

# FOR LEASE

# 6358TH

**+ 115,000 SF / 98% LEASED.**

New Ownership.  
New Management.  
New Vision.

**DAVID FORBES** Principal

D. 403.228.7462 | M. 403.612.0713

david.forbes@enrightcapital.com

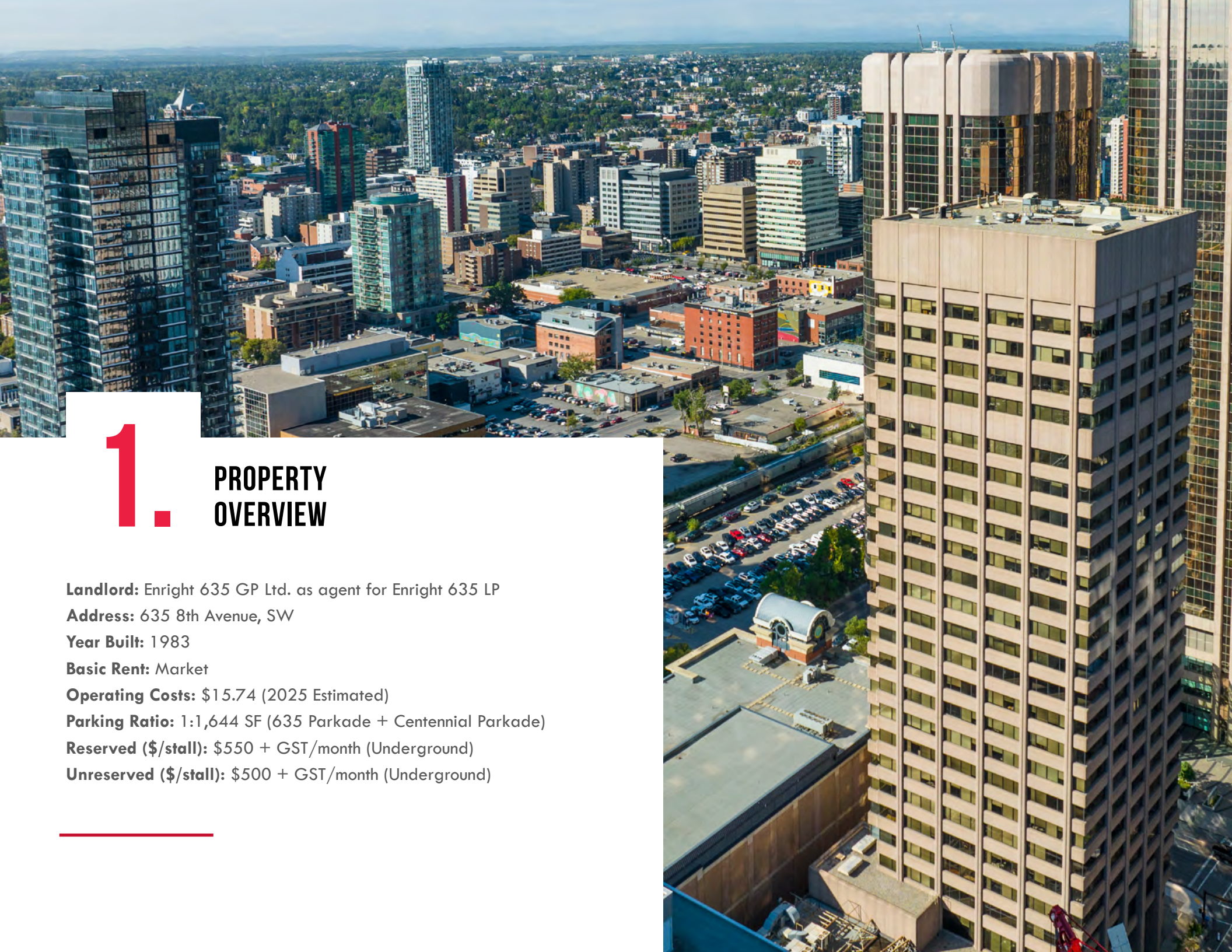
**JACKSON FORBES** Investments & Leasing

D. 403.228.7490 | M. 587.437.8909

jackson.forbes@enrightcapital.com







# 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:** \$15.74 (2025 Estimated)

**Parking Ratio:** 1:1,644 SF (635 Parkade + Centennial Parkade)

**Reserved (\$/stall):** \$550 + GST/month (Underground)

**Unreserved (\$/stall):** \$500 + GST/month (Underground)

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## 2. BUILDING AMENITIES



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



Future amenity package includes fitness centre opening December 2025, conference room and tenant lounge opening January 2026 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.

