

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 – December 2025

- ✓ **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

CONTACT US



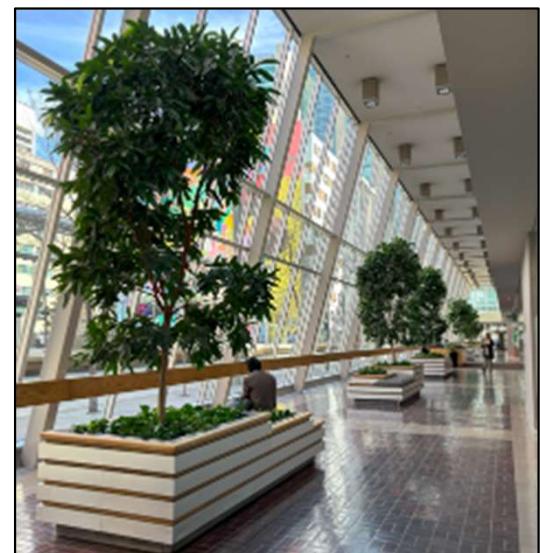
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ELVEDEN CENTRE: Property Overview

- ✓ **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
- **Direct C Train access:** Eastbound: 6th St SW | 8th St SW; Westbound: 7th St SW

- ✓ Internal atrium
- ✓ Plus 15 connected
- ✓ On-site security
- ✓ On-site property management
- ✓ Asking Net Rent: Please Contact
- ✓ Operating Costs: \$16.25 (2025)



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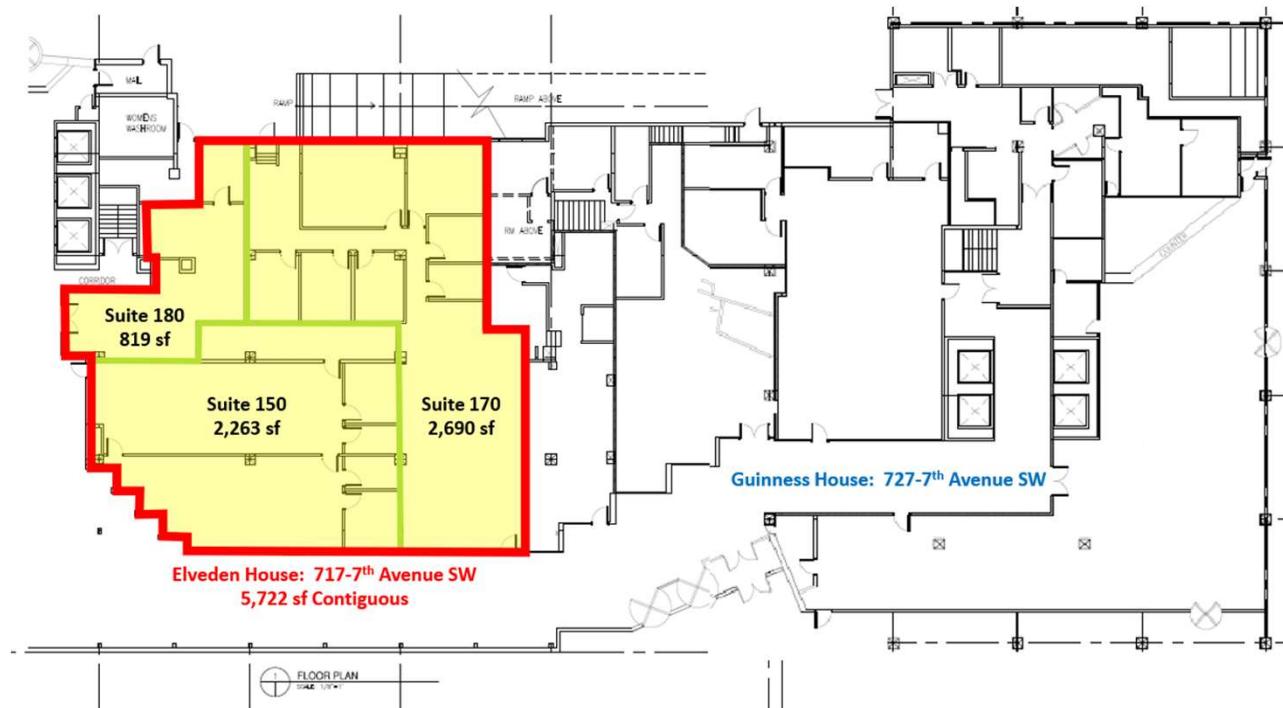
ELVEDEN CENTRE: Ground Floor Tenants

