

FOR LEASE

6358TH

DAVID FORBES Principal

D. 403.228.7462 | M. 403.612.0713

david.forbes@enrightcapital.com

JACKSON FORBES Director

D. 403.228.7490 | M. 587.437.8909

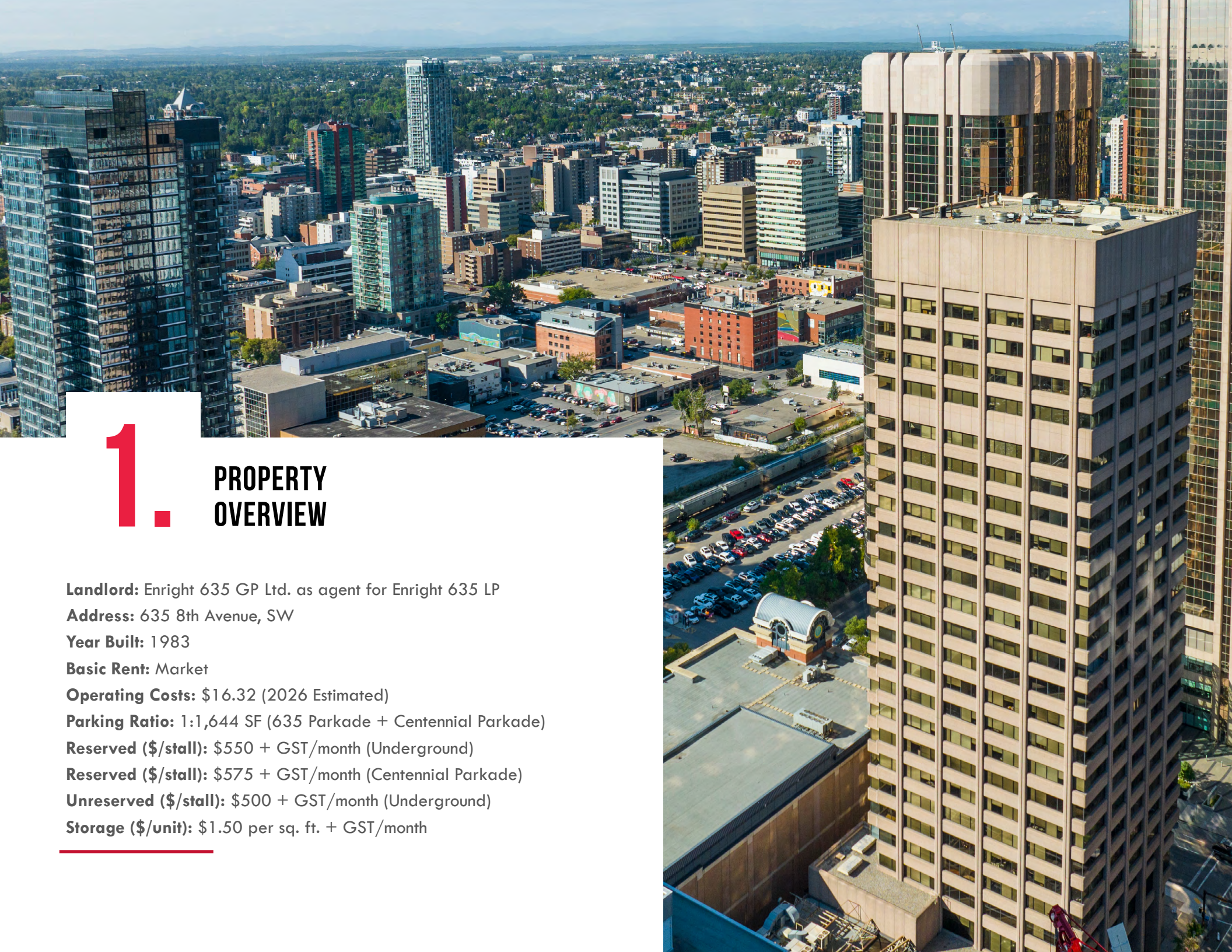
jackson.forbes@enrightcapital.com

KIM XIA Associate

D. 403.228.7465 | M. 613.612.0665

kim.xia@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: \$16.32 (2026 Estimated)

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

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

Reserved (\$/stall): \$575 + GST/month (Centennial Parkade)

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

Storage (\$/unit): \$1.50 per sq. ft. + GST/month



2. BUILDING AMENITIES



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



Future amenity package includes fitness centre and conference room (open now), as well as tenant lounge 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.

