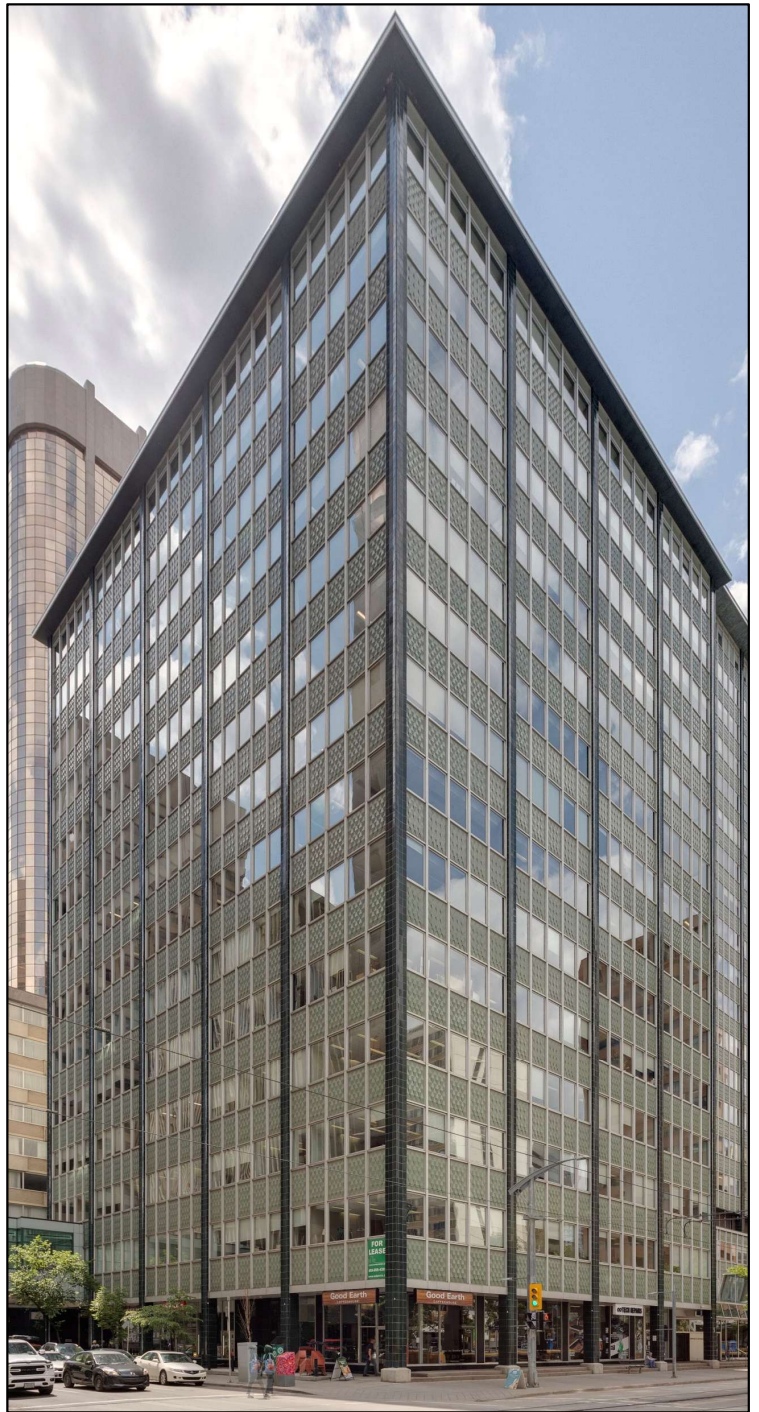


OFFICE SPACE FOR LEASE

ELVEDEN CENTRE

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



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 – July 2026

Iveagh House: 707 7th Avenue SW

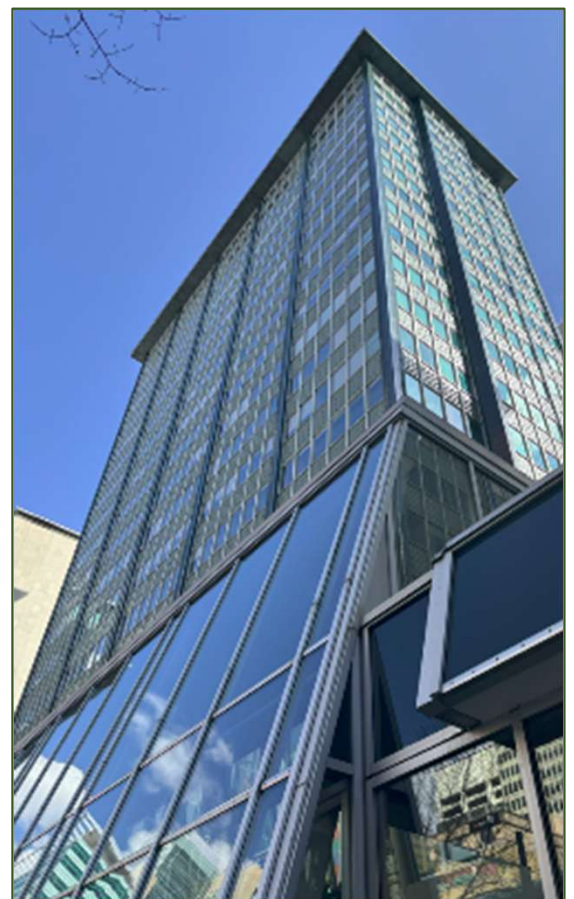
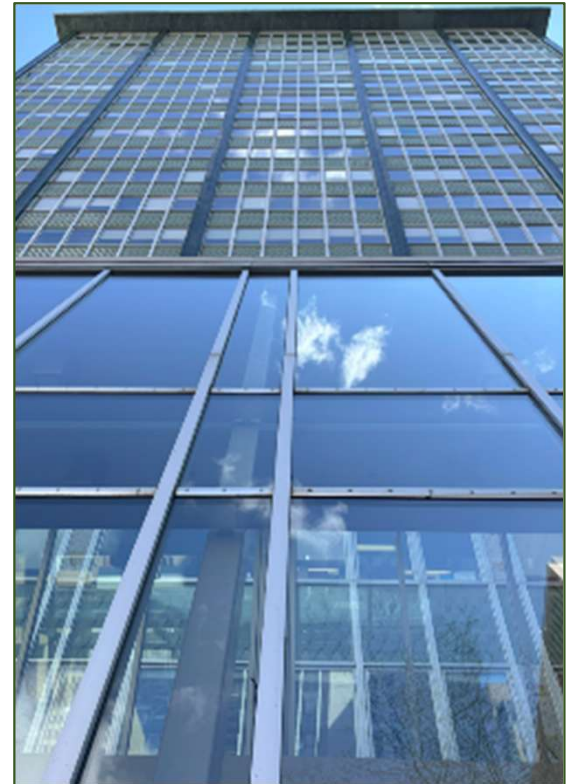
Suite	Area	Available	Comment
Suite 210	719 sf	Immediately	2 Offices, New LED Lights. LL will paint & carpet
Suite 410	1,694 sf	Immediately	Move-in Ready, 4 Offices
Suite 650-B	1,350 sf	60-90 days	Landlord will Demise
Suite 750	6,799 sf	Immediately	Landlord will Demise
Suite 900	10,739 sf	Immediately	Full Floor, Chalk Line Opportunity
Suite 1000-B	4,739 sf	60-90 days	Landlord will Demise
Suite 1410	2,624 sf	Immediately	Landlord will Demise & 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 610	1,939 sf	Immediately	LEASED
Suite 710	5,323 sf	Immediately	Office Intensive
Suite 800	3,273 sf	Immediately	Elevator Exposure, North Facing Suite
Suite 950	2,232 sf	01-Jul-26	LEASED
Suite 1420	1,666 sf	September 2026	Show Suite Under Construction
Suite 1430	1,646 sf	September 2026	Show Suite Under Construction
Suite 1500	3,450 sf	Immediately	Landlord will Renovate

Guinness House: 727 7th Avenue SW

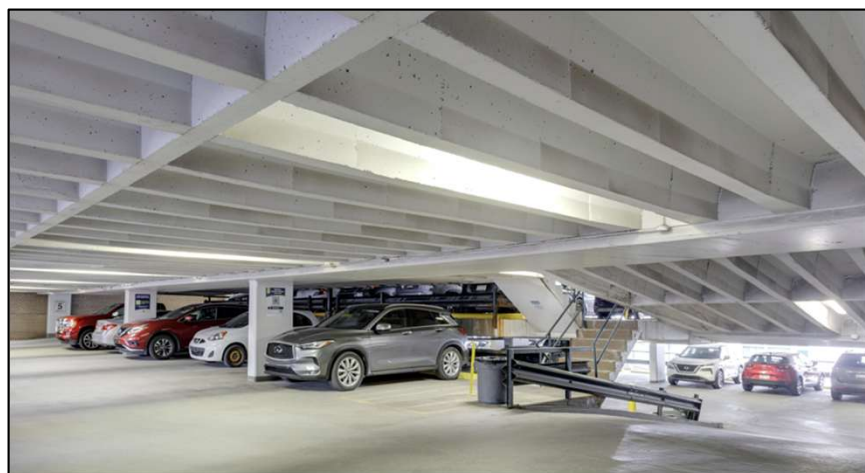
Suite	Area	Available	Comment
Suite 500	Individual Offices	Immediately	2 Offices Available Month to Month
Suite 800	10,903 sf	Immediately	Full Floor Opportunity
Suite 900	10,903 sf	Immediately	Full Floor Opportunity
Suite 1000	9,429 sf	Immediately	Base Building Condition
Suite 1150	5,372 sf	Immediately	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
Suite 1580	1,554 sf	Immediately	5 Offices, 1 Meeting Room



