



OFFICE SPACE FOR LEASE

1210 8TH STREET SW

Calgary, AB



BUILDING OVERVIEW

1210 8 Street SW stands on the corner of one of the Beltline's most prominent addresses and is surrounded by some of the Beltline's best amenities. The Beltline's 8th Street Corridor is undergoing a development renaissance and is now home to GoodLife Fitness, Urban Fare, Canadian Tire and a future large mixed-use development just to the south of the building.

OFFICE DETAILS

Suite 210	944 sf	LEASED
Suite 220	3,775 sf	
Suite 400	4,241 sf	LEASED
Suite 405	2,331 sf	SHOW SUITE
Suite 410	4,391 sf	NEW
Lease Rate	Market Lease Rates	
Operating Costs	\$15.65 per sf (est. 2024)	
Occupancy	Immediately	



ABOUT THE LANDLORD

1210 8 Street SW was recently acquired by Steiner Properties Ltd., a large family owned real estate company and developer headquartered in Vancouver, British Columbia. Steiner Properties takes a long-term approach to its commercial and residential real estate with a multi-generational strategy and looks to develop symbiotic and beneficial relationships with its tenants.



PROPERTY DETAILS

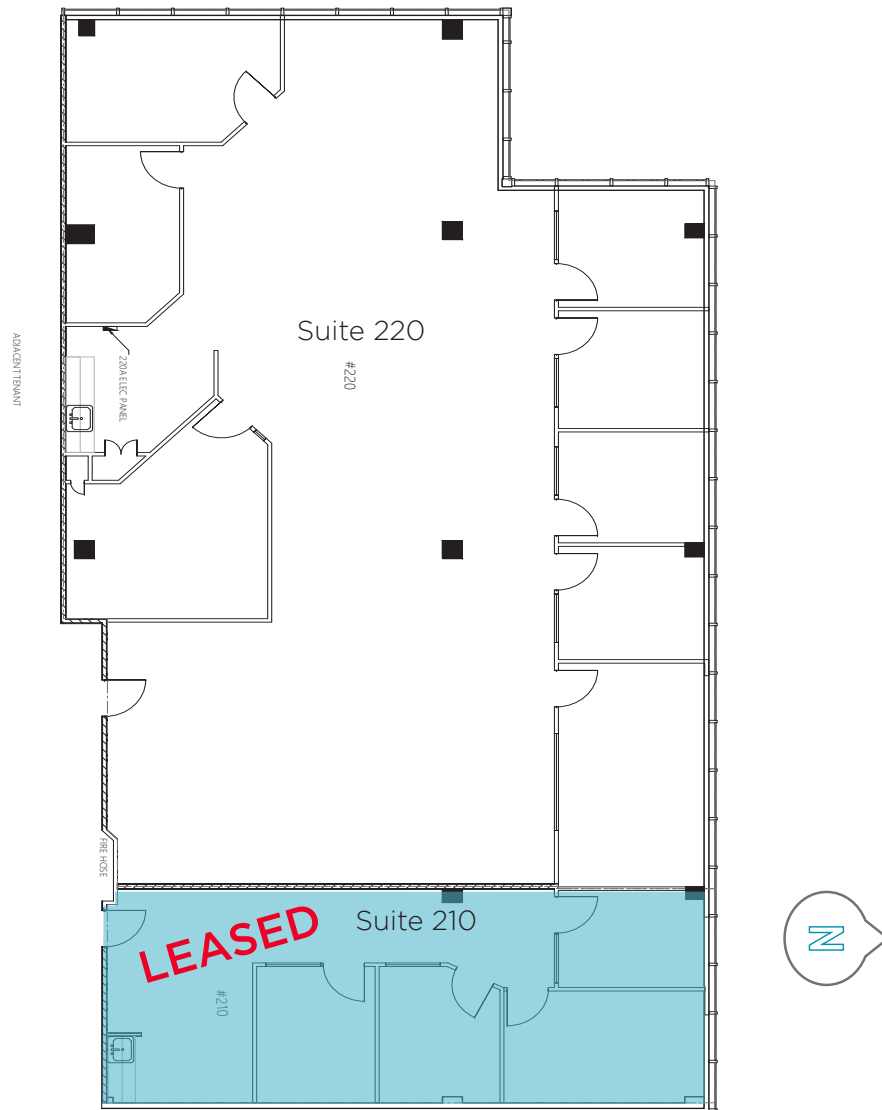
- Building Size - 36,939 sq.ft
- Parking Ratio - 1 stall per 586 sq.ft
- Surface Parking Rates: \$225 per stall, per month
- Underground Parking Rates: \$250 per stall, per month