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

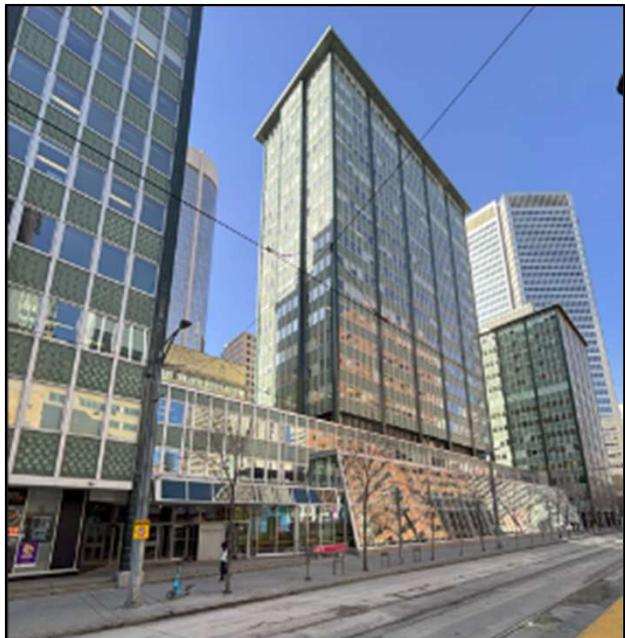


Retail/Office Spaces are Available in the Atrium

ELVEDEN CENTRE: Ground Floor Retail/Office Opportunities



- ✓ Contiguous Spaces:
 - 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

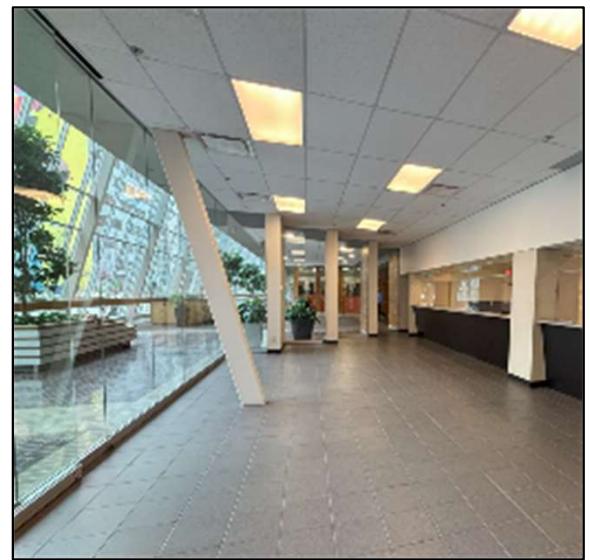
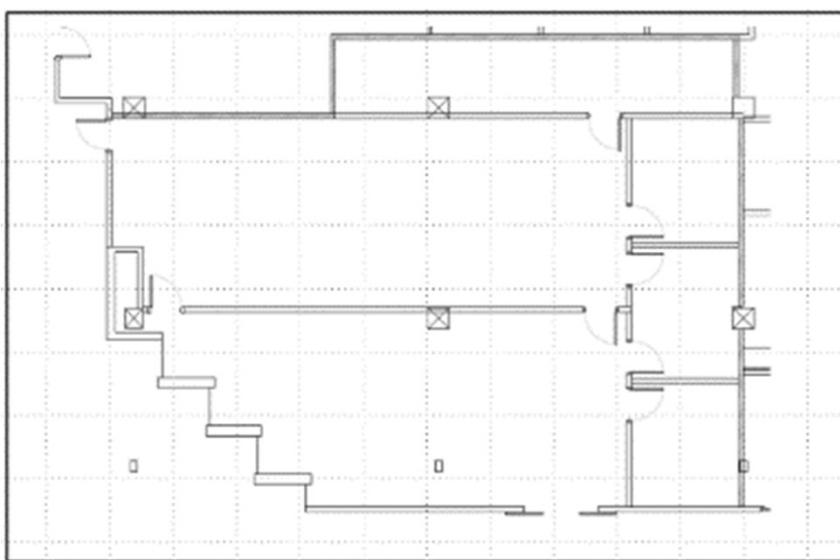