Please contact us for the Ground Floor Retail/Office Brochure

ELVEDEN CENTRE: Property Overview

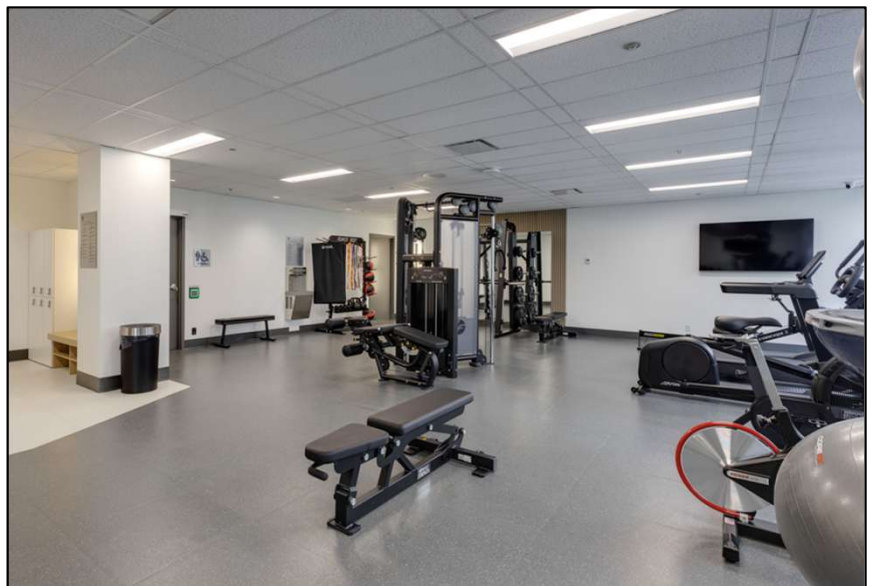
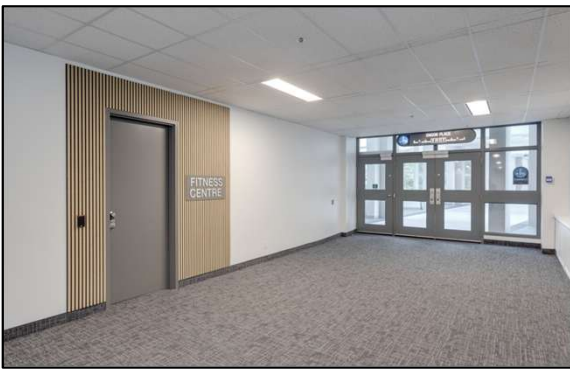
- **Iveagh House: 707 – 7th Ave. SW**
14 Floors | Floor Plate: 10,868 sf
 - **Elveden House: 717 – 7th Ave. SW**
20 Floors | Floor Plate: 7,800 sf
 - **Guinness House: 727 – 7th Ave. SW**
15 Floors | Floor Plate: 10,900 sf
 - **Landlord:** Estancia Investments Inc.
- ✓ New Fitness Centre
 - ✓ Secured 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
- 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 !

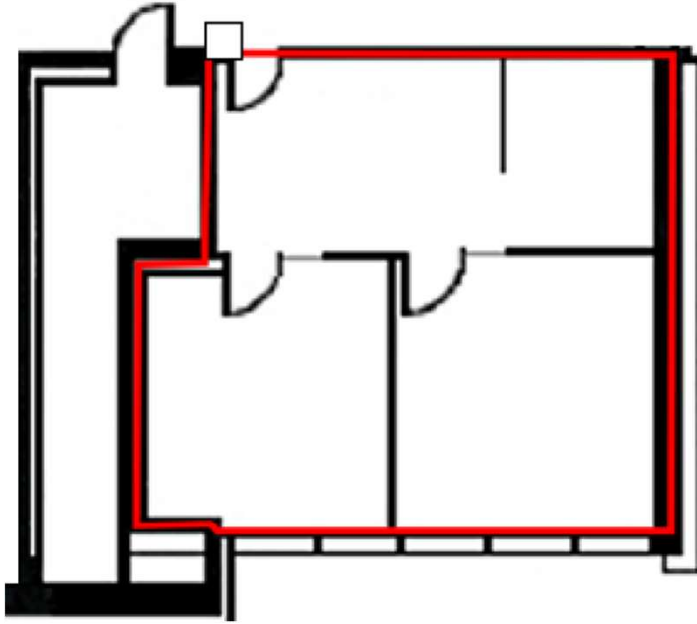
ELVEDEN CENTRE: Ground Floor Tenants

- D&N Kitchen
- 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



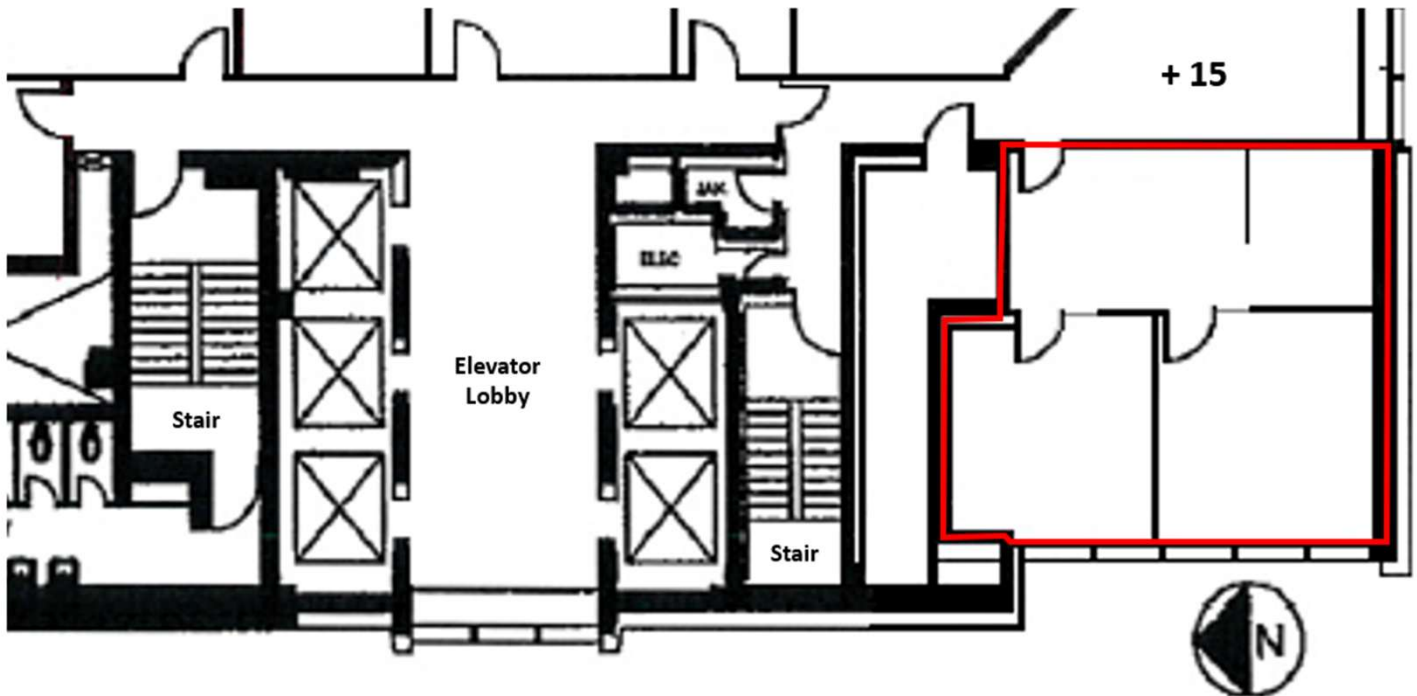
**Ground Floor Retail/Office Opportunities
are available For Lease. Please contact us for more information.**

IVEAGH HOUSE: 707 7th Avenue SW

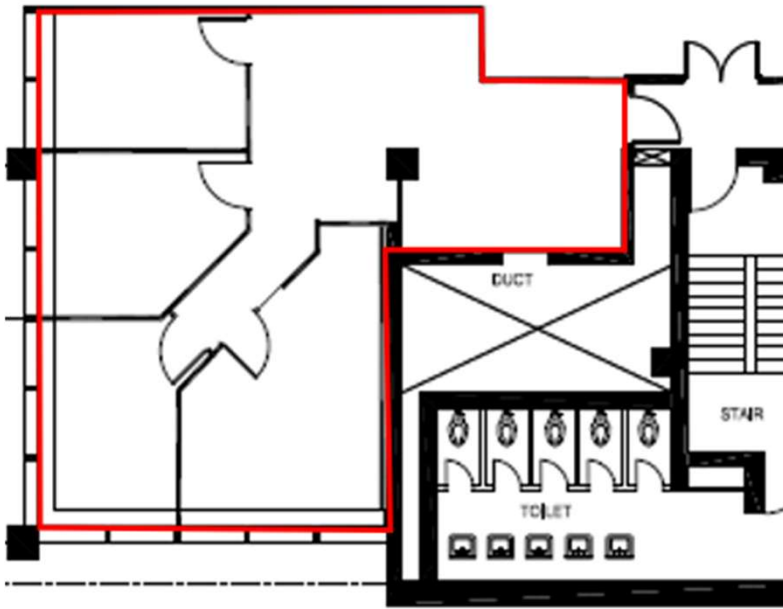


Suite 210: 716 sf

- ✓ Rare small suite
- ✓ Available May 1, 2026
- ✓ 2nd Floor, +15 location
- ✓ 2 exterior offices
- ✓ Small reception area
- ✓ Storage/IT room
- ✓ Renovations in progress (Paint, carpet & LED lights)

