

OPUS 8 (Sublease)

607 8th Avenue S.W. Calgary, Alberta



LOCATION:

OPUS 8 Building

CIVIC ADDRESS:

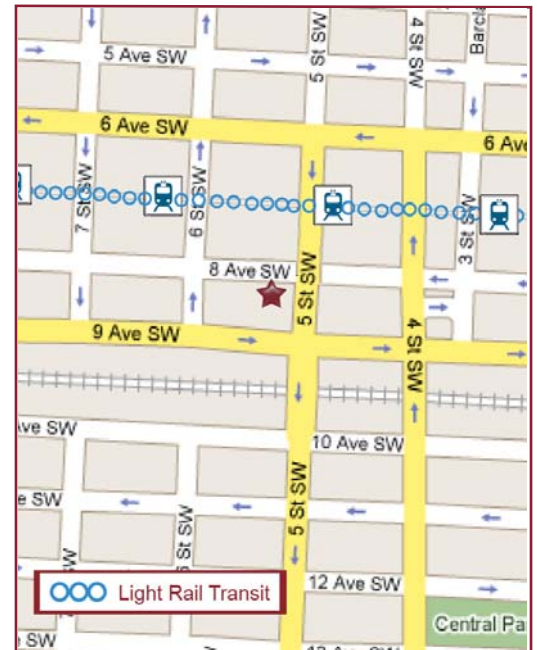
607 8th Avenue S.W.

LOCATION

- Walking distance to LRT
- Excellent central downtown location
- Plenty of parking in vicinity

FEATURES

- Brand new building
- Popular restaurant and Second Cup on main floor
- Numerous additional restaurants and amenities nearby
- +15 connected
- Fibre optic connectivity



CONTACT

Jay Balkwill, jay.balkwill@obc.com or

Tamara Becker, tamara.becker@obc.com

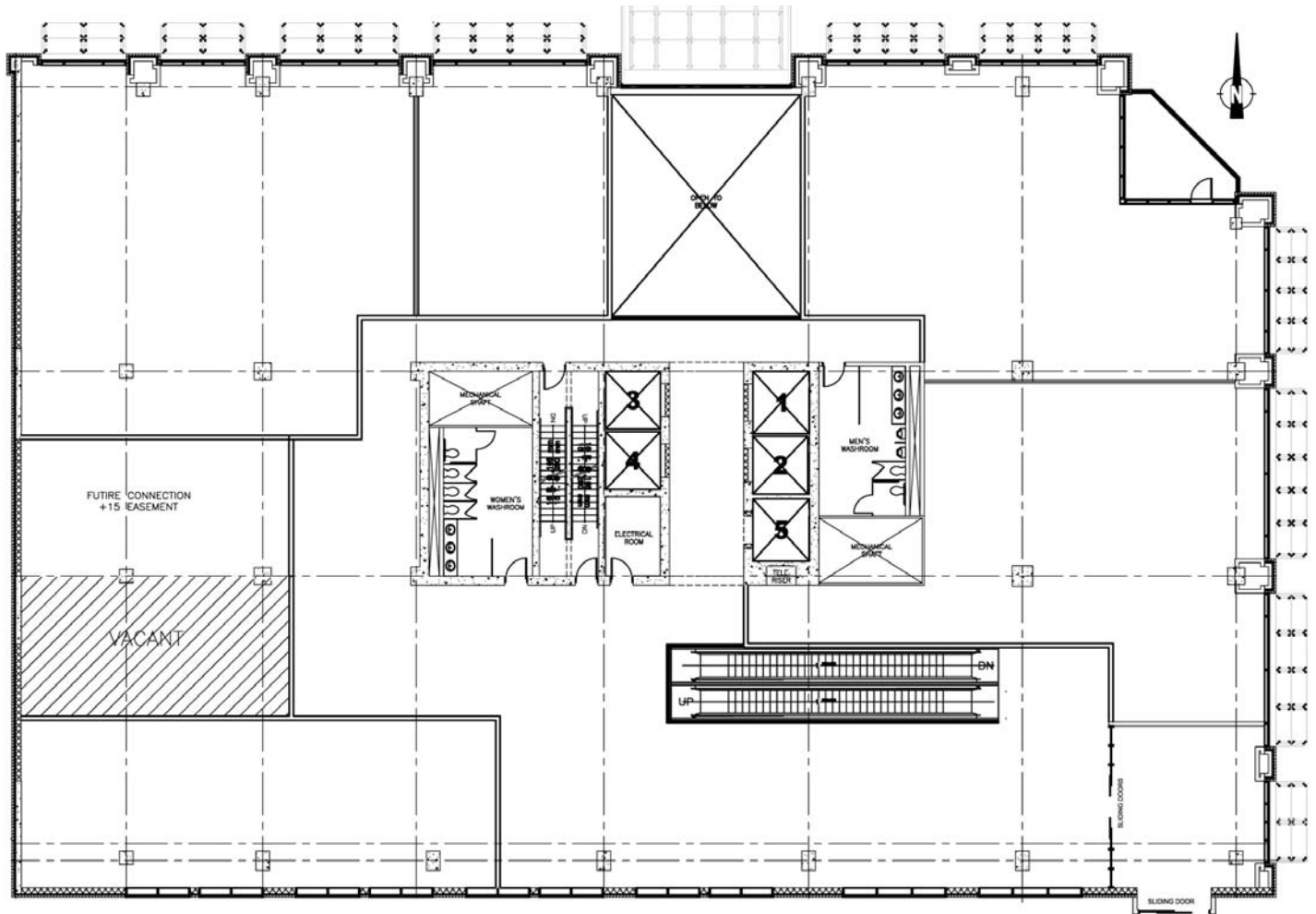
OPUS Building Canada Inc. 1702 - 4th Street SW, Calgary AB

Tel: 403-283-0000 Fax: 403-244-8943 Toll Free: 1-800-592-6787

OPUS[®]

OPUS 8 (Sublease)

607 8th Avenue S.W. Calgary, Alberta



SECOND FLOOR: 924 sf

- Floor to ceiling glass
- Generous tenant improvement allowance
- +15 exposure
- Available immediately

NET RENT:

\$27.00 psf

INDUCEMENTS:

\$30.00 psf

TERM:

4 years

CONTACT

Jay Balkwill, jay.balkwill@obc.com or

Tamara Becker, tamara.becker@obc.com

OPUS Building Canada Inc. 1702 - 4th Street SW, Calgary AB

Tel: 403-283-0000 Fax: 403-244-8943 Toll Free: 1-800-592-6787

OPUS[®]