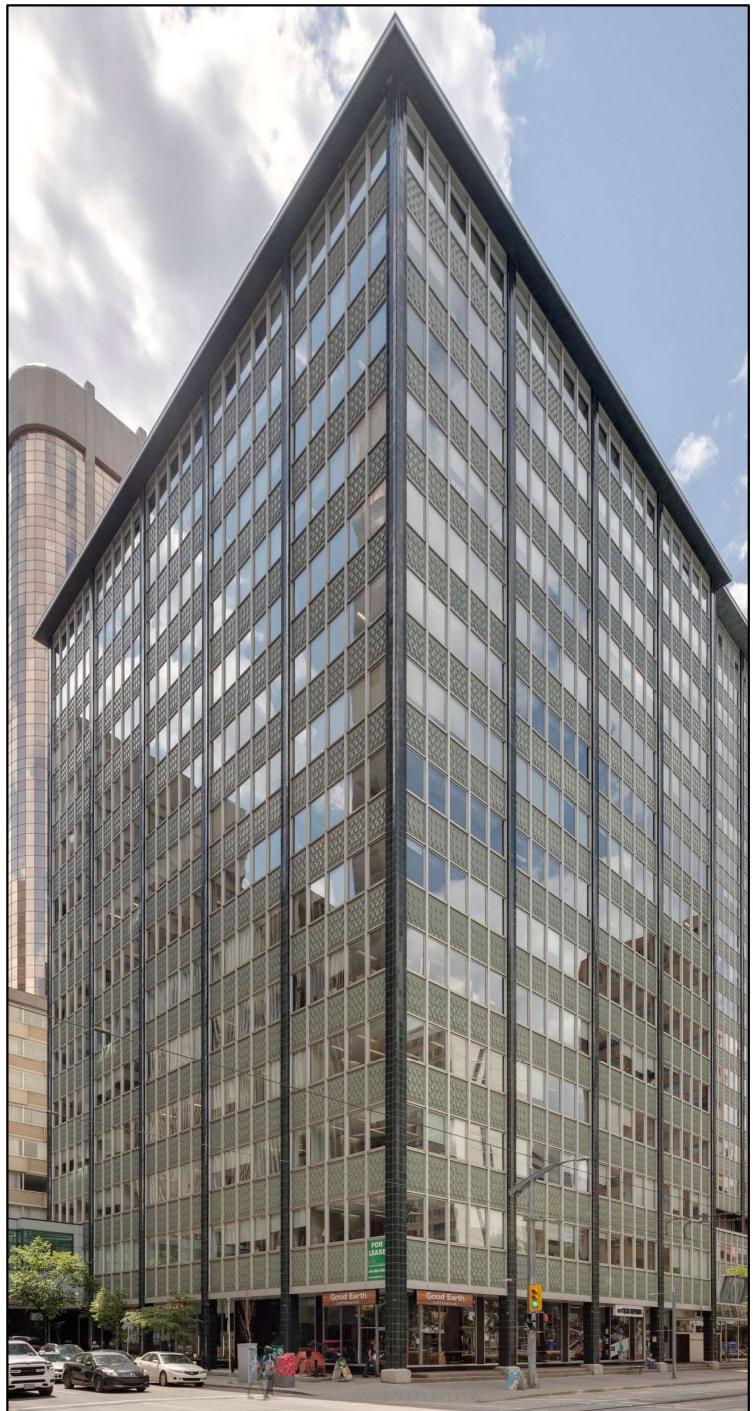


ELVEDEN CENTRE

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

**NEW
RESTAURANT
OPENING
FEB/26**



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



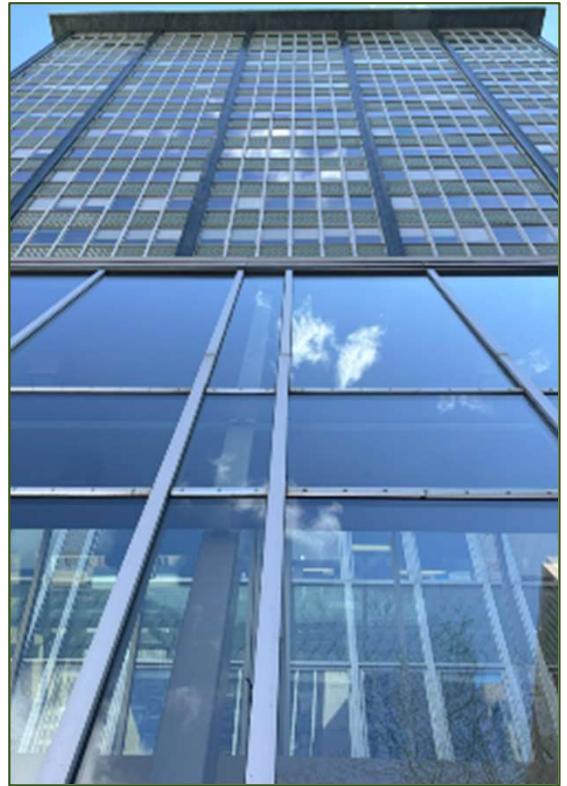
Colin Macdonald
Director of Leasing
(403) 875-7233
cmacdonald@estancia.ca

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

ELVEDEN CENTRE: Available Space Summary – January 2026

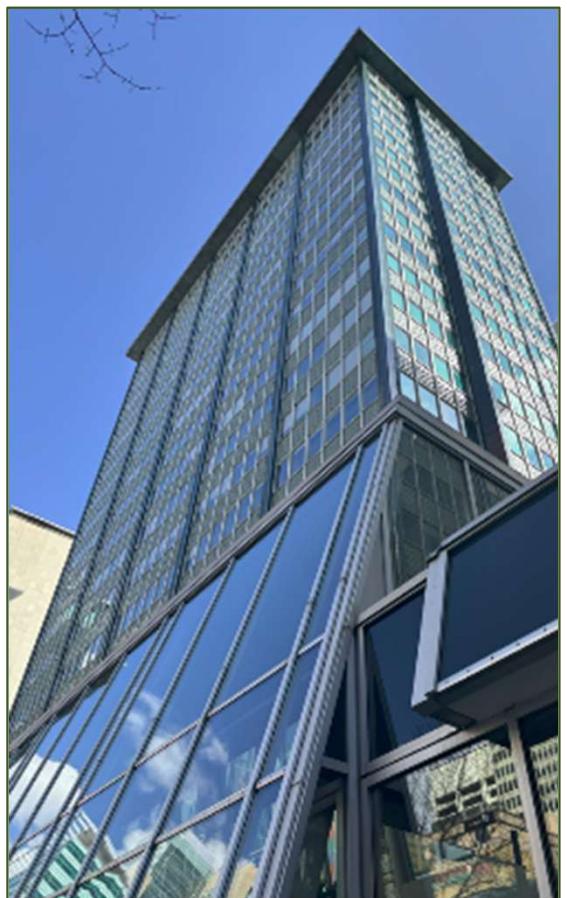
Iveagh House: 707 7th Avenue SW

Suite	Area	Available	Comment
Suite 110	3,619 sf	Immediately	Restaurant Space - Leased
Suite 205	3,160 sf	Immediately	Leased
Suite 410	1,694 sf	Immediately	Move-in Ready
Suite 650	6,500 sf	Immediately	Show Suite Complete
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



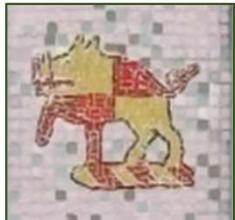
Elveden House: 717 7th Avenue SW

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	5,846 sf	Immediately	Large Offices/Training Rooms
Suite 300	9,216 sf	Immediately	Offices/ Open Area
Suite 710	5,323 sf	Immediately	Office Intensive
Suite 1300	2,400 sf	Immediately	Move-in Ready, 7 Furnished Offices
Suite 1430	3,490 sf	Immediately	Base Building Condition
Suite 1500	3,450 sf	Immediately	Landlord will Renovate
Suite 1650	Individual Offices	Immediately	All 5 Available Offices Leased