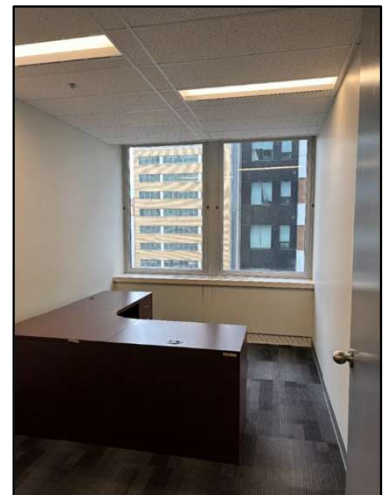
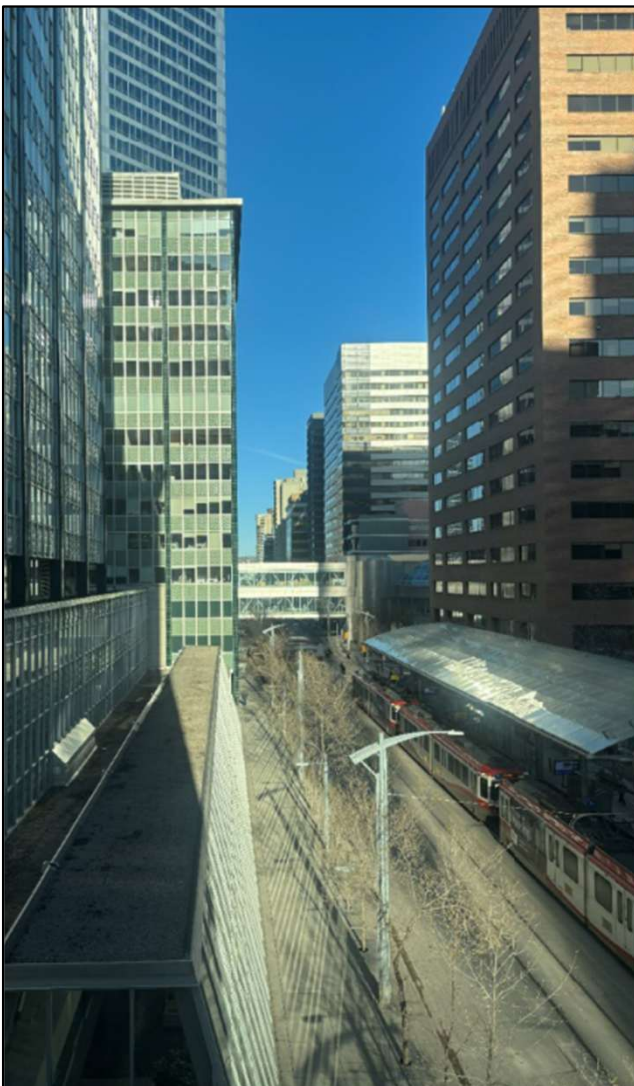


IVEAGH HOUSE: 707 7th Avenue SW



Suite 410: 1,694 sf

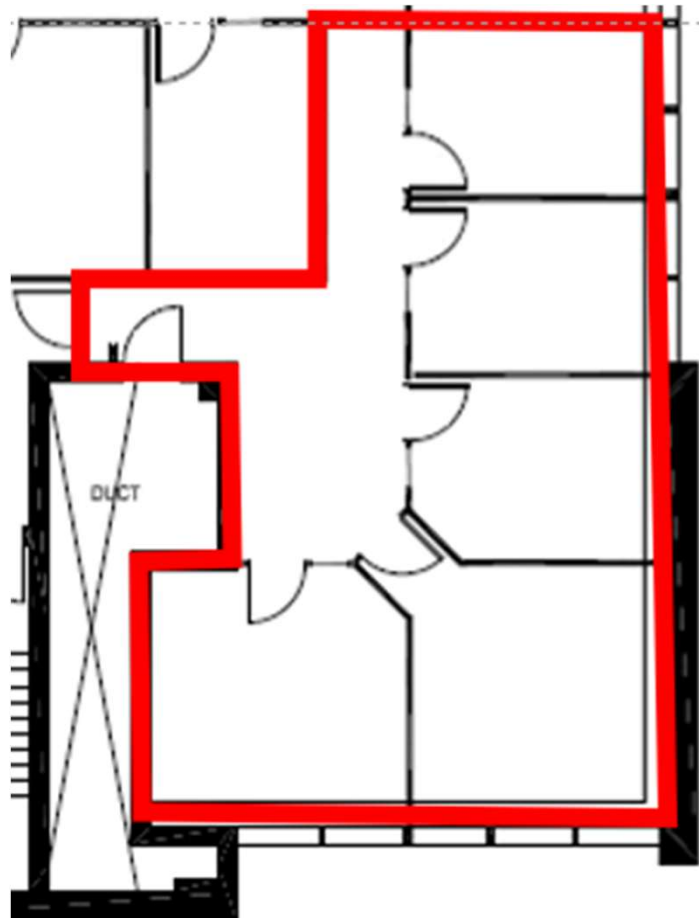
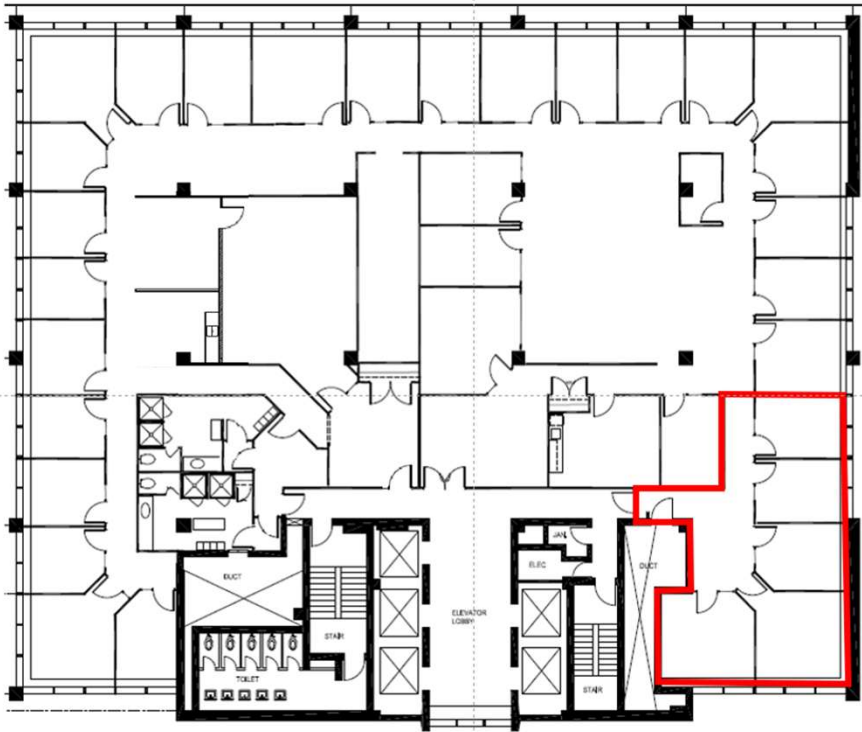
- ✓ Move-in ready
- ✓ Card reader access
- ✓ LED Lights
- ✓ Corner suite
- ✓ 4 exterior offices
- ✓ Open area



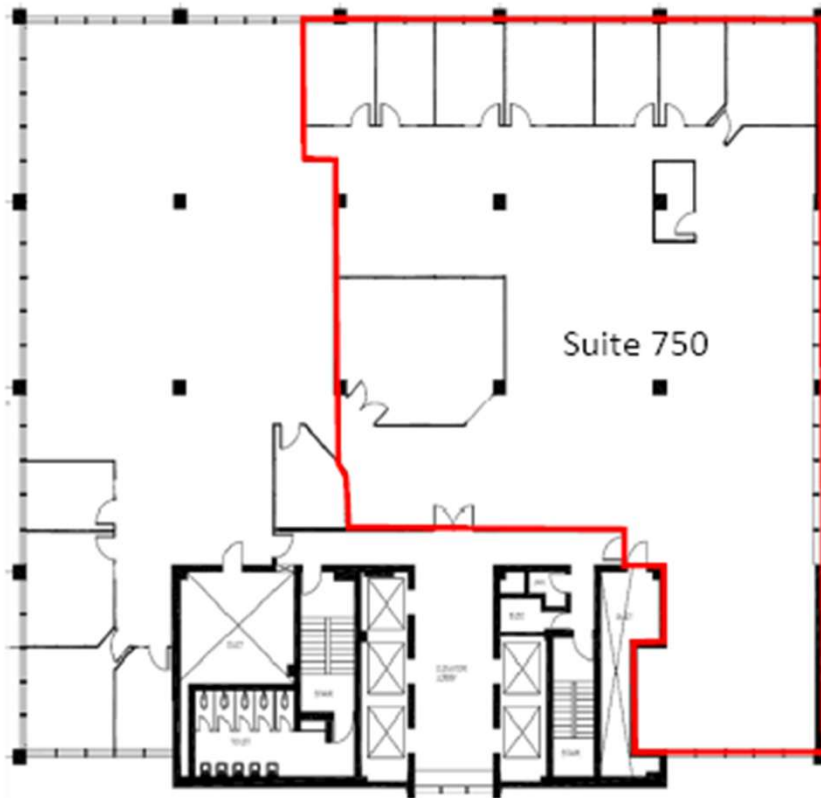
IVEAGH HOUSE: 707 7th Avenue SW

Suite 650-B: 1,350 sf

- ✓ 1,350 sf available
- ✓ Currently chalk-lined
- ✓ LED lights
- ✓ New carpet
- ✓ Landlord will demise for a new tenant with 60-90 days lead time

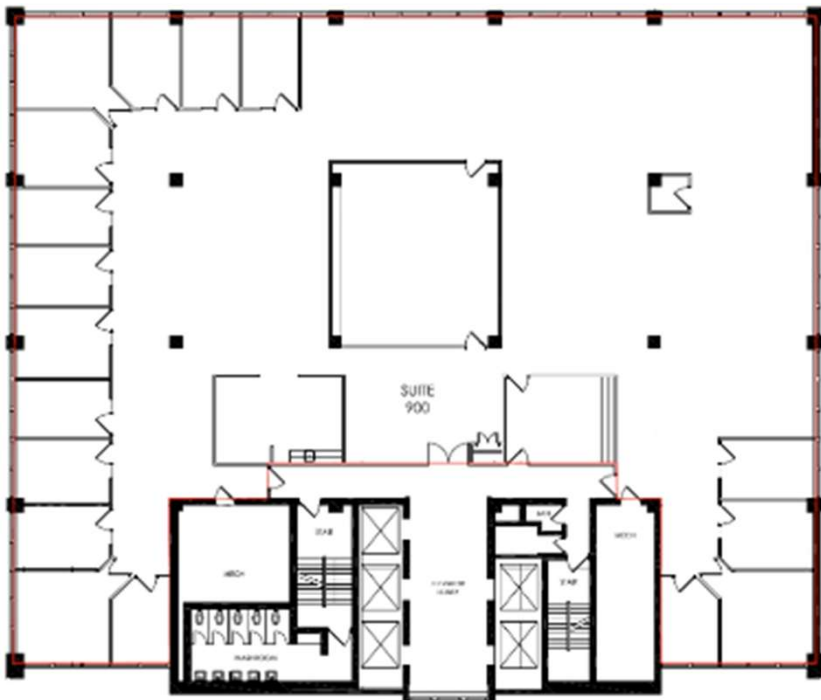


IVEAGH HOUSE: 707 7th Avenue SW



Suite 750: 6,799 sf

- ✓ Reception
- ✓ Boardroom
- ✓ 7 exterior offices
- ✓ Large open area
- ✓ Currently chalk-lined. Landlord will demise
- ✓ Entire floor can be made available – 10,799 sf

