

FOR LEASE

6358TH

+ 95,000 SF LEASED.

New Ownership.
New Management.
New Vision.

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1.

PROPERTY OVERVIEW

Landlord: Enright 635 GP Ltd. as agent for Enright 635 LP

Address: 635 8th Avenue, SW

Year Built: 1983

Basic Rent: Market

Operating Costs: \$15.75 (2025)

Parking Ratio: 1:1,813 SF (635 Parkade + Centennial Parkade)

Reserved (\$/stall): \$550/month (Underground)

Unreserved (\$/stall): \$500/month (Underground)



2.

BUILDING AMENITIES



+15 connected to Centennial Parkade, Eighth Ave Place and the CORE mall.



Future amenity package includes fitness centre opening October 2025, conference room and tenant lounge opening November 2025 with golf simulator opening Fall 2026.



Bicycle parking in secure building parkade located on 8th Avenue Cycle Track, new main floor facility part of lounge upgrade.

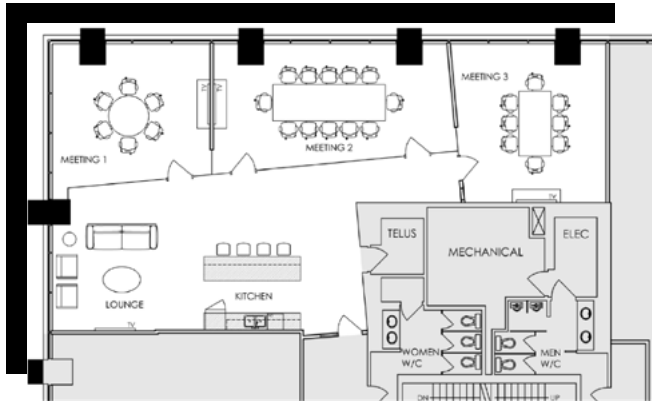


Retail tenant, HUMBLE Coffee, located on 2nd floor.



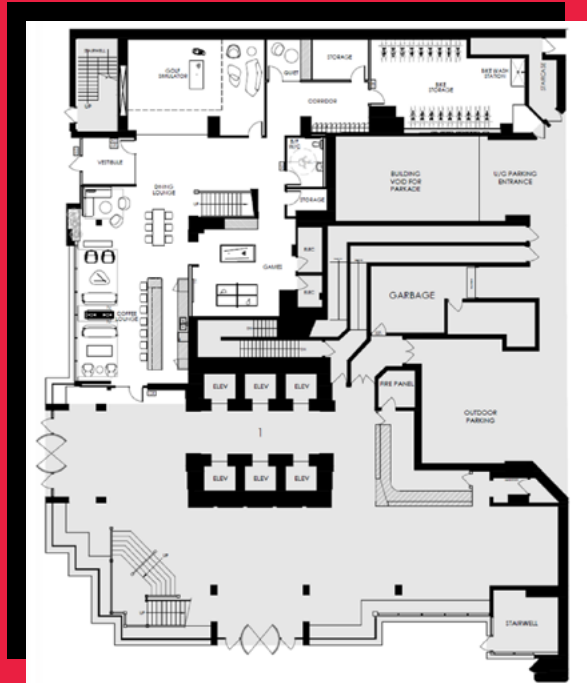
CONFERENCE CENTRE

FOURTH FLOOR - NOV 2025



TENANT LOUNGE, BICYCLE STORAGE & GOLF SIMULATOR

MAIN FLOOR - 2026



FITNESS CENTRE

SECOND FLOOR - OCT 2025



3. FUTURE AMENITY PACKAGE

635 8th is undergoing a significant transformation, introducing a modernized environment with premium amenities designed for today's professionals. Tenants will have exclusive access to over 11,000 square feet of newly designed amenity spaces, including a private tenant lounge, fitness center, golf simulator and fully equipped conference facility. These upgrades will enhance both functionality and experience, elevating the standard for workplace environments.



