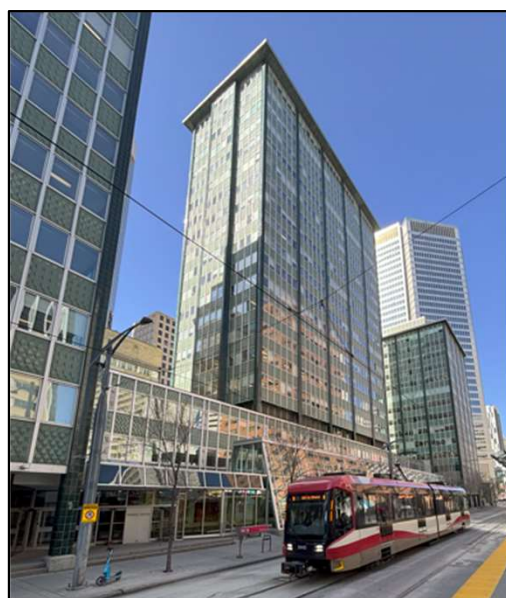


RETAIL & GROUND FLOOR OFFICE SPACE FOR LEASE

ELVEDEN CENTRE

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



AVAILABLE SUITES

- ✓ **Ground Floor Retail/Office Spaces**
 - Elveden House Suite 150: 2,264 sf
 - Elveden House Suite 170: 2,117 sf
 - Elveden House Suite 180: 819 sf
 - Contiguous Space: 5,200 sf
- ✓ Security on-site 24/7
- ✓ Plus 15 connected & Direct C Train access



www.estancia.ca

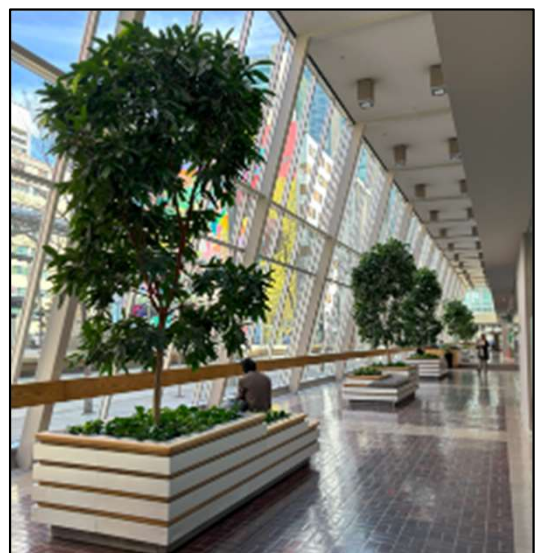
CONTACT US

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: Property Overview

- ✓ **Iveagh House: 707 – 7th Ave. SW**
14 Floors | Floor Plate: 10,868 sf
- ✓ **Elveden House: 717 – 7th Ave. SW**
20 Floors | Floor Plate: 7,800 sf
- ✓ **Guinness House: 727 – 7th Ave. SW**
15 Floors | Floor Plate: 10,900 sf
- ✓ Internal atrium
- ✓ Plus 15 connected
- ✓ On-site security
- ✓ On-site property management
- ✓ Asking Net Rent: Please Contact
- ✓ Operating Costs: \$16.25 (2025)
- **Direct C Train access:** Eastbound: 6th St SW | 8th St SW; Westbound: 7th St SW



Proudly Owned & Managed by Estancia Investments Inc.

