

FOR LEASE

GRAIN EXCHANGE BUILDING

815

1 STREET SW

Calgary, AB



www.cbre.ca/calgary

CBRE

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PROPERTY HIGHLIGHTS

- + Privately owned character building
- + Declared as one of Calgary's first skyscrapers that helped shape the Downtown landscape
- + Architects Hodgson and Bates of Calgary built the Grain Exchange with classical design accentuated by pillars, columns and vertical window lines
- + Conveniently located on 9th Avenue and 1st Street SW
- + 3 minute walk to the 1st Street LRT station
- + Flexible lease terms
- + Short form lease agreement options

PROPERTY DESCRIPTION

Year Built	1909	
Space Available	Suite 200 Suite 202 Suite 401 Suite 502 Suite 620	375 SF 346 SF 80 SF 382 SF 840 SF
Availability	Immediately	
Gross Rent Per Month	Suite 200: \$1,000.00 + GST Suite 202: \$1,000.00 + GST Suite 401: \$300.00 + GST Suite 502: \$1,300.00 + GST Suite 620: \$2,995.00 + GST	

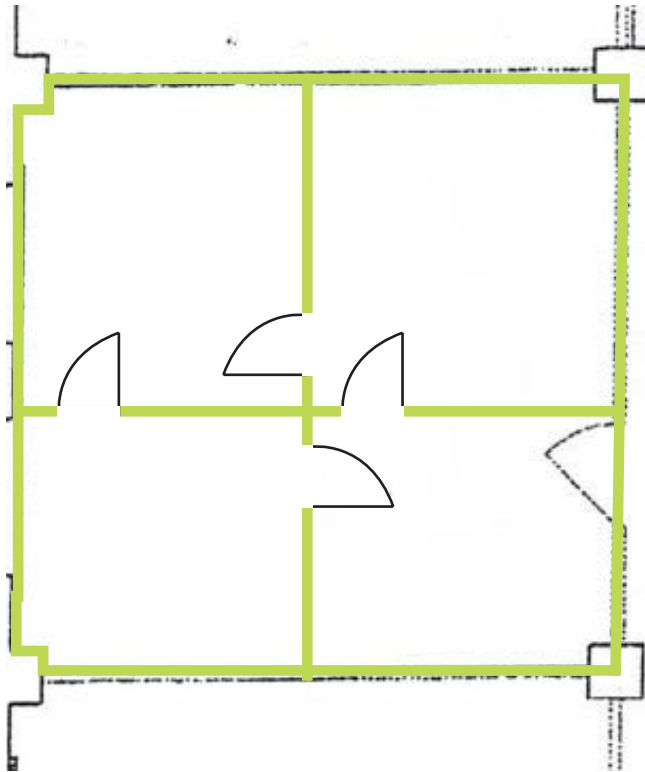
Note - Floor plans are not to scale

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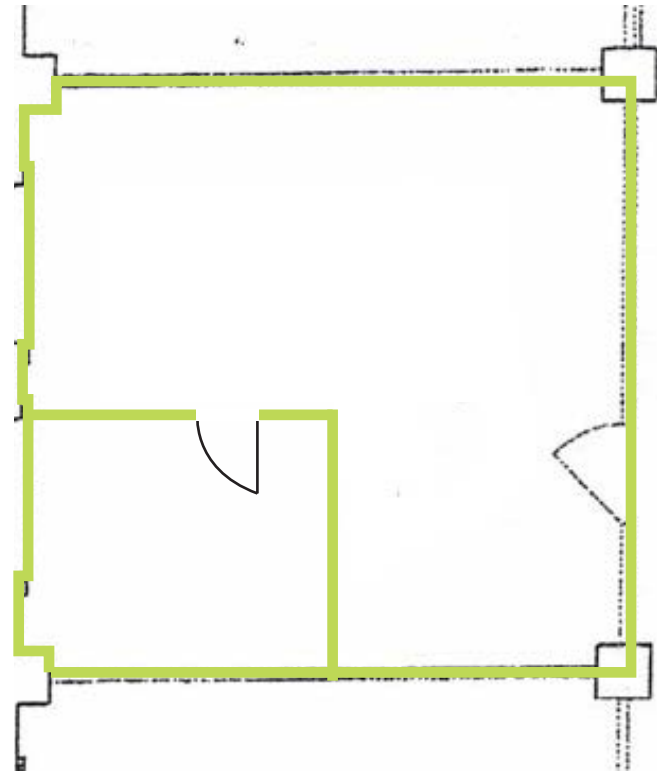
SUITE 200
375 SF