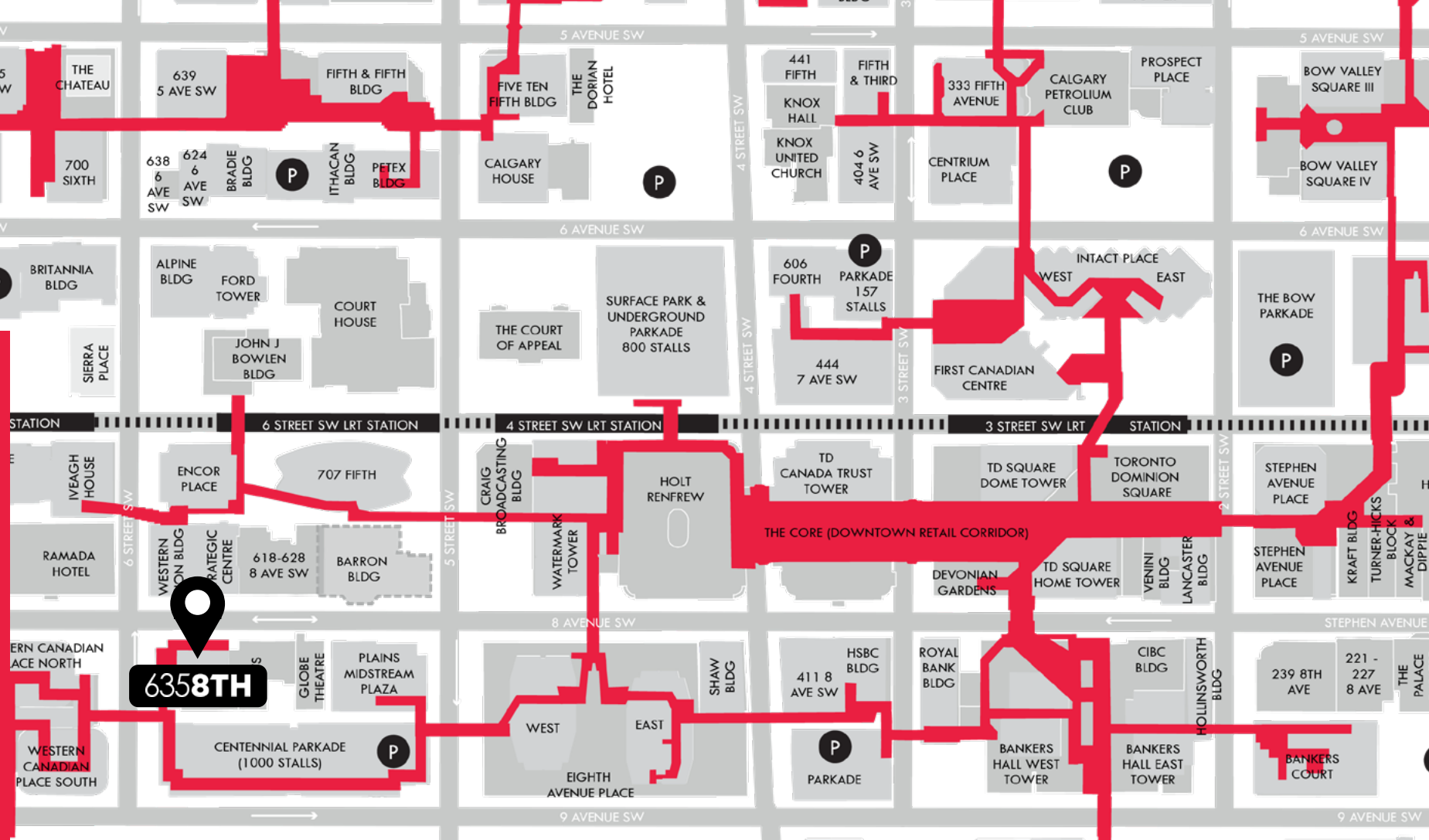
3-D RENDERING

**FITNESS FACILITY
COMING OCT 2025.**



Conceptual renderings.

