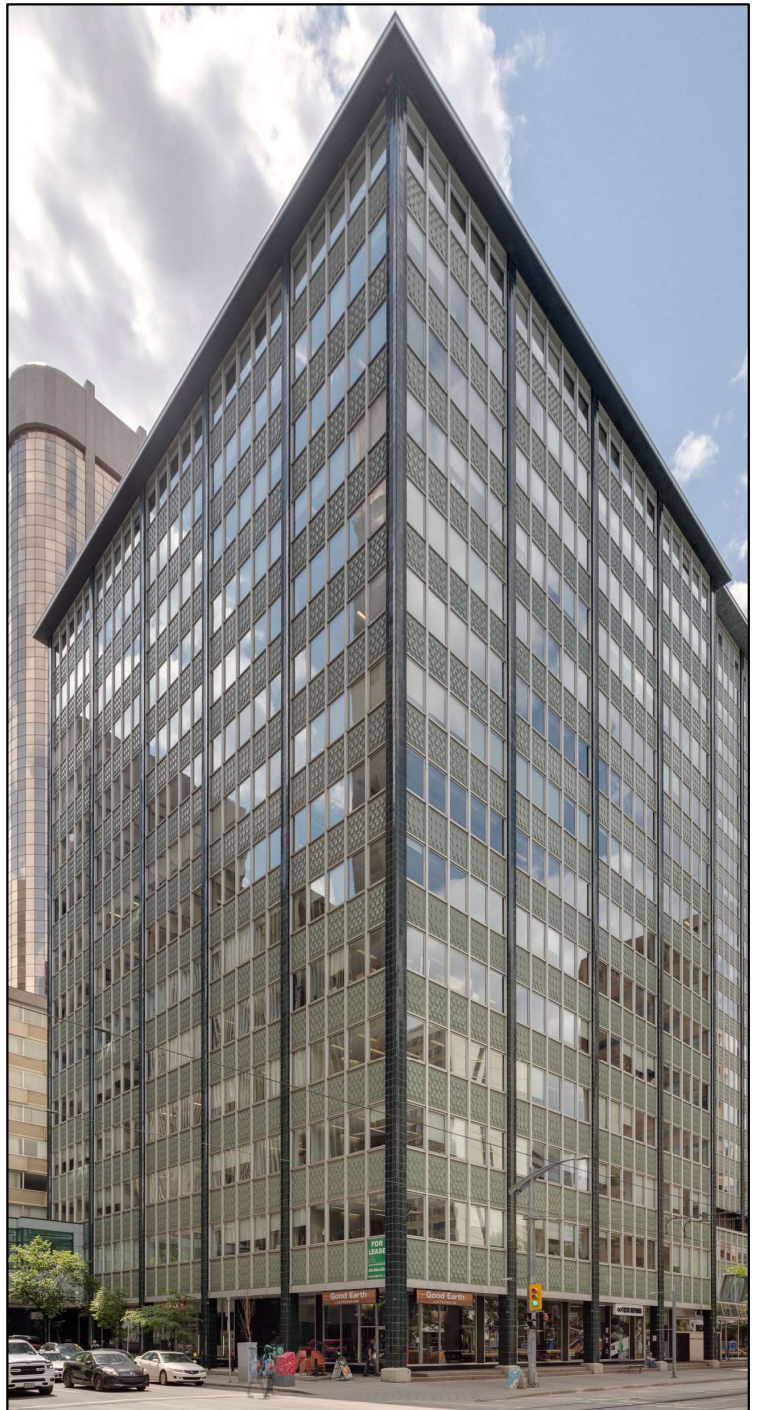


OFFICE SPACE FOR LEASE

ELVEDEN CENTRE

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

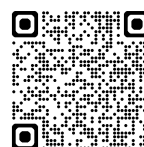
**NEW
RESTAURANT
OPENING
FEB/26**



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

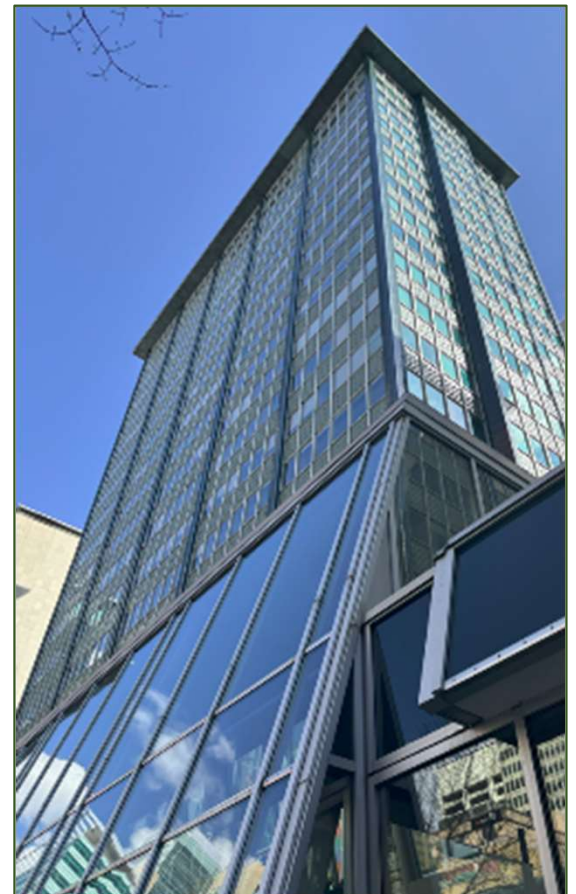
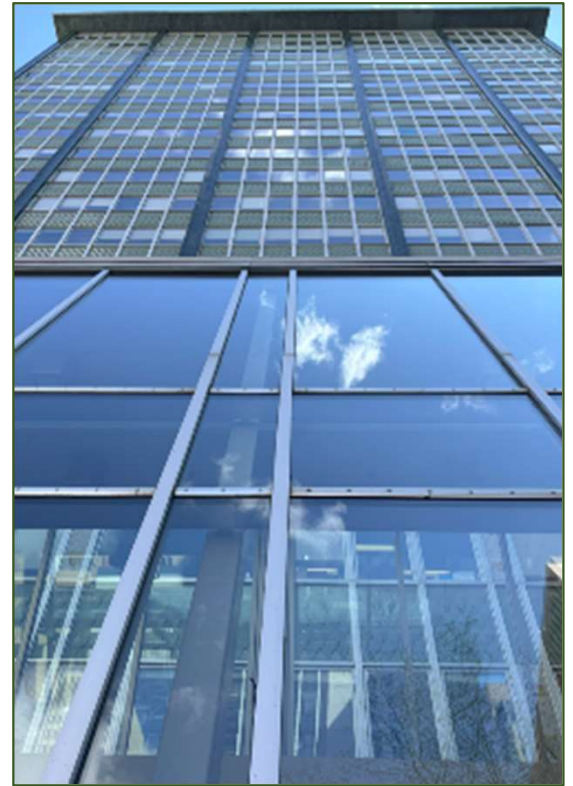
| Suite | Area | Available | Comment |
|------------------|-----------------|--------------------|----------------------------------|
| Suite 110 | 3,619 sf | Immediately | Restaurant Space - Leased |
| Suite 205 | 3,160 sf | Immediately | Leased |
| Suite 410 | 1,694 sf | Immediately | Move-in Ready |
| 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