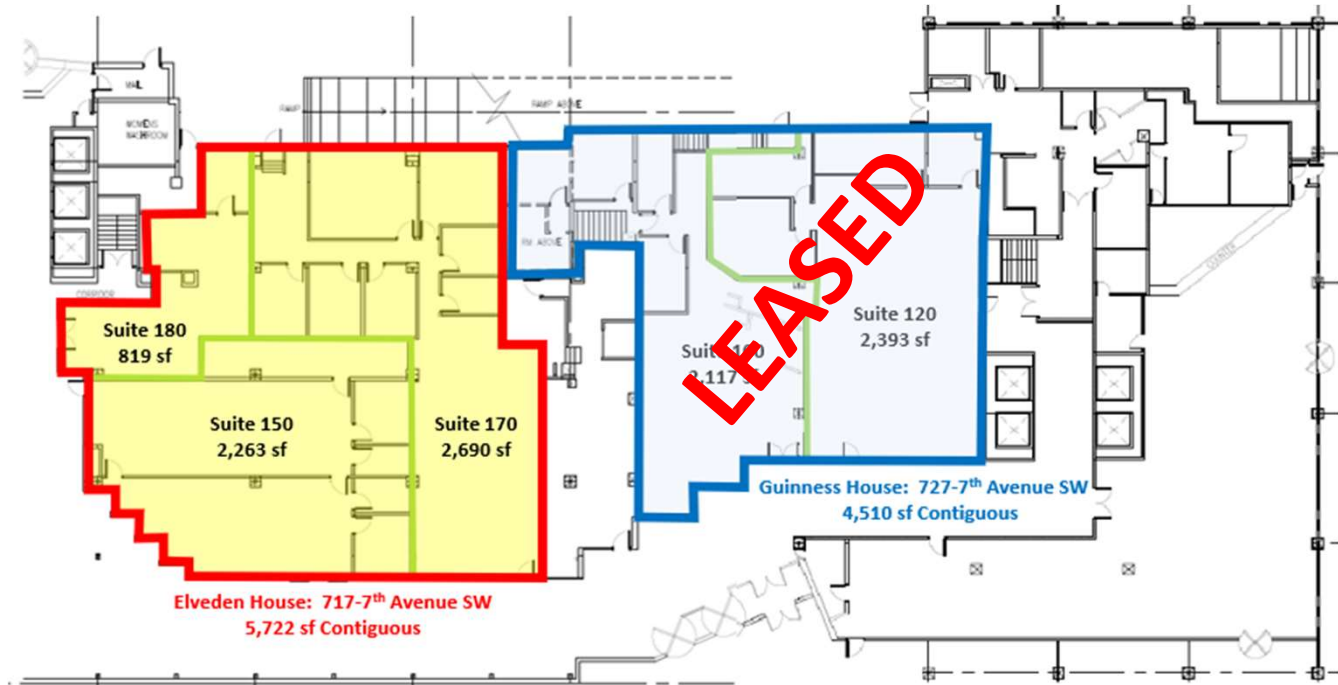
ELVEDEN CENTRE: Existing Ground Floor Tenants

- CIBC
- Infinite Tech Repairs
- 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

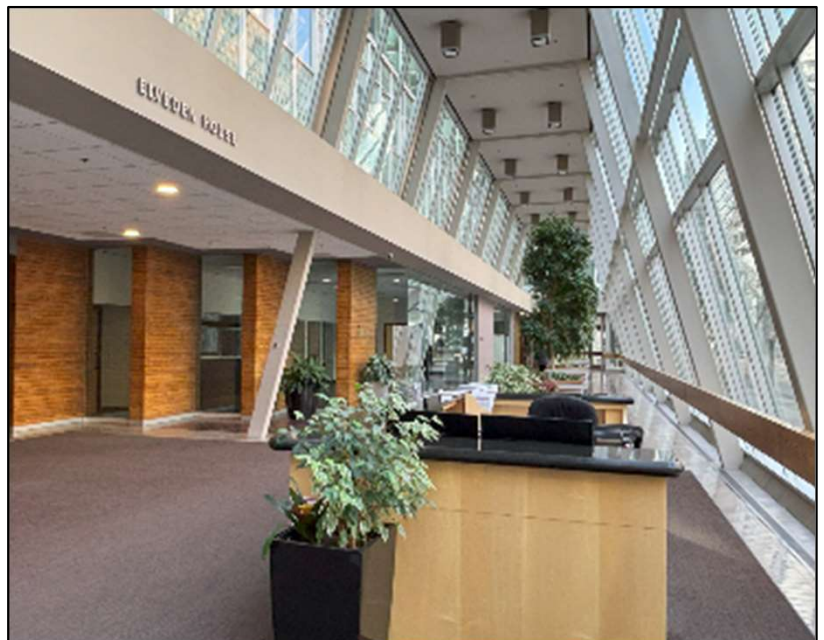


Retail/Office Spaces are Available in the Atrium

ELVEDEN CENTRE: Ground Floor Retail/Office Opportunities



- ✓ Contiguous Spaces:
 - **4,510 sf (Suites 100 & 120) - LEASED**
 - 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