4. PROPERTY LOCATION



PREMIUM DOWNTOWN LOCATION

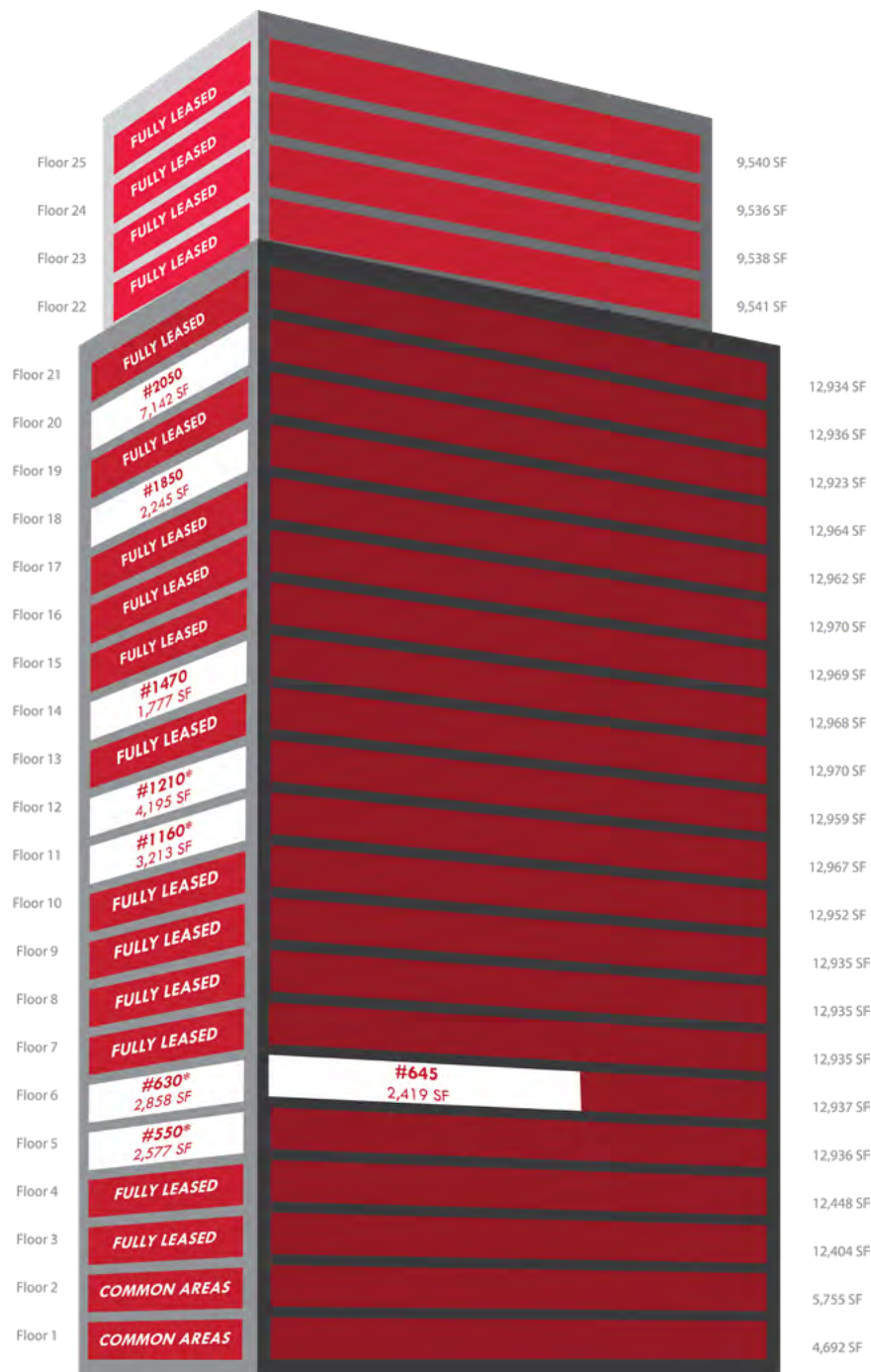
635 8 Avenue SW is surrounded by an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, transit stops, urban parks, and benefits from unparalleled access to Calgary's bike lanes.

Come and experience the convenience of 635 8 Avenue SW in the bustling and vibrant Downtown Mid-West.

5.

CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABILITY
#550	2,577	90 Days
#630	2,858	Immediately
#645	2,419	30 Days
#1160	3,213	90 Days
#1210	4,195	30 Days
#1470	1,777	90 Days
#1850	2,245	90 Days
#2050	7,142	60 Days