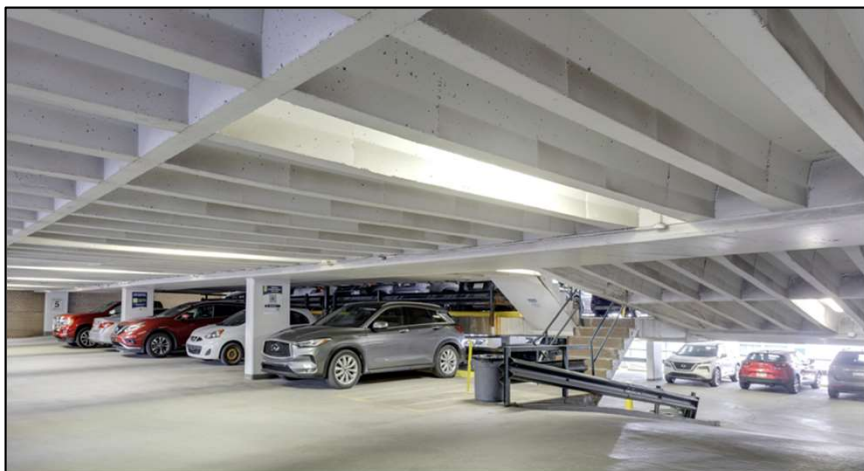
| Suite | Area | Available | Comment |
|------------|--------------------|-------------|--|
| Suite 500 | Individual Offices | Immediately | Individual Offices Available - Only 3 Remain |
| Suite 800 | 10,903 sf | Immediately | Full Floor Opportunity |
| Suite 900 | 10,903 sf | Immediately | Full Floor 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

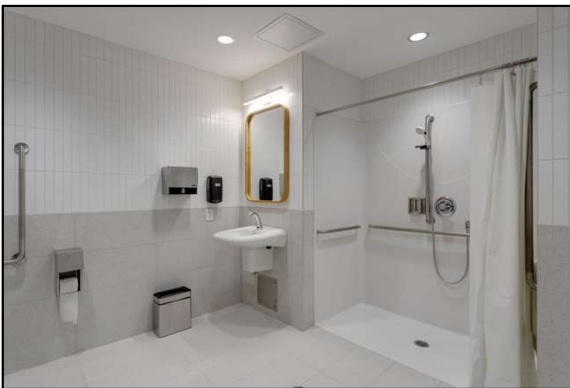
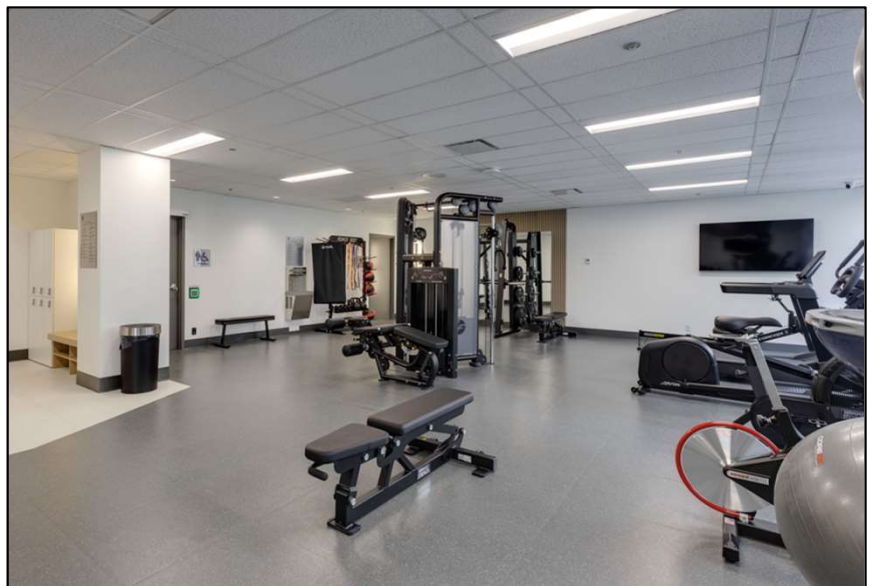
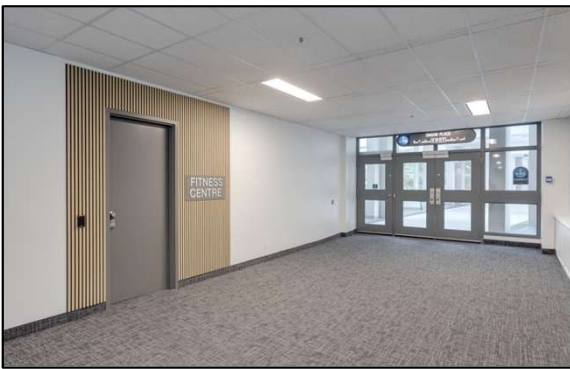
- **Iveagh House: 707 – 7th Ave. SW**
14 Floors | Floor Plate: 10,868 sf
 - ✓ New Fitness Centre
 - ✓ Secured bicycle parking
- **Elveden House: 717 – 7th Ave. SW**
20 Floors | Floor Plate: 7,800 sf
 - ✓ Underground parking
 - ✓ Parking deck located on 8th Avenue SW
- **Guinness House: 727 – 7th Ave. 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 !

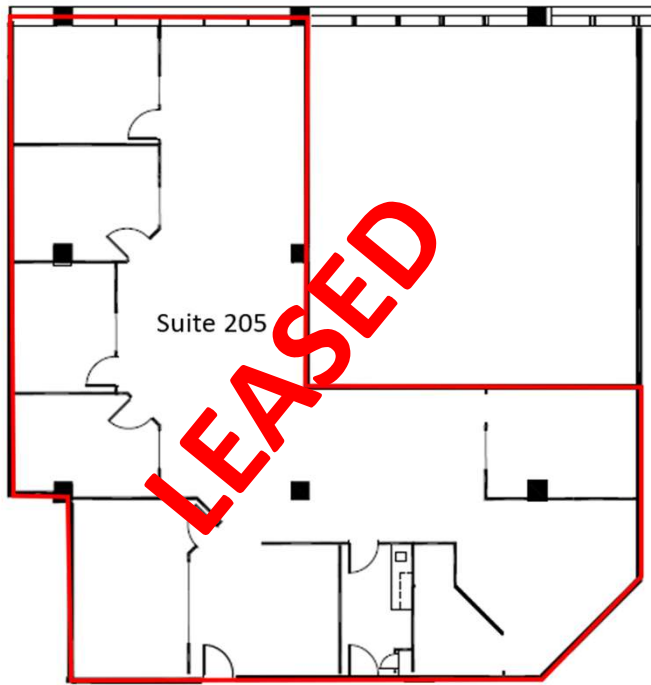
ELVEDEN CENTRE: Ground Floor Tenants

- **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



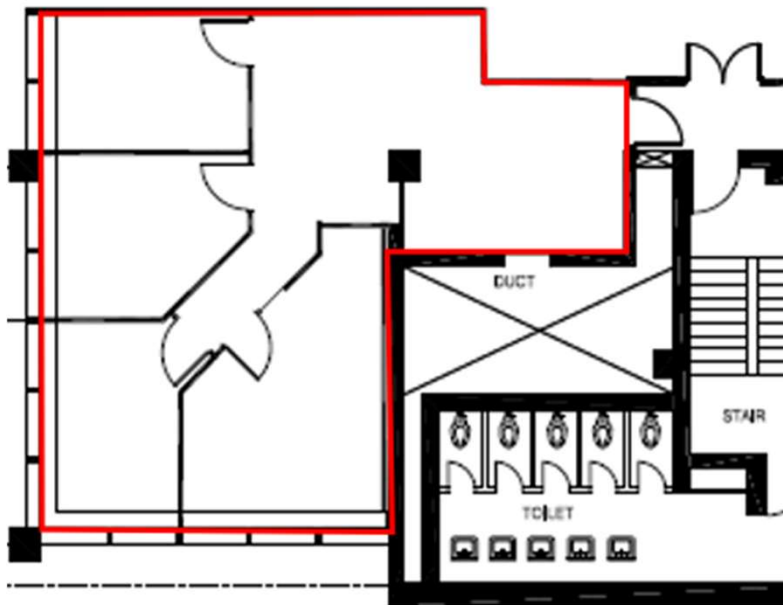
**Ground Floor Retail/Office Opportunities
are available For Lease. Please contact us for more information.**