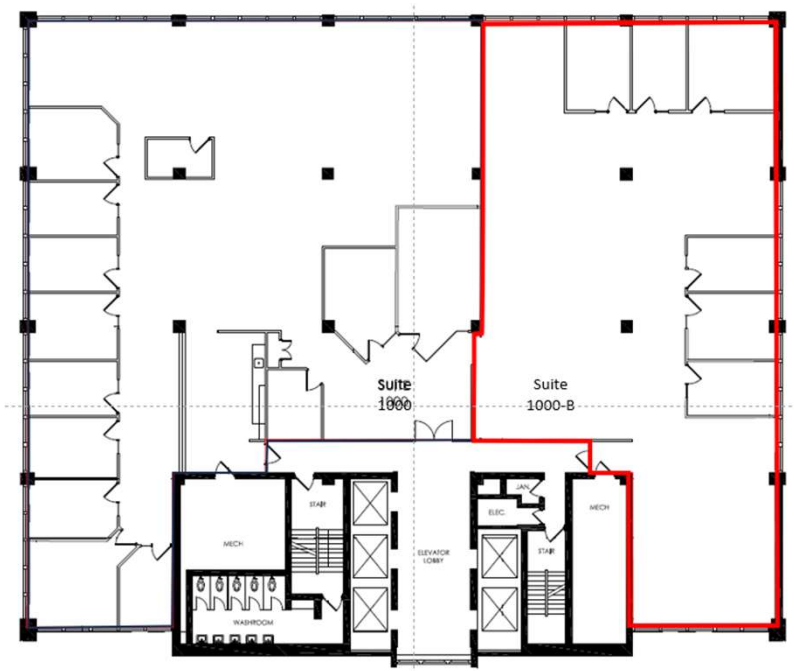


Suite 900: 10,739 sf

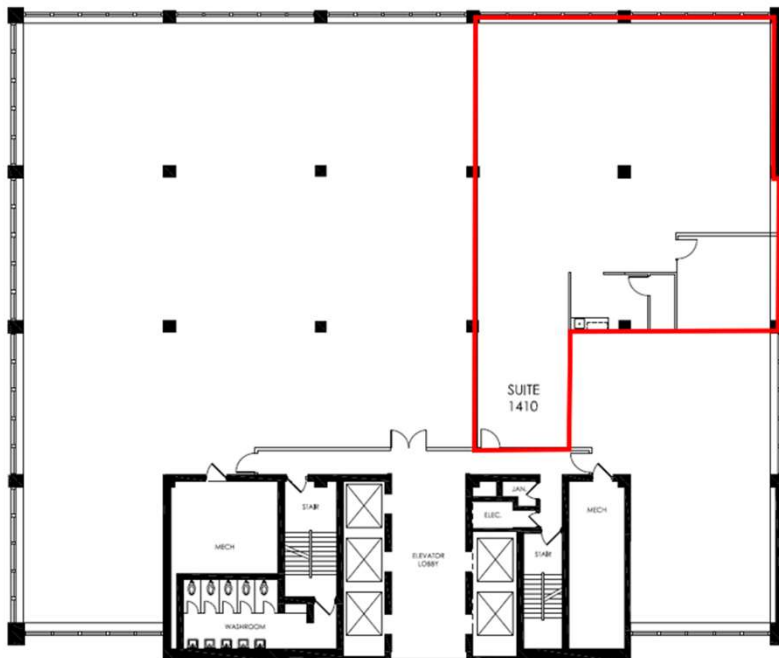
- ✓ Full floor
- ✓ Chalk line opportunity
- ✓ Reception
- ✓ 17 exterior offices
- ✓ Large open area
- ✓ Kitchen
- ✓ IT Room/Storage
- ✓ LED lights
- ✓ Landlord will upgrade finishes (Paint, Carpet, Kitchen) with 60-90 days lead time

IVEAGH HOUSE: 707 7th Avenue SW

Suite 1000-B: 4,739 sf



- ✓ Square footage is estimated
- ✓ Currently chalk-lined
- ✓ Landlord will demise for a new tenant with 60-90 days lead time
- ✓ New carpet, LED lights

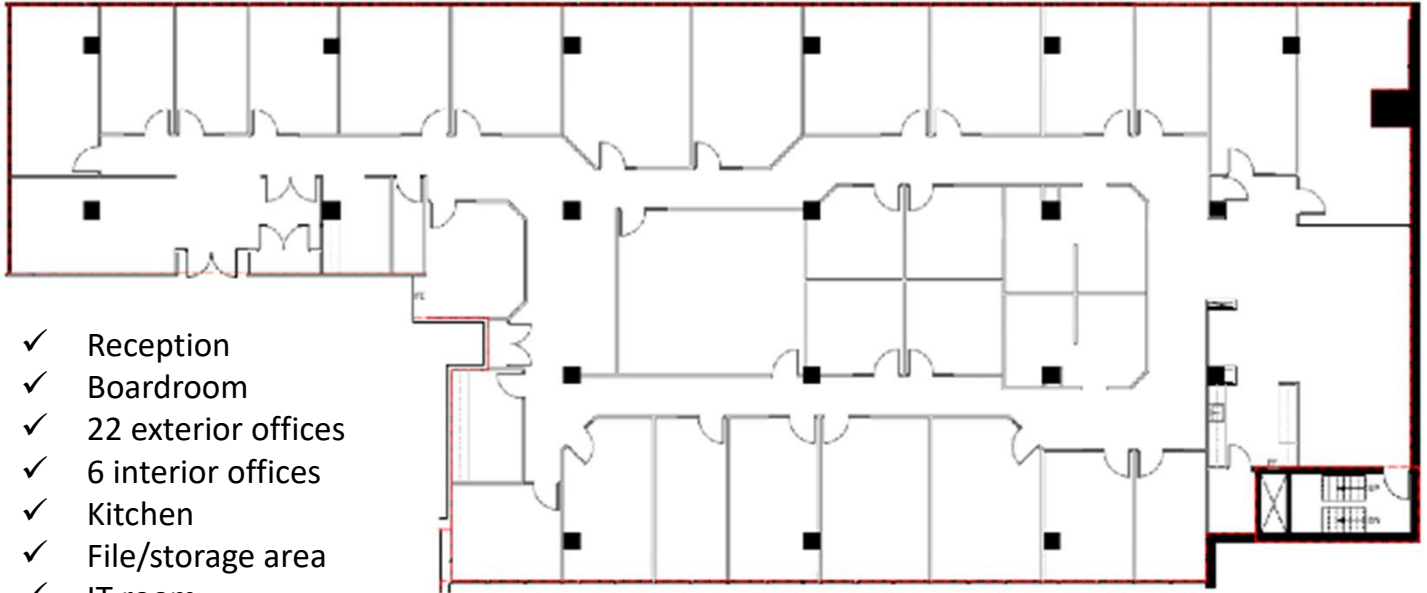


Suite 1410: 2,624 sf

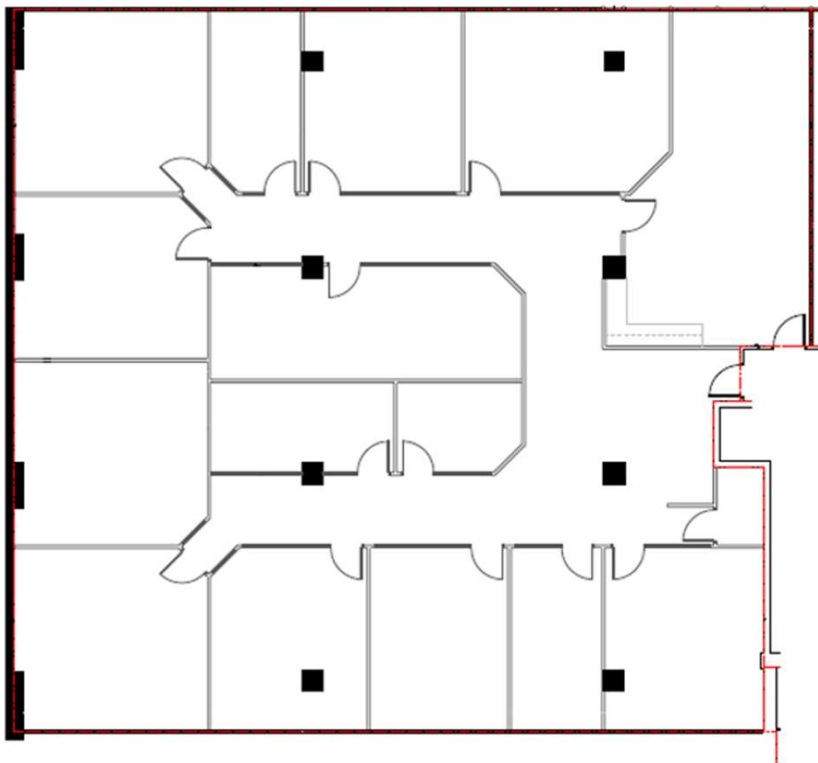
- ✓ Landlord will demise & renovate
- ✓ Reception
- ✓ 1 large office/meeting room
- ✓ Large open area
- ✓ Kitchen
- ✓ IT room/storage