* SHOW SUITES

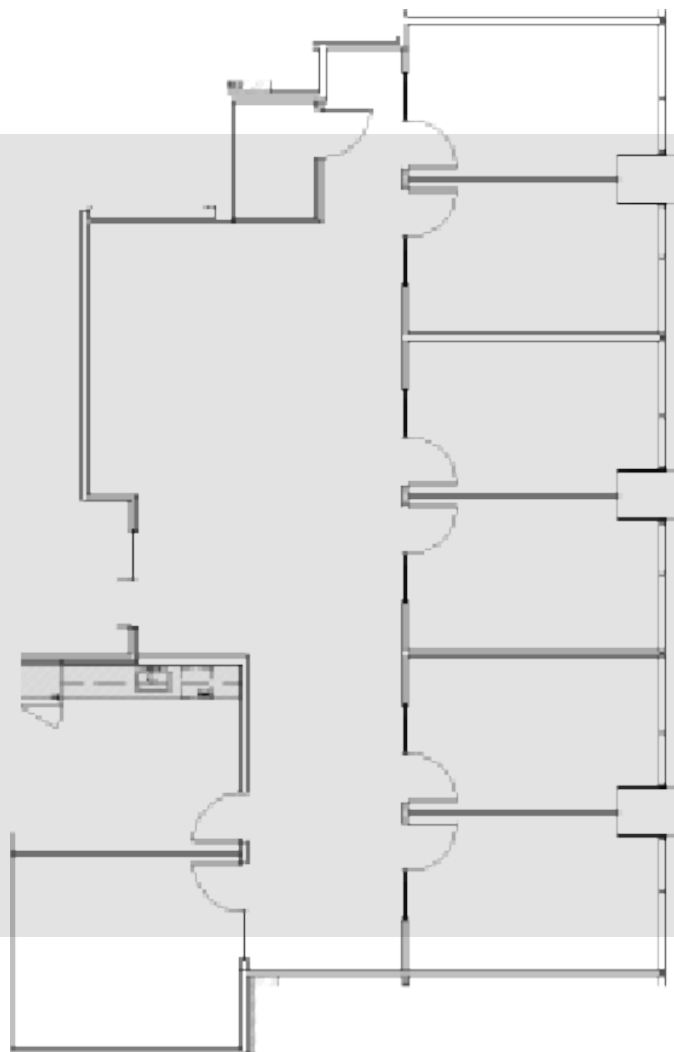
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FLOOR PLAN

Suite **550**

2,577 SF

- Future Show Suite
- Occupancy: 90 days
- 7 Offices
- Open Area
- Kitchen
- Reception
- Server Room



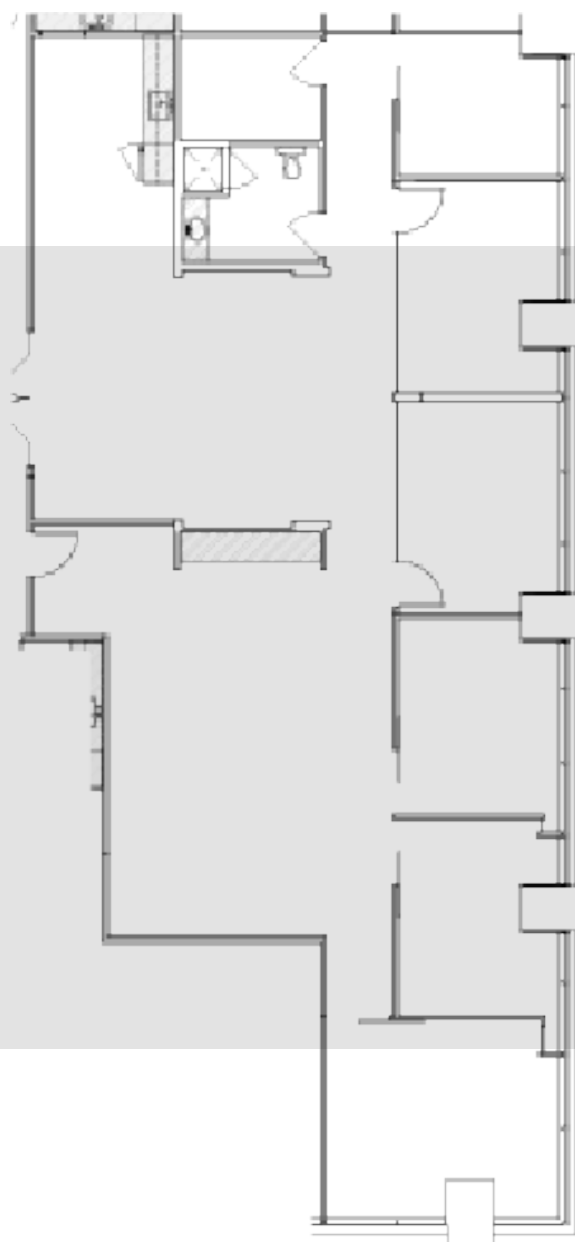
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FLOOR PLAN