IVEAGH HOUSE: 707 7th Avenue SW



Suite 205: 3,160 sf

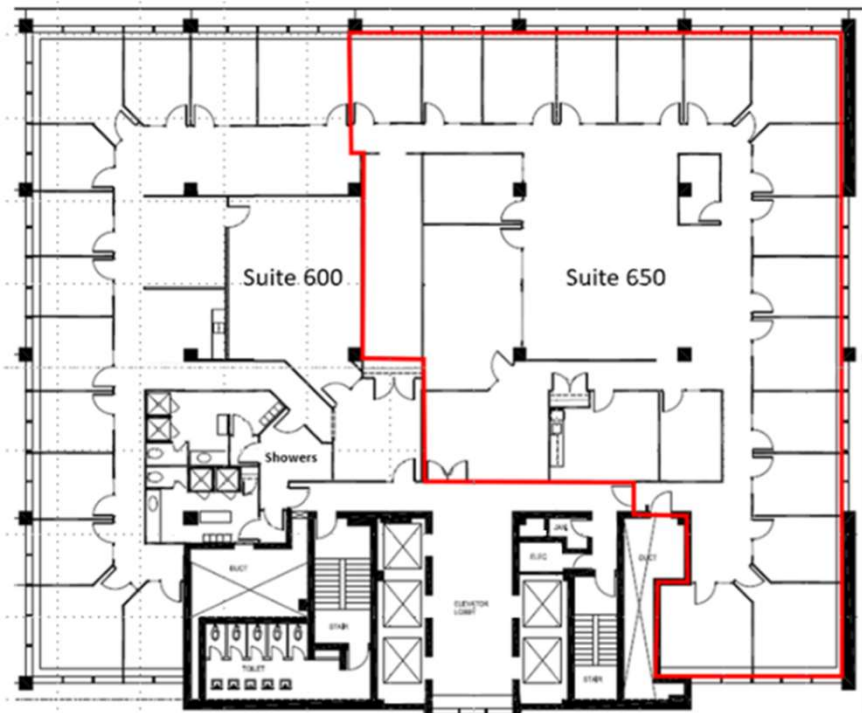
- ✓ **LEASED**
- ✓ Move-in ready
- ✓ Plus 15 connected
- ✓ 5 offices
- ✓ Open area
- ✓ Reception
- ✓ Boardroom
- ✓ Kitchen
- ✓ IT room/storage area



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

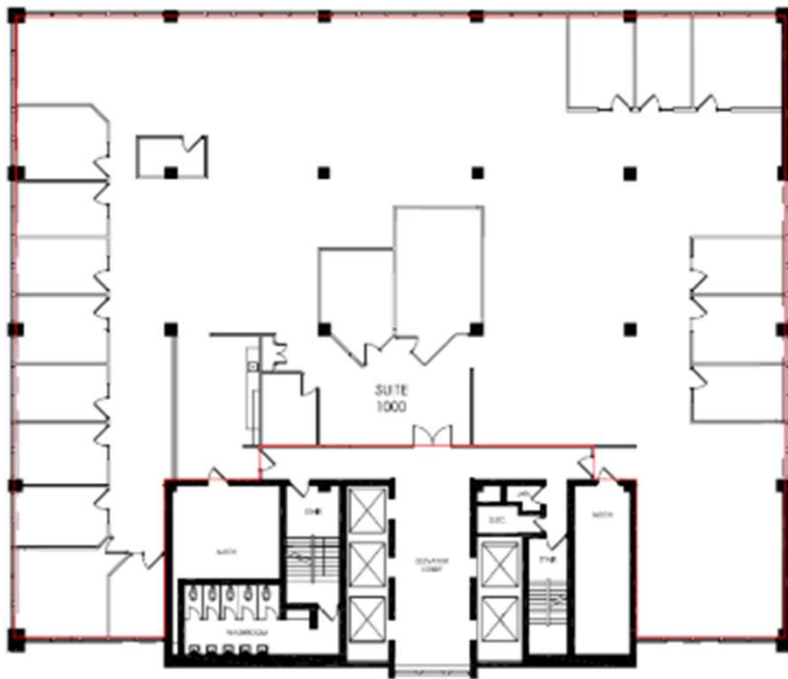
- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise



Suite 900: 10,739 sf

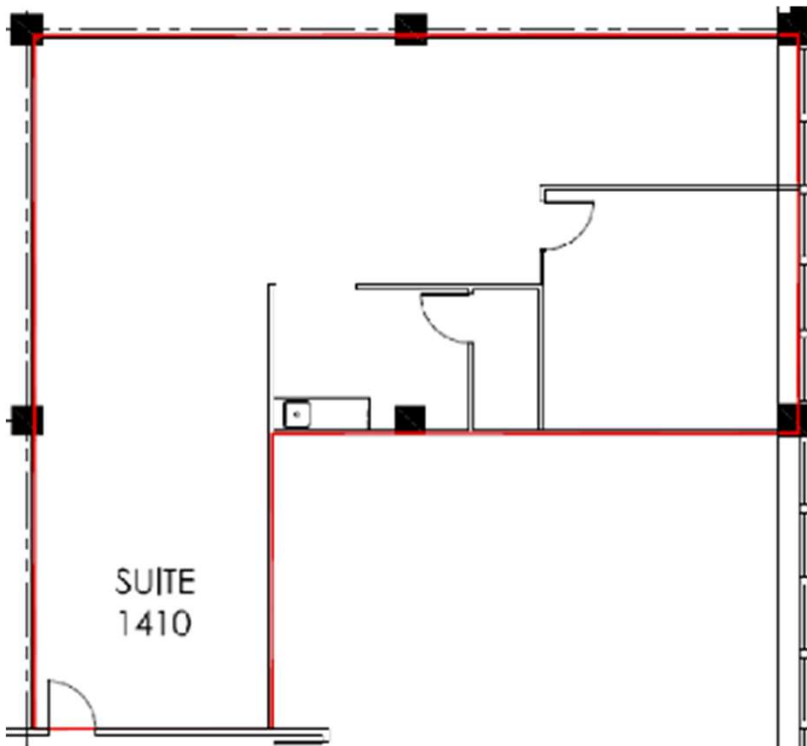
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ Lights being upgraded to LED