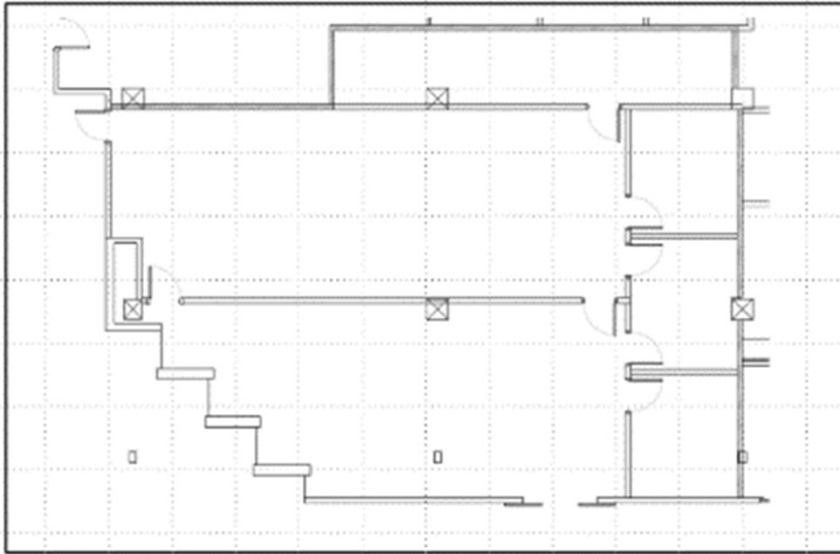


Contiguous Ground Floor Space: 4,510 sf & 5,722 sf

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)

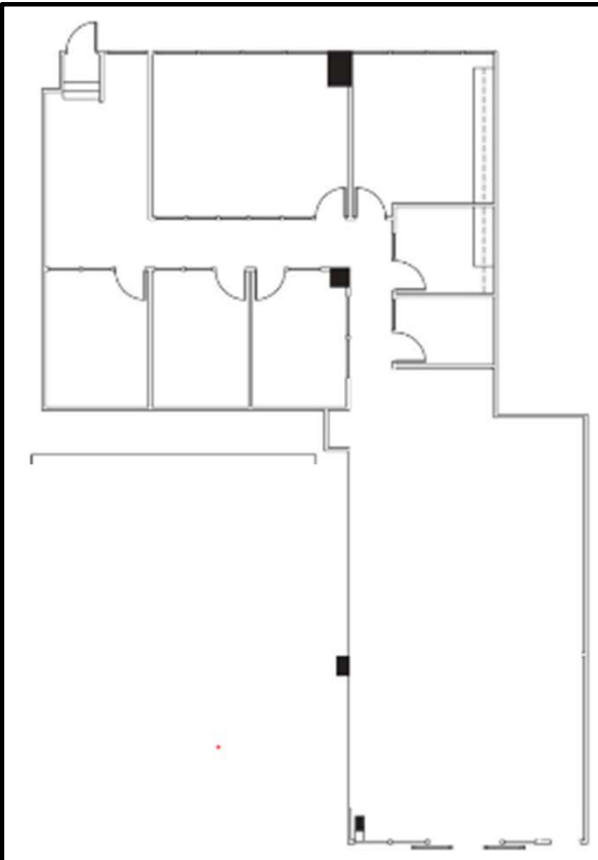
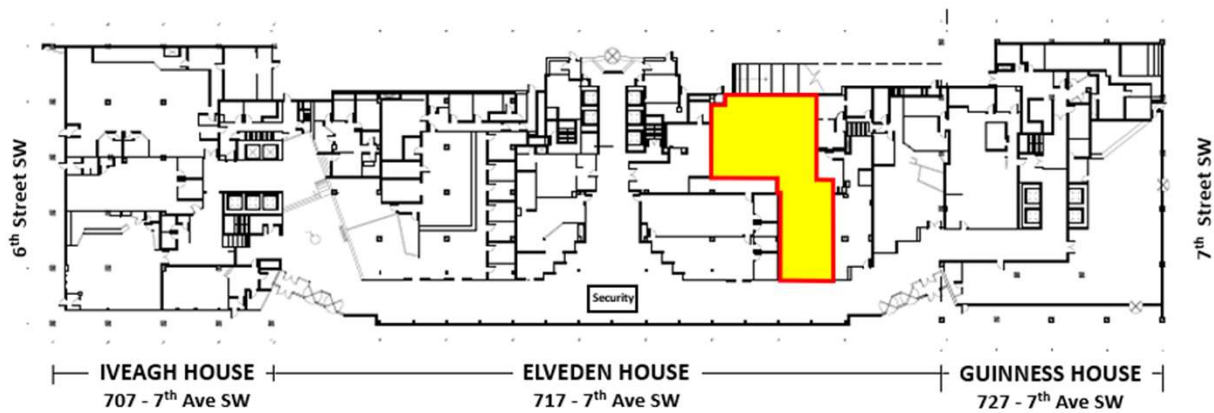