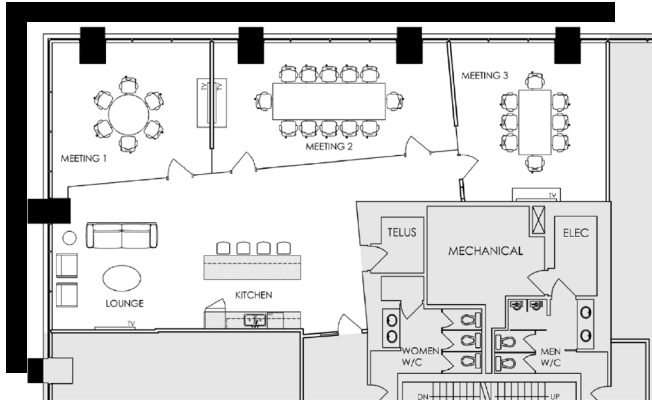


Retail tenant, HUMBLE Coffee, located on 2nd floor.



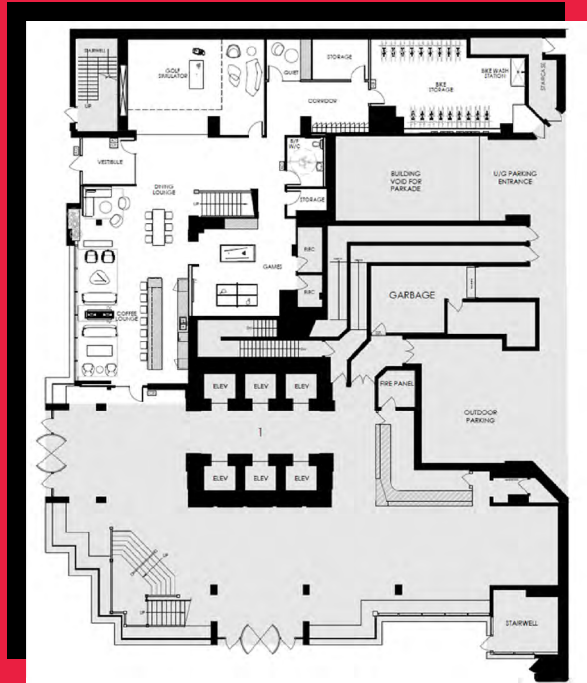
CONFERENCE CENTRE

FOURTH FLOOR - **OPEN NOW**



TENANT LOUNGE, BICYCLE STORAGE & GOLF SIMULATOR

MAIN FLOOR - SUMMER 2026



FITNESS CENTRE

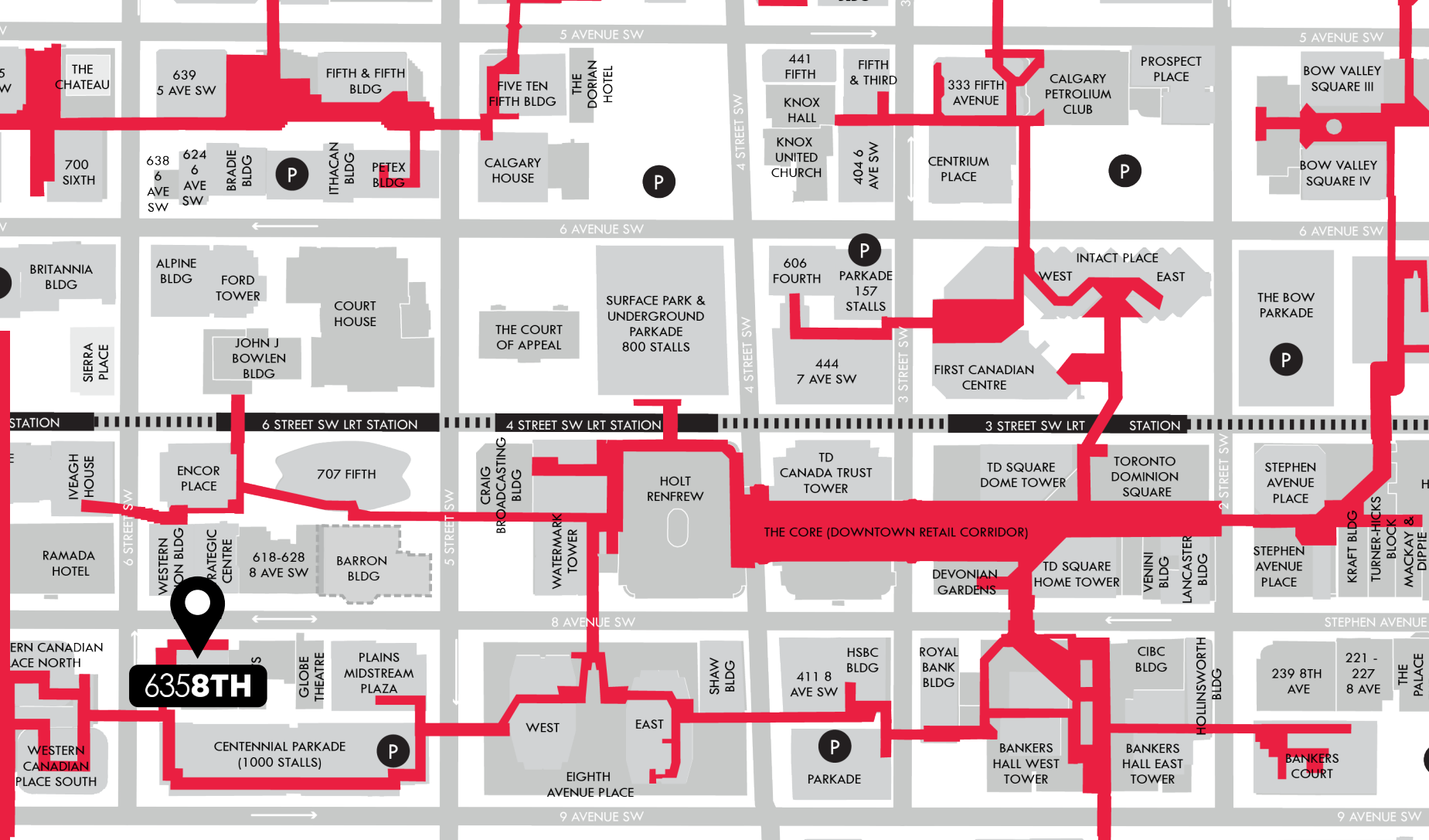