- Divided into 4 units
- Corner unit faces West



SUITE 202
346 SF

- Office with large window
- Small office in left corner
- Unit faces 1st Street SW

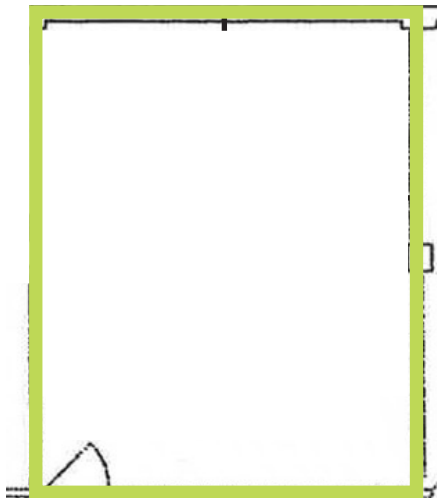


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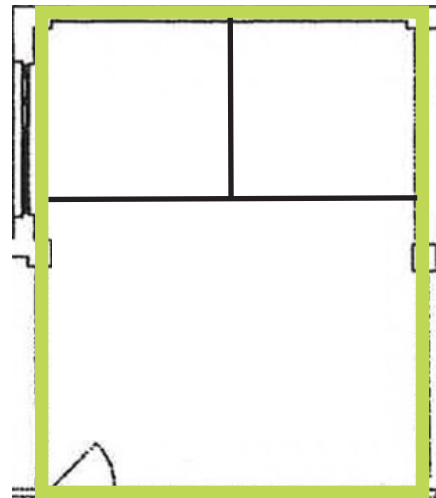
SUITE 401
80 SF

- Single room



SUITE 502
382 SF

- Fully equipped personal services suite
- White wall tiles
- 2 sinks
- Under construction to be move-in-ready
- Faces North

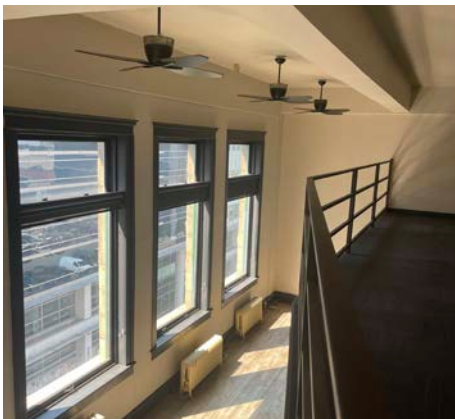
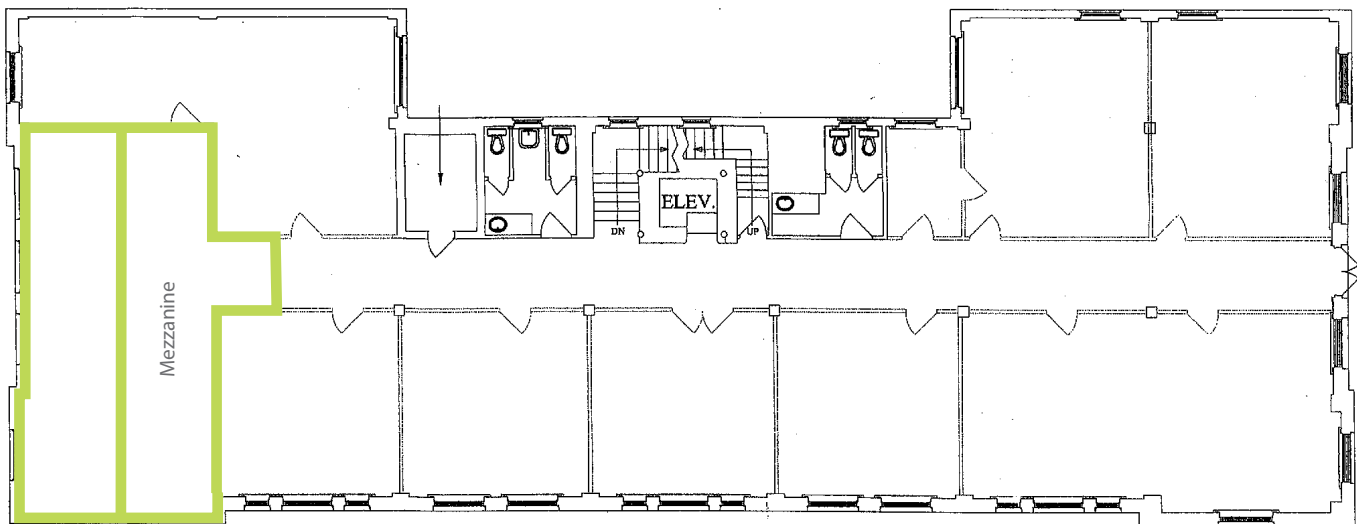