IVEAGH HOUSE: 707 7th Avenue SW



Suite 1000: 10,739 sf

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

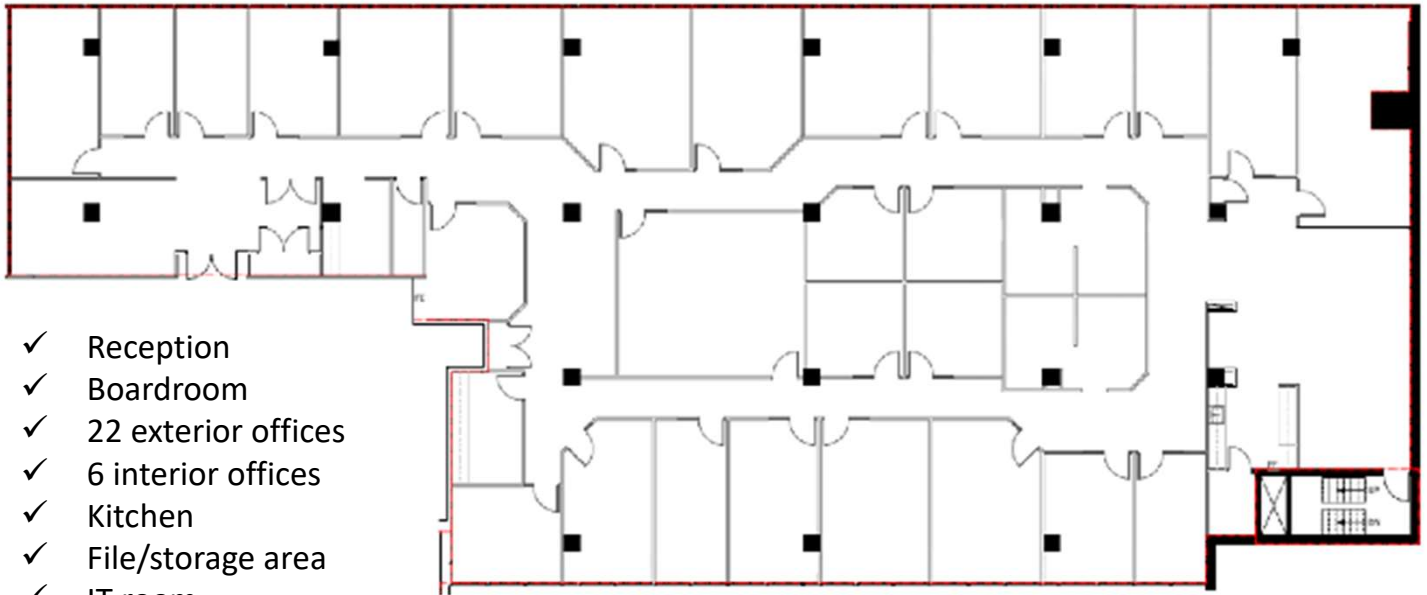


Suite 1410: 1,624 sf

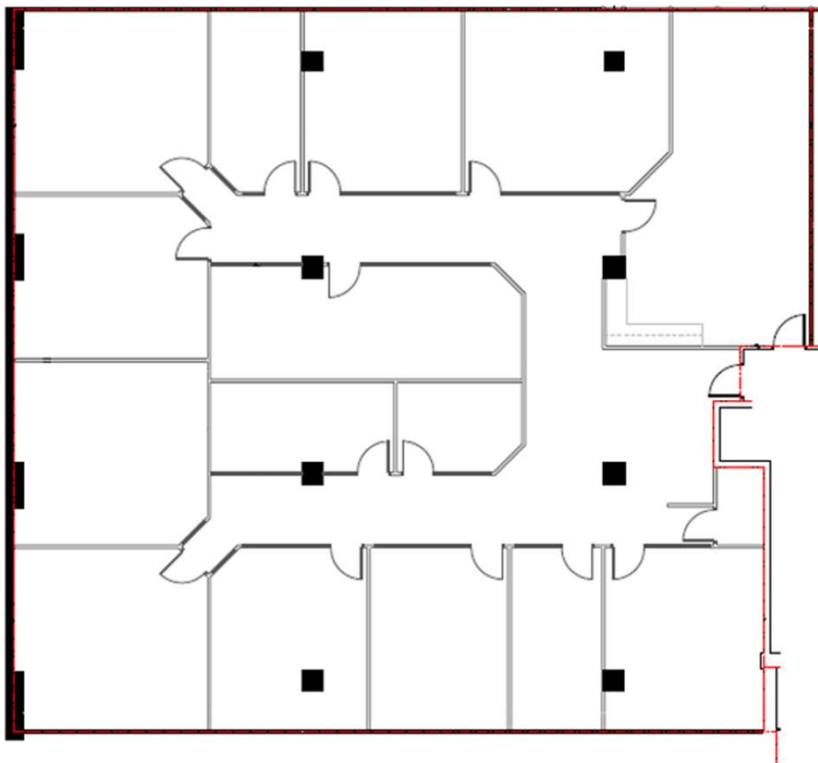
- ✓ Landlord will renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