Guinness House: 727 7th Avenue SW

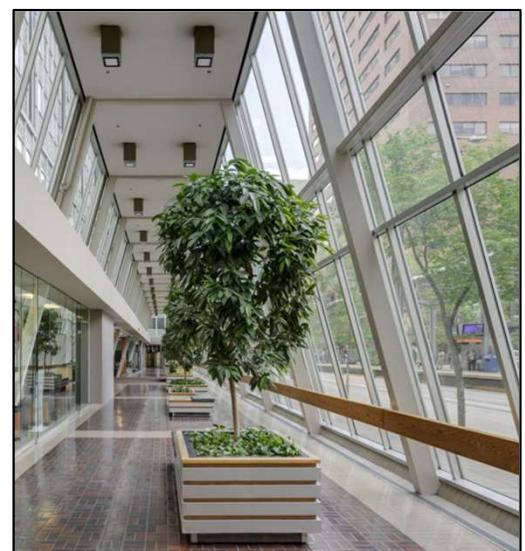
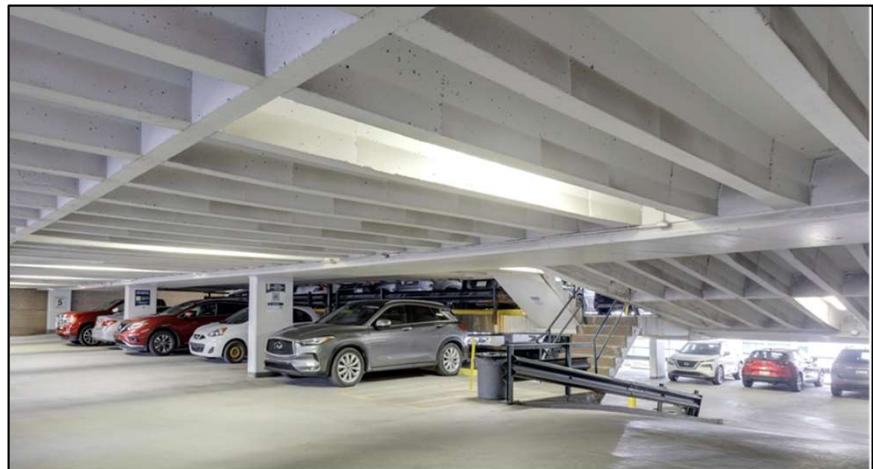
Suite	Area	Available	Comment
Suite 500	Individual Offices	Immediately	Individual Offices Available - Only 3 Remain
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	Full Floor Opportunity
Suite 1000	9,429 sf	Immediately	Base Building Condition
Suite 1150	5,372 sf	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

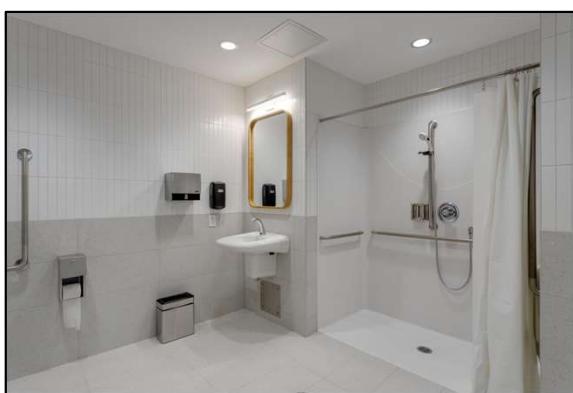
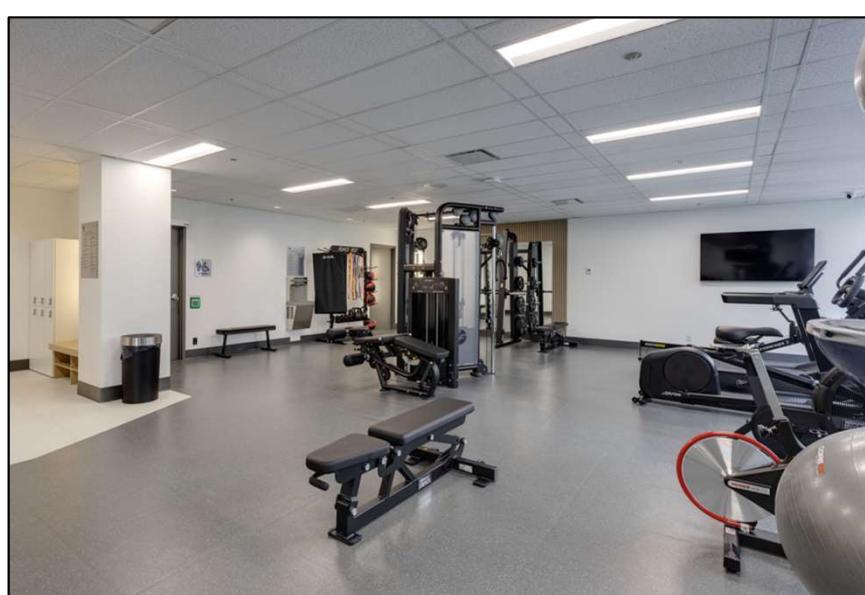
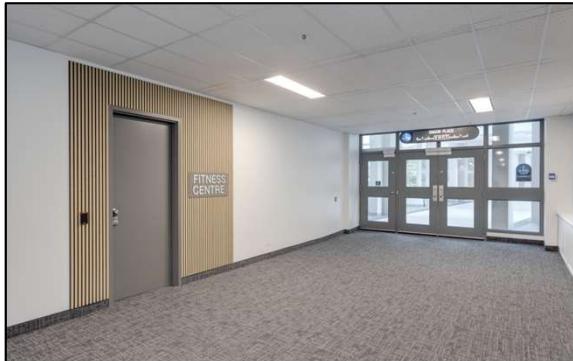
- **Iveagh House: 707 – 7th Ave. SW**
14 Floors | Floor Plate: 10,868 sf
- **Elveden House: 717 – 7th Ave. SW**
20 Floors | Floor Plate: 7,800 sf
- **Guinness House: 727 – 7th Ave. SW**
15 Floors | Floor Plate: 10,900 sf
- **Landlord:** Estancia Investments Inc.
- ✓ New Fitness Centre
- ✓ Secured bicycle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



Tenant Fitness Centre Now Open !