SECOND FLOOR - **OPEN NOW**



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



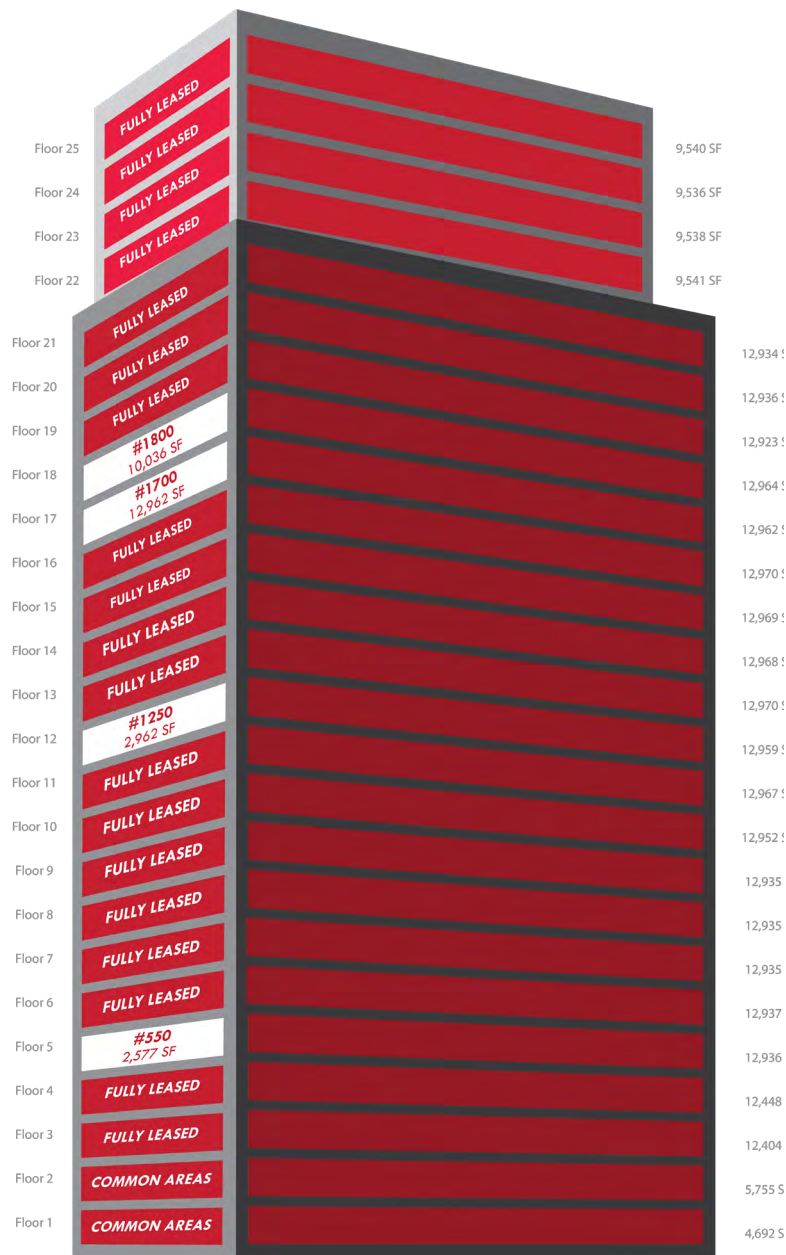
PREMIUM DOWNTOWN LOCATION

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
#850	5,905	Jan 2027
#1250	3,254	Mar 2027
#1700	12,962	Jan 2027
#1800	10,036	Feb 2027



