

#### For lease

# Encor Place

645 - 7 Avenue SW, Calgary, AB

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Address 645 7 Avenue SW, Calgary, AB

**Location** Mid-west core of Calgary's downtown

*Year built* 1988

**Average floorplate** 13,900 sf

**Parking ratio** 1 parking stall: 3,261 sf

Additional parking located in Centennial Parkade

Parking costs Reserved stall - \$495.00 per monthly plus GST

Rentable area 360,000

**Number of floors** 2

**Landlord** Cadillac Fairview

Annual Net Rent (psf)

Operating Costs & Taxes (est. 2024) (psf)

Market rates

Operating Costs: Taxes:

Total:

\$2.<u>75</u> \$15.75

\$13.00

#### Property highlights



Various layout and suite sizes available



Bicycle parking in the secure building parkade



Direct access to the LRT Line



Plus 15 connected to 707 5th and Elveder Centre



Close proximity to various retail shopping and dining amenities



On-site retail opportunities



Five minute walk to the CORE Shopping Centre, Stephen Avenue, and Calgary



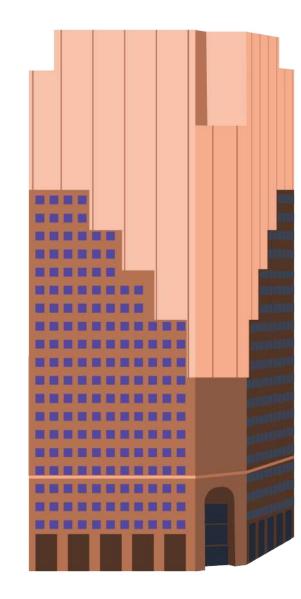
24/7 on-site security





#### Available space

Suite	Square feet	Availability	
Suite 2400	8,318	Immediate	
Suite 2050	7,055	Immediate	
Suite 2000	6,416	Immediate	
Suite 1900	13,836	Immediate	
Suite 1800	13,793	Immediate	
Suite 1700	13,870	Immediate	
Suite 1600	13,867	Immediate	
Suite 1500	13,861	Immediate	_
Suite 1425	2,044	Immediate	
Suite 1250	7,101	Immediate	
Suite 1100	13,949	Immediate	
Suite 1000	13,927	Immediate	
Suite 950	4,546	Immediate	
Suite 800	13,942	Immediate	
Suite 700	13,979	Immediate	
Suite 600	13,988	Immediate	
Suite 500	13,391	Immediate	
Suite 400	13,386	Immediate	
Suite 200	600	Immediate	
Suite 125	370	Immediate	





Contiguous up to 82,926 sf

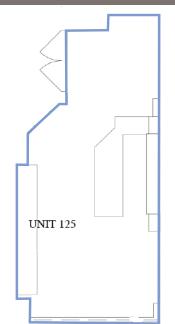






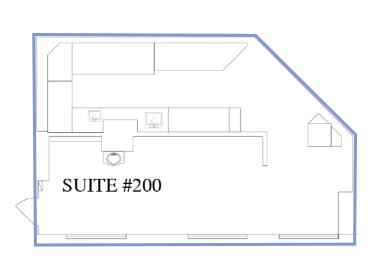


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— 370 sf









Suite 400 — 13,386 sf

Suite 500 — 13,391 sf







\*Floors 4, 5, 6, 7, and 8 can be leased together or separately

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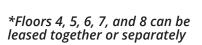