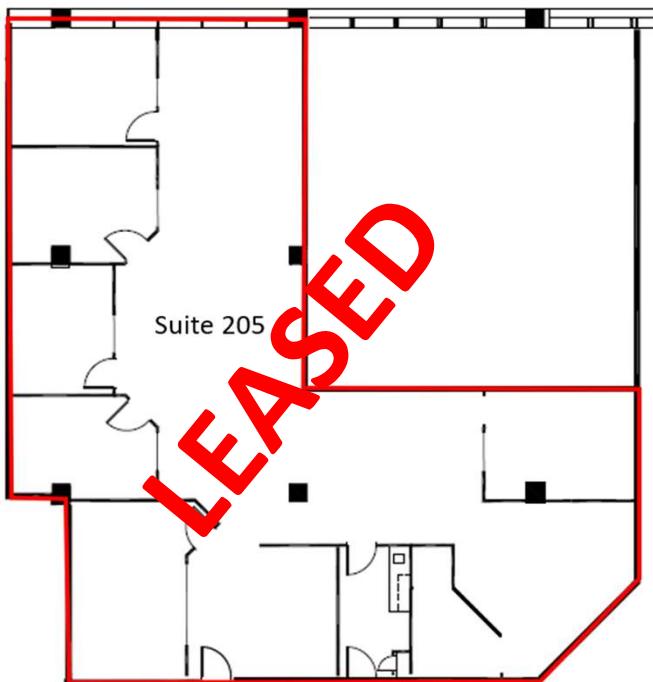
ELVEDEN CENTRE: Ground Floor Tenants

- 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



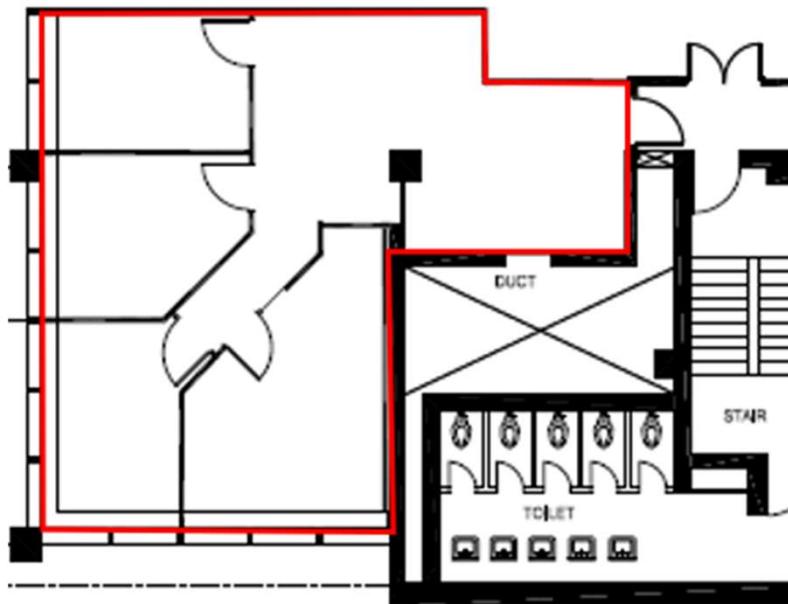
Ground Floor Retail/Office Opportunities
are available For Lease. Please contact us for more information.

IVEAGH HOUSE: 707 7th Avenue SW



Suite 205: 3,160 sf

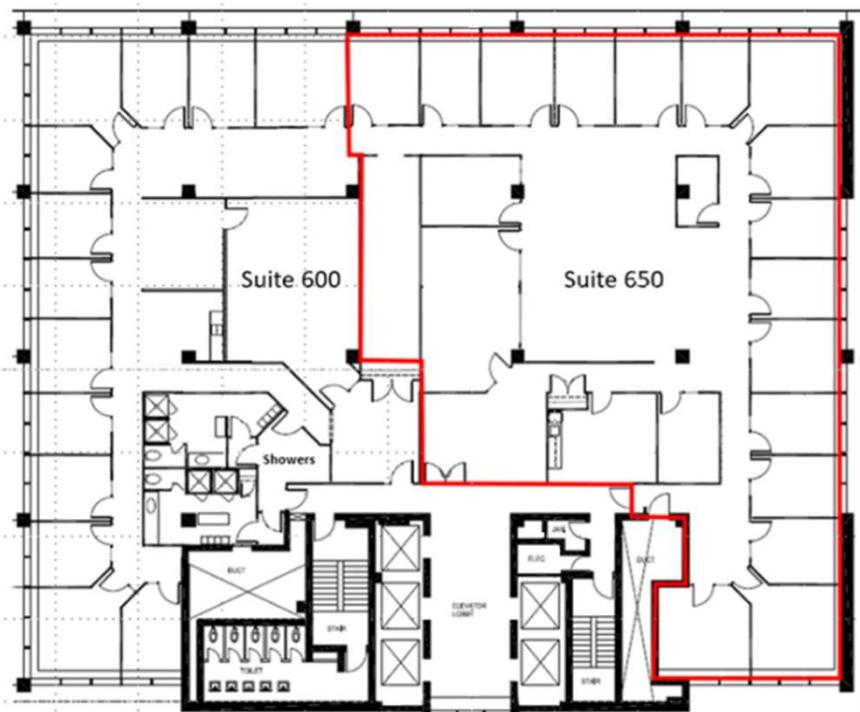
- ✓ **LEASED**
- ✓ Move-in ready
- ✓ Plus 15 connected
- ✓ 5 offices
- ✓ Open area
- ✓ Reception
- ✓ Boardroom
- ✓ Kitchen
- ✓ IT room/storage area



Suite 410: 1,694 sf

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

IVEAGH HOUSE: 707 7th Avenue SW

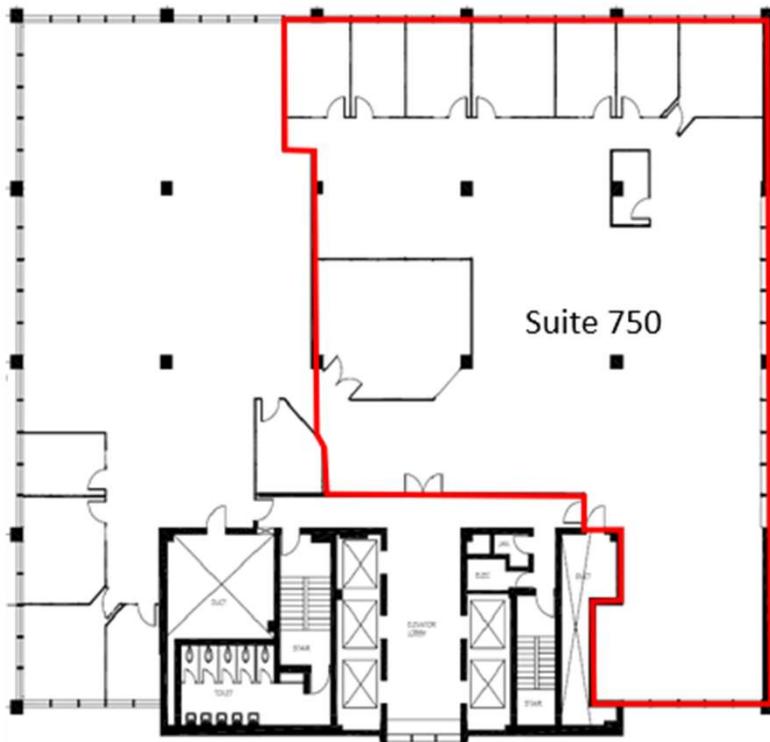


Suite 650: 6,500 sf

- ✓ New Show Suite
- ✓ Paint, new carpet and kitchen upgrade
- ✓ Move-in ready
- ✓ Reception
- ✓ Meeting room
- ✓ 14 exterior offices
- ✓ 4 interior office
- ✓ Open area
- ✓ Kitchen
- ✓ LED lights



IVEAGH HOUSE: 707 7th Avenue SW



Suite 750: 6,799 sf

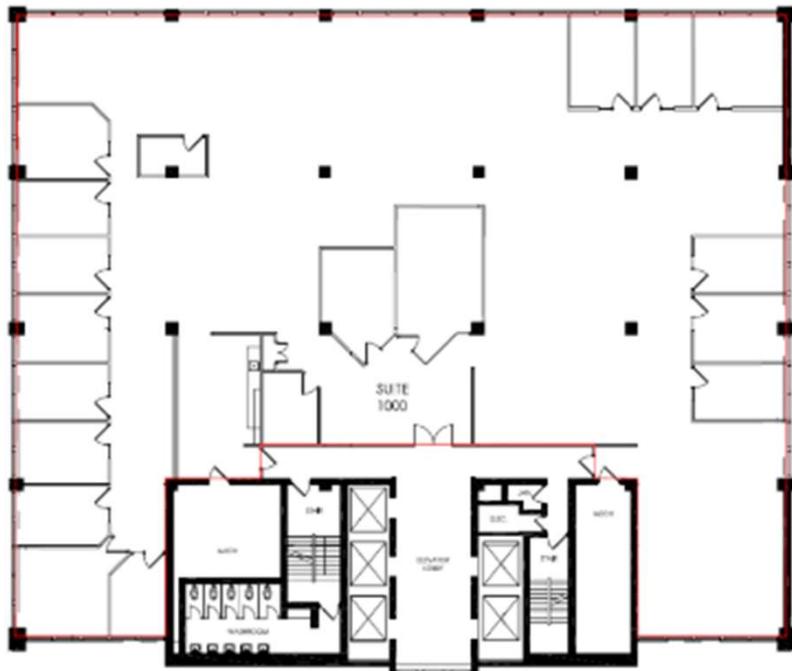
- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise



Suite 900: 10,739 sf

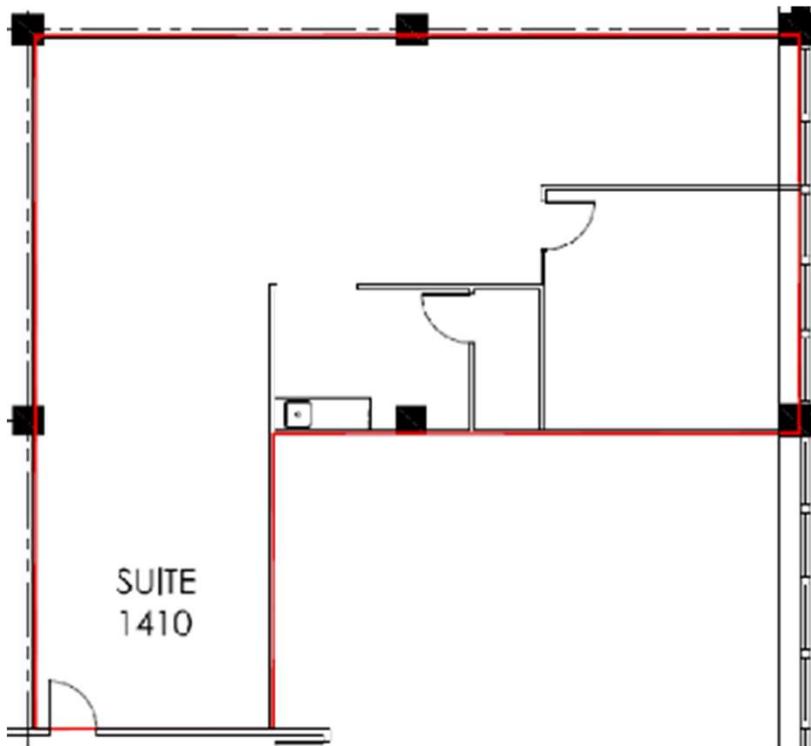
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ Lights being upgraded to LED

IVEAGH HOUSE: 707 7th Avenue SW



Suite 1000: 10,739 sf

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

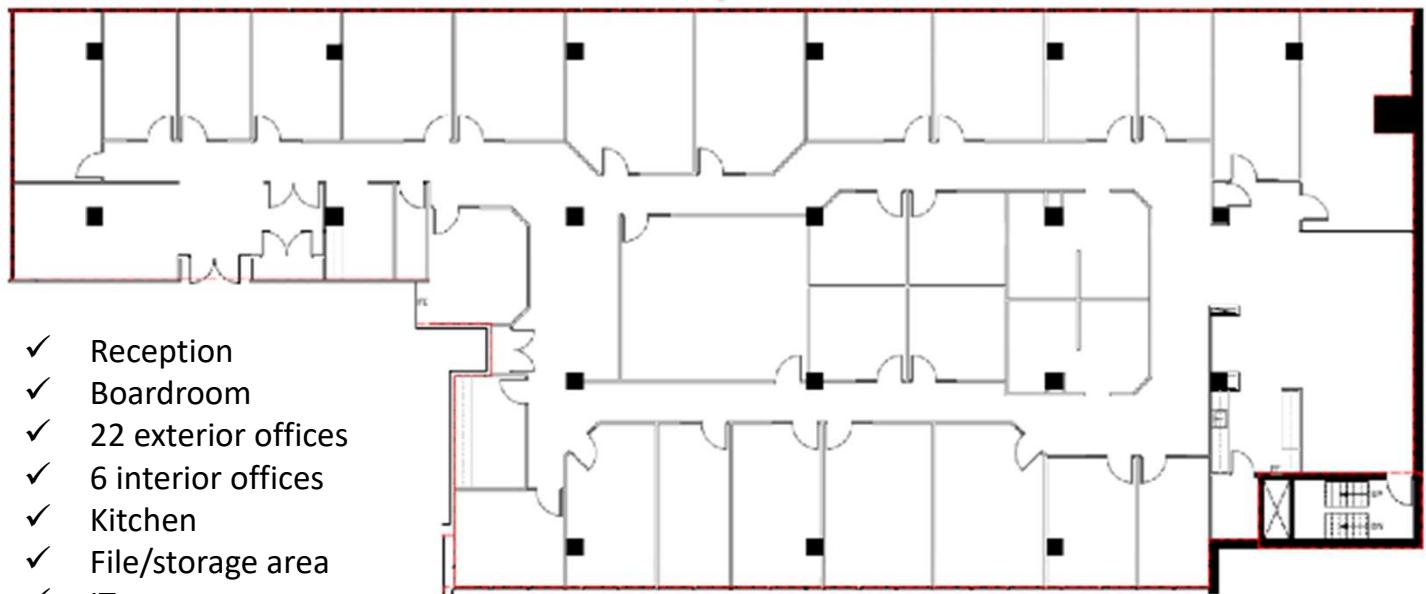


Suite 1410: 1,624 sf

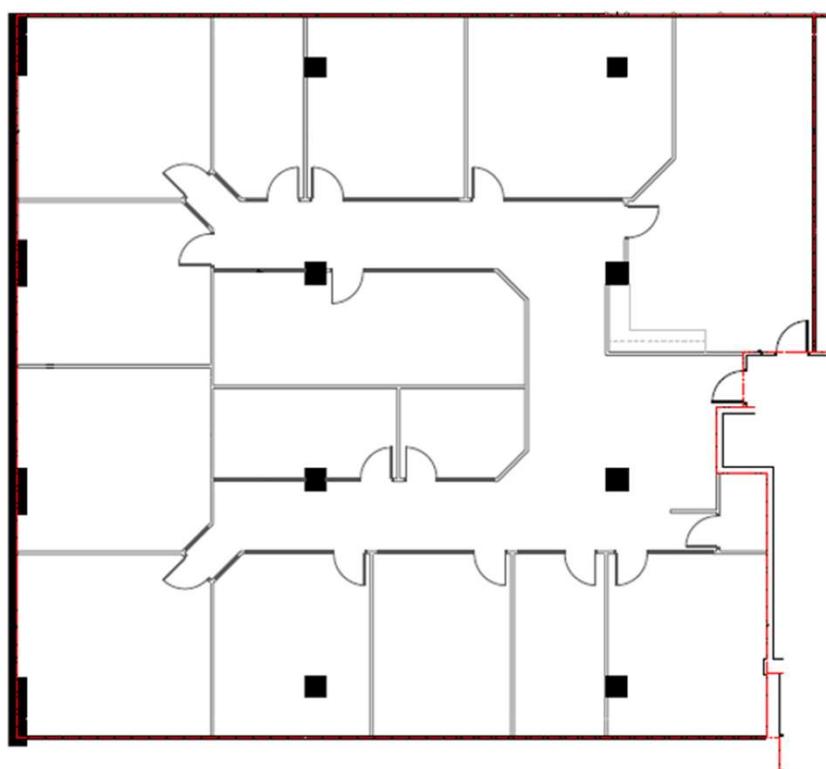
- ✓ Landlord will renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