ELVEDEN HOUSE: 717 7th Avenue SW

Suite 200: 10,078 sf

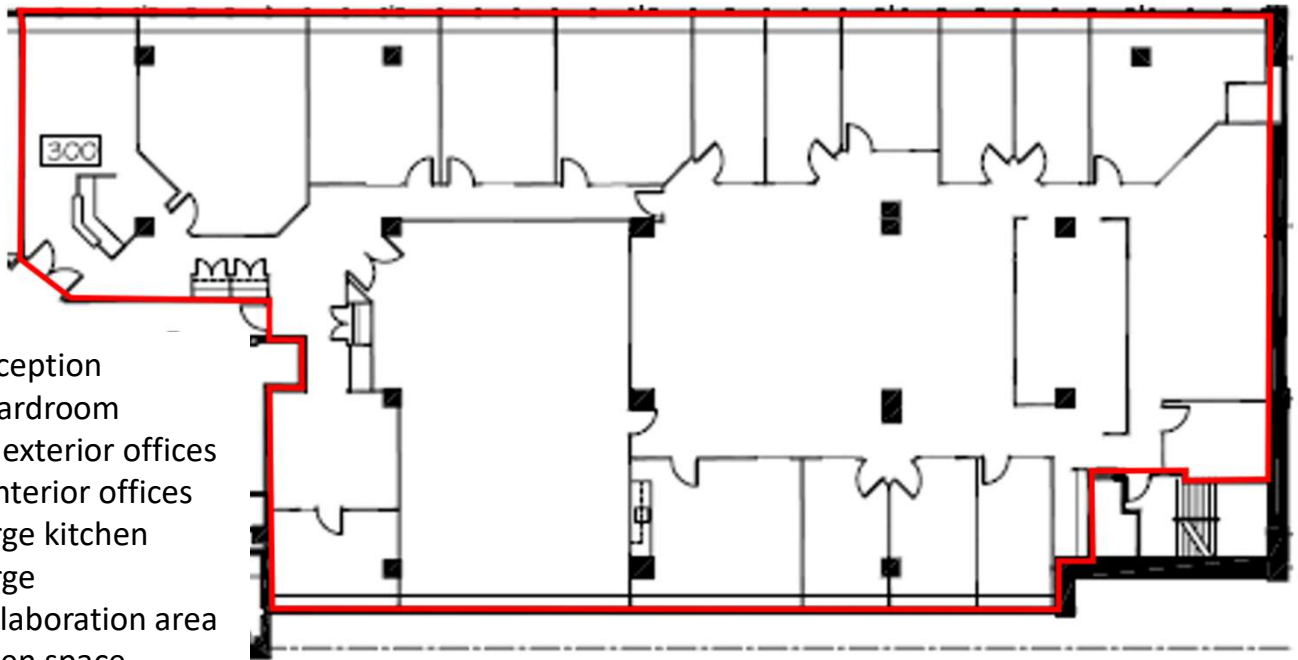


Suite 260: 5,846 sf

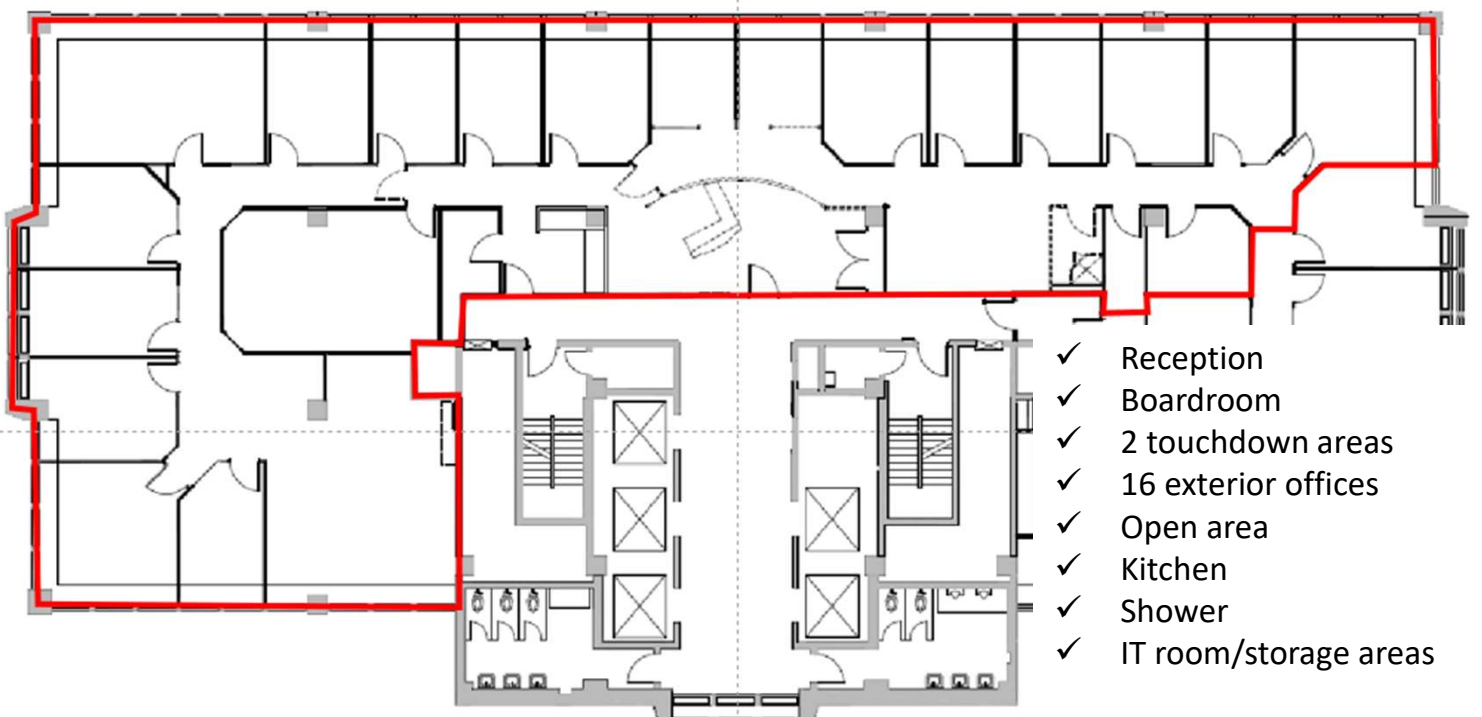


ELVEDEN HOUSE: 717 7th Avenue SW

Suite 300: 9,216 sf



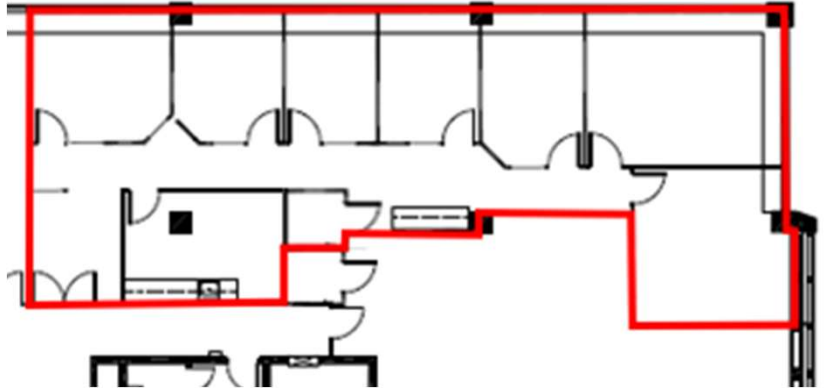
Suite 710: 5,323 sf



ELVEDEN HOUSE: 717 7th Avenue SW

Suite 1300: 2,400 sf

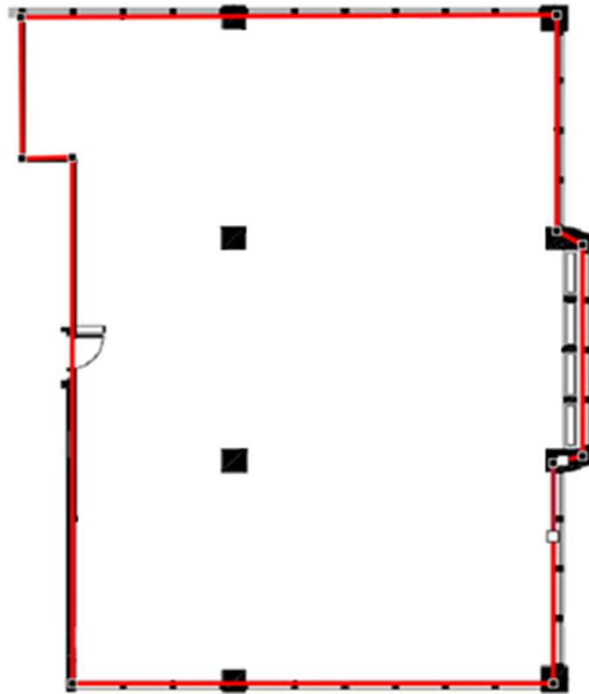
- ✓ **Move-in ready**
- ✓ NE corner of the building
- ✓ Elevator lobby exposure
- ✓ Double glass door entry
- ✓ Card reader access
- ✓ 7 external offices (6 furnished)
- ✓ Kitchen
- ✓ Storage/IT Room
- ✓ LED lights