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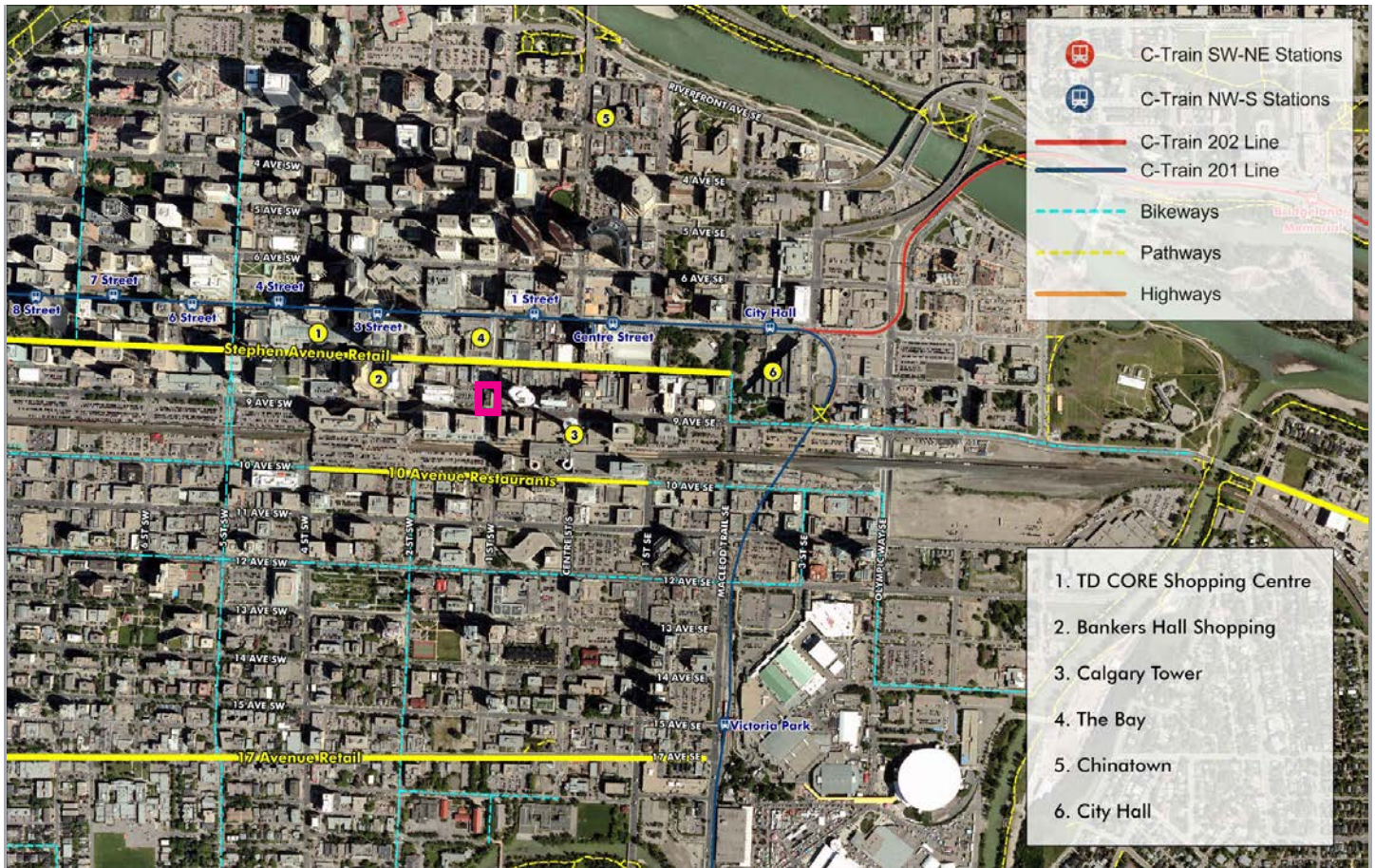
SUITE 620 840 SF

- Bright space with large windows
- 12 ft. ceiling height
- Large kitchen with fridge and dishwasher
- Washroom including shower included in the Mezzanine
- Corner unit that faces both 1st Street SW and 9th Avenue SW



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CONTACT US

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