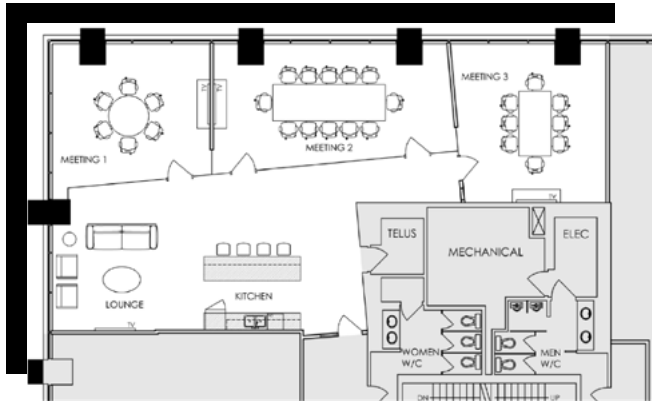


Retail tenant, HUMBLE Coffee, located on 2nd floor.



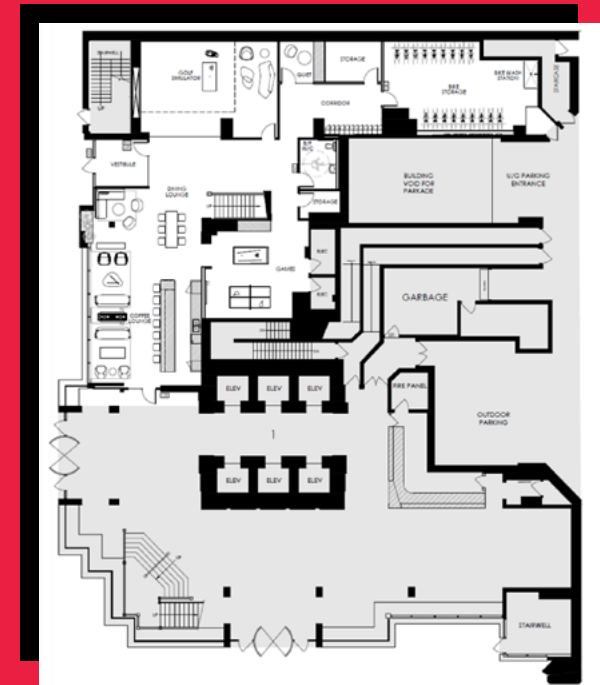
## CONFERENCE CENTRE

FOURTH FLOOR - JAN 2026



## TENANT LOUNGE, BICYCLE STORAGE & GOLF SIMULATOR

MAIN FLOOR - FALL 2026



## FITNESS CENTRE

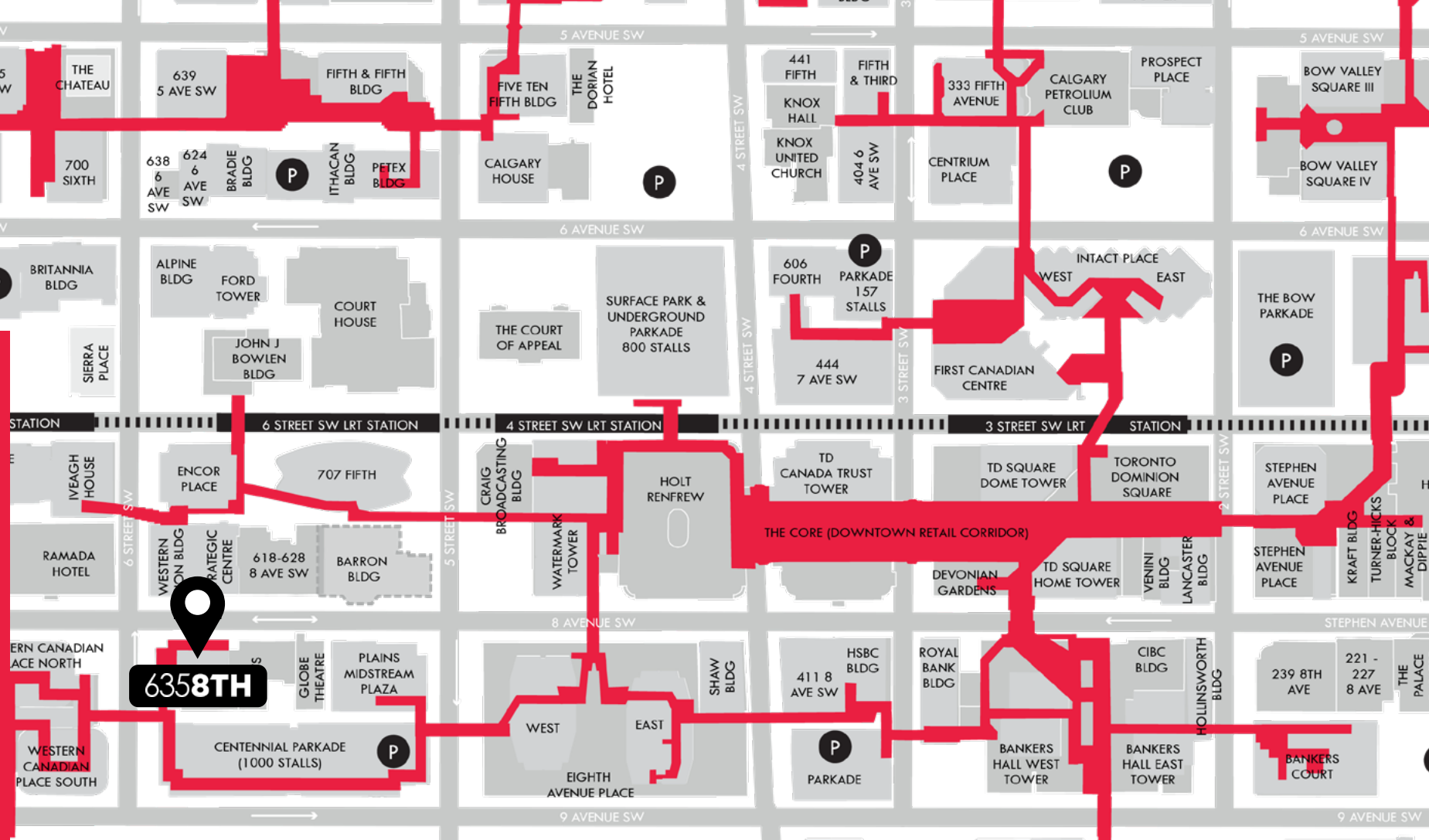
SECOND FLOOR - OPEN NOW



