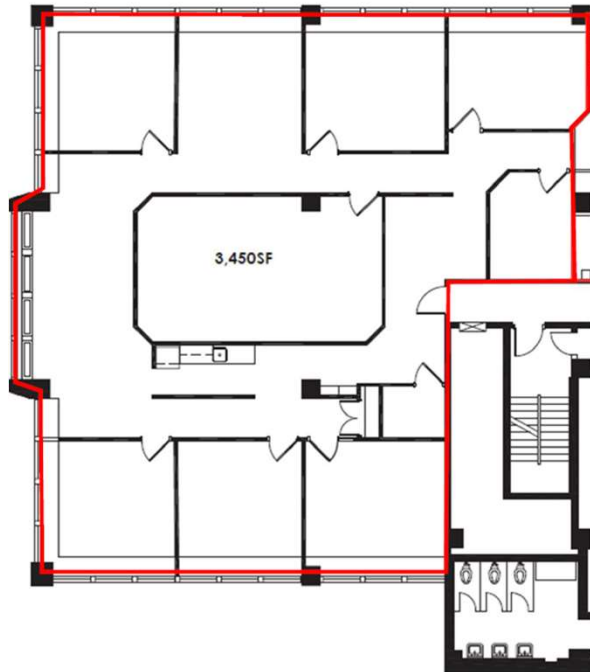
- ✓ Base Building condition
- ✓ Please contact for additional information
- ✓ Open area
- ✓ Kitchen
- ✓ Landlord will reconfigure