Suite **630**

2,858 SF

- Newly renovated show suite
- Occupancy: Immediately
- 4 Offices
- Boardroom
- Open Area
- Kitchen
- Private bathroom and shower



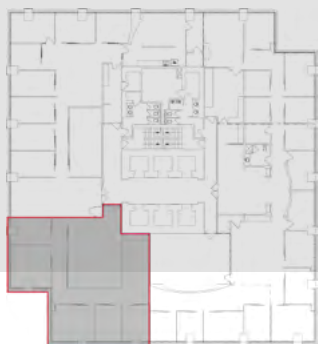
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FLOOR PLAN

Suite **645**

2,419 SF

- Future Show Suite
- Occupancy: 30 days
- 4 Offices
- Boardroom
- Meeting Room



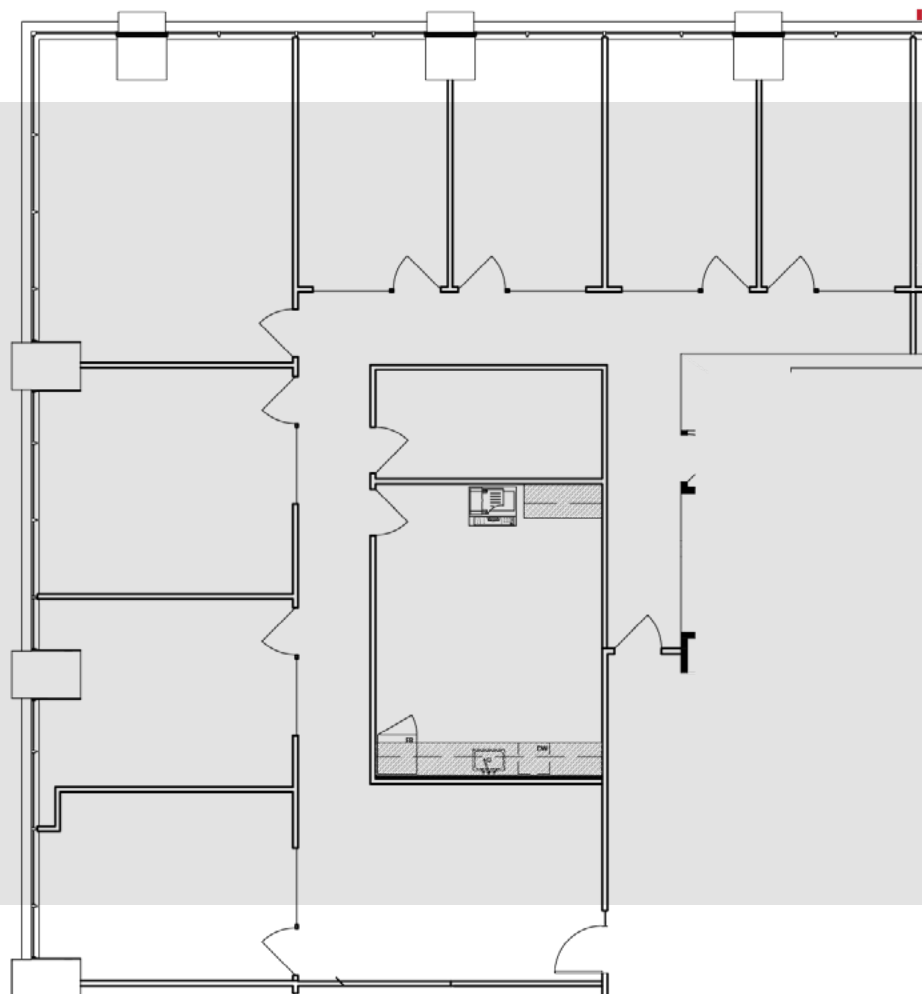
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FLOOR PLAN

Suite **1160**

3,213 SF

- As-is
- Occupancy: Immediately or 90 days if renovating
- 8 Offices
- Boardroom
- Meeting Room
- Kitchen