ELVEDEN HOUSE: 717 7th Avenue SW

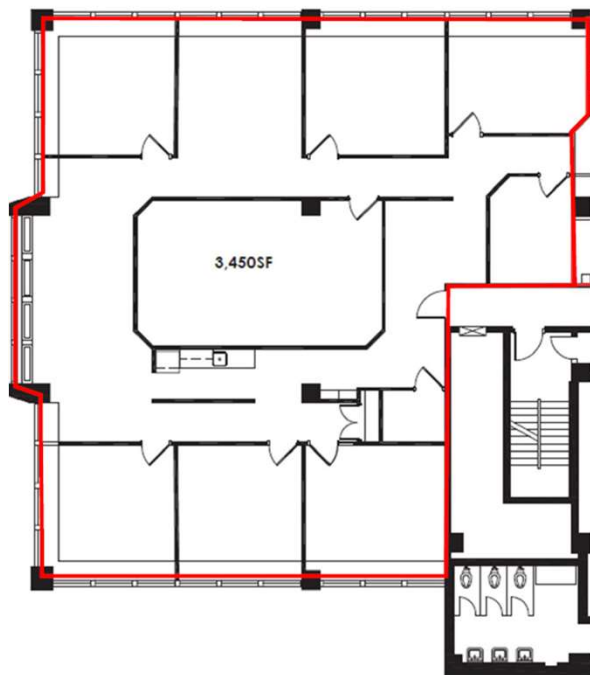
Suite 1430: 3,490 sf

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



Suite 1500: 3,450 sf

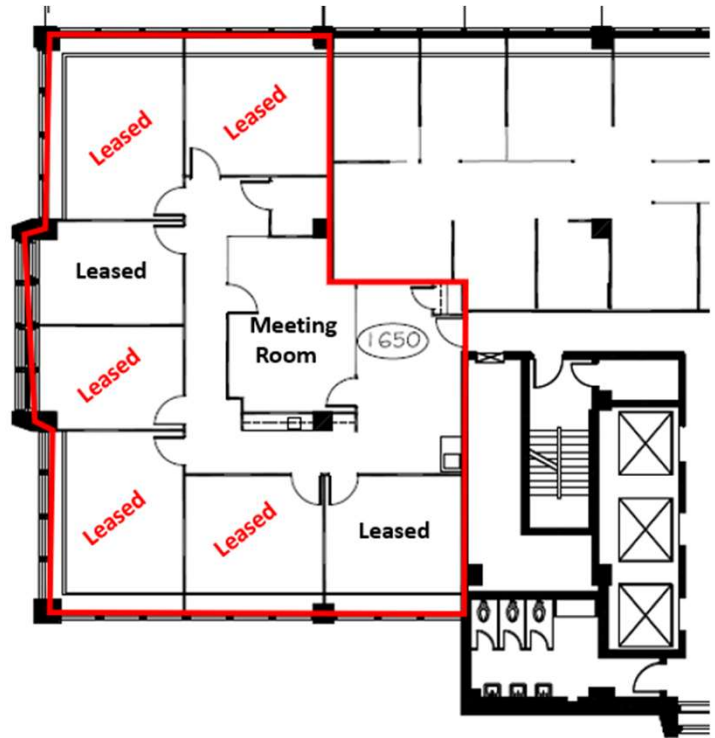
- ✓ 6 Offices
- ✓ Large boardroom
- ✓ Open area
- ✓ Kitchen
- ✓ Landlord will reconfigure



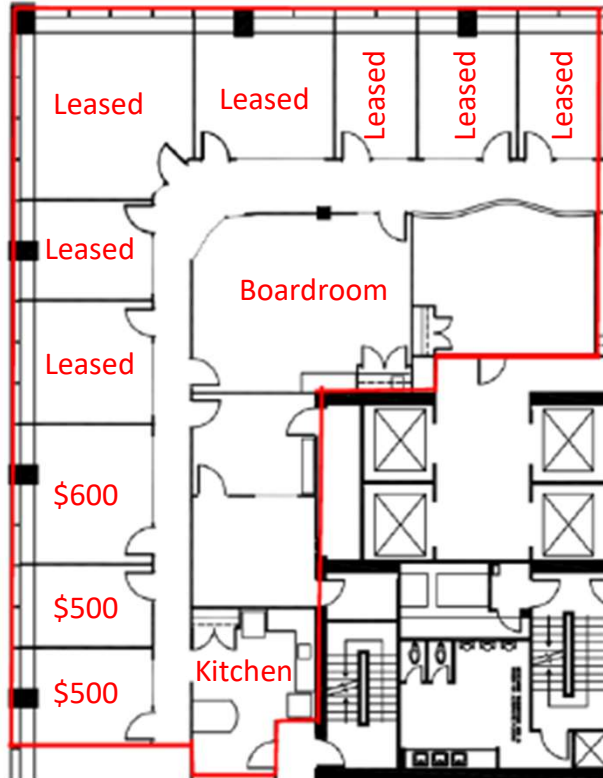
ELVEDEN HOUSE: 717 7th Avenue SW

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

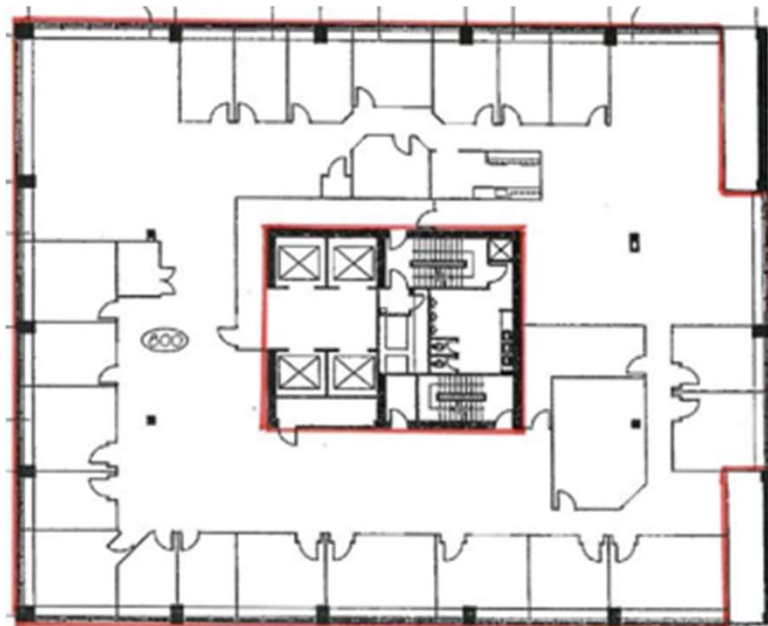


GUINNESS HOUSE: 727 7th Avenue SW



Suite 500: 4,237 sf

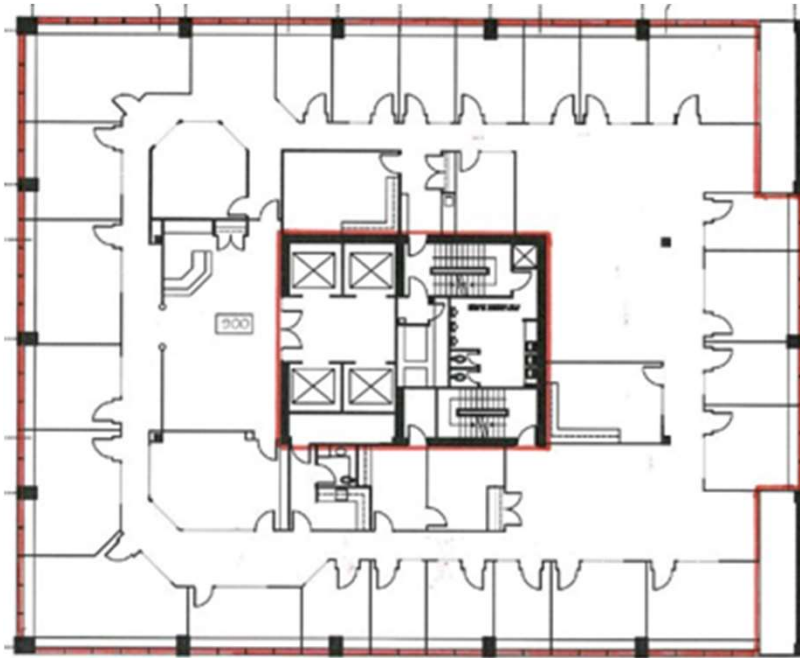
- ✓ **Individual offices available on month to month basis**
- ✓ **3 offices remain**
- ✓ Lockable offices
- ✓ Shared boardroom
- ✓ Shared kitchen
- ✓ Move-in ready
- ✓ New paint & carpet
- ✓ Elevator exposure
- ✓ Reception
- ✓ Boardroom
- ✓ 10 exterior offices
- ✓ Kitchen with appliances
- ✓ LED Lights



