

FOR LEASE



Century Park Place

855 8th Avenue SW



CUSHMAN &
WAKEFIELD

Aggressive Inducement Packages Available



Property Highlights

- Variety of suite build-outs to suit any tenant.
- Move-in ready suites.
- Aggressive market lease rates.
- Suites come with an abundance of natural light.
- Underground parking.
- On-site security.
- Amenity rich area.
- Tim Hortons on the main floor of the building.
- Walking distance to 7 Ave LRT station.

Available Spaces

- Suite 205:** 905 sf
- Suite 300:** 8,049 sf (Demisable)
- Suite 500:** 8,040 sf (Demisable)
- Suite 700:** 7,320 sf
- Suite 1010:** 1,950 sf ([Show Suite Coming Soon](#))

Details

- Operating Costs:** \$15.07/psf (2024)
- Term:** Flexible
- Occupancy:** Immediately
- Lease Rate:** Market Lease Rates
- TIA:** Negotiable
- Parking Ratio:** 1 : 1,800 sf
- Parking Cost:** \$400.00 per month, per stall



UNDERGROUND PARKING



UPGRADED LED LIGHTING



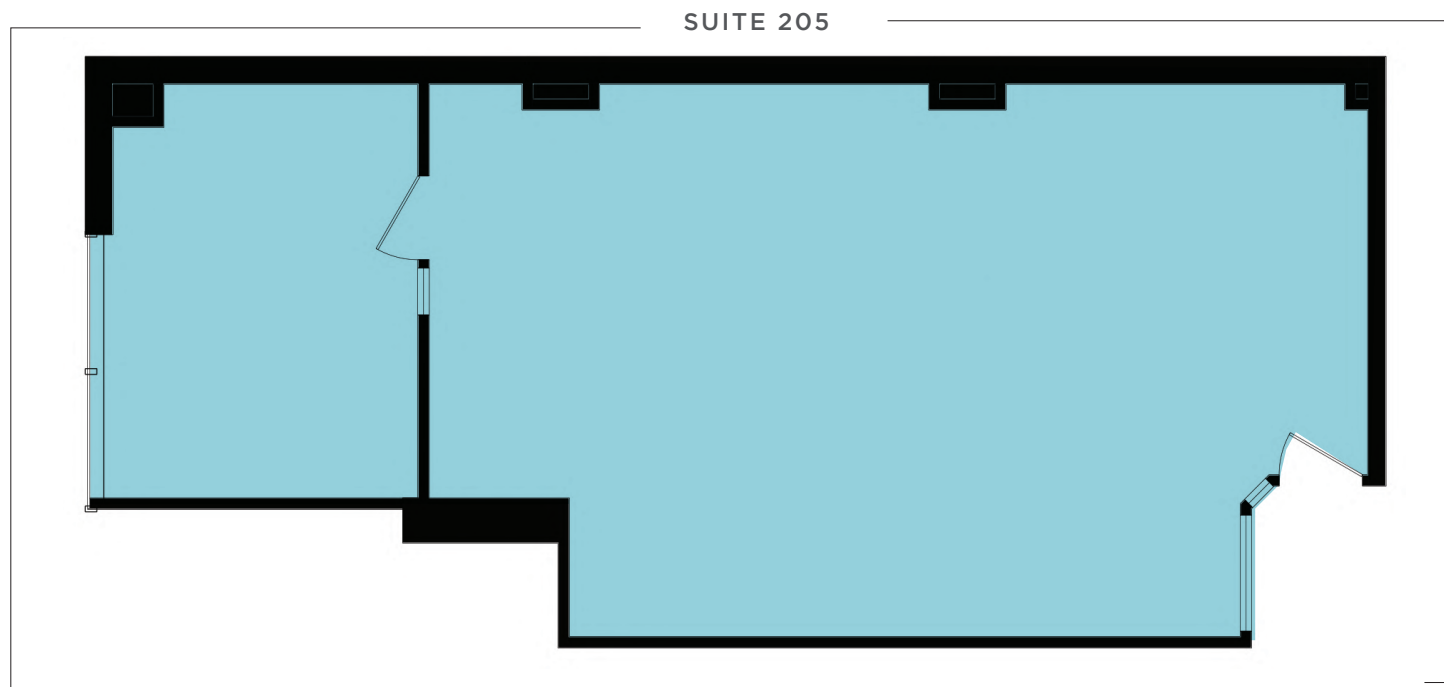
ON-SITE SECURITY



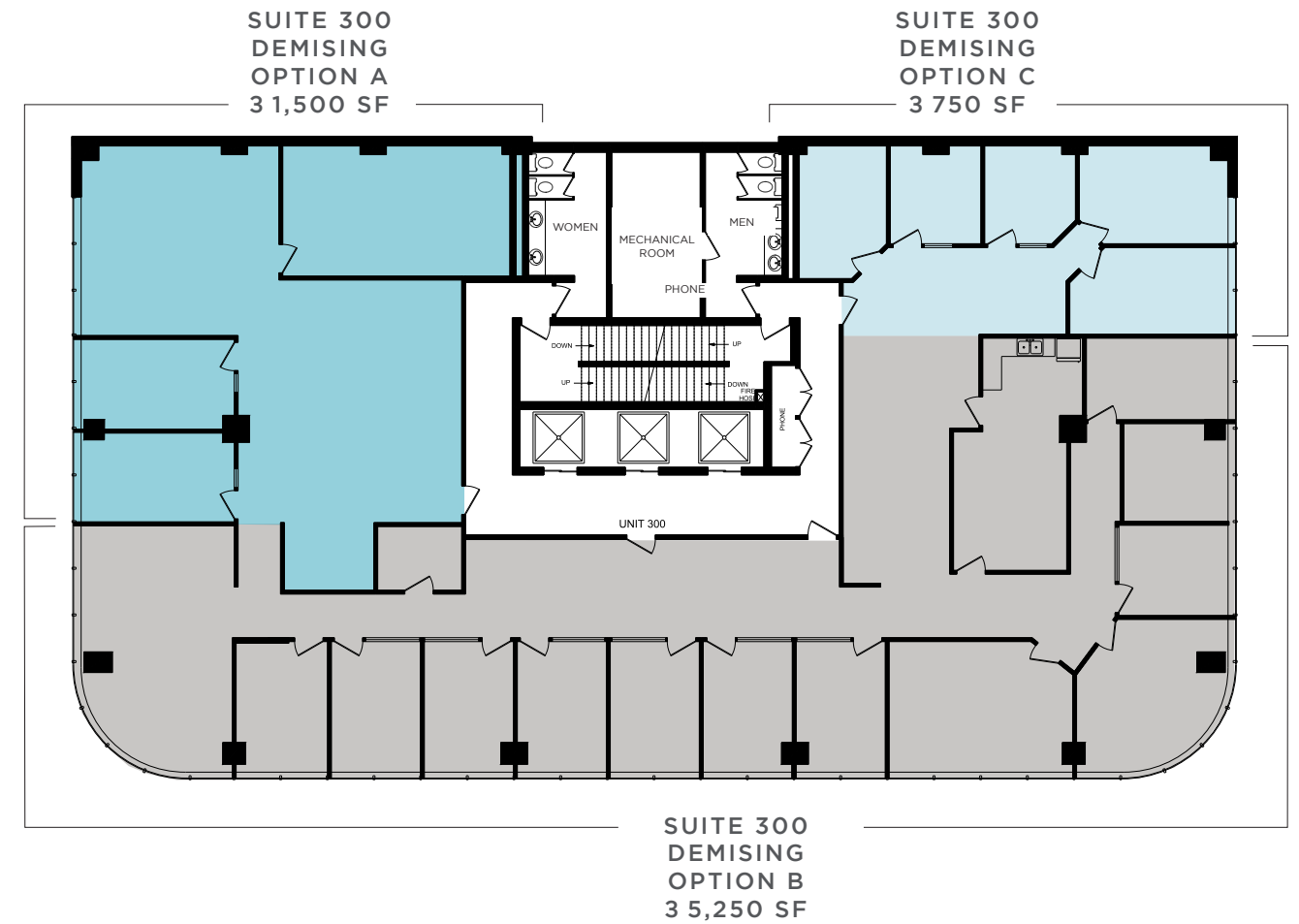
PROFESSIONAL MANAGEMENT