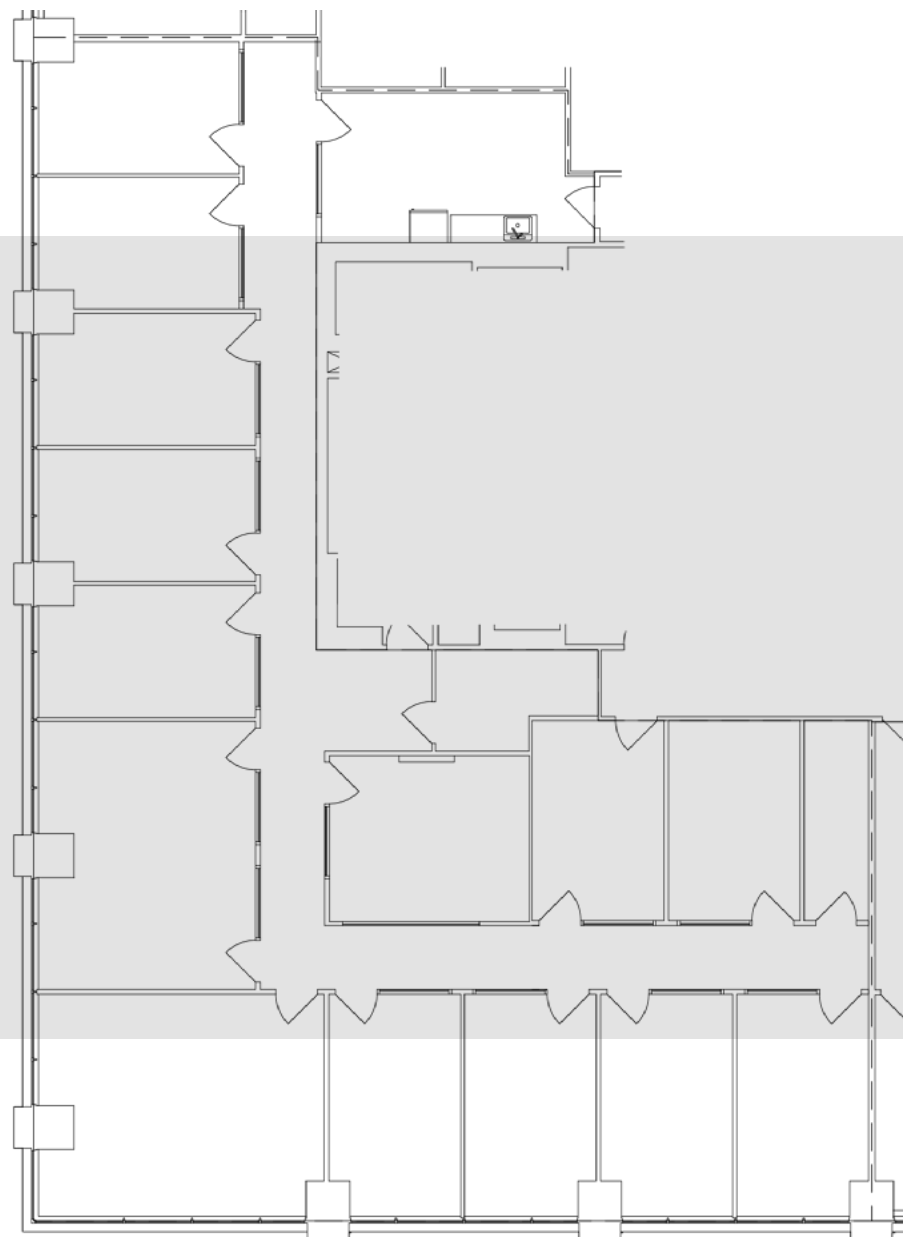
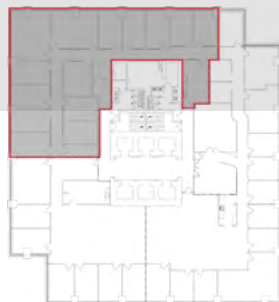
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FLOOR PLAN

Suite **1210**

4,195 SF

- As-is
- Occupancy: Immediately or 90 days if renovating
- 12 Offices
- Boardrooms
- Lunch Room
- Kitchen