ELVEDEN HOUSE: 717 7th Avenue SW

Suite 200: 10,078 sf

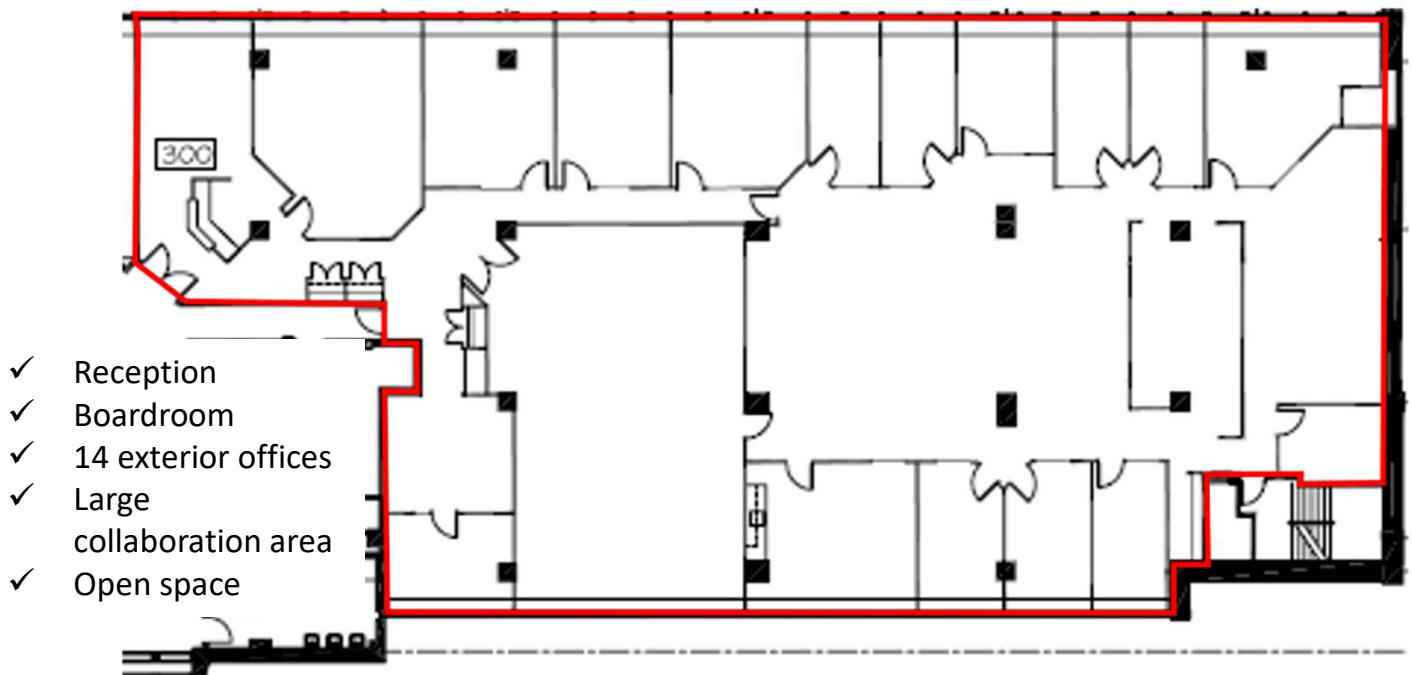


Suite 260: 5,846 sf

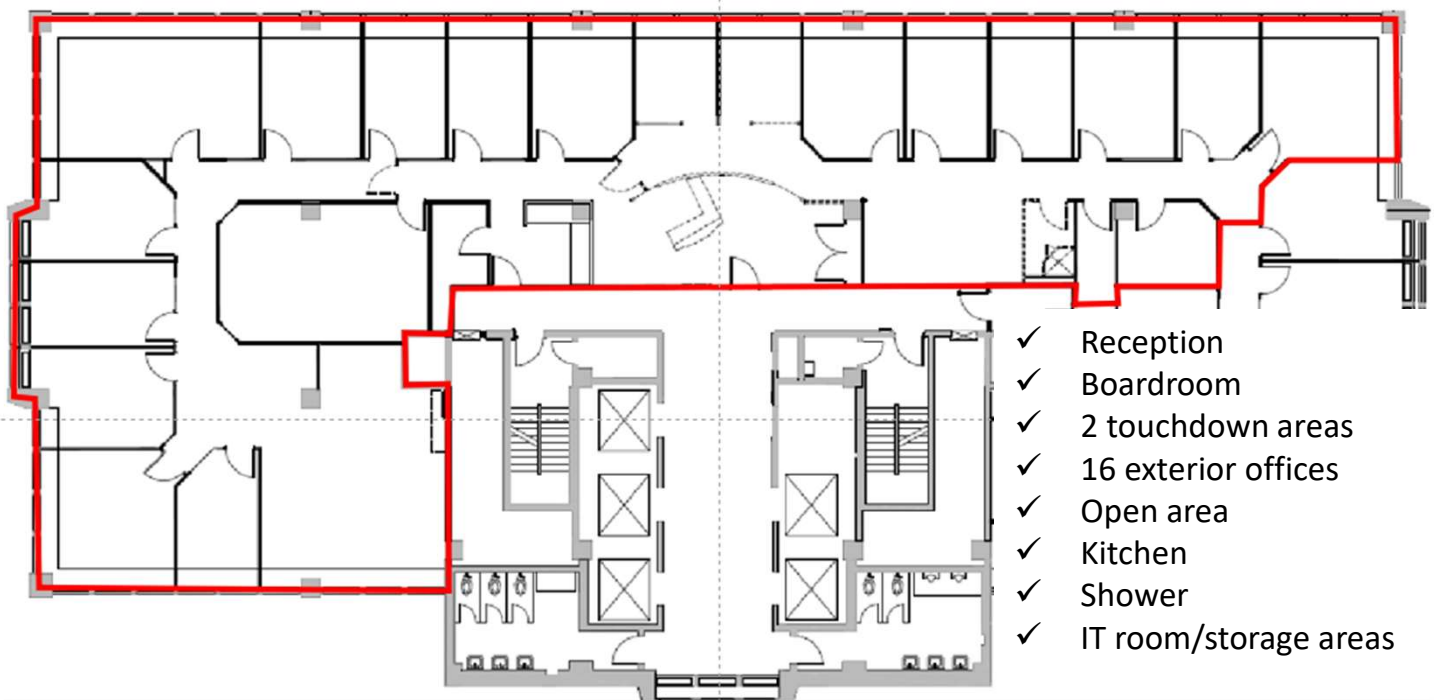


ELVEDEN HOUSE: 717 7th Avenue SW

Suite 300: 9,216 sf



Suite 710: 5,323 sf



ELVEDEN HOUSE: 717 7th Avenue SW

Suite 800: 3,273 sf

- ✓ **Available July 1, 2026**
- ✓ NW corner of the building
- ✓ Elevator lobby exposure
- ✓ Double glass door entry
- ✓ Reception area/open space
- ✓ 1 meeting room
- ✓ 7 external offices
- ✓ Kitchen, IT/storage
- ✓ Large storage room
- ✓ LED lights
- ✓ Some furniture available



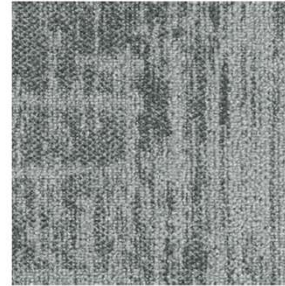
ELVEDEN HOUSE: 717 7th Avenue SW

Suite 1420: 1,666 sf*

- ✓ **Show Suite Under Construction**
- ✓ **Available September 2026**
- ✓ * 1,666 sf estimated usable area
- ✓ Rentable area estimated at 1,750 sf +/-
- ✓ Located on NE corner of 14th floor
- ✓ Reception
- ✓ Meeting room
- ✓ 4 Offices
- ✓ Open area for 2 workstations
- ✓ Kitchen
- ✓ Copy area