Floorplans

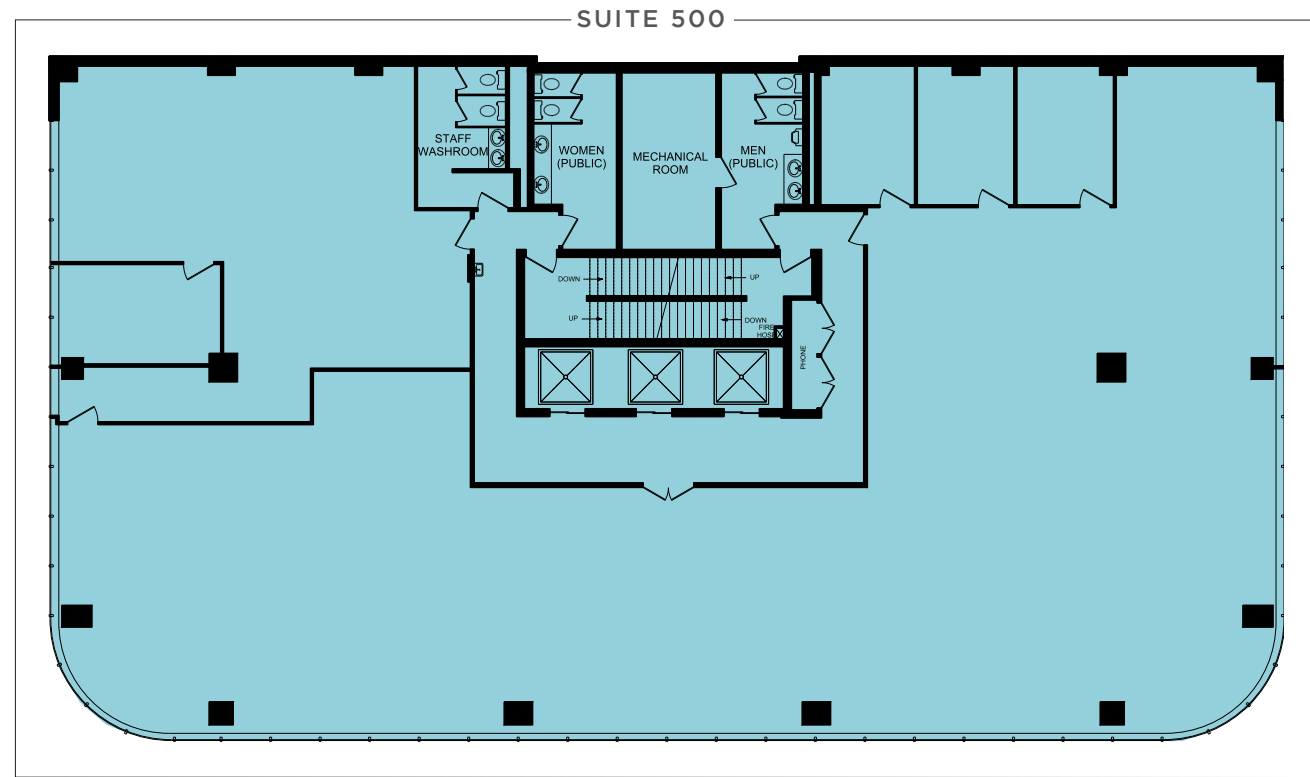
2nd Floor
905 sf



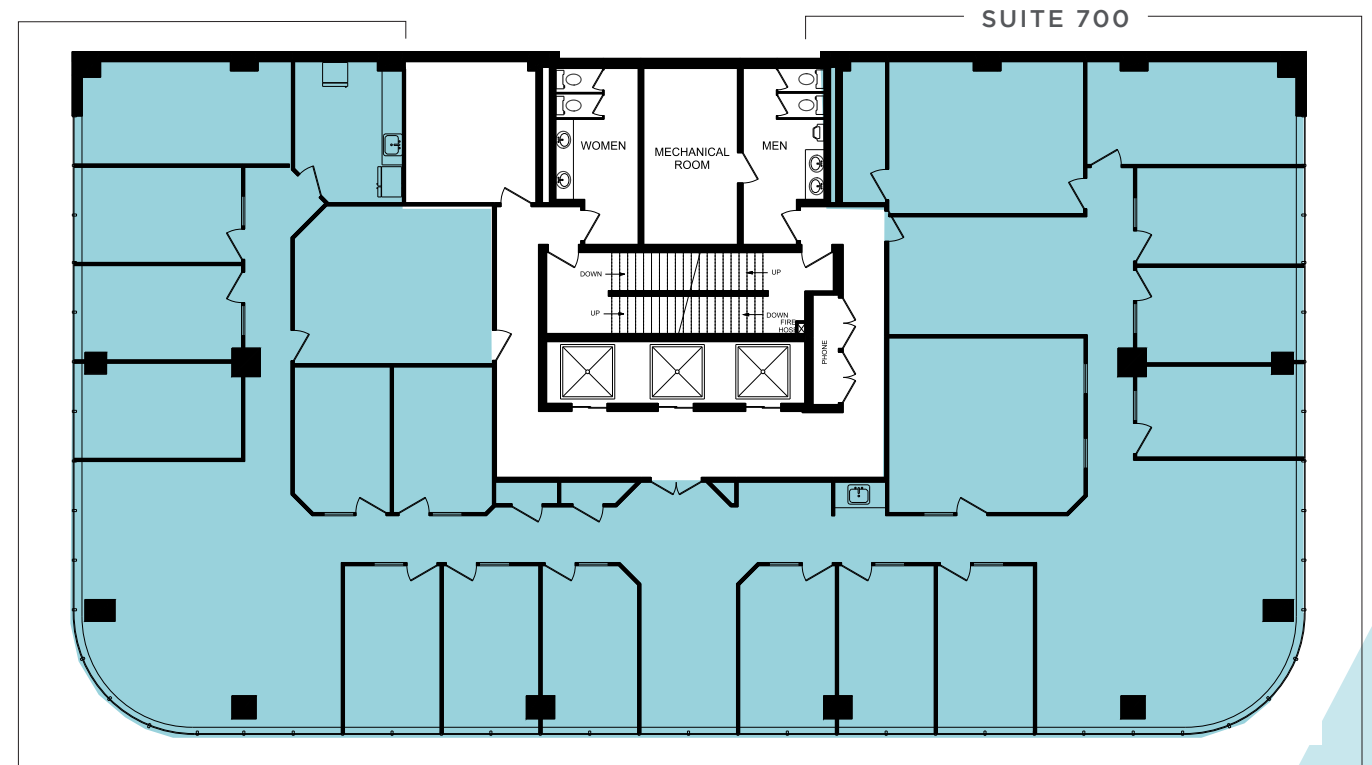
3rd Floor
8,049 sf



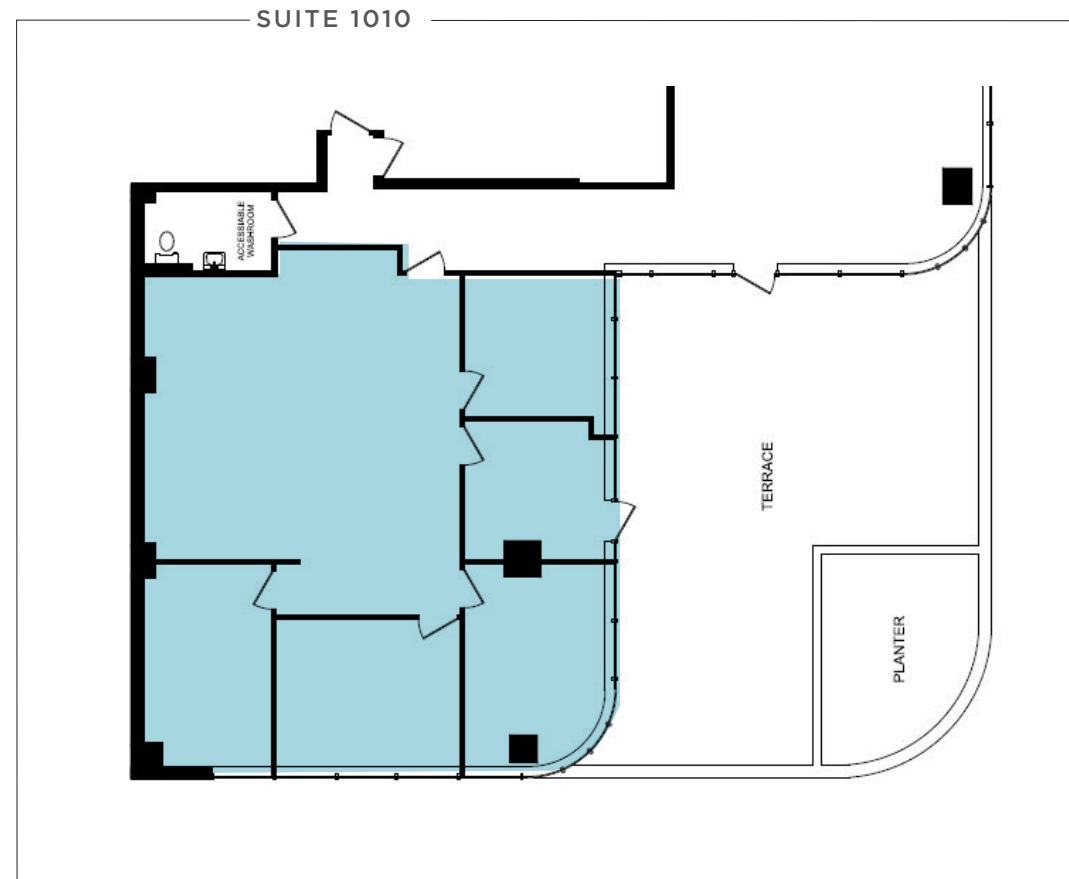
5th Floor
8,040 sf



7th Floor
7,320 sf



10th Floor
1,950 sf









Area Demographics

DAYTIME POPULATION	148,677
TRANSIT SCORE	86
AVG HOUSEHOLD INCOME	\$113,184