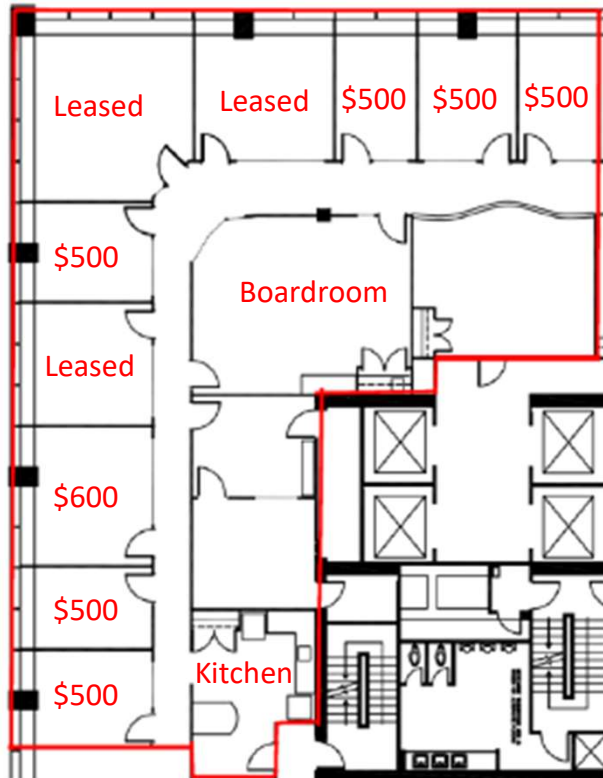
ELVEDEN HOUSE: 717 7th Avenue SW

Suite 1500: 3,450 sf

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

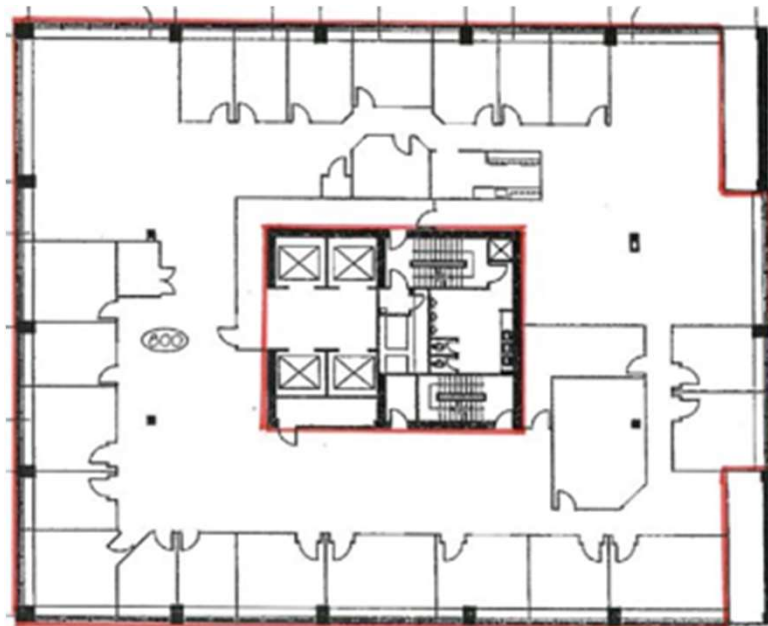


GUINNESS HOUSE: 727 7th Avenue SW



Suite 500: 4,237 sf

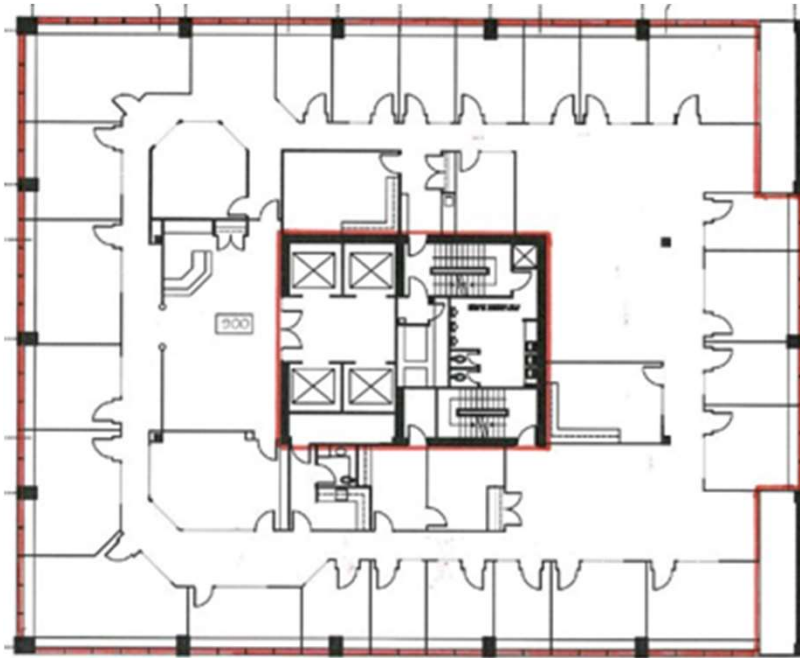
- ✓ **Individual offices available on month to month basis**
- ✓ Lockable offices
- ✓ Shared boardroom
- ✓ Shared kitchen
- ✓ Move-in ready
- ✓ New paint & carpet
- ✓ Elevator exposure
- ✓ Reception
- ✓ Boardroom
- ✓ 10 exterior offices
- ✓ Kitchen with appliances
- ✓ IT room/storage
- ✓ LED Lights



Suite 800: 10,903 sf

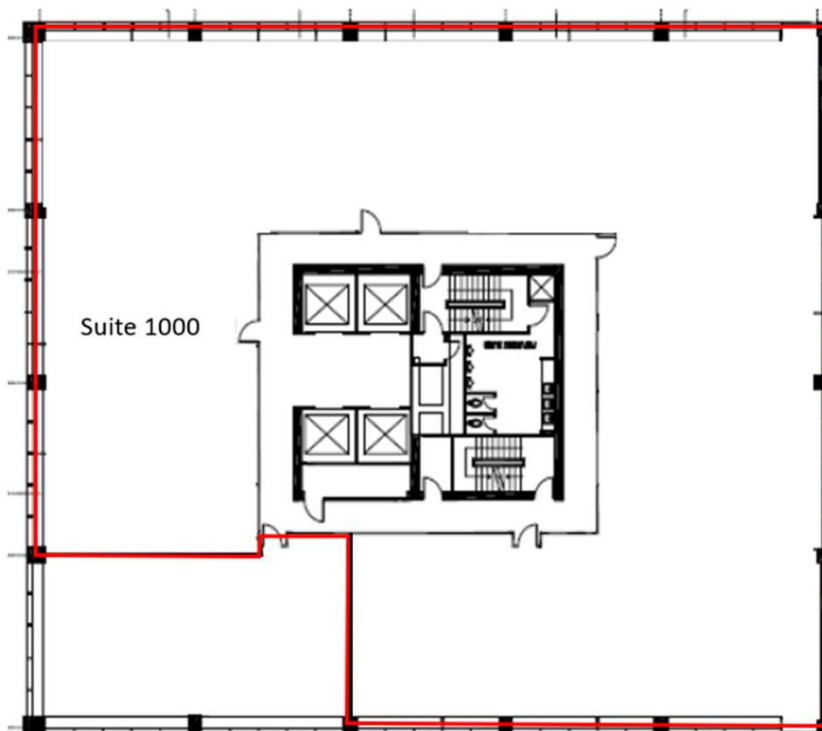
- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 900: 10,903 sf