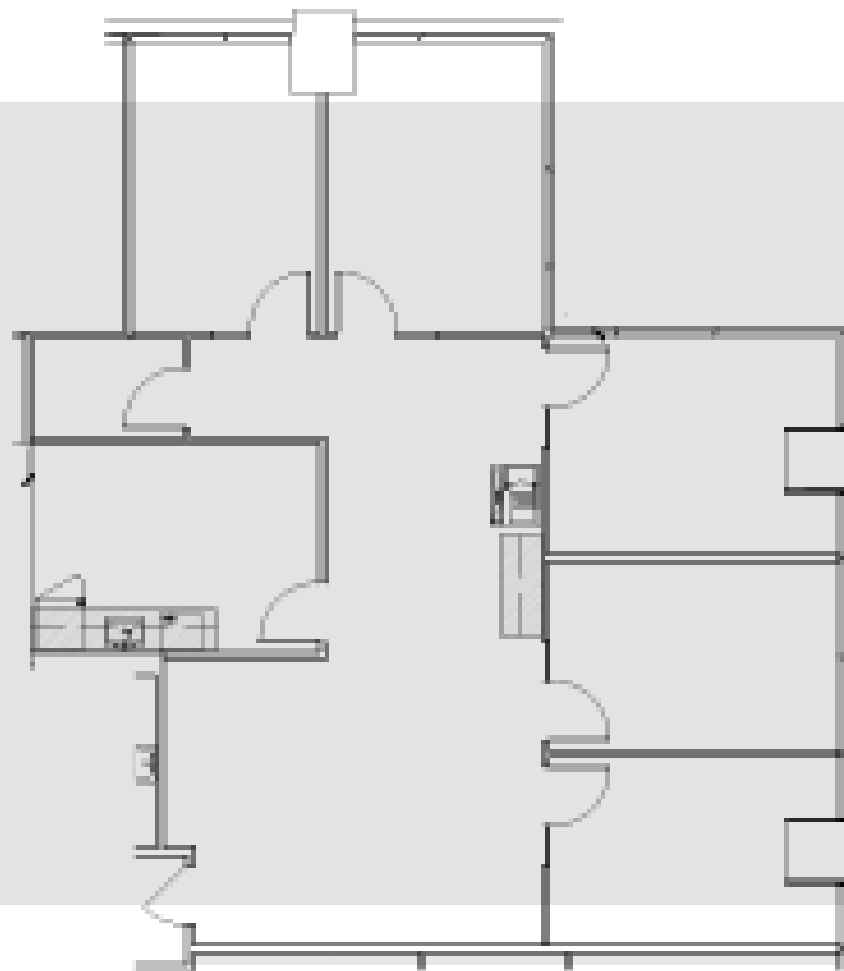
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FLOOR PLAN

Suite **1470**

1,777 SF

- Future Show Suite
- Occupancy: Dec 2025
- 5 Offices
- Reception
- Kitchen



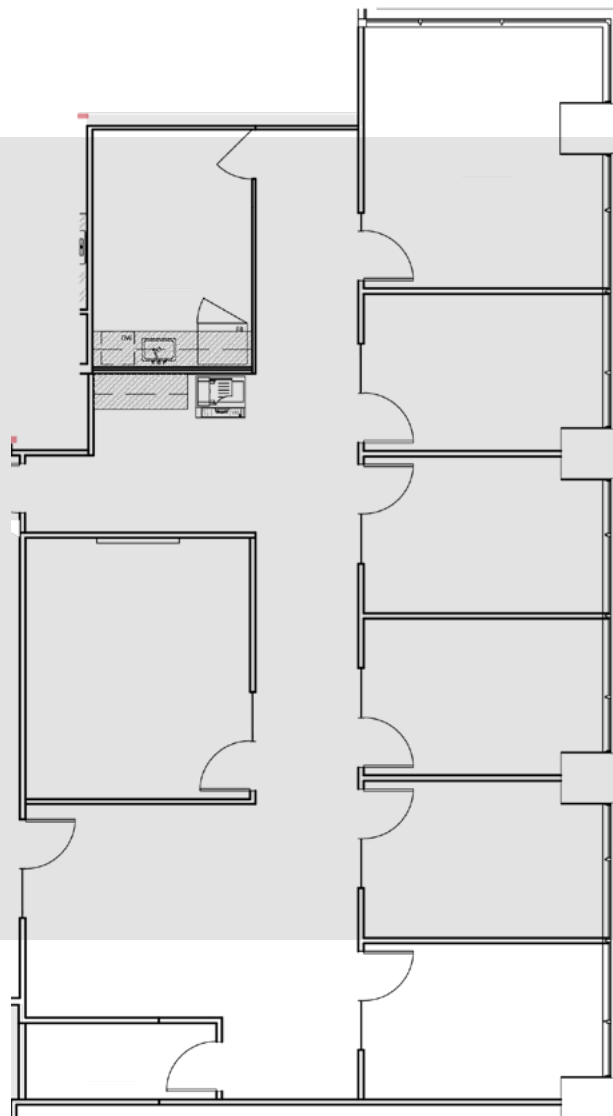
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FLOOR PLAN