## 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.

## 4. PROPERTY LOCATION



### PREMIUM DOWNTOWN LOCATION

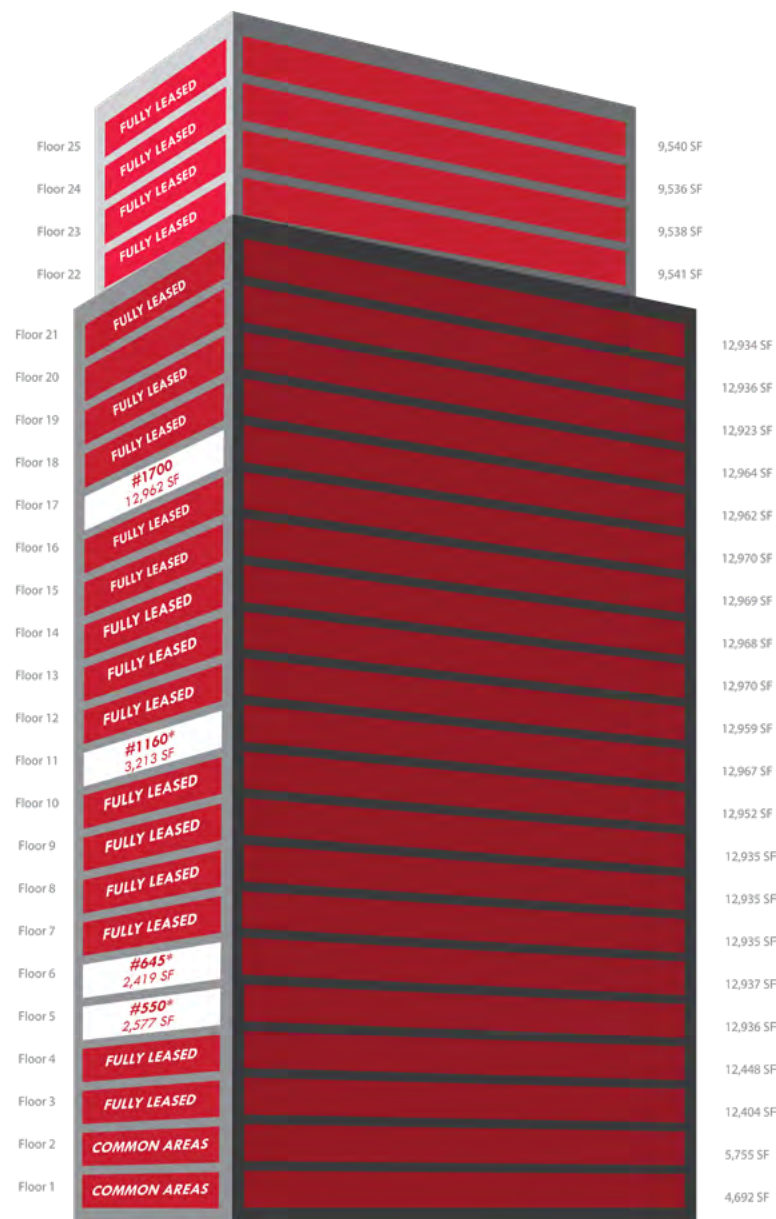
635 8 Avenue SW is part of the main Plus 15 system, providing climate-controlled access to an excess of amenities, Calgary's top-rated restaurants, convenience shops, fitness options, transit stops, urban