Contiguous Ground Floor Space: 4,510 sf & 5,722 sf

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)

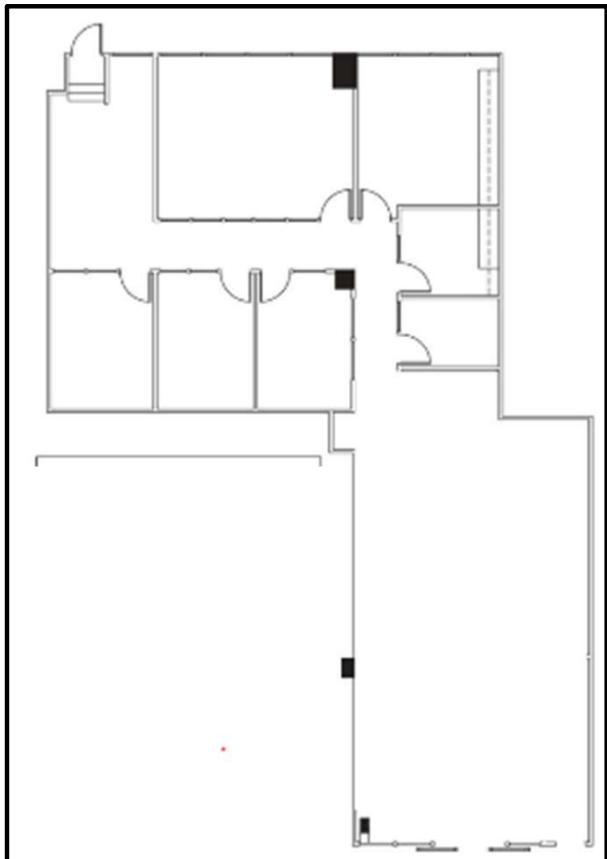
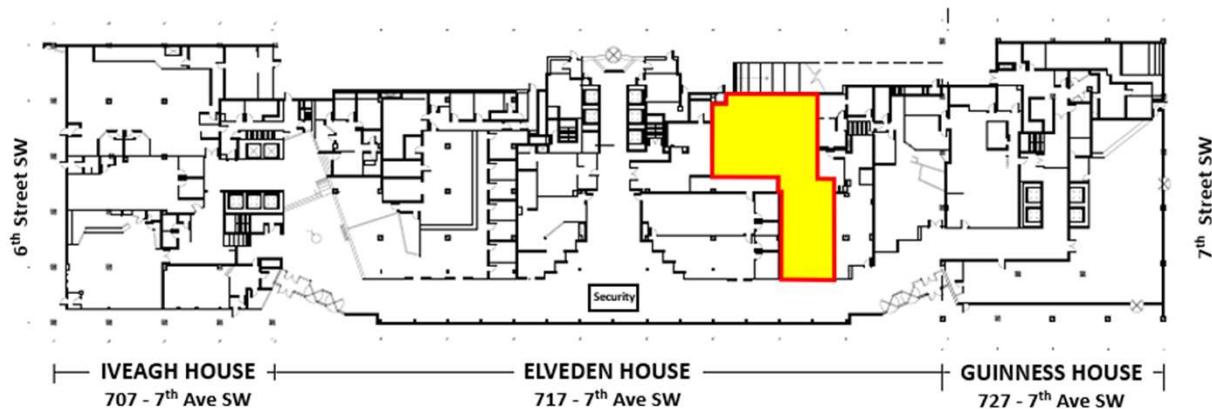