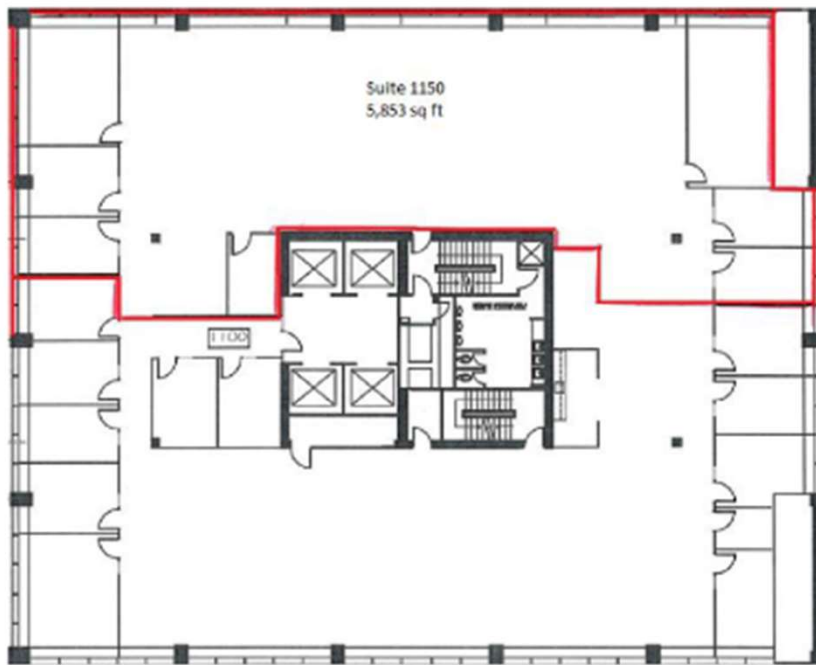
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



Suite 1000: 9,429 sf

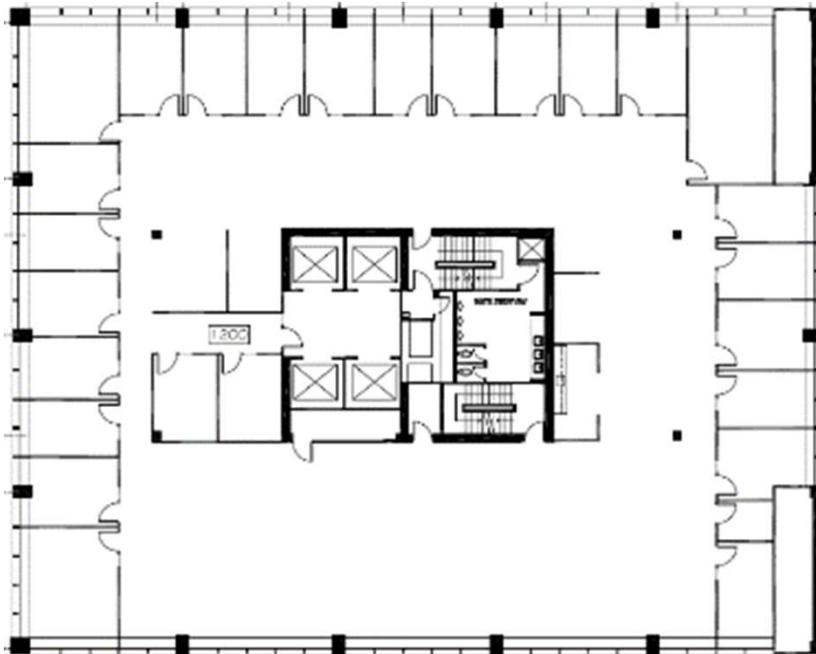
- ✓ Base building condition
- ✓ Please contact for additional information