studio
presber

Suite 1420



Milliken Major Frequency: One Distortion, Colour Tremor DTN209-118



Larger Carpet Install Image



Milliken Fortified Foundations 5.0mm Pike, Colour Cloud PIK144



Walls, BM White Diamond



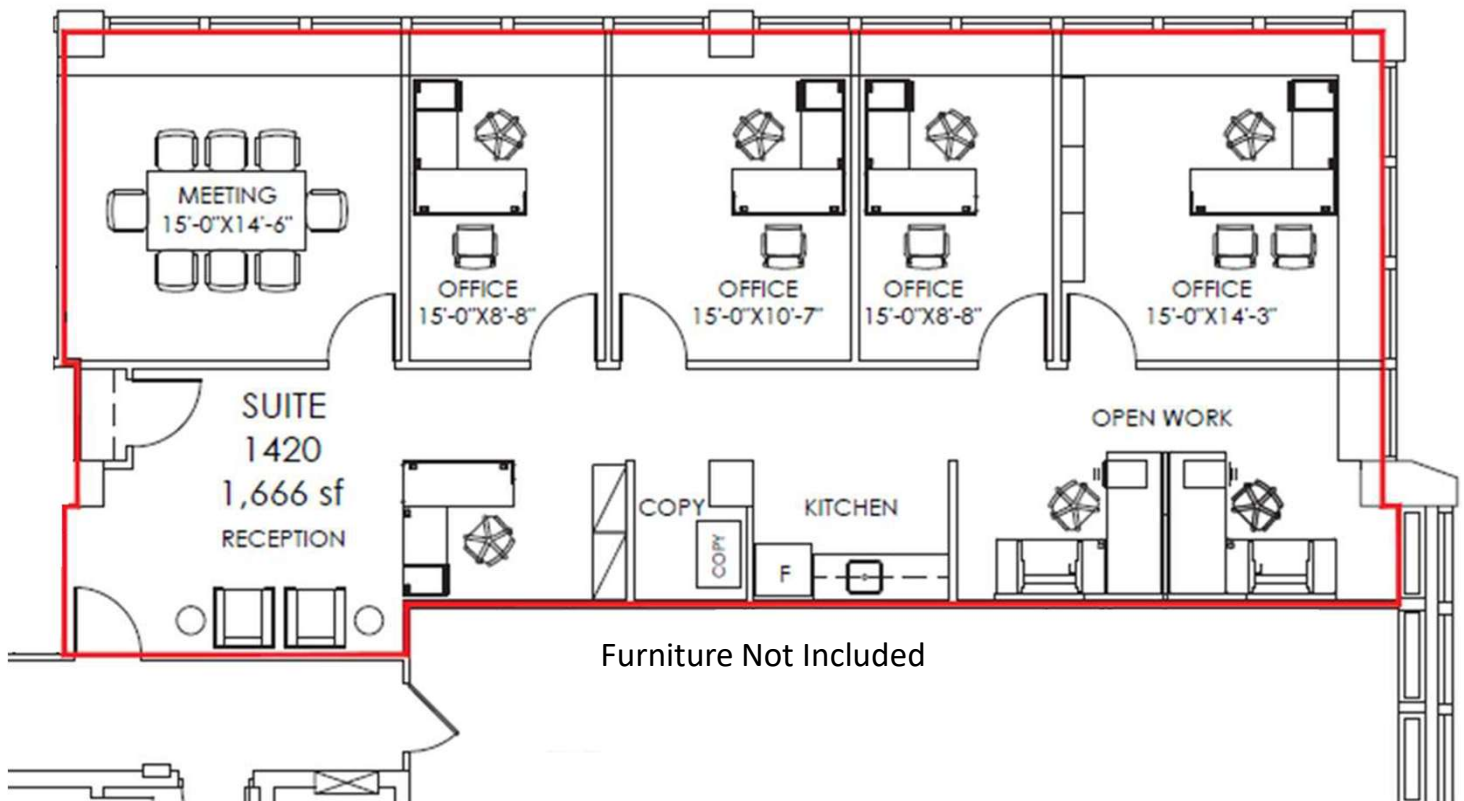
Doors, BM Silver Lake 1598



Laminate, Wilsonart Pewter D73-60



Quartz, Ceasarstone Pure White



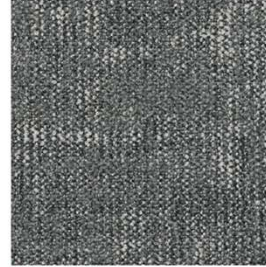
ELVEDEN HOUSE: 717 7th Avenue SW

Suite 1430: 1,646 sf*

- ✓ **Show Suite Under Construction**
- ✓ **Available September 2026**
- ✓ *1,646 sf estimated usable area
- ✓ Rentable area estimated at 1,750 sf +/-
- ✓ Located on SE corner of 14th floor
- ✓ Reception
- ✓ Meeting room
- ✓ 3 offices
- ✓ Open area for 4 workstations
- ✓ Kitchen/copy area

studio
presber

Suite 1430 (Stone Veneer Panels)



Milliken Sterovision
Lightwave, Colour Airglow LWV13



Larger Carpet Install Image (subtle texture so as not to compete with stone veneer)



Milliken Fortified Foundations 5.0mm
Siberian Larch, Colour Cove SIB211



Walls, BM
White Diamond OC-61



Laminate, Wilsonart
Fawn Cypress 8208K-16

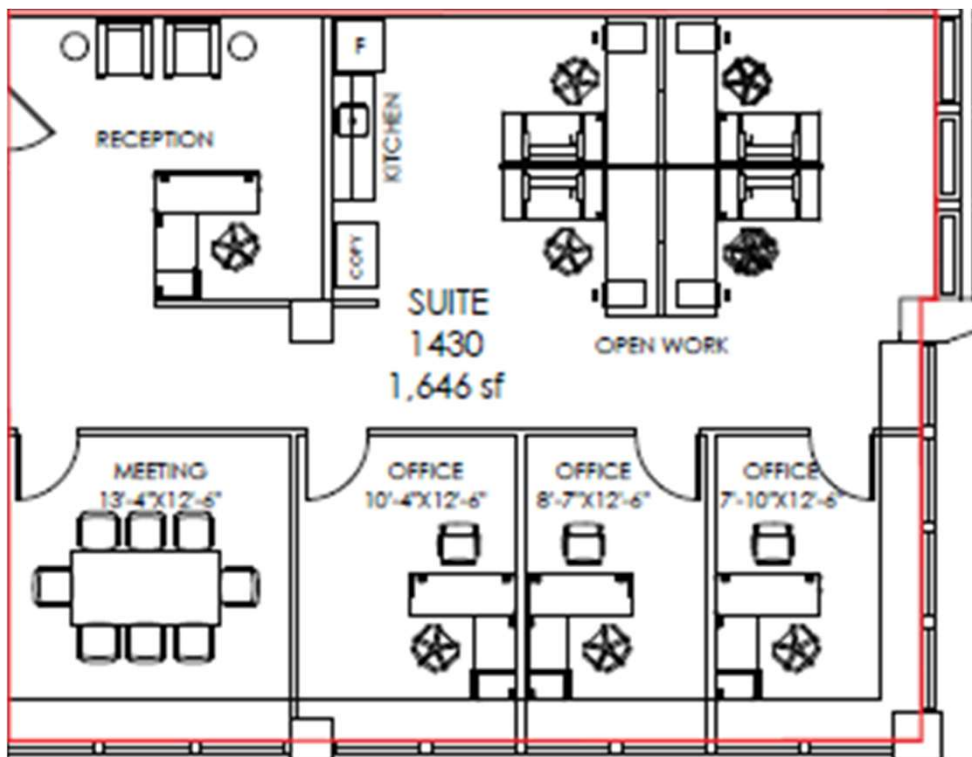


Doors, BM
Galverston Gray AC-27



Quartz, Ceasarstone
Pure White 1141

Materials Concept

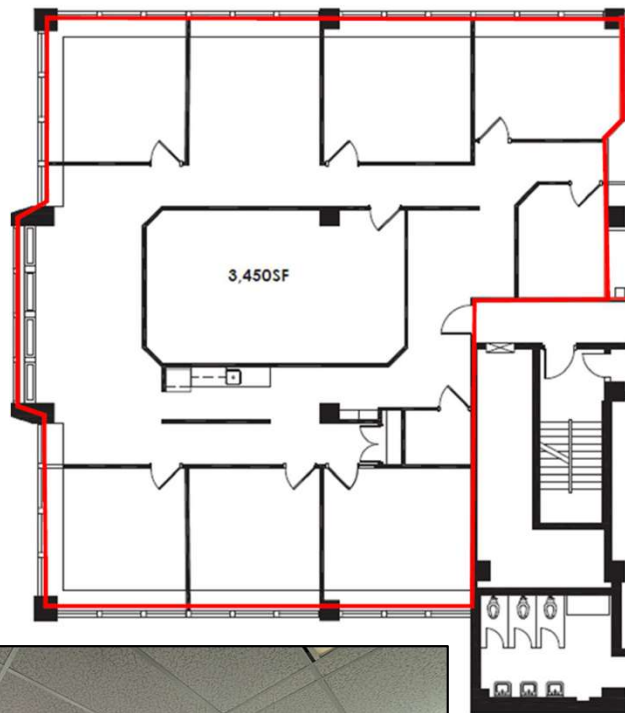


Furniture Not Included

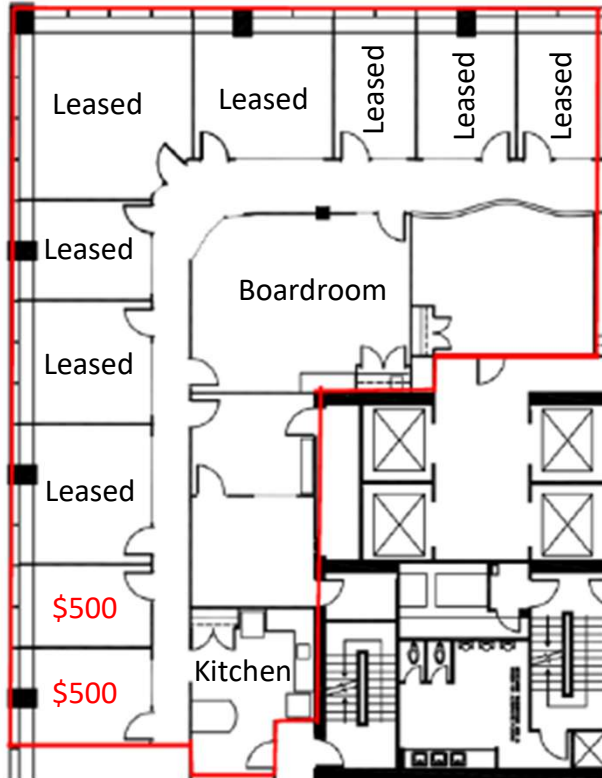
ELVEDEN HOUSE: 717 7th Avenue SW

Suite 1500: 3,450 sf

- ✓ 6 Offices
- ✓ Large boardroom
- ✓ Open area
- ✓ Kitchen
- ✓ Landlord will reconfigure & renovate (Paint, carpet, upgraded coffee station)