Ground Floor Retail/Office: Central Atrium Location

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)

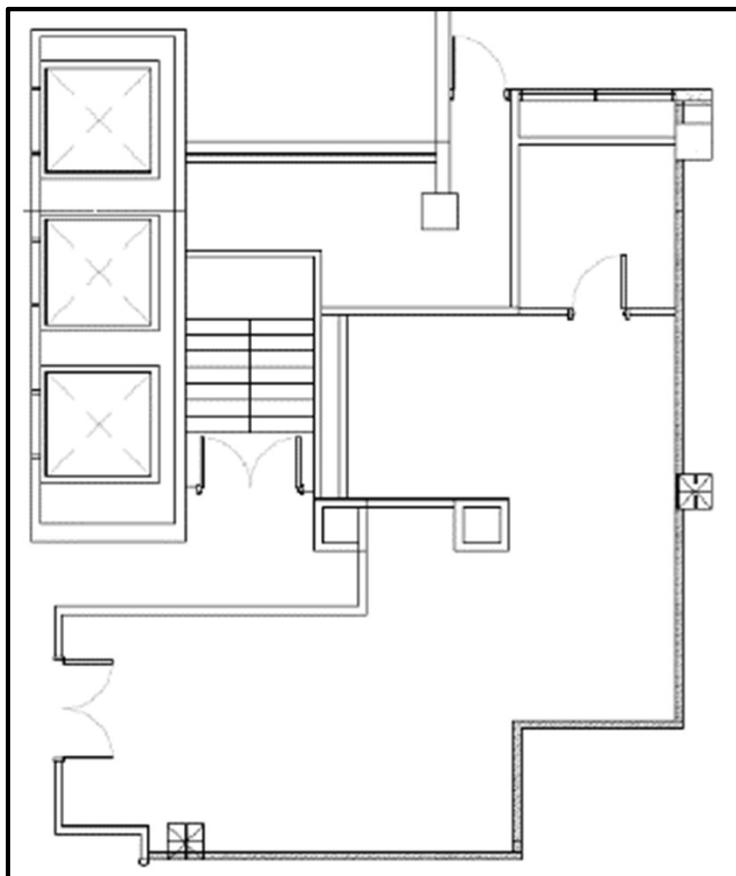


Ground Floor Retail/Office: Central Atrium Location

ELVEDEN CENTRE: Elveden House - Suite 180, 819 sf

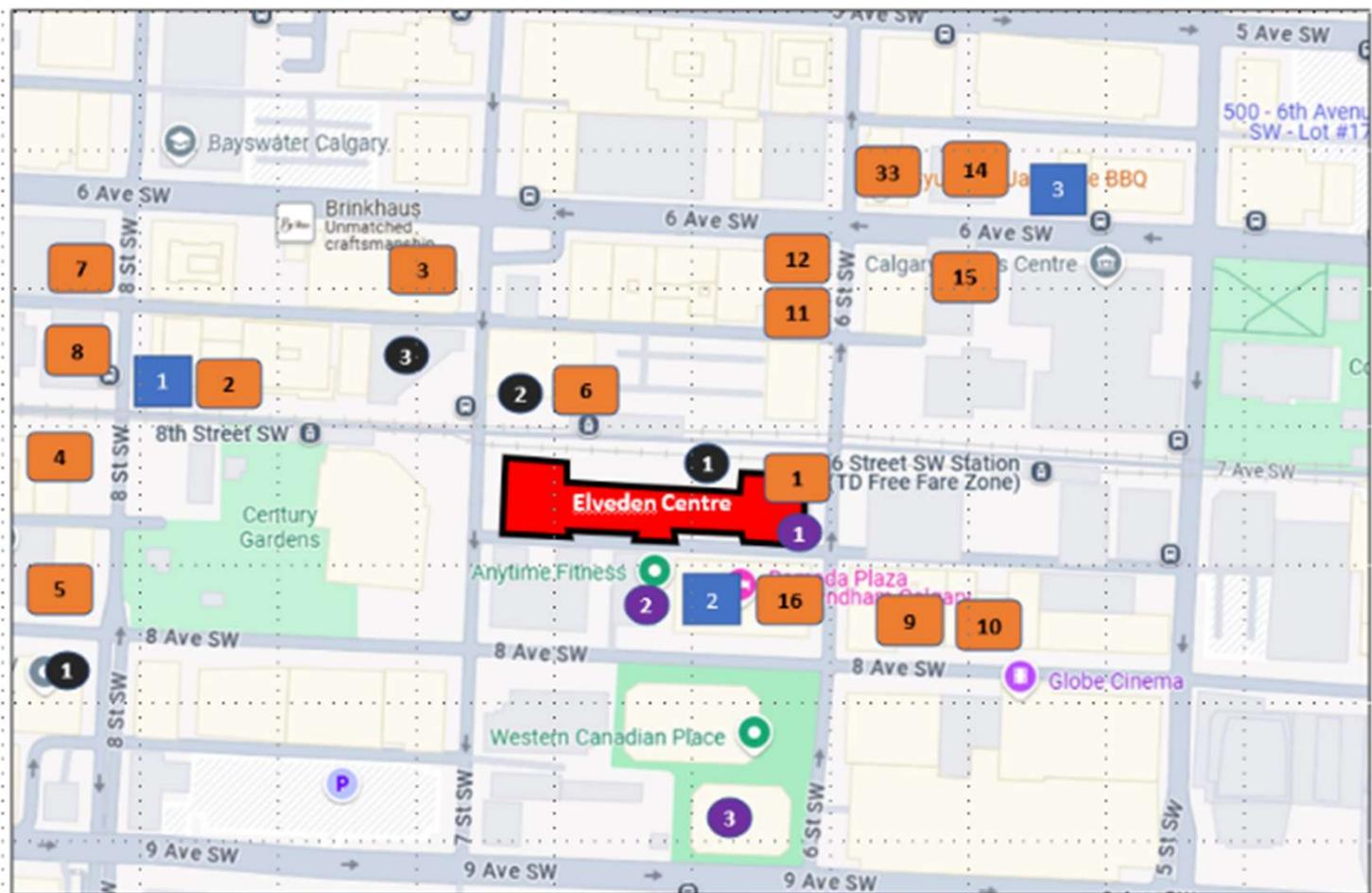


- ✓ Central Elveden Centre location near security desk and Elveden House elevator lobby
- ✓ Former convenience store improvements
- ✓ Service counter, 2 sinks, 1 office
- ✓ Clean food presentation & warming area
- ✓ Contiguous to Suites 150 & 170 (5,722 sf)



Ground Floor Retail: Central Elveden Centre Location

ELVEDEN CENTRE: Location and Surrounding Area



Restaurants

| | | # | |
|---|--------------------|----|--------------------------------|
| 1 | Good Earth Café | 6 | A&W |
| 2 | Moxies Bar & Grill | 7 | A Wish Café |
| 3 | Rio Bar & Grills | 8 | Tim Hortons |
| 4 | McDonald's | 9 | Maru Sushi |
| 5 | Waves Coffee | 10 | The Derrick Gin Mill & Kitchen |
| | | 11 | Tao Vietnamese Cuisine |
| | | 12 | Sole Korean |
| | | 13 | Gyu-Kaku BBQ |
| | | 14 | Express Vietnamese |
| | | 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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