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

Updated: November 5, 2026

ENRIGHT



1. PROPERTY OVERVIEW

Landlord: Enright 635 GP Ltd. as agent for Enright 635 Limited Partnership
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





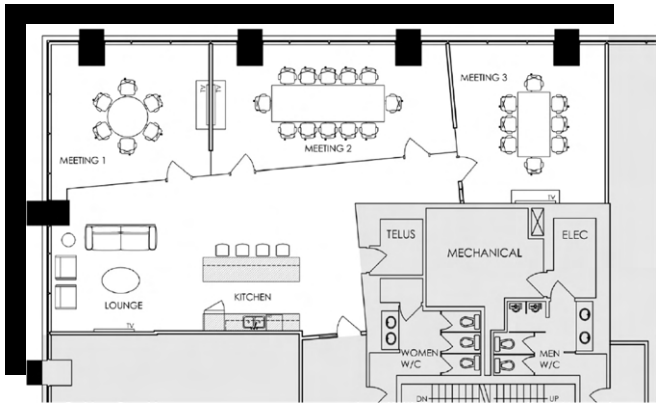


2. BUILDING AMENITIES

- +15 connected to Centennial Parkade, Eighth Ave Place and the CORE mall.
- The amenity package including fitness centre, conference room, tenant lounge with golf simulator has now been completed.
- 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.

