

8 WEST

903 8th Avenue SW
Calgary, Alberta

FOR LEASE

TORODE Realty Advisors Ltd.

**Retail opportunity
of 5,872 square feet
on prominent street
corner.**

TORODE Realty Advisors Ltd. and
TORODE Commercial Ltd. present
8 West, a modern building at the
southwest corner of 8th Avenue
and 8th Street SW in Calgary's
downtown core.

Construction for 8 West
commenced in Q4 of 2006 and
completion is estimated for
summer 2008.

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LOCATION

Located one block from the LRT and bus routes, the site can also be directly accessed from 9th Avenue SW. 8 West will feature 10 floors totaling 146,343 square feet, underground parking, floor to ceiling glazed windows, main floor amenities, and downtown and mountain views.

FEATURES

- The balance of city block to feature a highrise residential and hotel project
- Fronts major arterial route 8th Street and one block away from LRT



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TOTAL SQUARE FOOTAGE:

146,343 sq. ft.

RETAIL:

7,489 usable square feet of retail
– corner location available which is
5,872 square feet with 130 feet of
frontage.

AVERAGE FLOOR PLATE:

14,348 sq. ft.

ESTIMATED OPERATING COSTS (2008):

\$10.00

LEASEHOLD IMPROVEMENTS:

Negotiable

SUBSTANTIAL COMPLETION:

June 2008

MISCELLANEOUS:

Deal completed with national
coffee chain

Excellent restaurant opportunity on
high exposure corner location

Over 1,000,000 sq. ft. of office space
within one block radius.

Several hotels and high rise
residential towers within close
proximity

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GROUND FLOOR PLAN