parks, and benefits from unparalleled access to Calgary's bike lanes.



# 5.

## CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABILITY
#550	2,577	120 Days
#645	2,419	30 Days
#1160	3,213	90 Days
#1700	12,962	Negotiable



\* SHOW SUITES

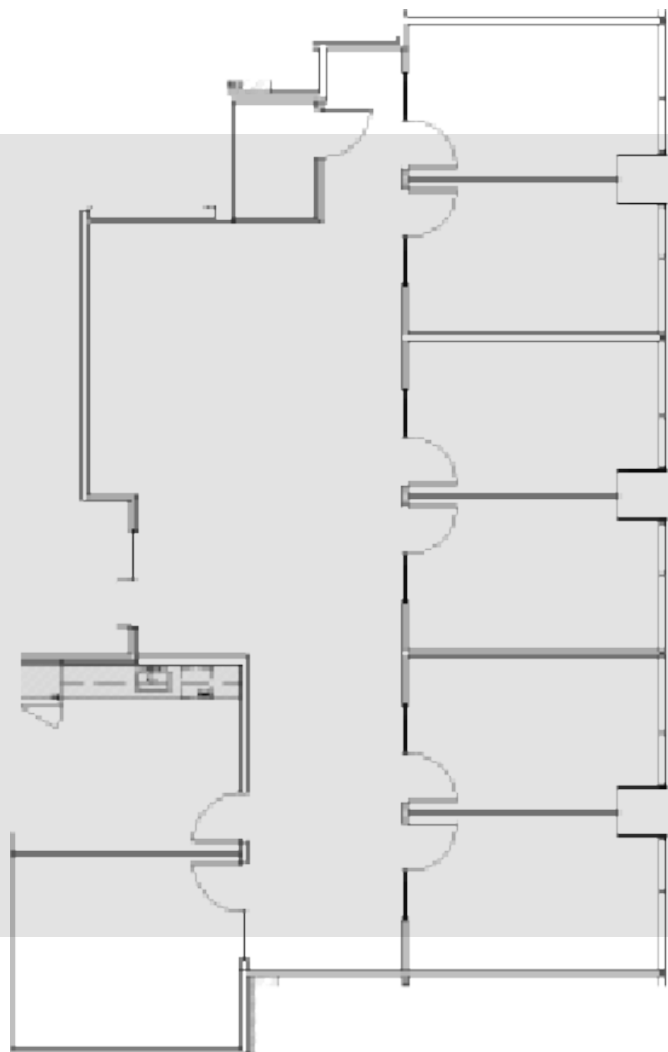
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## FLOOR PLAN