Suite **1850**

2,245 SF

- Future show suite
- Occupancy: 90 days
- 6 Offices
- Meeting Room
- Kitchen
- Reception
- Copy Area
- Server Room



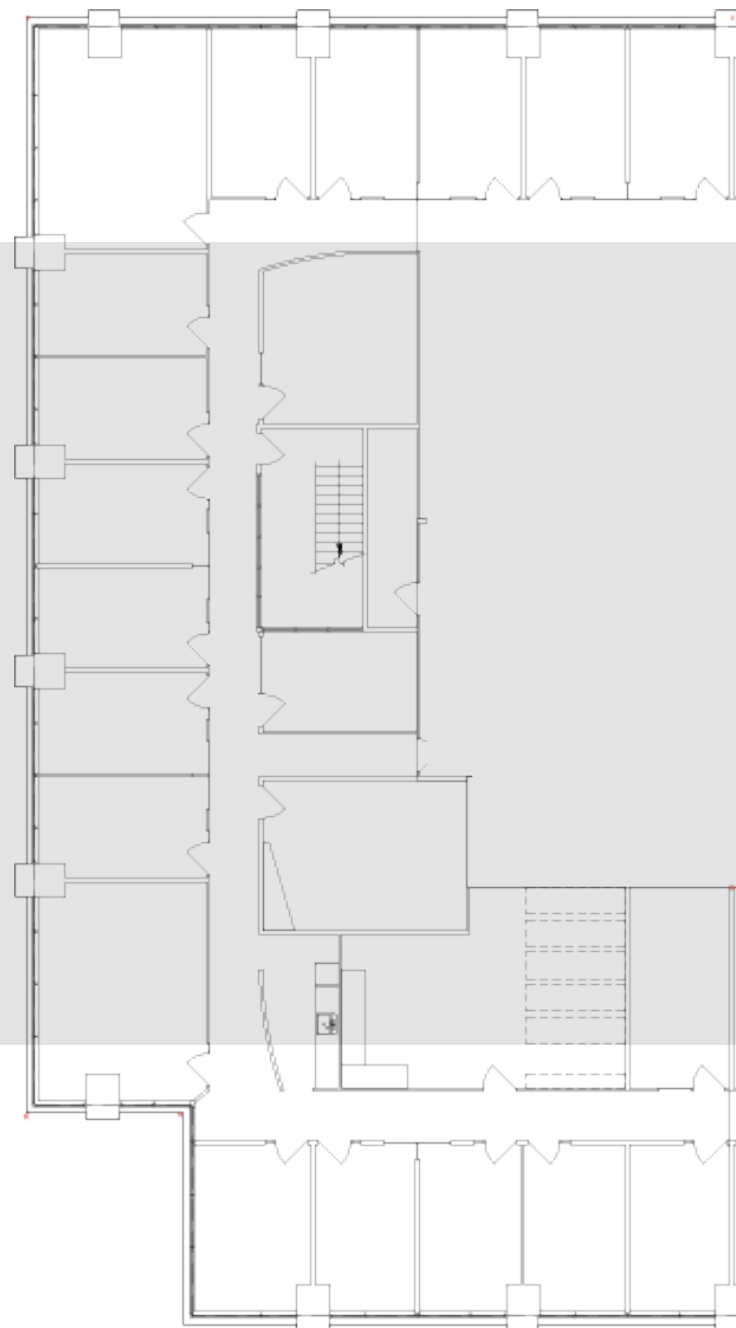
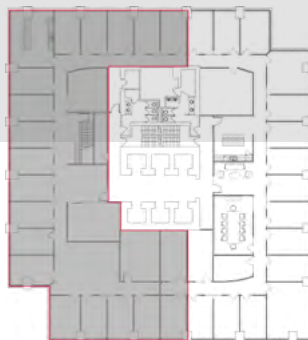
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FLOOR PLAN

Suite **2050**

7,142 SF

- Future Show Suite
- Occupancy: 60 days
- 20 Offices
- Boardroom
- Meeting Room
- Kitchen



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Calgary, AB T2P 3M3

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