ELVEDEN HOUSE: 717 7th Avenue SW

Suite 200: 10,078 sf

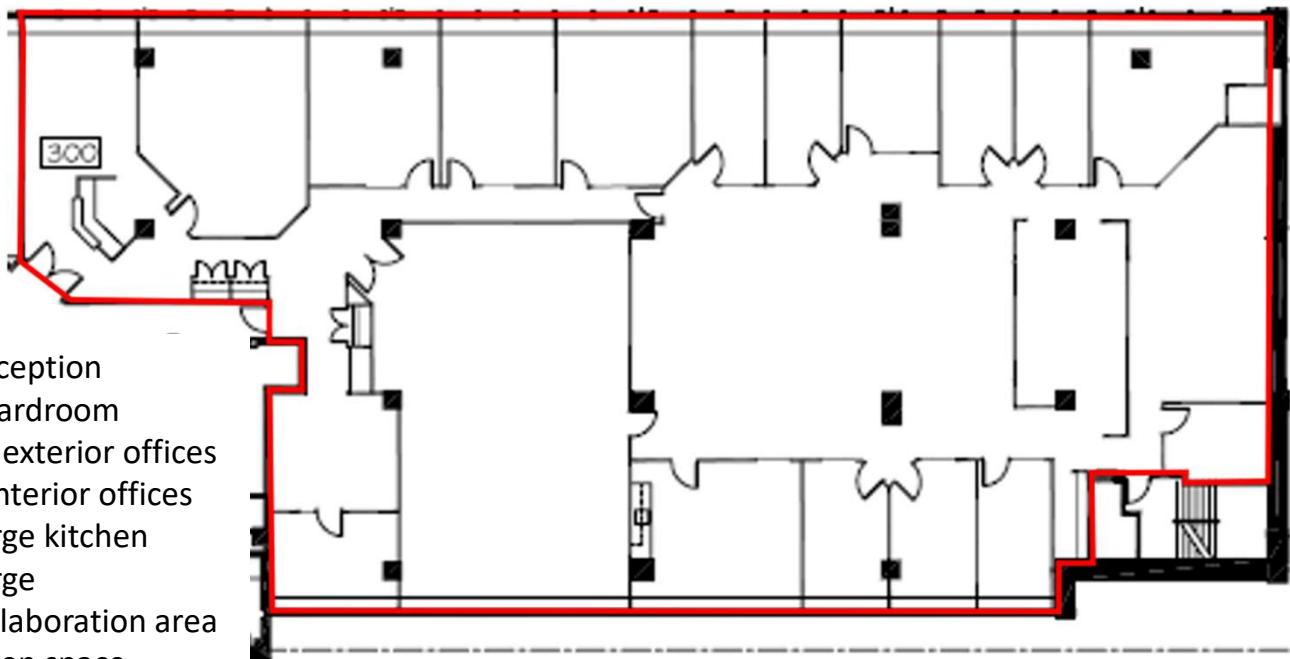


Suite 260: 5,846 sf

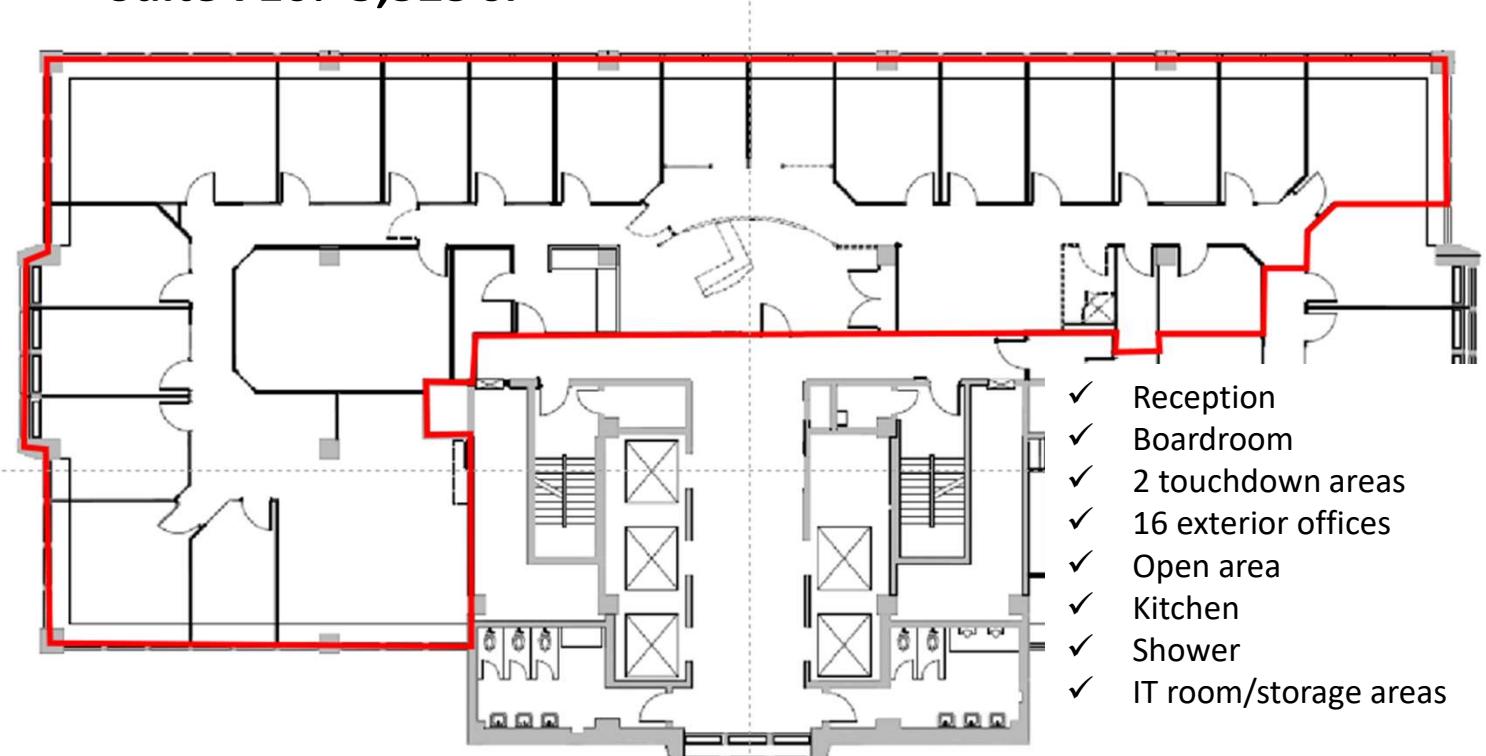


- ✓ Reception
- ✓ Boardroom
- ✓ 13 offices
- ✓ Offices can accommodate multiple desks
- ✓ Kitchen
- ✓ IT/Storage room

Suite 300: 9,216 sf



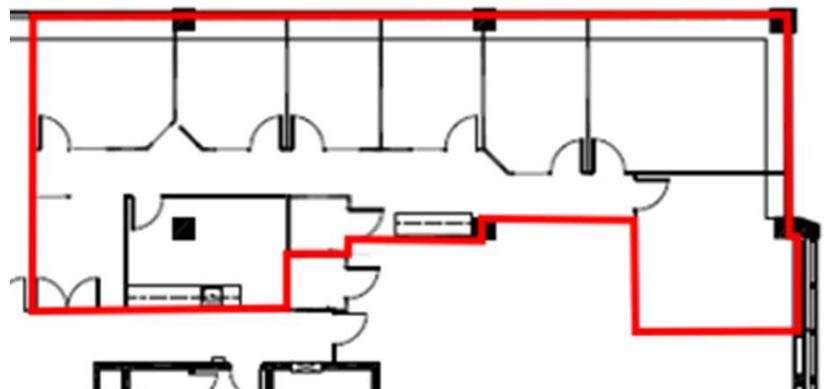
Suite 710: 5,323 sf



ELVEDEN HOUSE: 717 7th Avenue SW

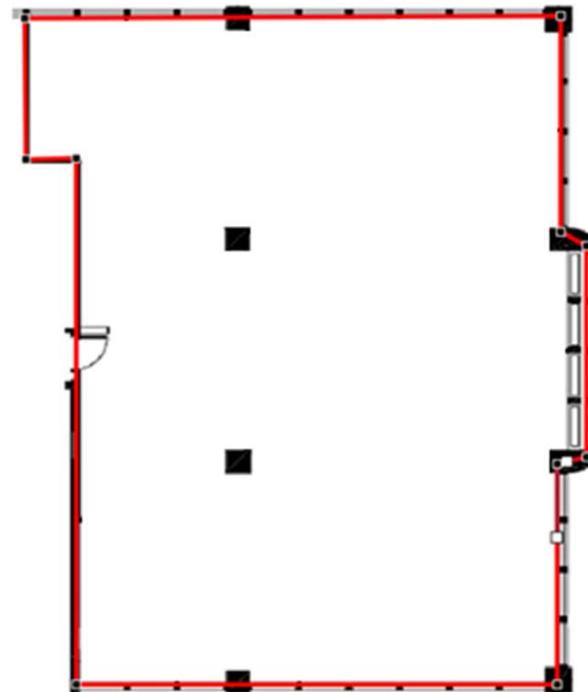
Suite 1300: 2,400 sf

- ✓ Move-in ready
- ✓ NE corner of the building
- ✓ Elevator lobby exposure
- ✓ Double glass door entry
- ✓ Card reader access
- ✓ 7 external offices (6 furnished)
- ✓ Kitchen
- ✓ Storage/IT Room
- ✓ LED lights