Suite **550**

**2,577 SF**

- Future Show Suite
- Currently unimproved, can build-to-suit
- Occupancy: 120 days
- 7 Offices
- Open Area
- Kitchen
- Reception
- Server Room



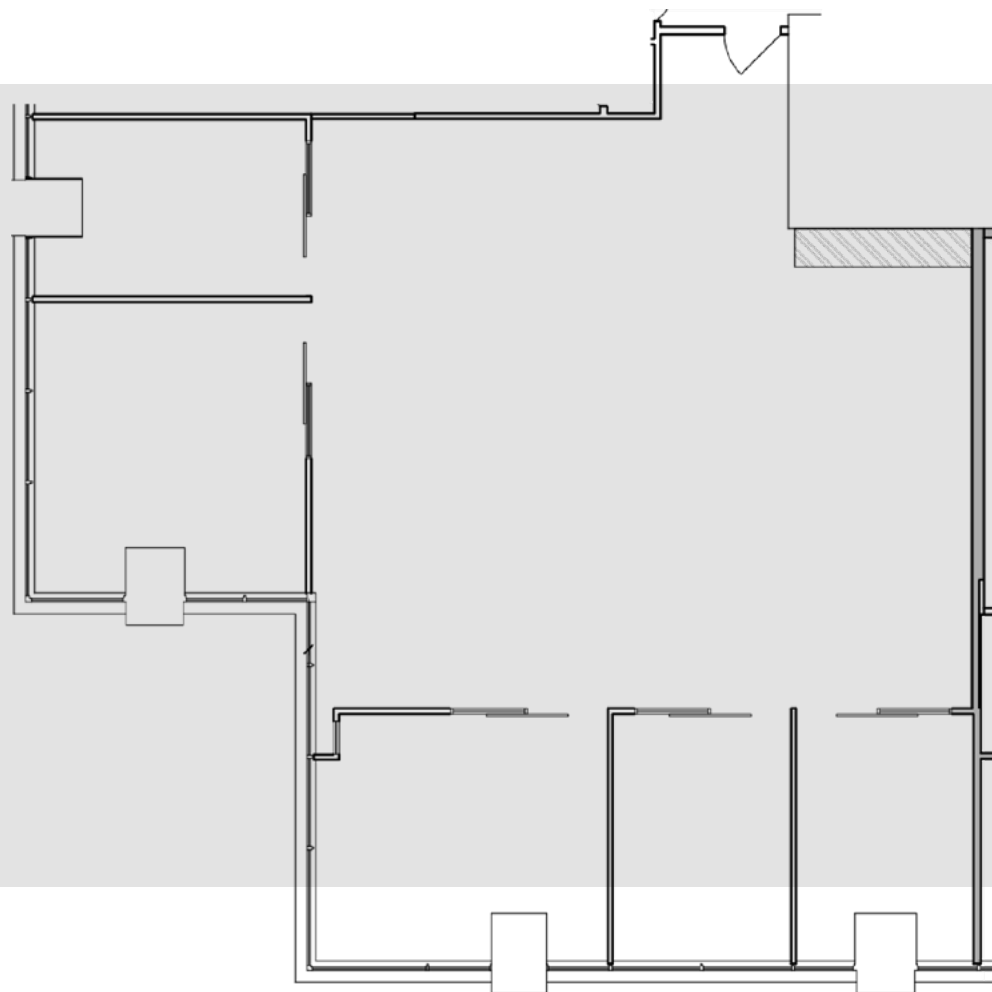
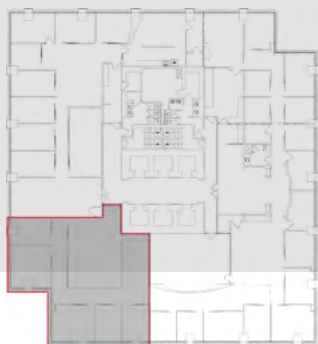
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## FLOOR PLAN