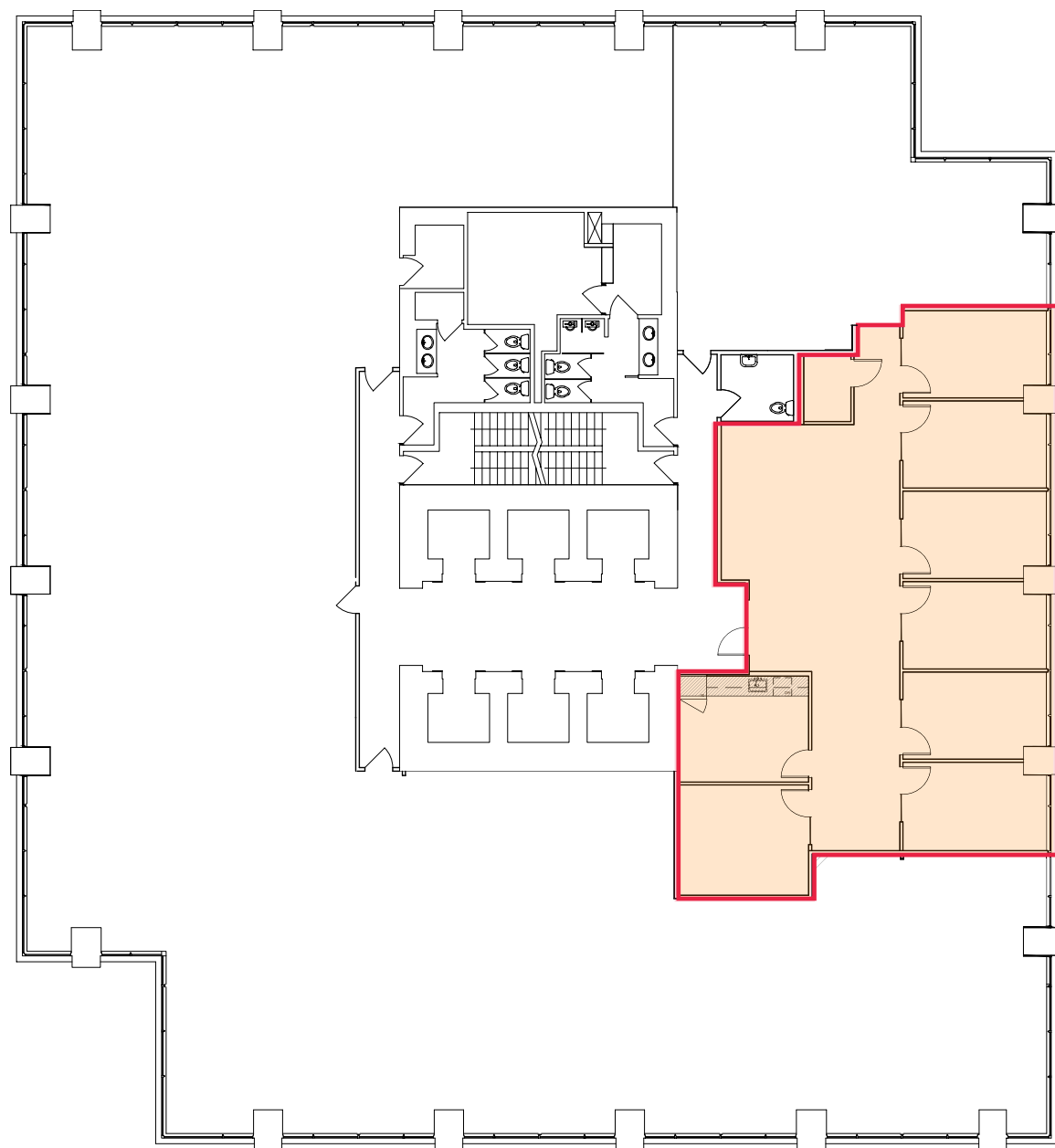
5

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



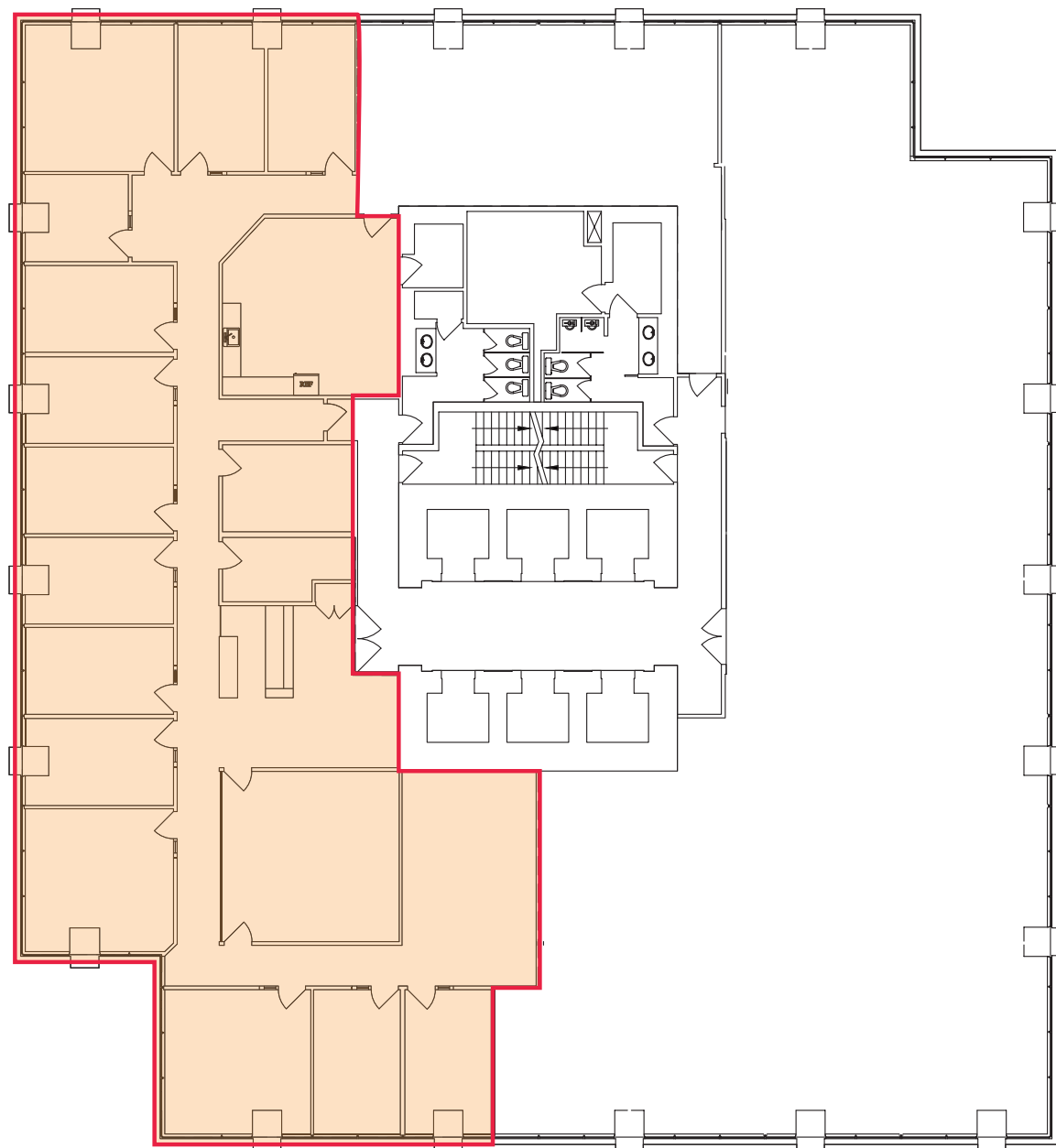