WELCOME TO THE BELTLINE

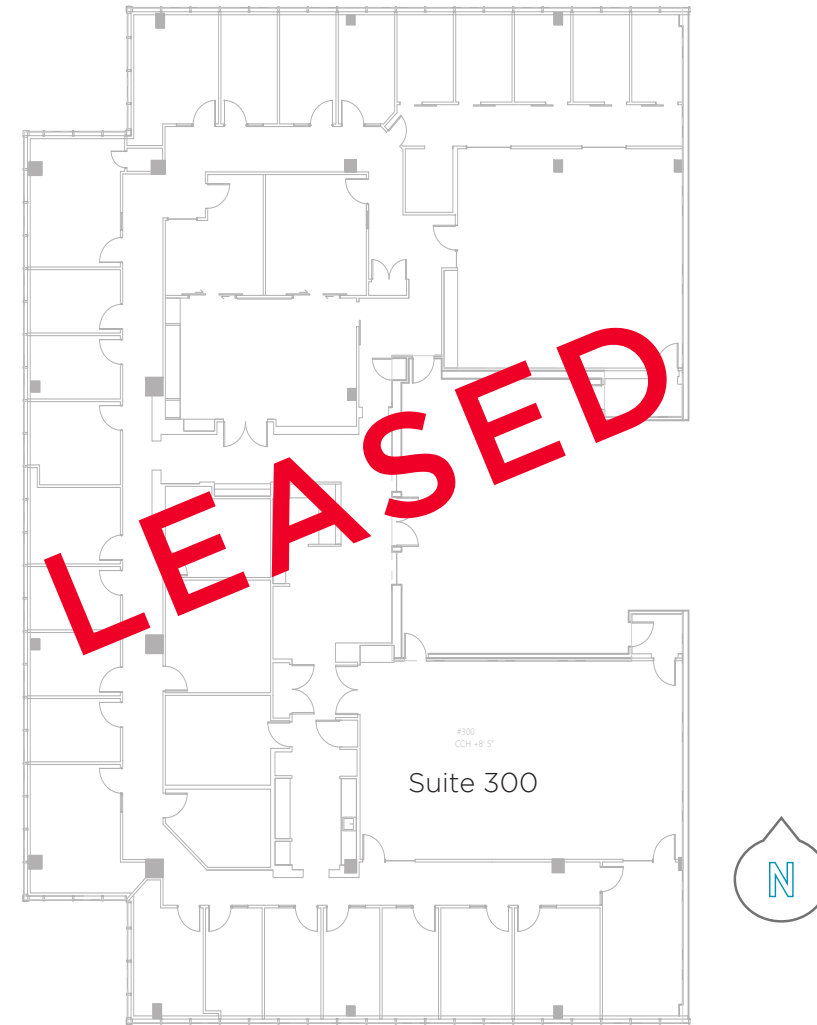
FLOOR PLANS

Suite 210 - 944 sf **LEASED**
Suite 220 - 3,775 sf



360 View Virtual Tour
Suite 300

Suite 300 - 11,037 sf



FLOOR PLANS

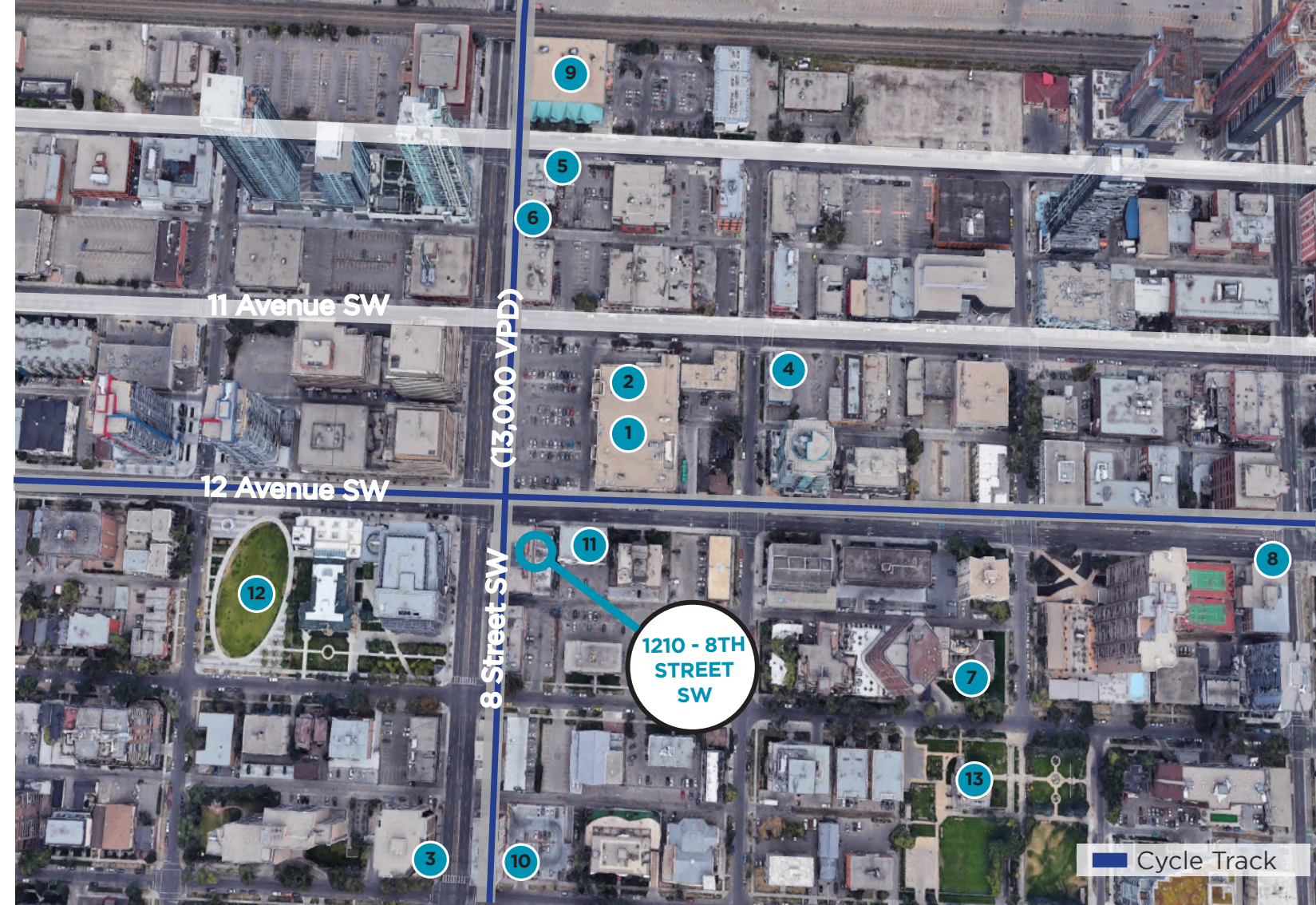
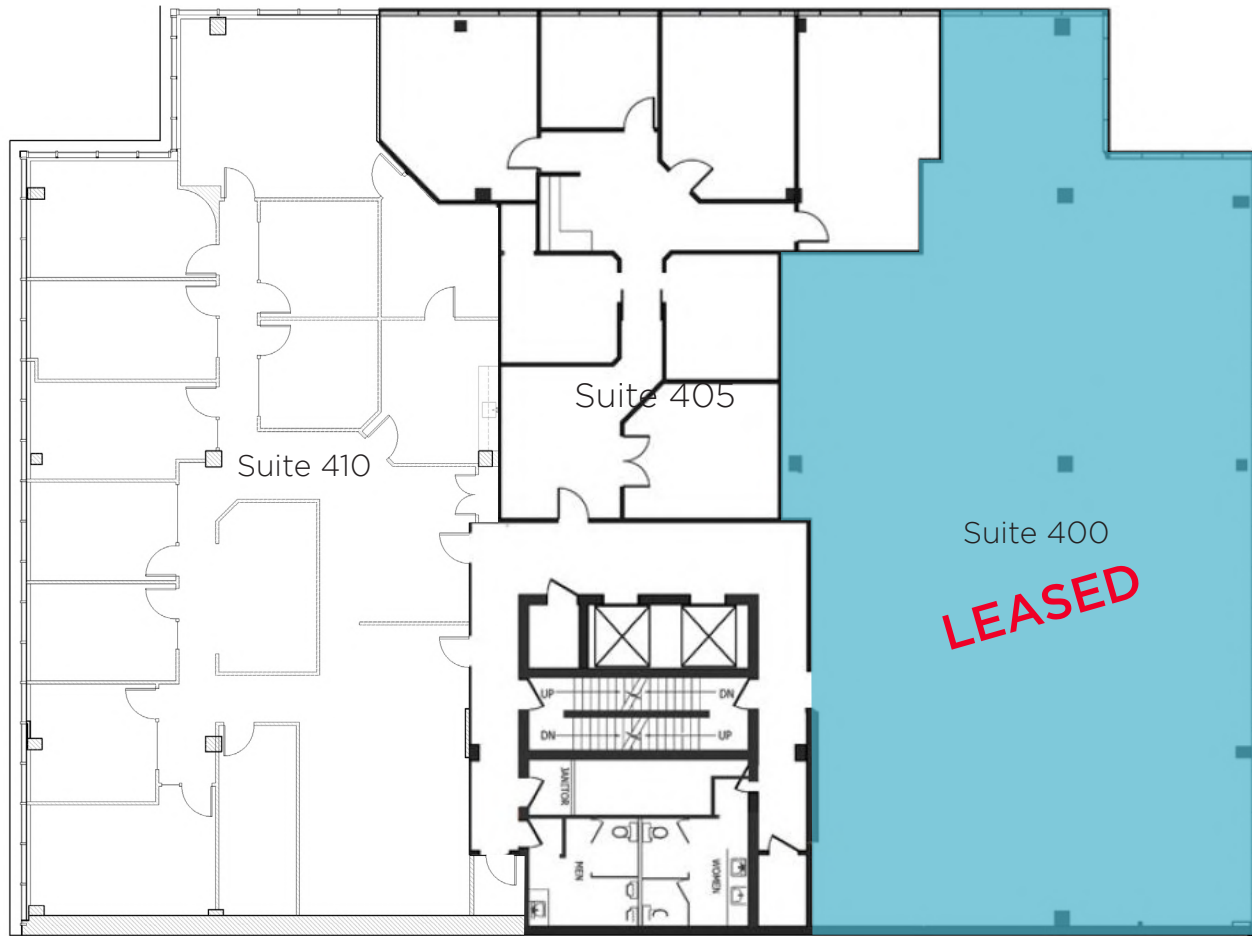
Suite 400 - 4,241-sf **LEASED**

Suite 405 - 2,331 sf
[Show Suite](#)

Suite 410 - 4,391 sf



360 View Virtual Tour
Suite 400



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|---------------------|------------------------|---|
| 1 Safeway | 6 Bonterra Trattoria | 10 Best Western Plus |
| 2 Starbucks | 7 The Ranchmen's Club | 11 Nuvo Hotel Suites |
| 3 Kawa Espresso Bar | 8 Husdons Canada's Pub | 12 Barb Scott Park |
| 4 saVeg Cafe | 9 MEC | 13 Lougheed House National & Provincial Historic Site |
| 5 Holy Grill | | |



DEMOGRAPHICS

<p>POPULATION 108,011</p>	<p>DAYTIME POPULATION 291,611</p>	<p>WALK SCORE 98</p>
<p>MEDIAN AGE 36</p>	<p>TOTAL HOUSEHOLDS 58,693</p>	<p>TRANSIT SCORE 84</p>
<p>WITHIN 3 KM RADIUS Source: Piipoint</p>	<p>AVG. HOUSEHOLD INCOME \$146,528</p>	<p>BIKE SCORE 90</p>



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