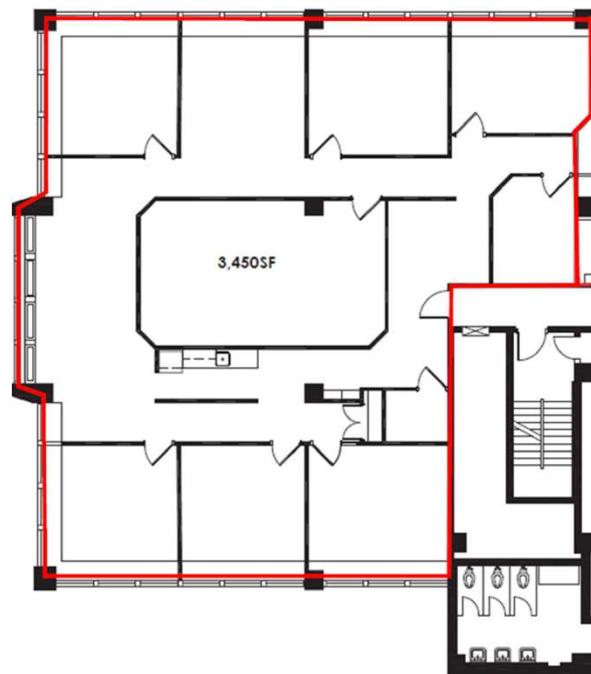
Suite 1430: 3,490 sf

- ✓ Base Building condition
- ✓ East side of building
- ✓ Windows on 3 sides
- ✓ Please contact for additional information
- ✓ Landlord will turnkey



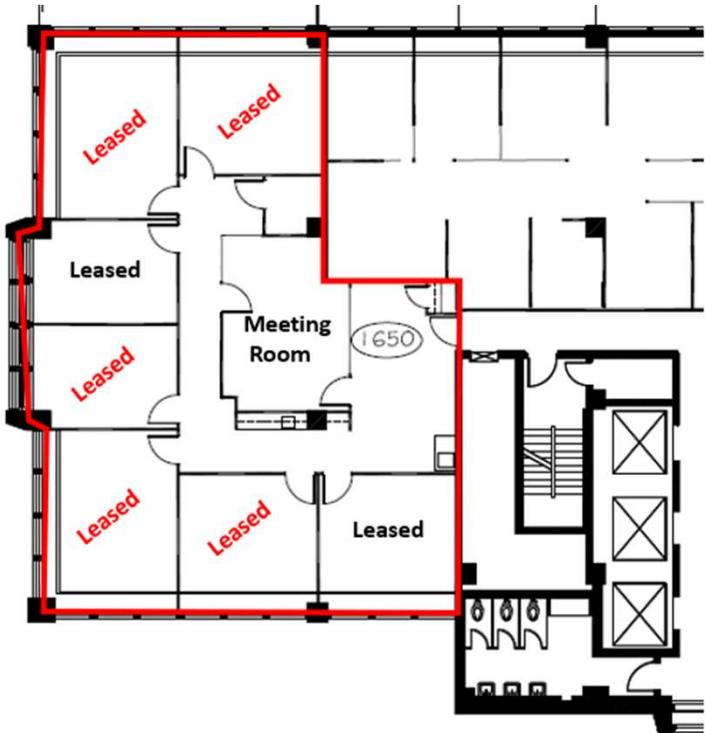
Suite 1500: 3,450 sf

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

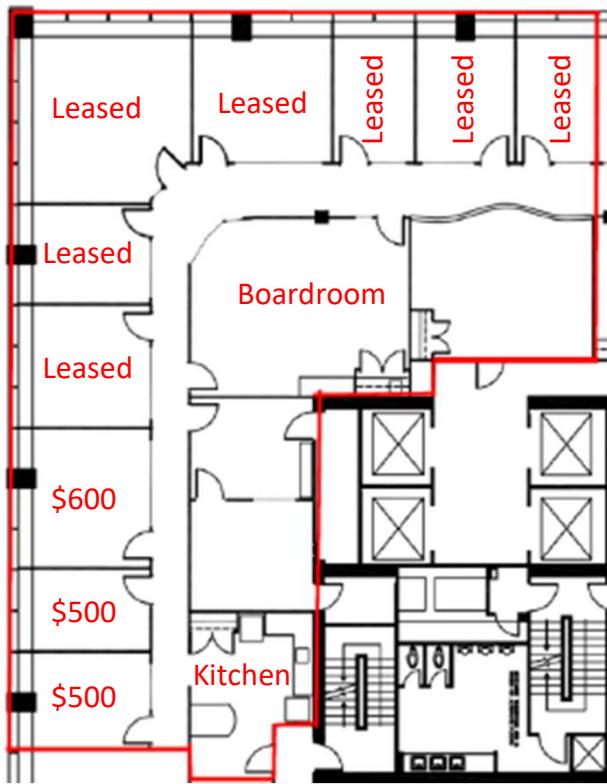


Suite 1650: Individual Offices Available

- ✓ **FULLY LEASED
JANUARY 2026**
- ✓ Individual offices available on a month to month basis
- ✓ 5 offices available
- ✓ Lockable offices
- ✓ Reception area
- ✓ Shared meeting room
- ✓ Shared kitchenette
- ✓ Contact for additional information