8

FLOOR PLAN

Suite **850**

5,905 SF

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



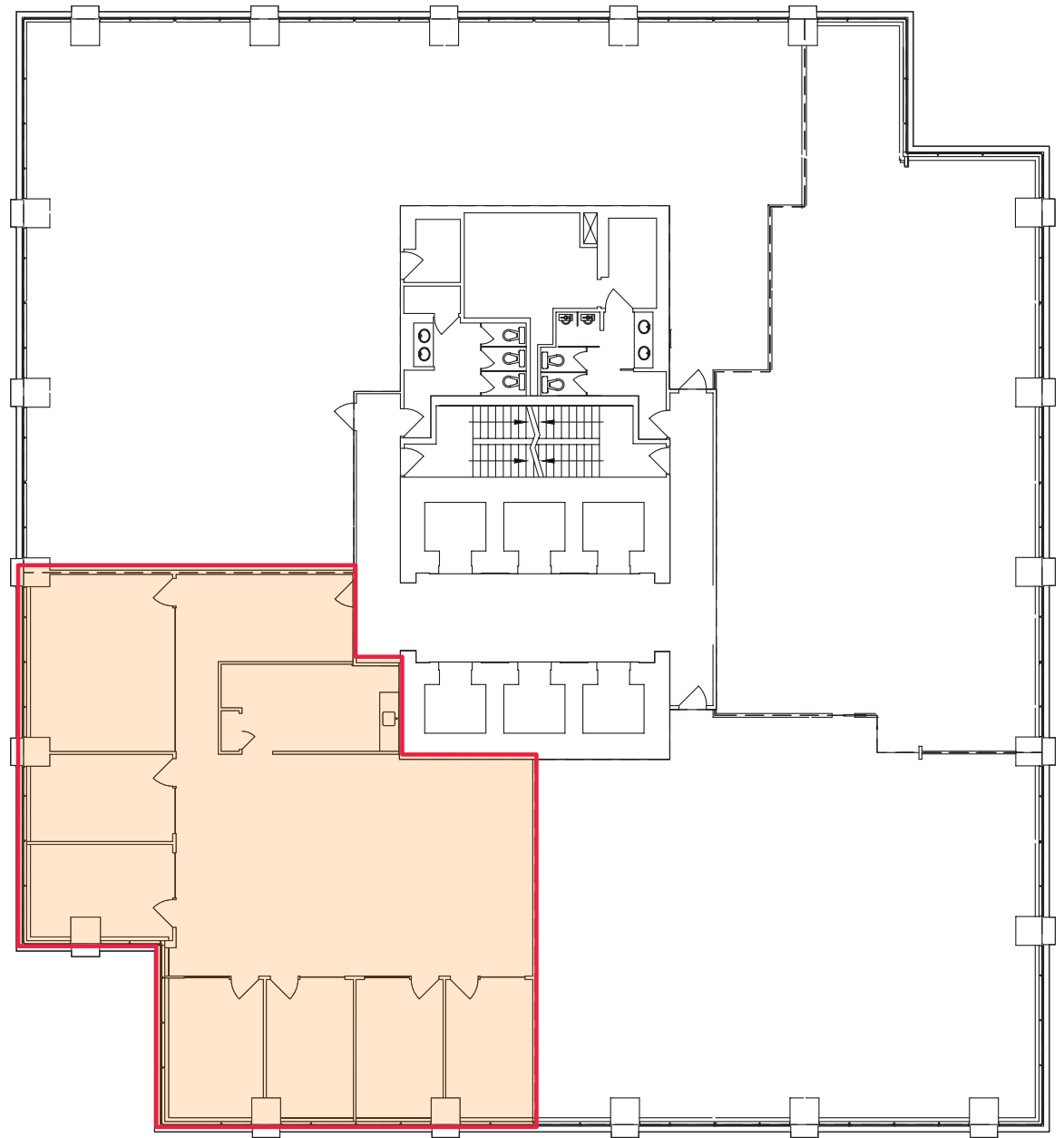
12

FLOOR PLAN

Suite **1250**

3,254 SF

- As-is
- Occupancy: March 2027
- 6 Offices
- Boardroom
- Kitchen
- Open workspace area