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1150: 5,853 sf

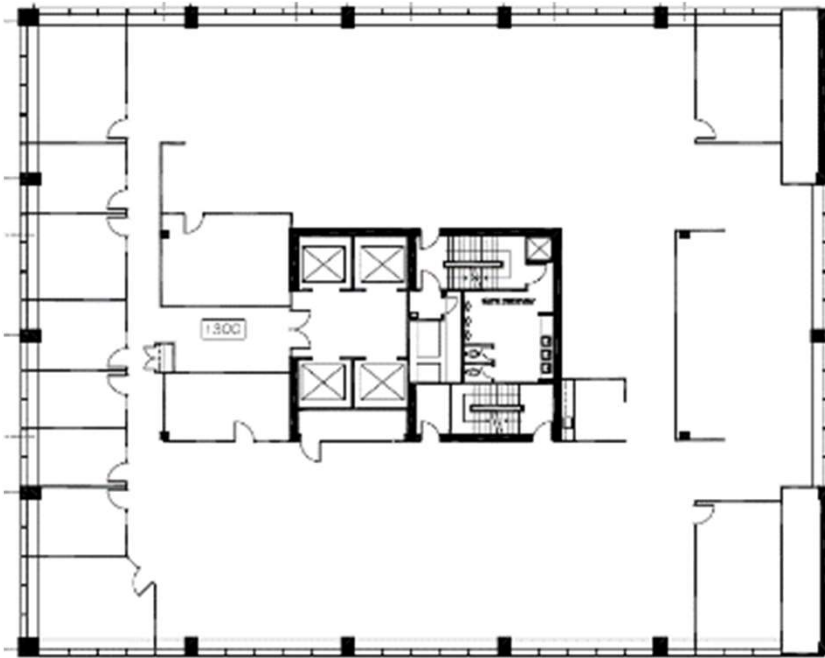
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



Suite 1200: 10,853 sf

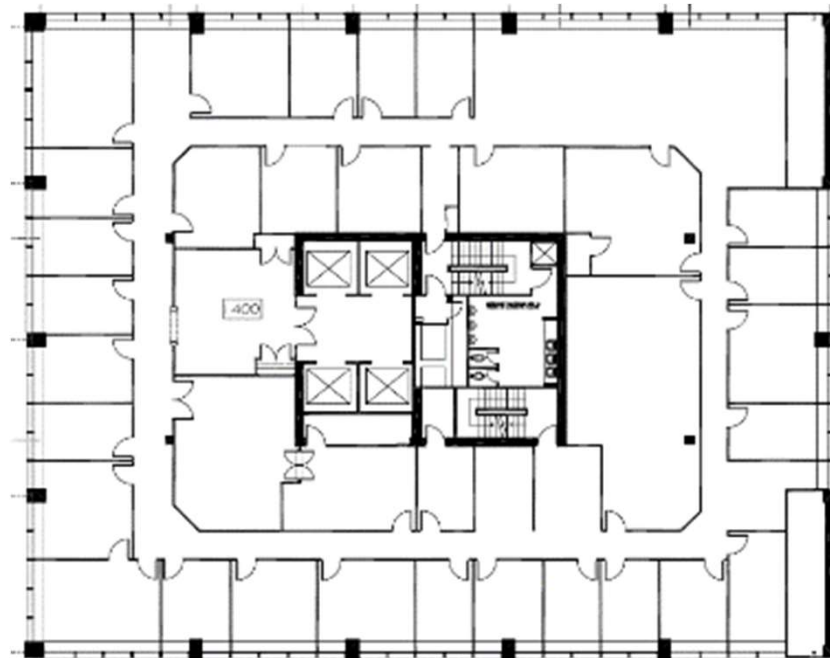
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1300: 10,853 sf