Suite 800: 10,903 sf

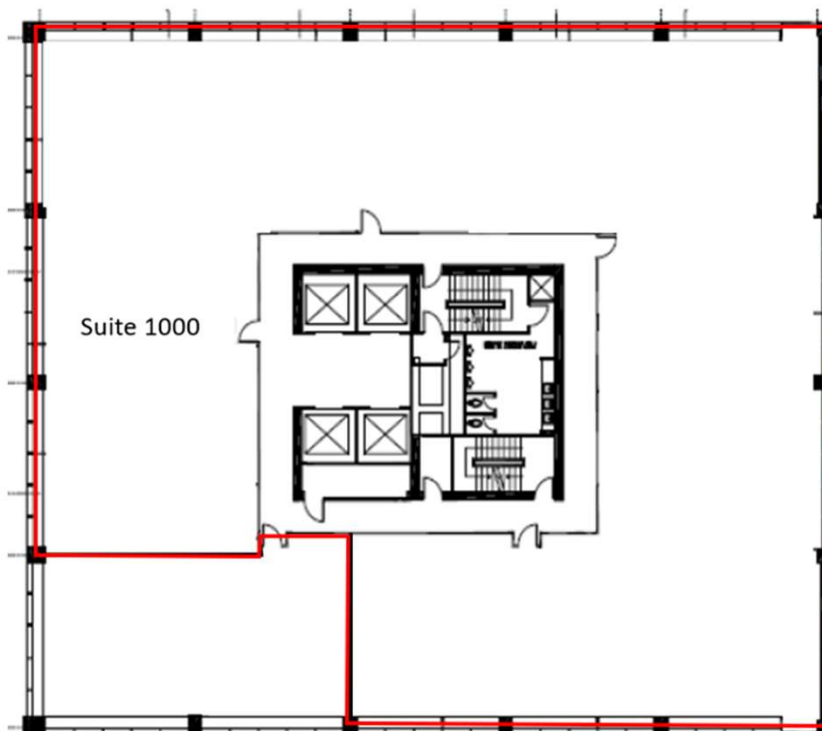
- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 900: 10,903 sf

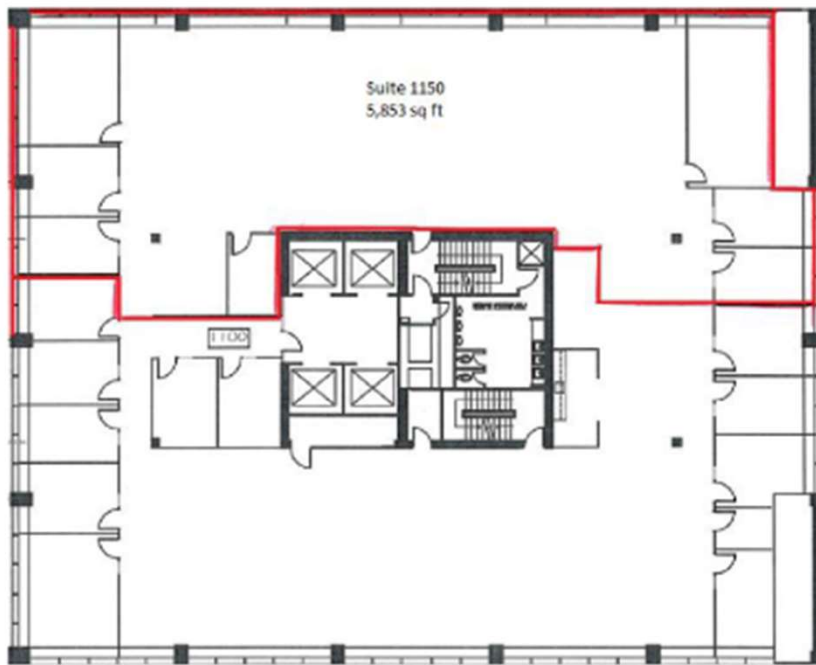
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



Suite 1000: 9,429 sf

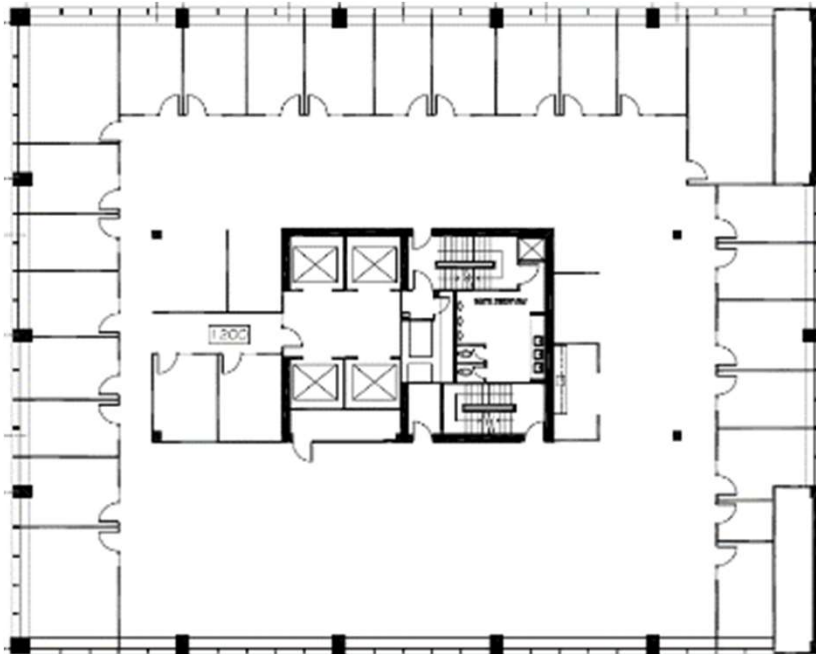
- ✓ Base building condition
- ✓ Please contact for additional information