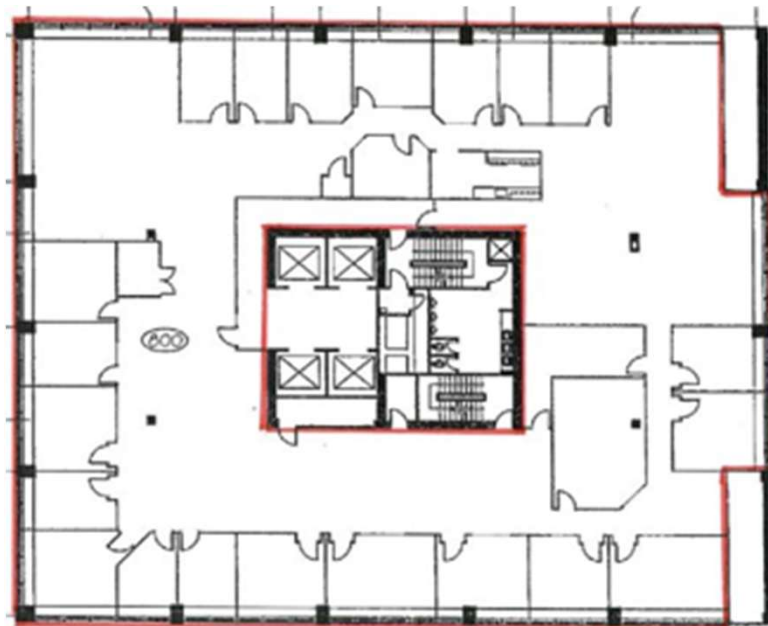


GUINNESS HOUSE: 727 7th Avenue SW



Suite 500: 4,237 sf

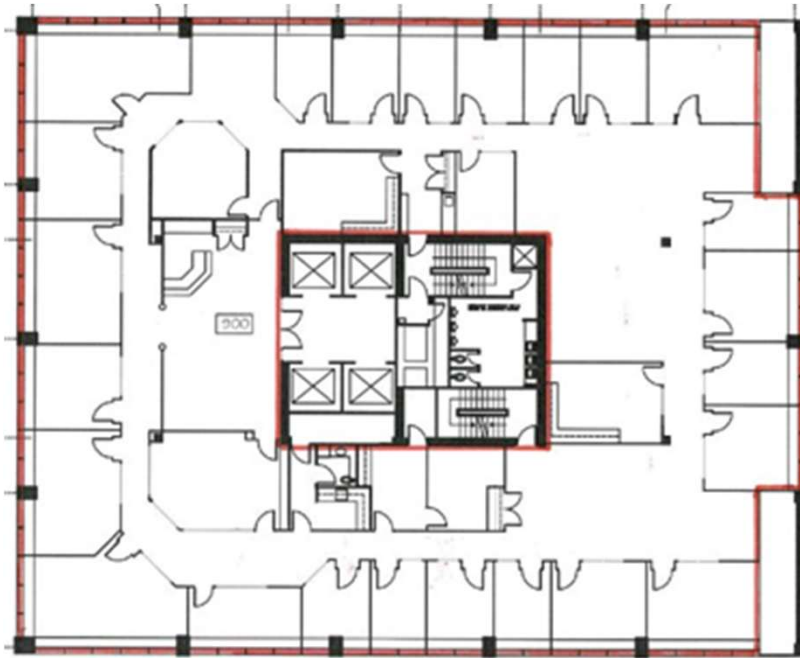
- ✓ Individual offices available on month to month basis
- ✓ 3 offices available immediately
- ✓ Lockable offices
- ✓ Shared boardroom
- ✓ Shared kitchen
- ✓ Elevator exposure
- ✓ LED Lights



Suite 800: 10,903 sf

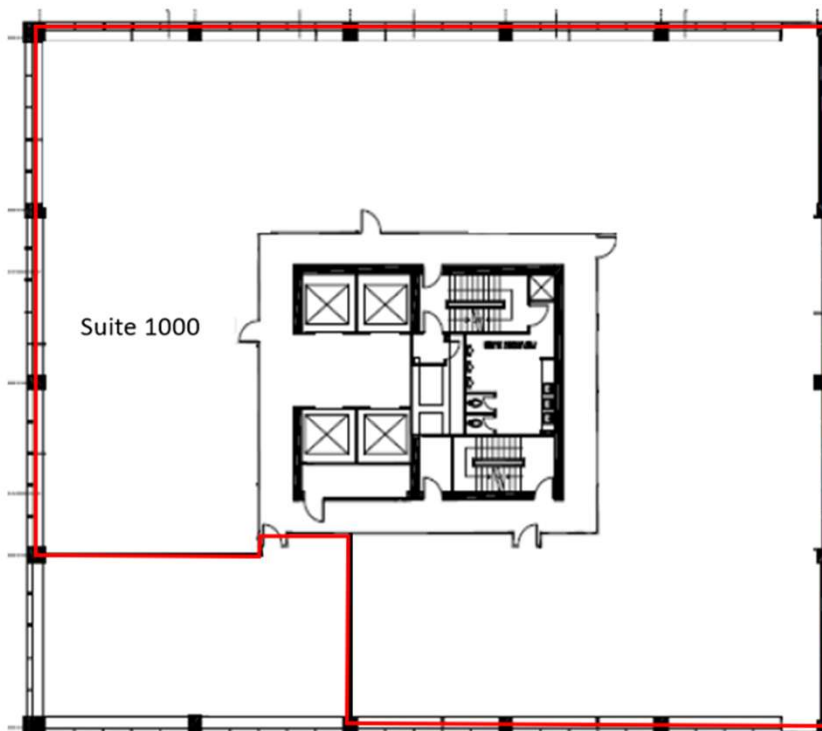
- ✓ Full floor opportunity
- ✓ 21 exterior offices
- ✓ Meeting rooms
- ✓ Open areas
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 900: 10,903 sf

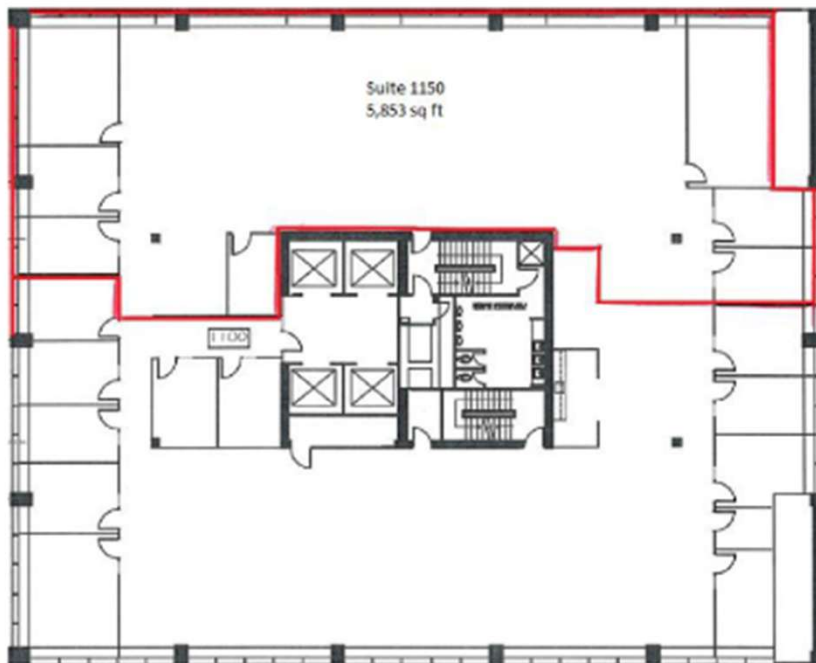
- ✓ Full floor opportunity
- ✓ Reception
- ✓ 24 exterior offices
- ✓ Meeting rooms
- ✓ Kitchen
- ✓ Storage area



Suite 1000: 9,429 sf

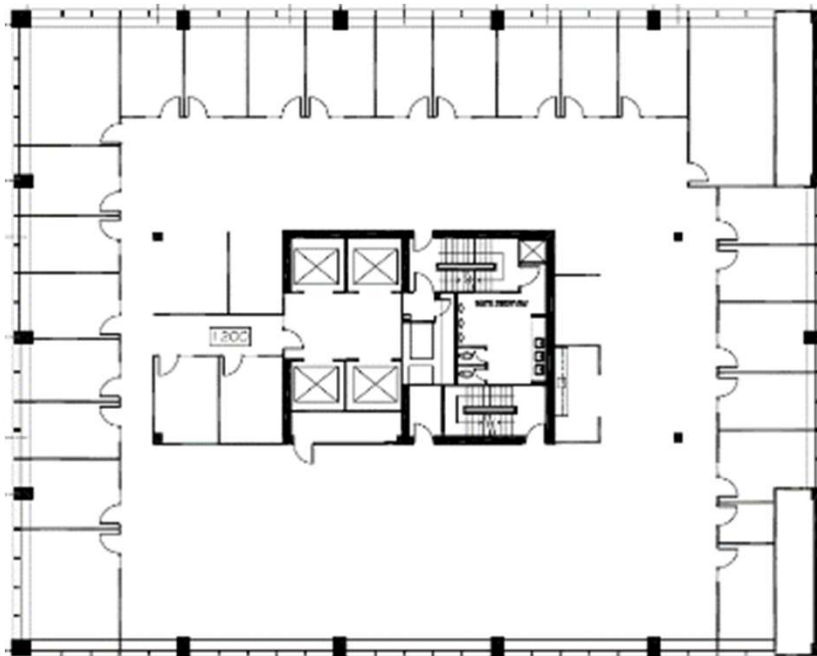
- ✓ Base building condition
- ✓ Please contact for additional information

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1150: 5,853 sf

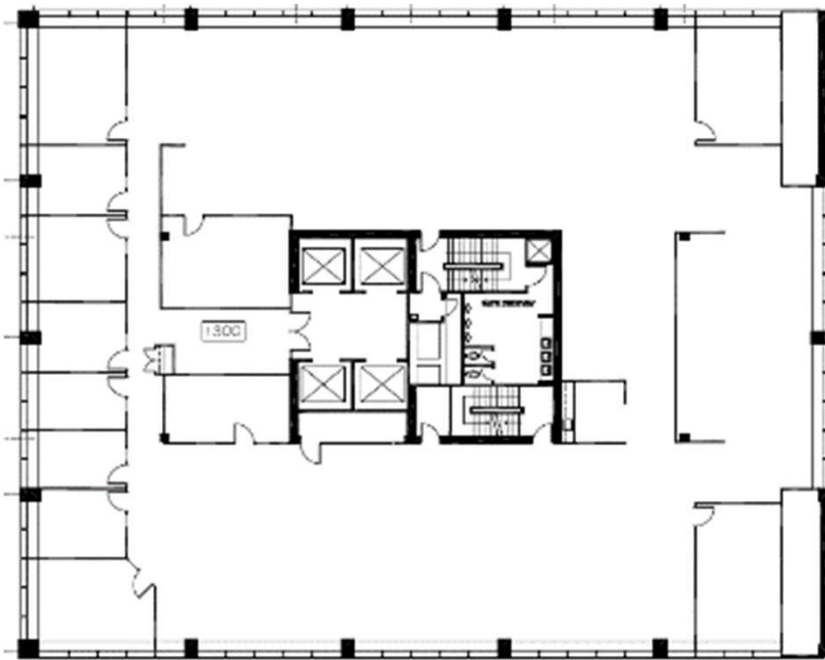
- ✓ Large open work areas
- ✓ Storage
- ✓ Please contact for additional information