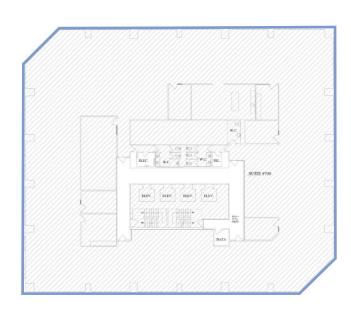
Suite 600 — 13,988 sf

Suite 700









\*Floors 4, 5, 6, 7, and 8 can be leased together or separately



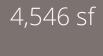




Suite 800 — 13,942 sf

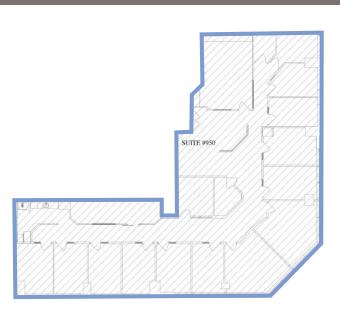
## Floorplans

Suite 950

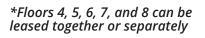
















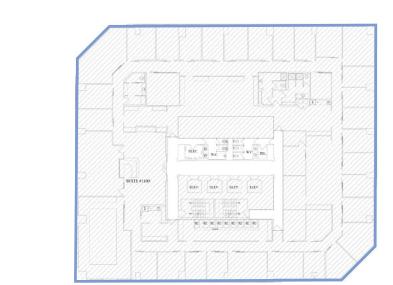




Suite 1000 — 13,927 sf

Suite 1100 — 13,949 sf









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Suite 1250

- 7,101 sf

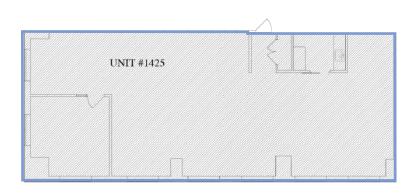
Floorplans

Suite 1425

- 2,044 sf









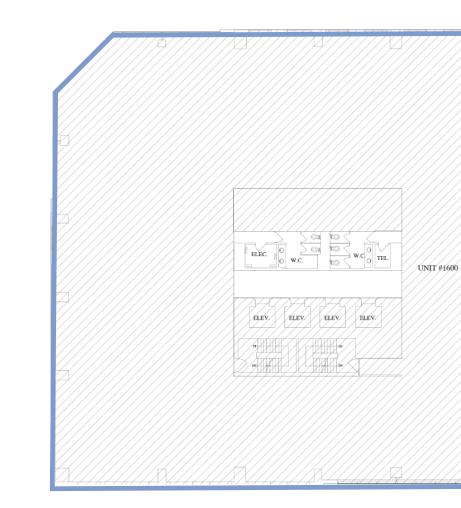


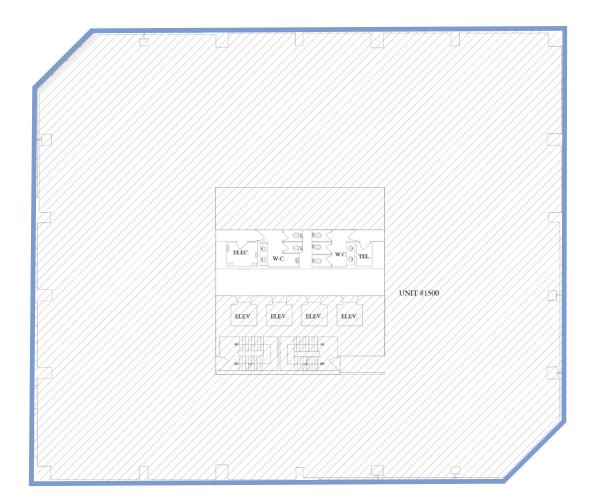










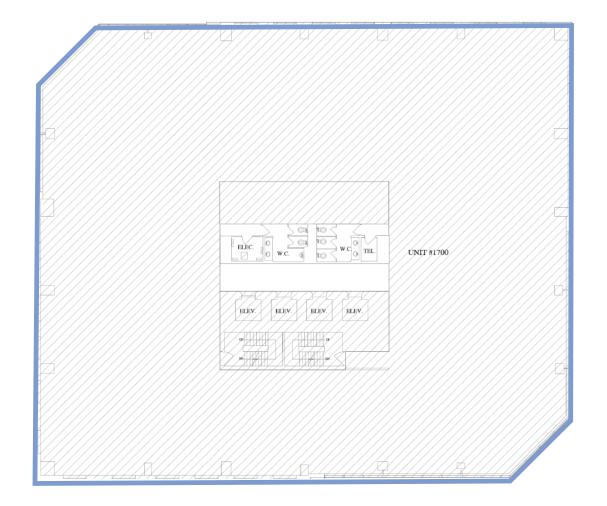


\*Floors 15, 16, 17, 18, and 19 can be leased together or separately

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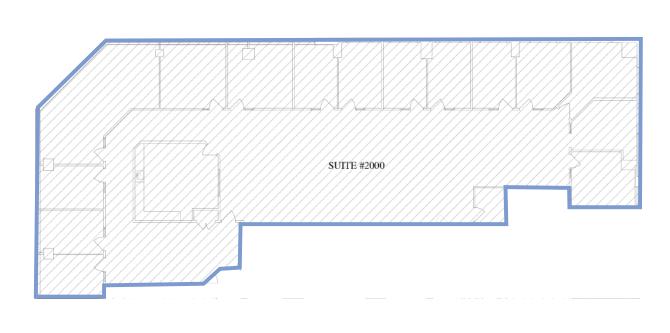
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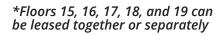


----- 13,836 sf











6,416 sf



Floorplans

Suite 2050 — 7,055 sf

Suite 2400 — 8,318 sf









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#### Nearby amenities

- 1. The Street Eatery
- 2. Yemeni Village
- 3. Spicy Amigos
- 4. Namson Korean Cuisine
- 5. McDonald's
- 6. Waves Coffee House
- 7. Tim Horton's
- 8. Rio Bar and Grill

- 9. SOLE Restaurant & Bar
- 10. Gyu-Kaku Japanese BBQ
- 11. Gogi Korean Kitchen
- 12. Ola Poke
- 13. Deville Coffee
- 14. The Rooftop YYC
- 15. Hy's Steakhouse & Cocktail Bar
- 16. Barcelona Tavern

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If you would like more information on any of our services, please call or visit us online.



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