Ground Floor Retail/Office: Central Atrium Location

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)

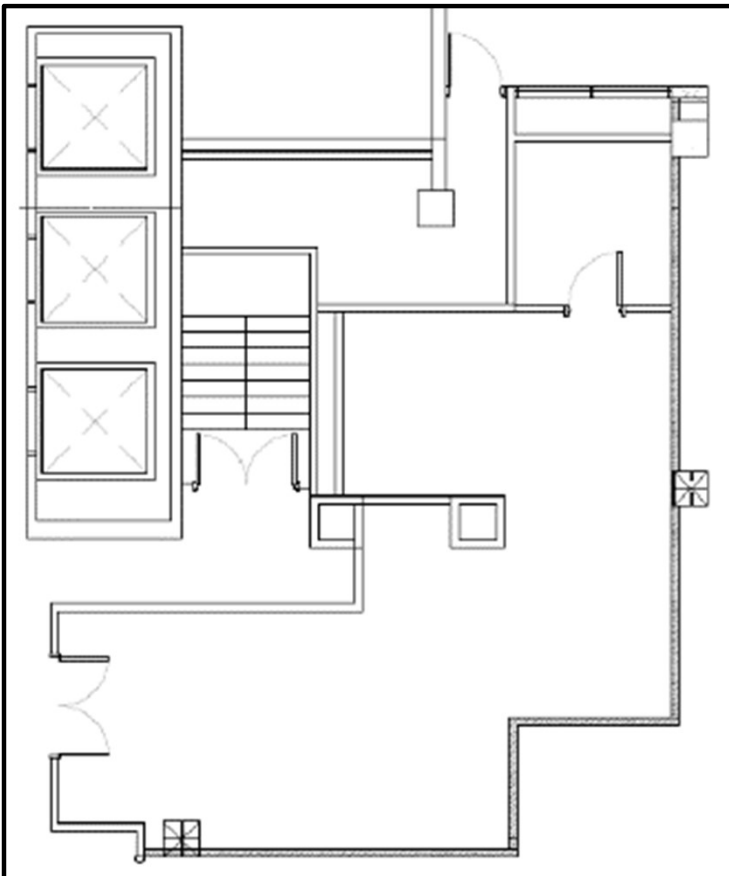


Ground Floor Retail/Office: Central Atrium Location

ELVEDEN CENTRE: Elveden House - Suite 180, 819 sf

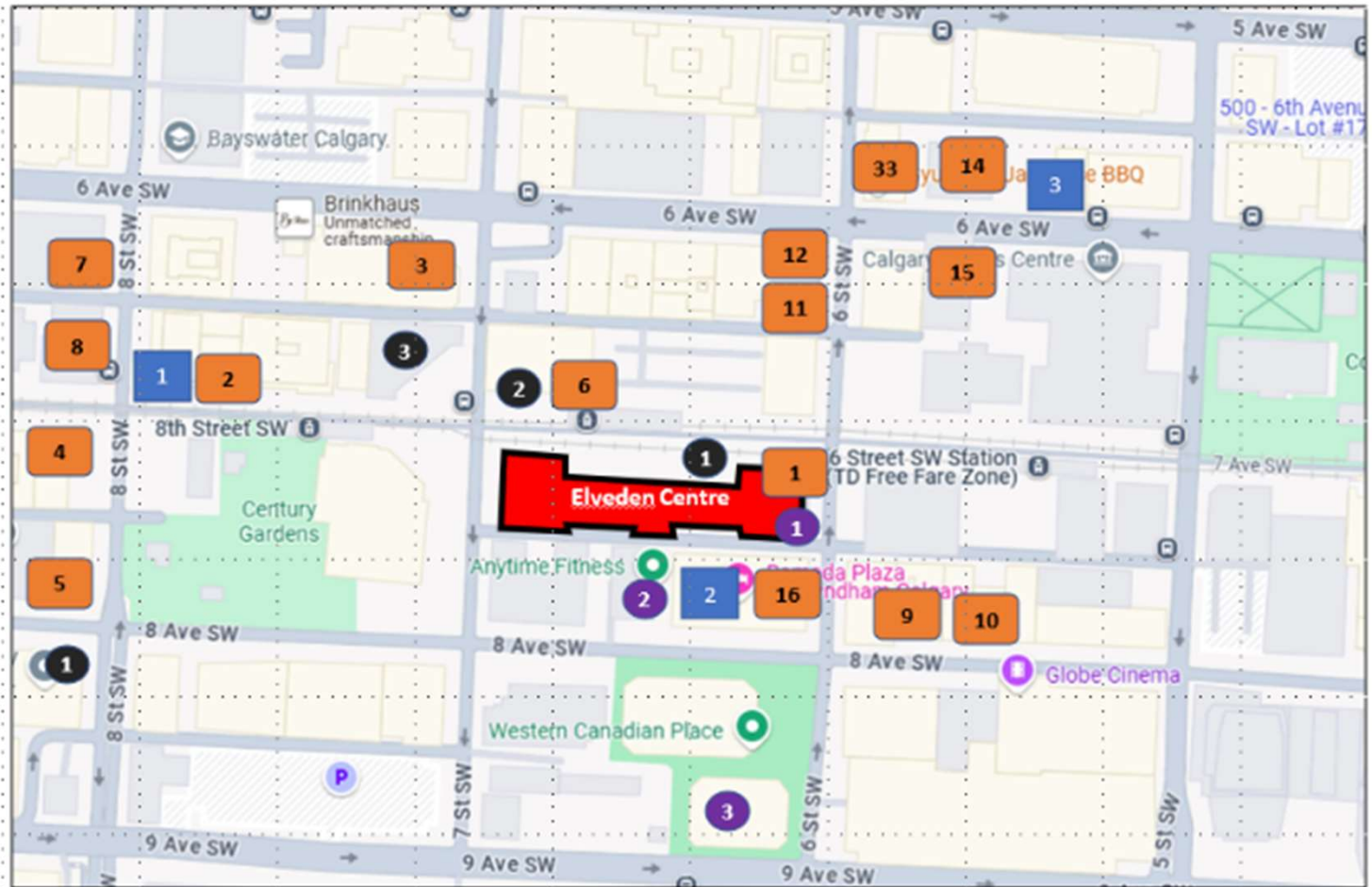


- ✓ Central Elveden Centre location near security desk and Elveden House elevator lobby
- ✓ Former convenience store improvements
- ✓ Service counter, 2 sinks, 1 office
- ✓ Clean food presentation & warming area
- ✓ Contiguous to Suites 150 & 170 (5,722 sf)



Ground Floor Retail: Central Elveden Centre Location

ELVEDEN CENTRE: 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

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



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