Suite 1200: 10,853 sf

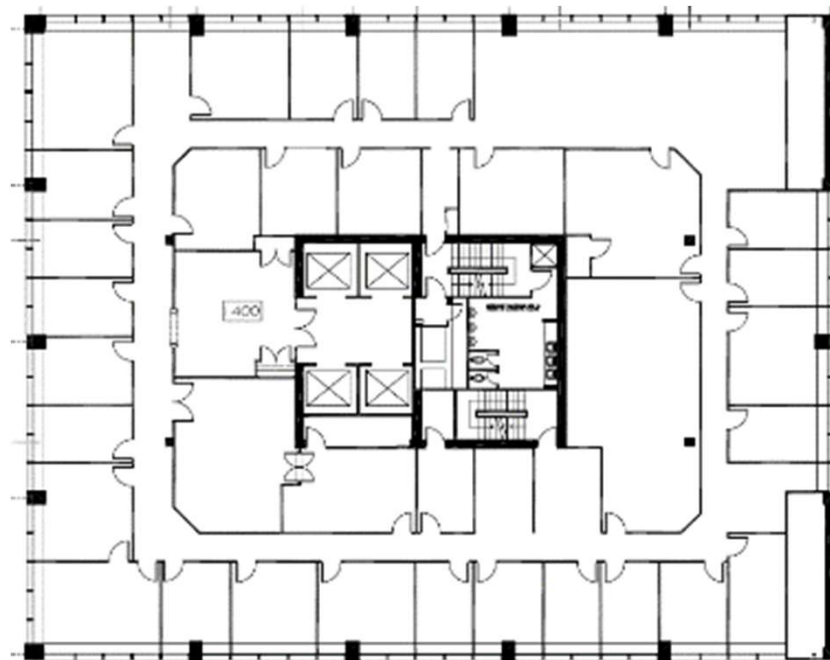
- ✓ Full floor opportunity
- ✓ 23 exterior offices
- ✓ Meeting rooms
- ✓ Large open area for workstations
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW



Suite 1300: 10,853 sf

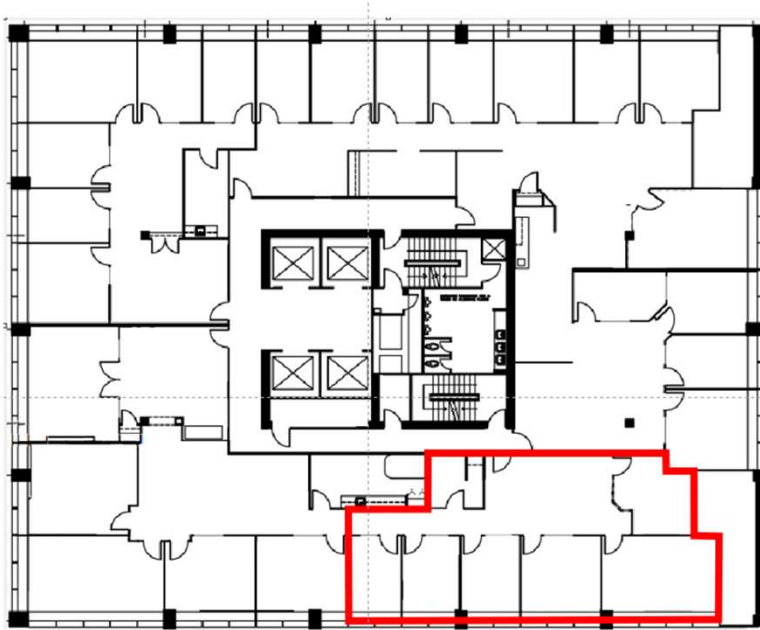
- ✓ Full floor opportunity
- ✓ 8 exterior offices
- ✓ Large open area for workstations
- ✓ 3 meeting rooms
- ✓ Kitchen
- ✓ IT room



Suite 1400: 10,853 sf

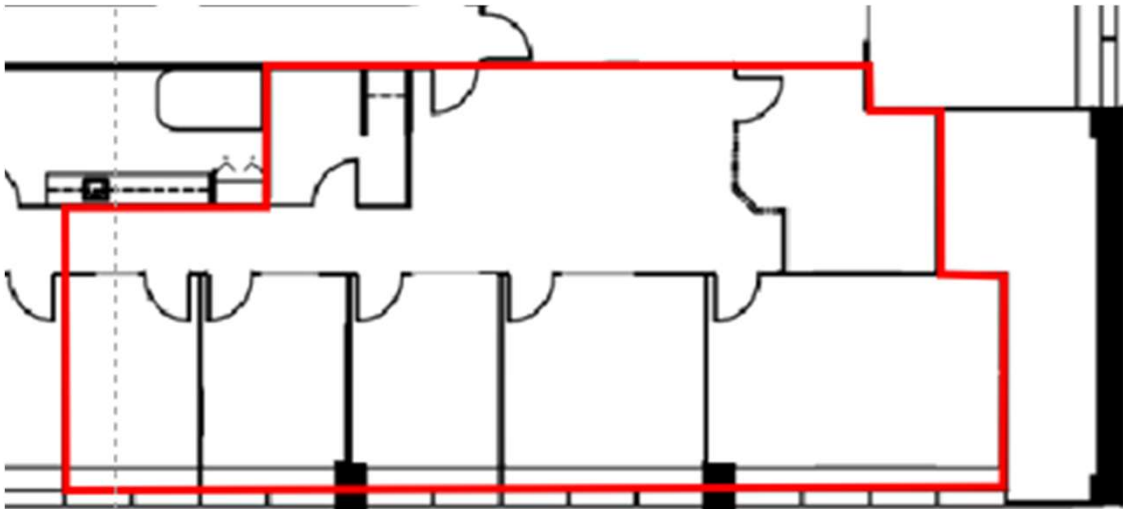
- ✓ Landlord will renovate & reconfigure – Please contact for additional information.
- ✓ Full floor opportunity
- ✓ Reception
- ✓ Boardroom
- ✓ 24 exterior offices
- ✓ Open areas for workstations
- ✓ IT room/storage
- ✓ Kitchen

GUINNESS HOUSE: 727 7th Avenue SW

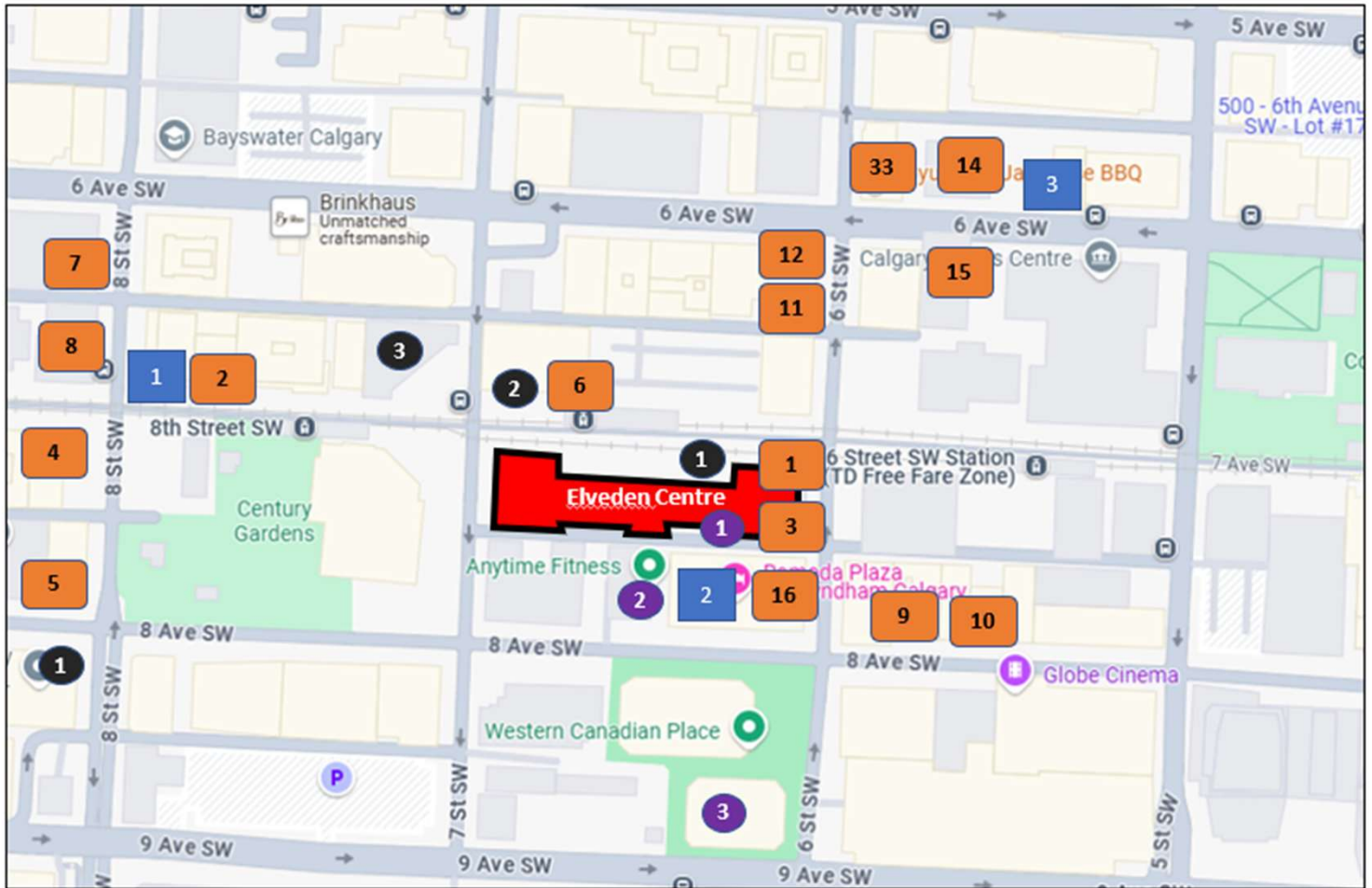


Suite 1580: 1,554 sf

- ✓ **New to Market**
- ✓ Located on SW portion of 15th floor
- ✓ 5 exterior offices
- ✓ 1 interior office/meeting room
- ✓ Small area for workstation(s)
- ✓ New LED lights
- ✓ Landlord open to installing small coffee station
- ✓ Availability of furniture being verified
- ✓ Contact us for more information



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 | 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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Director of Leasing
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cmacdonald@estancia.ca



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VP Real Estate Services
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