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1150: 5,853 sf

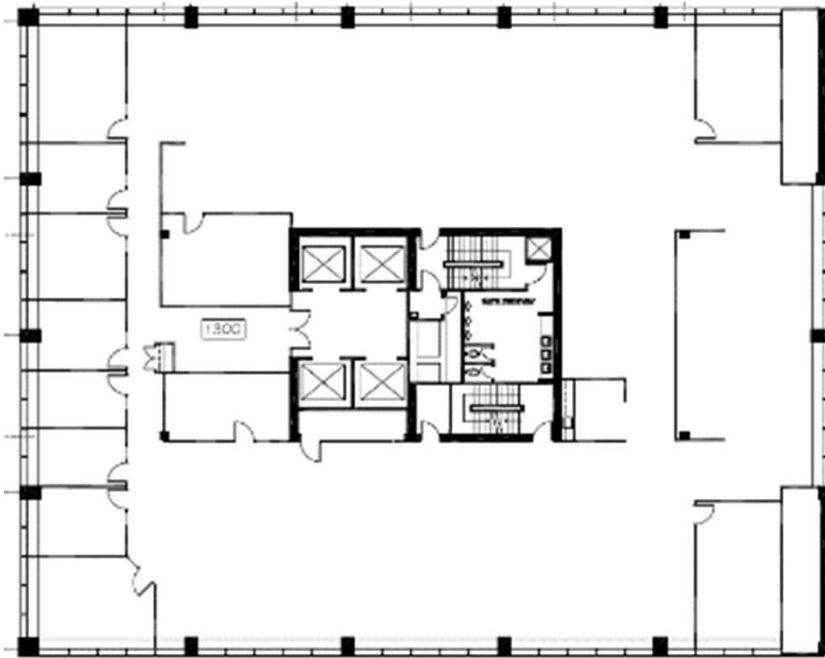
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



Suite 1200: 10,853 sf

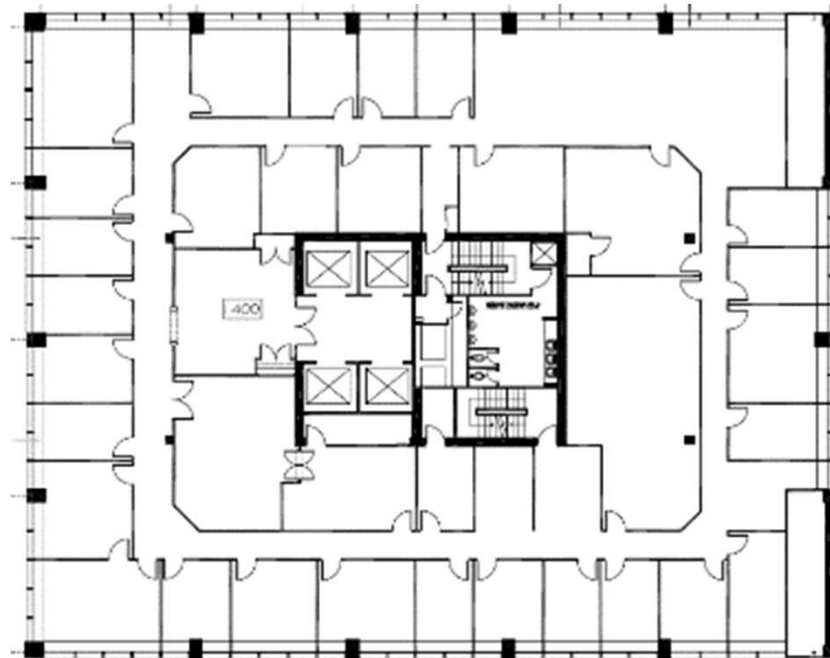
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1300: 10,853 sf

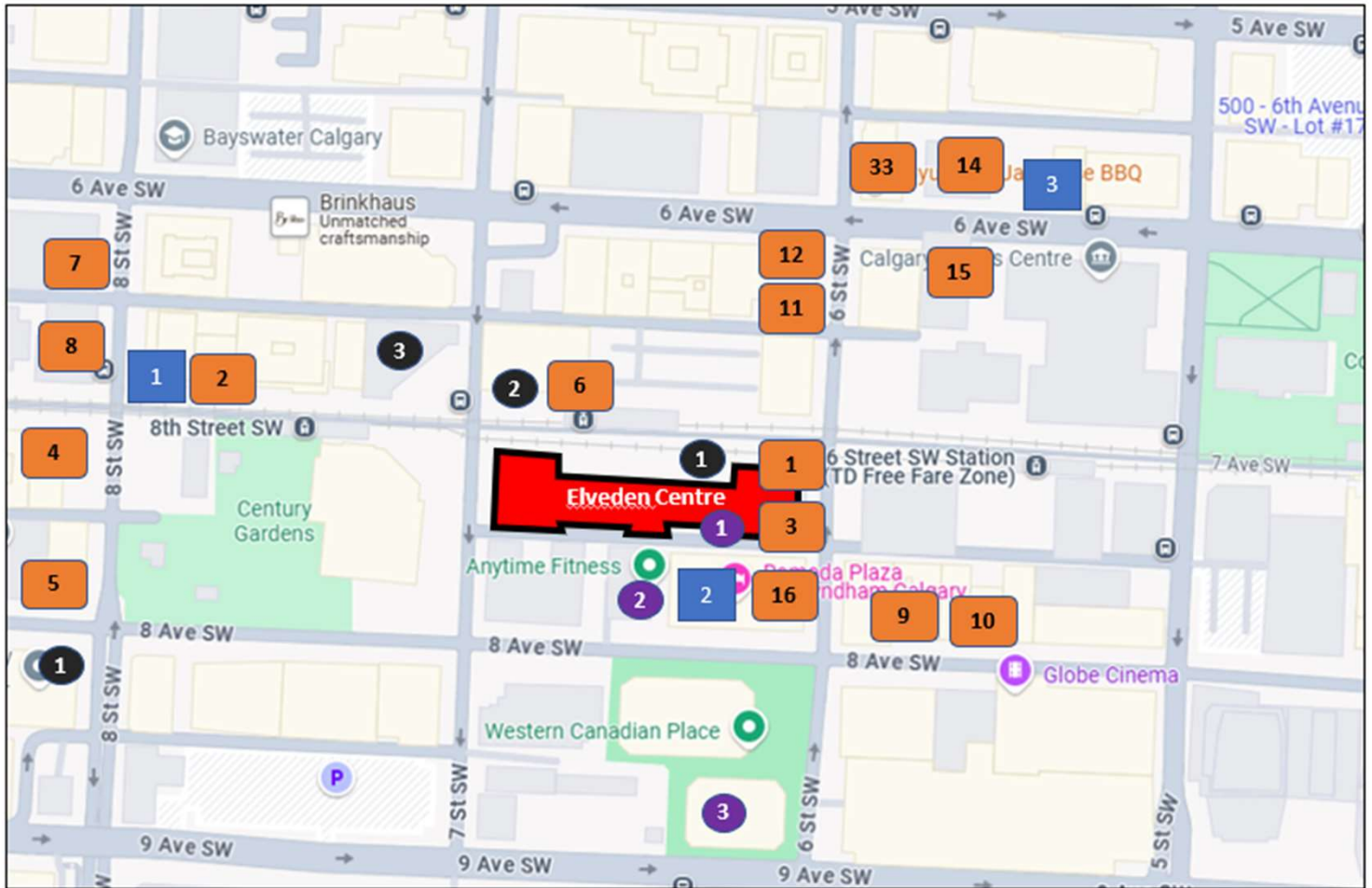
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ Large open area for workstations
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



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 | 11 Tao Vietnamese Cuisine |
| 2 Moxies Bar & Grill | 7 A Wish Café | 12 Sole Korean |
| 3 D&N Kitchen (Opening Feb/2026) | 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

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