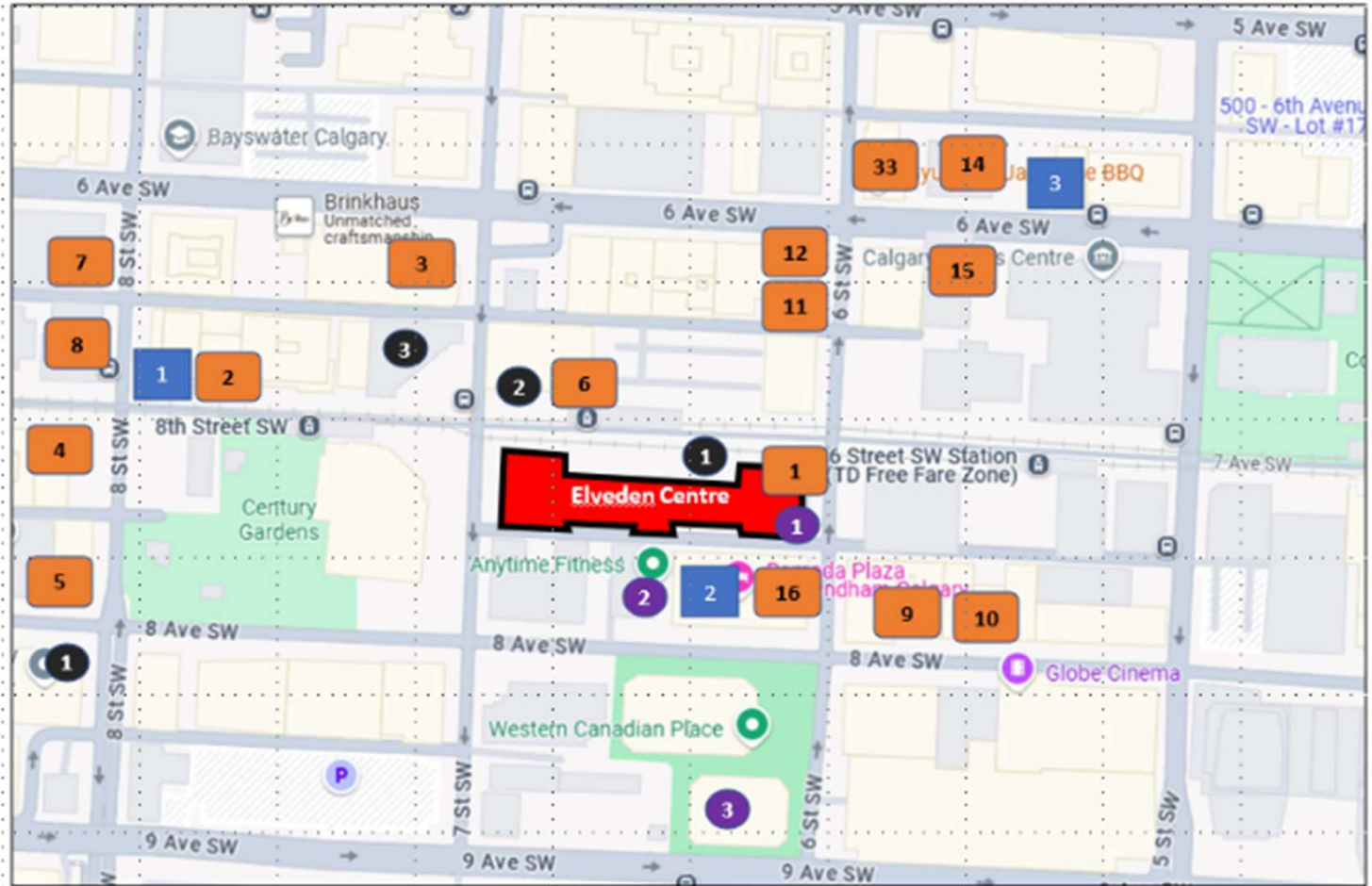
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ Large open area for workstations
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



Suite 1400: 10,853 sf

- ✓ Landlord will renovate & reconfigure – Please contact for additional information.
- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ 24 exterior offices
- ✓ Open areas for workstations
- ✓ IT room/storage
- ✓ 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 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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