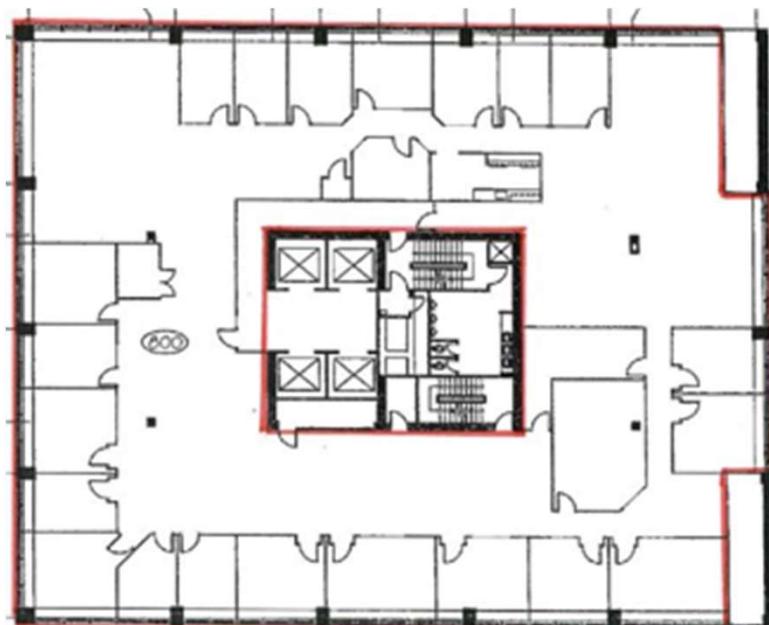


GUINNESS HOUSE: 727 7th Avenue SW



Suite 500: 4,237 sf

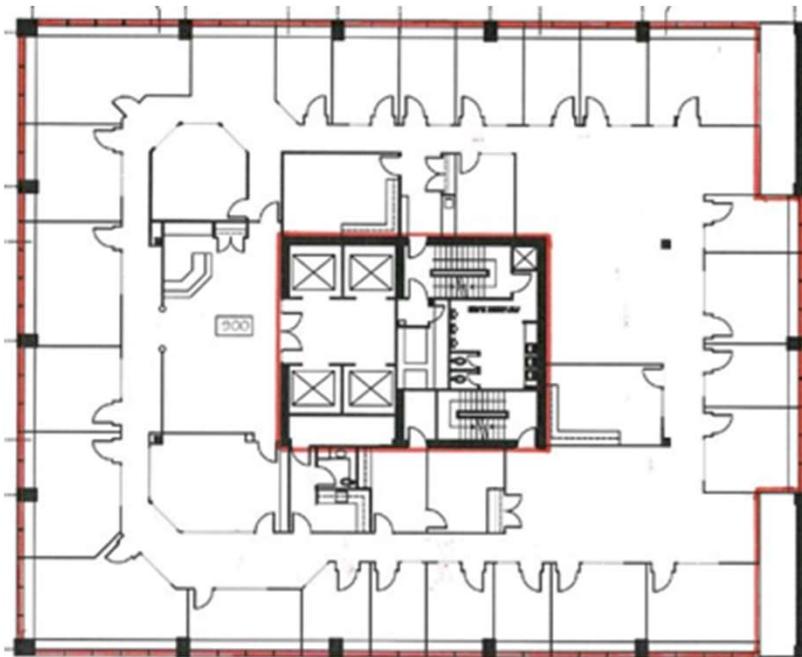
- ✓ Individual offices available on month to month basis
- ✓ 3 offices remain
- ✓ Lockable offices
- ✓ Shared boardroom
- ✓ Shared kitchen
- ✓ Move-in ready
- ✓ New paint & carpet
- ✓ Elevator exposure
- ✓ Reception
- ✓ Boardroom
- ✓ 10 exterior offices
- ✓ Kitchen with appliances
- ✓ LED Lights



Suite 800: 10,903 sf

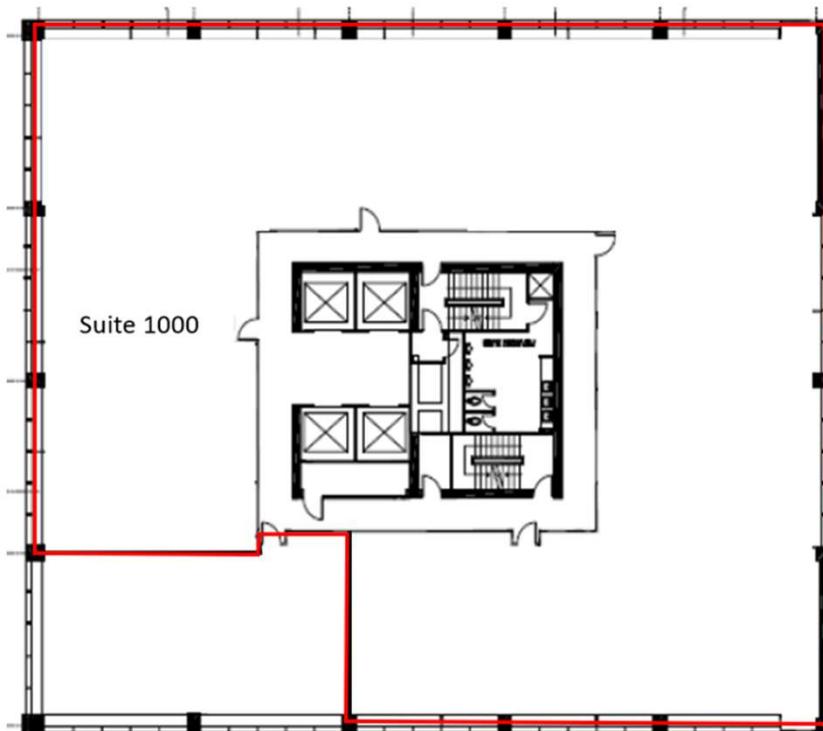
- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 900: 10,903 sf

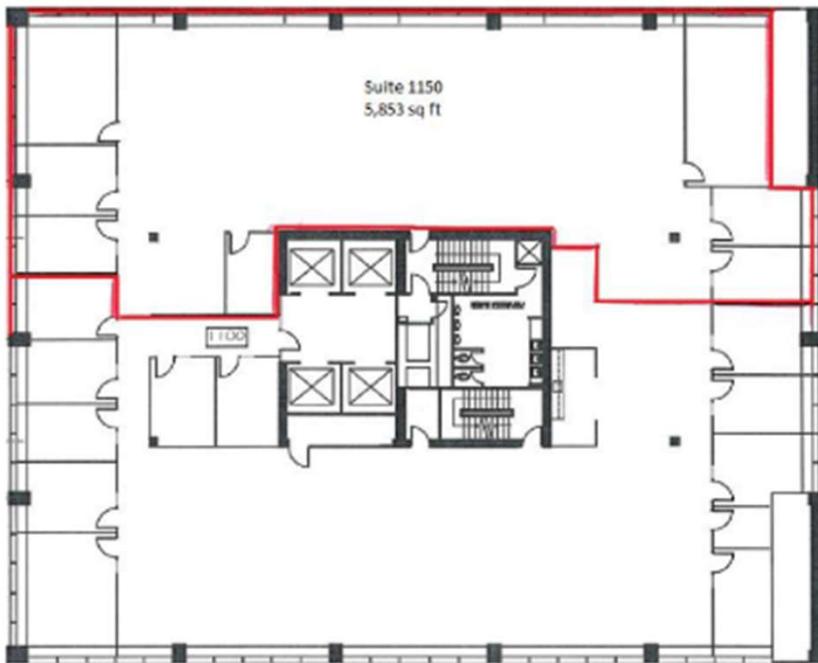
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



Suite 1000: 9,429 sf

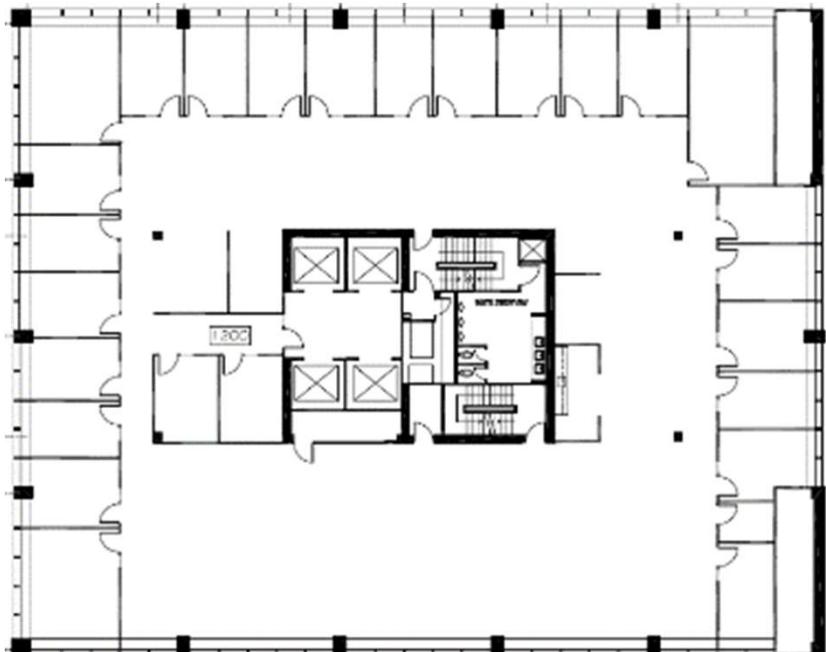
- ✓ Base building condition
- ✓ Please contact for additional information