MEDIAN AGE	34







Area Amenities

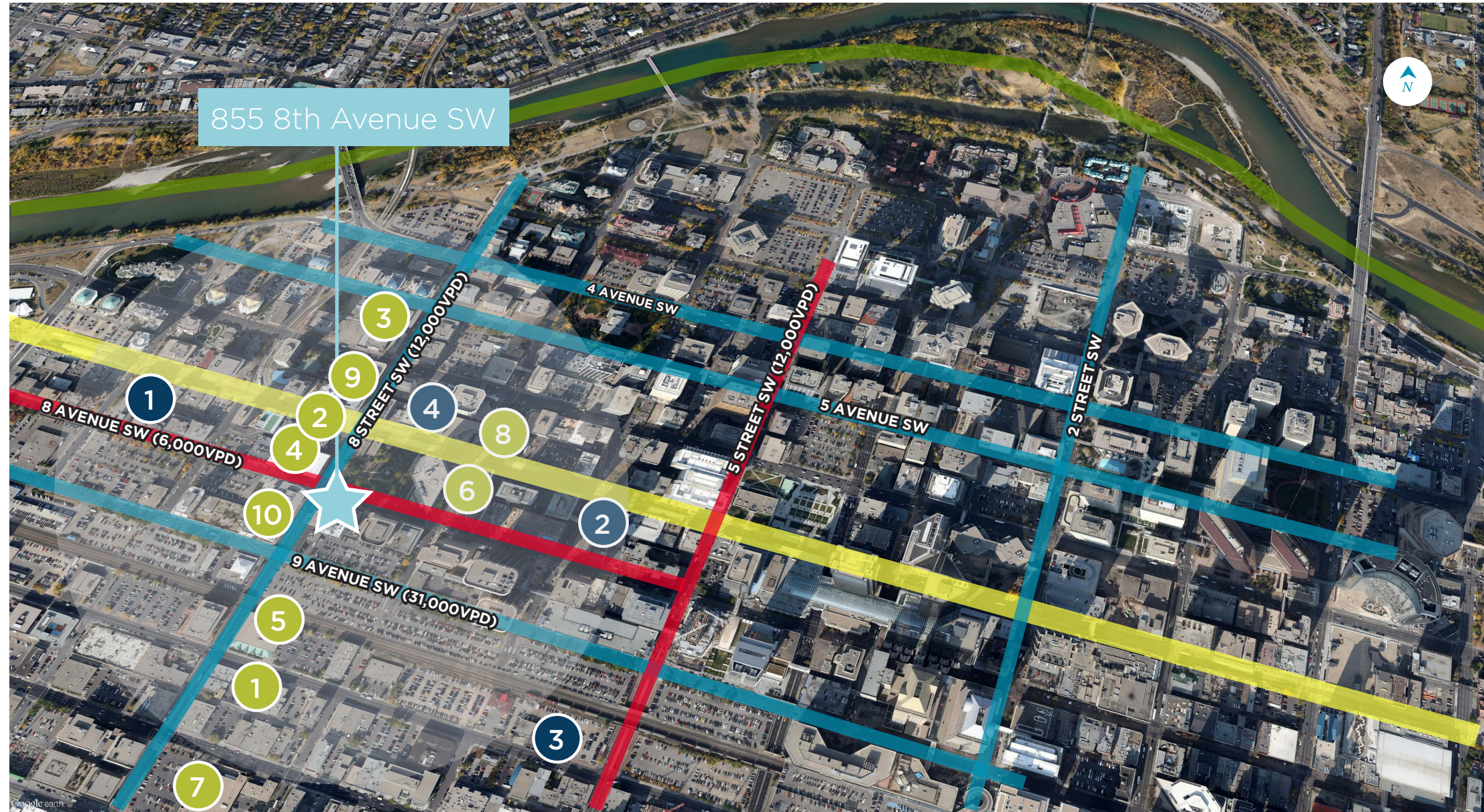
AMENITIES

- | | |
|--|---|
| 1.  | 6.  |
| 2.  | 7.  |
| 3.  | 8.  |
| 4.  | 9.  |
| 5.  | 10.  |

HOTELS

- | | |
|--|--|
| 1.  | 3.  |
| 2.  | 4.  |

-  MAIN ROADS
-  CYCLE TRACK
-  LRT
-  BOW RIVER PATHWAY





Contact

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