Suite **645**

**2,419 SF**

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





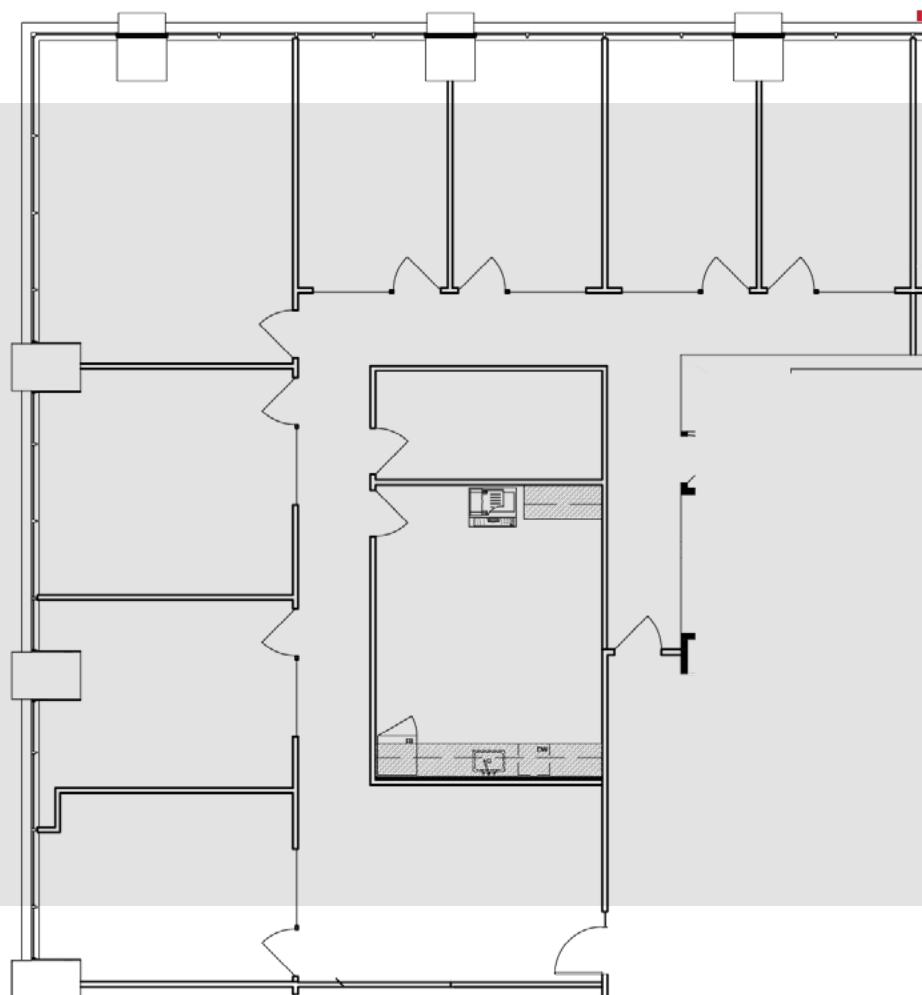
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## FLOOR PLAN