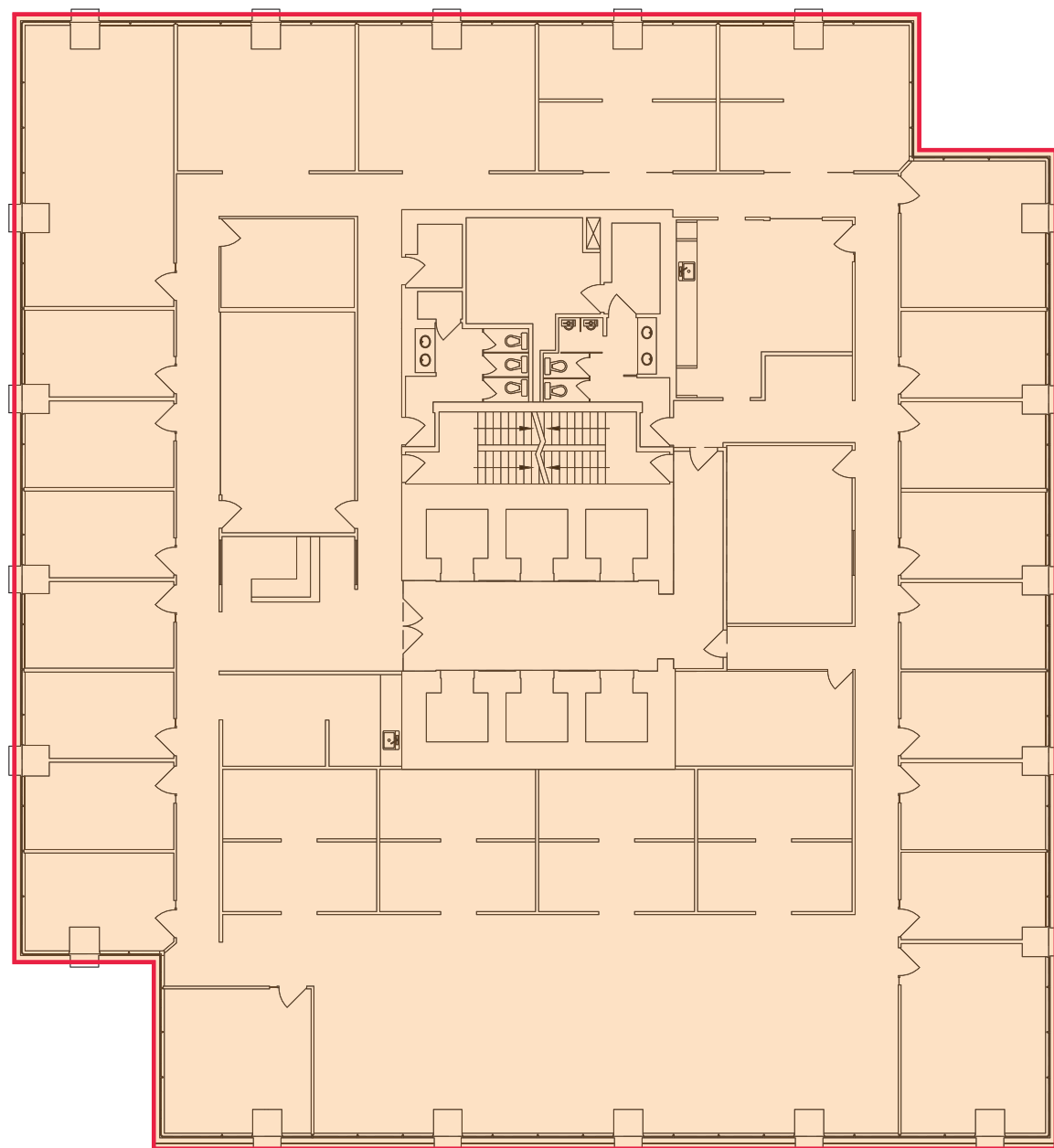
17

FLOOR PLAN

Suite **1700**

12,962 SF

- As-is
- Occupancy: January 2027
- Full floor opportunity
- 17 Perimeter Offices
- 2 Internal Offices
- 2 Boardrooms
- Meeting Room
- Mix of open work area and office pods
- Private Washroom Access