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1150: 5,853 sf

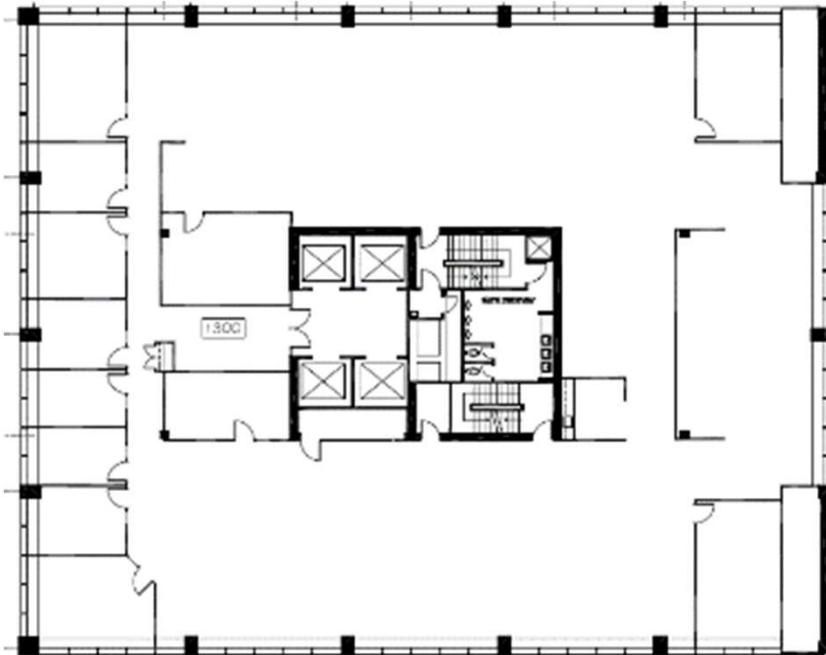
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



Suite 1200: 10,853 sf

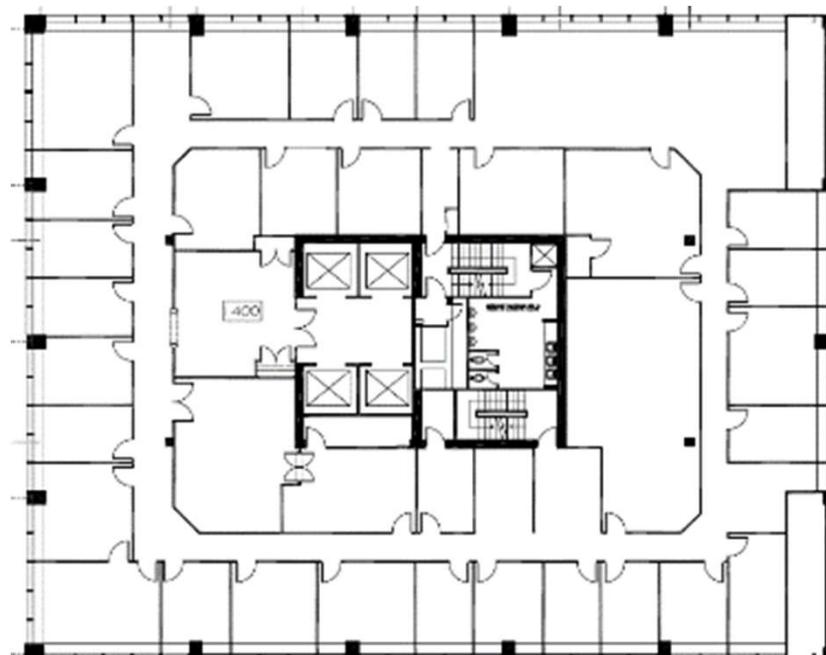
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1300: 10,853 sf

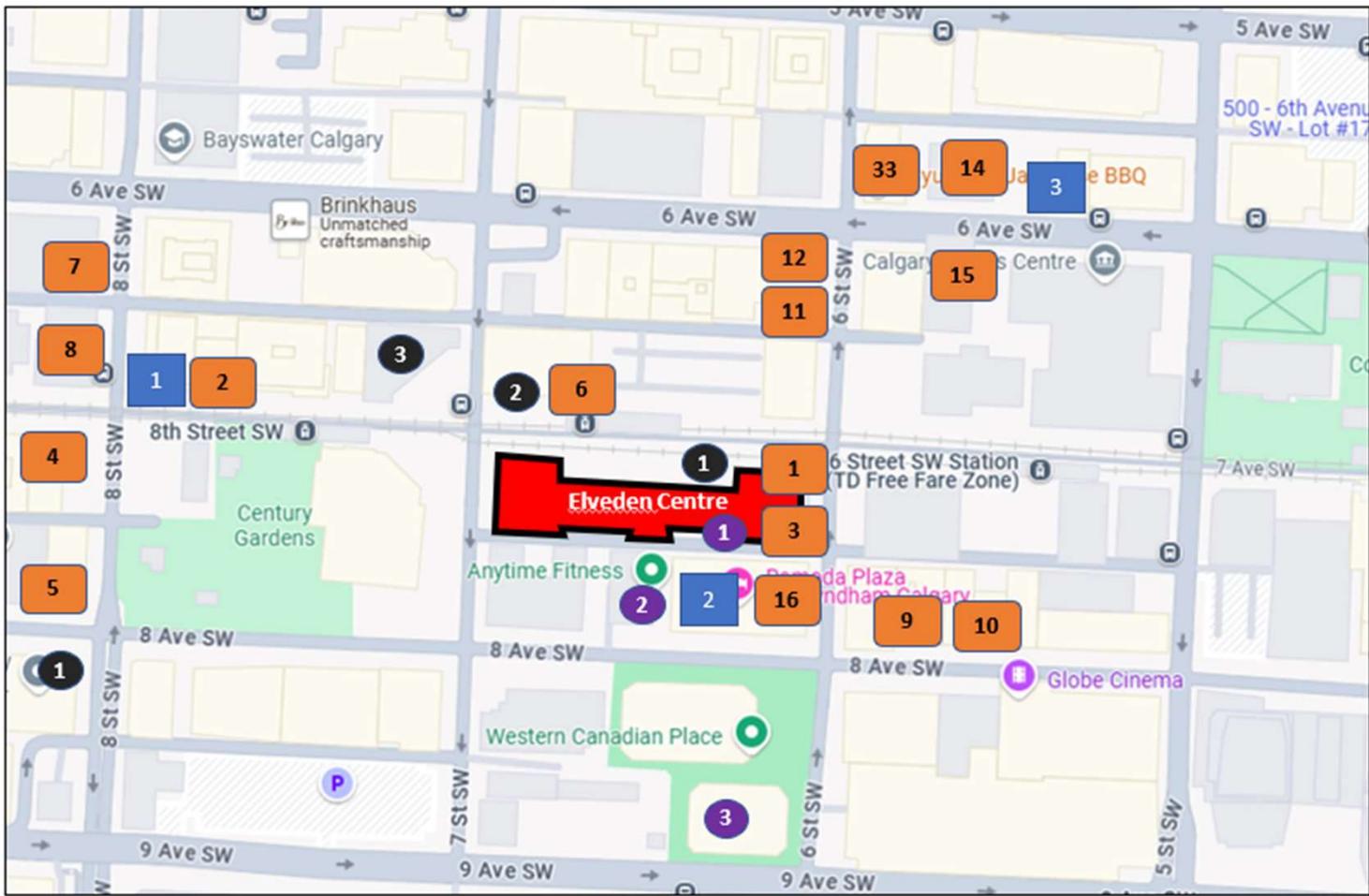
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ Large open area for workstations
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



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
2	Moxies Bar & Grill	7	A Wish Café
3	D&N Kitchen (Opening Feb/2026)	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	#	Hotels	#	Fitness Centres	#
1	CIBC	1	Sandman	1	Elveden Centre Fitness
2	Scotiabank	2	Ramada Plaza	2	Anytime Fitness
3	ATB	3	Hampton Inn by Hilton	3	Western Canadian Place Fitness
4	TD Bank				

CONTACT US

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