Suite **1160**

**3,213 SF**

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



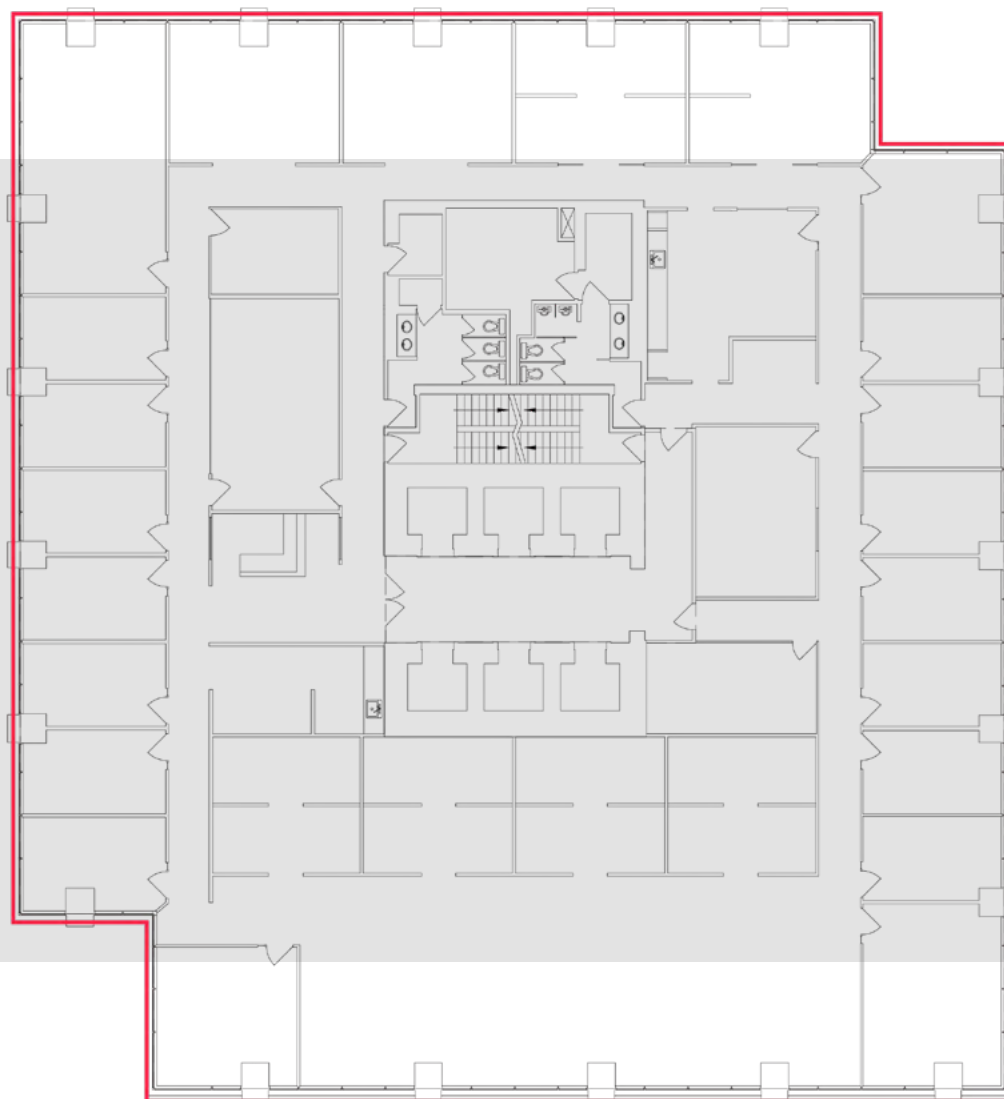
# 17

## FLOOR PLAN

Suite **1700**

**12,962 SF**

- As-is
- Occupancy: Negotiable
- Mix of private offices, open work area and office pods
- Boardrooms
- Meeting Rooms
- Private Washroom Access
- Full Floor Opportunity



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635 8th Avenue SW  
Calgary, AB T2P 3M3

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david.forbes@enrightcapital.com

**JACKSON FORBES** Investments and Leasing  
D. 403.228.7490 | M. 587.437.8909  
jackson.forbes@enrightcapital.com

**KIM XIA** Leasing  
D. 403.228.7495 | M. 613.612.0665  
kim.xia@enrightcapital.com