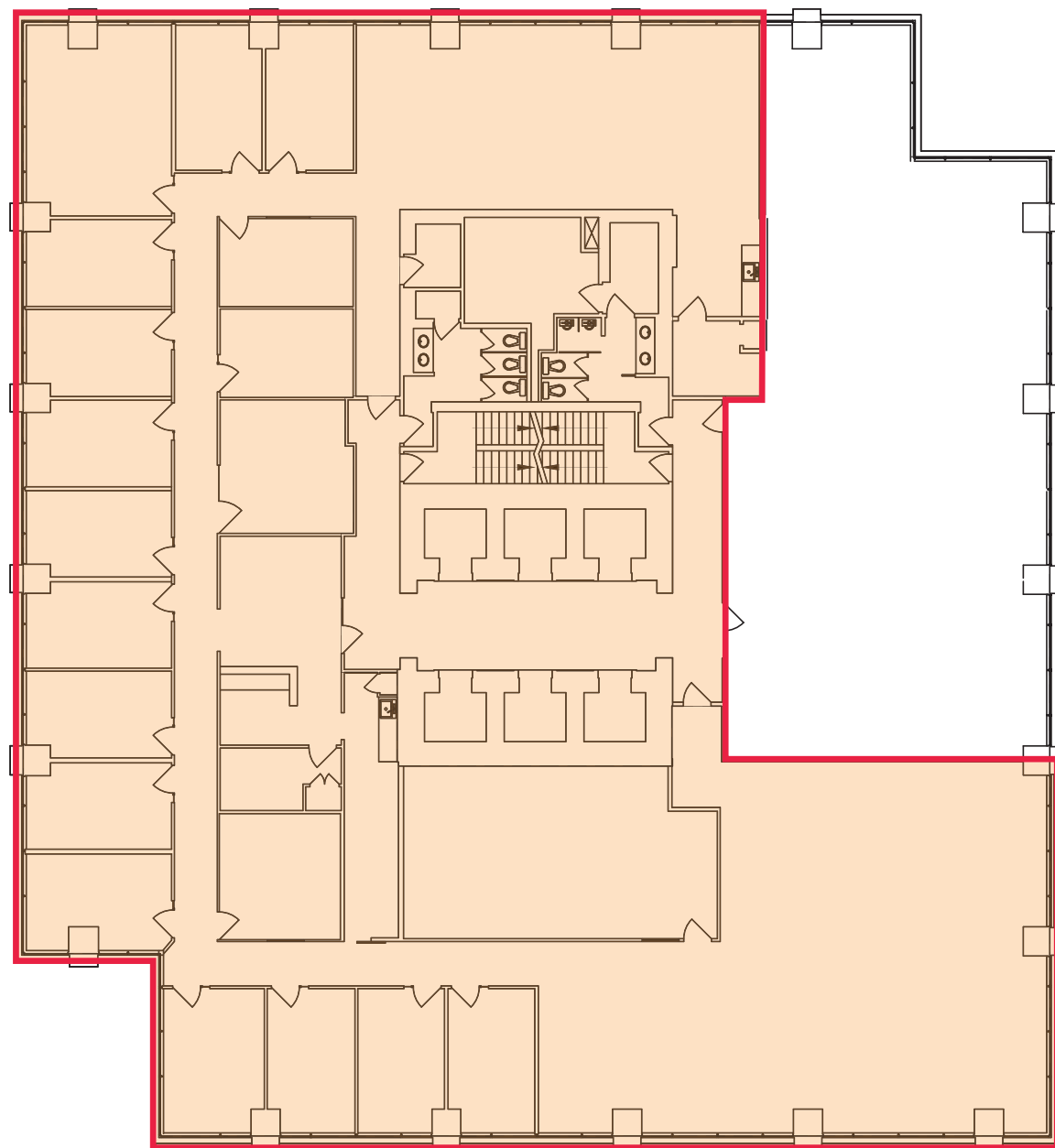
18

FLOOR PLAN

Suite **1800**

10,036 SF

- As-is
- Occupancy: February 2027
- 15 Perimeter Offices
- 4 Internal Offices
- Boardroom
- Open workspace area
- 2 Kitchens
- IT Room



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635 8th Avenue SW
Calgary, AB T2P 3M3

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