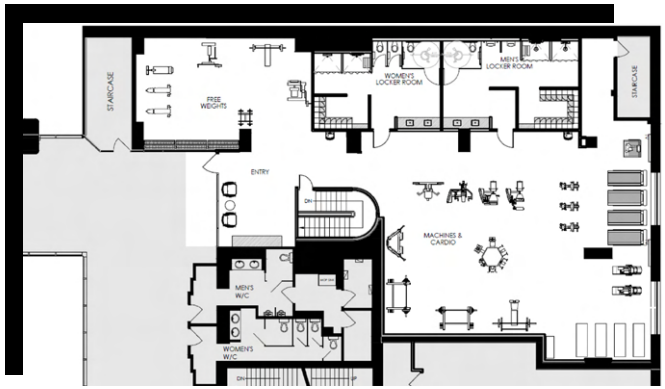
635 CONFERENCE CENTRE

FOURTH FLOOR - OPEN NOW



635 ATHLETIC CLUB

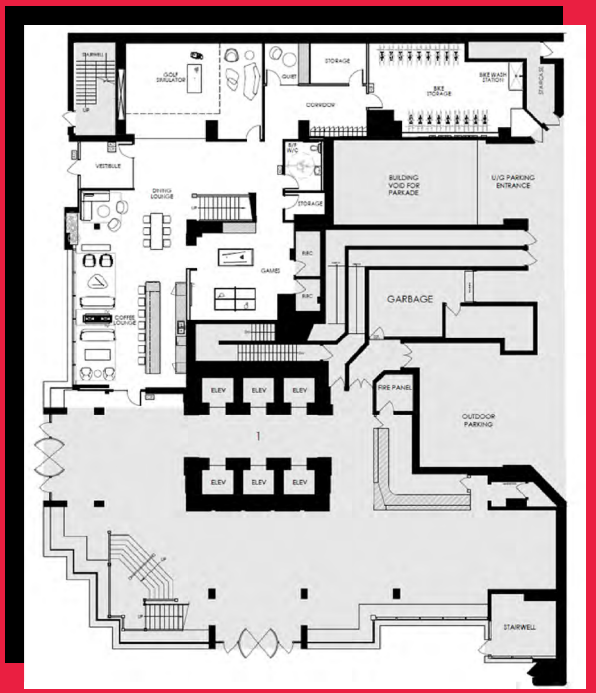
SECOND FLOOR - OPEN NOW



CLUB 635

TENANT LOUNGE, BICYCLE STORAGE & GOLF SIMULATOR

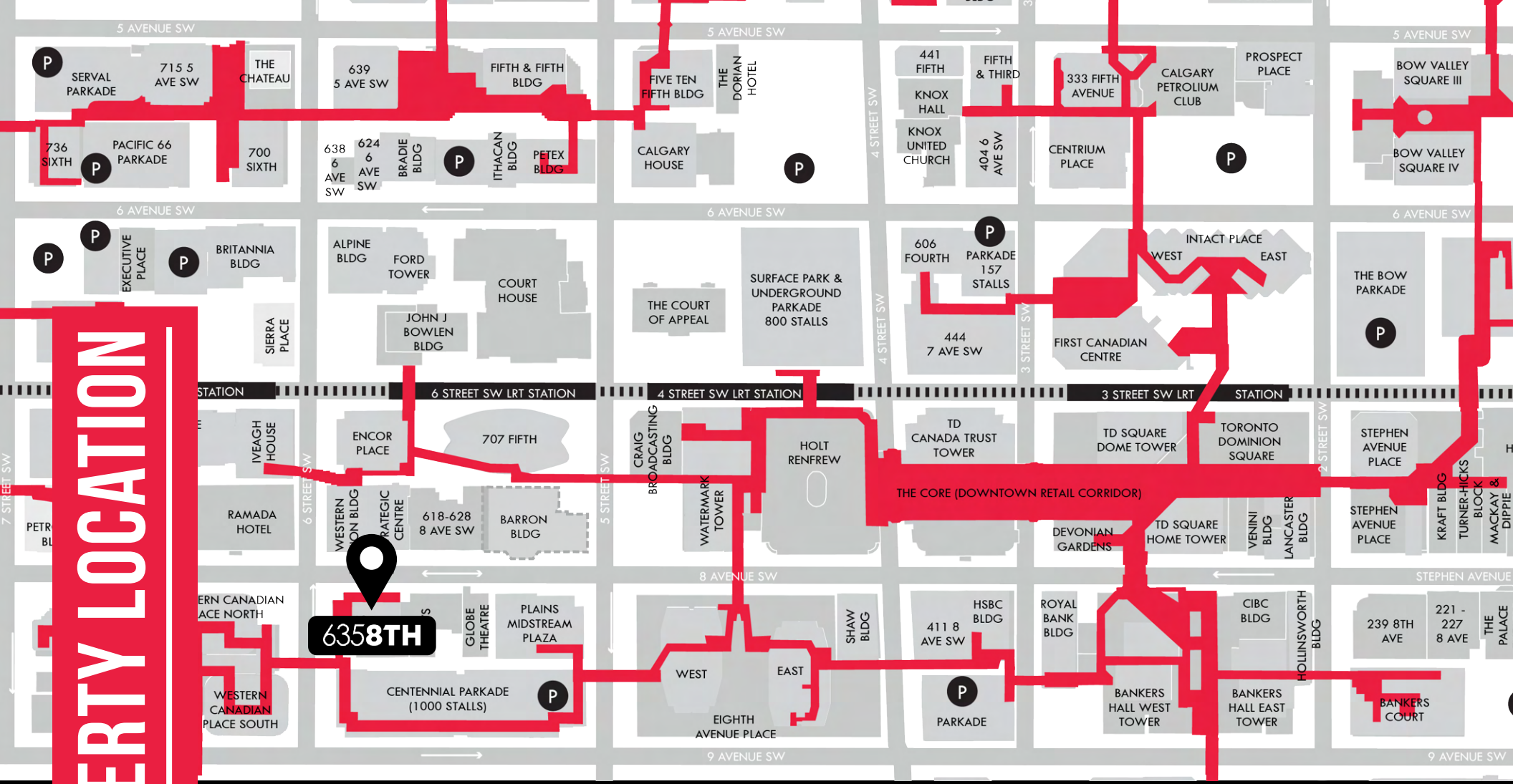
MAIN FLOOR - OPEN NOW



3. BUILDING AMENITIES

635 8th has undergone a significant transformation, introducing a modernized environment with premium amenities designed for today's professionals. Tenants 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.

4. PROPERTY LOCATION

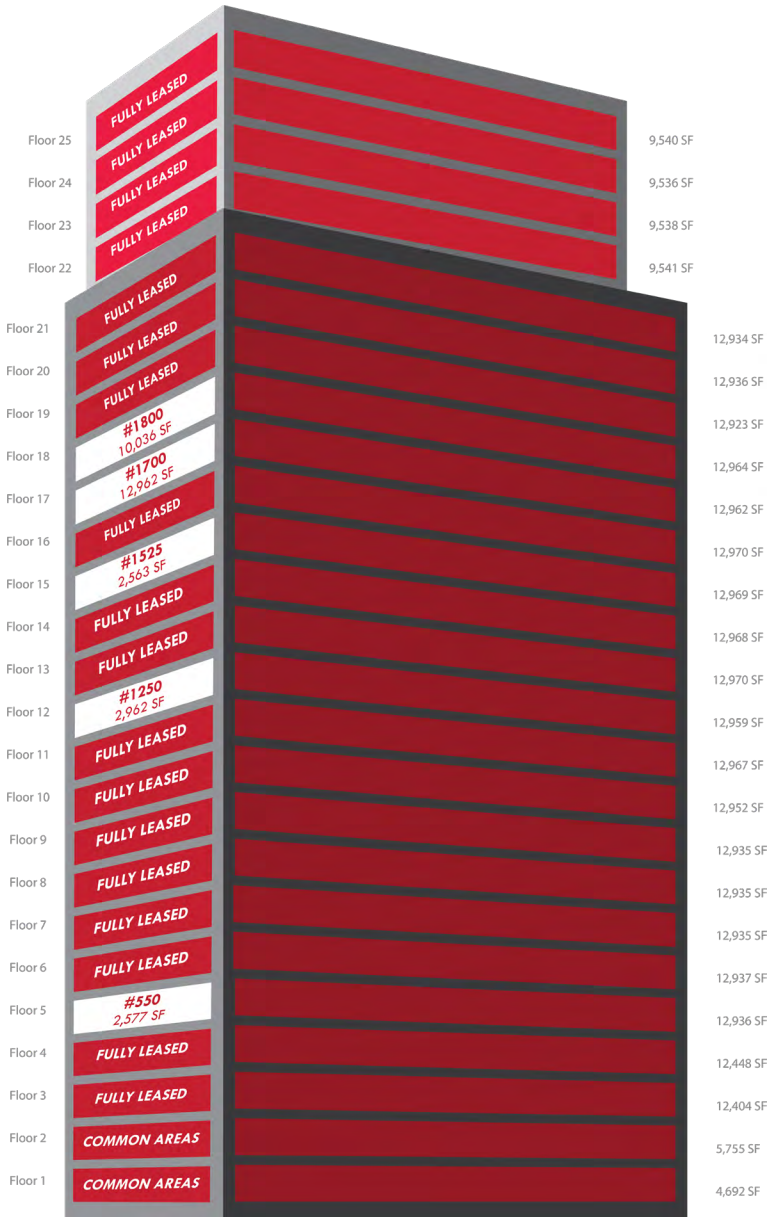


PREMIUM DOWNTOWN LOCATION

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	60 Days
#1250	*3,254*	*Conditional*
#1525	2,563	Mar 1, 2027
#1700	12,962	August 2027
#1800	10,036	Feb 1, 2027



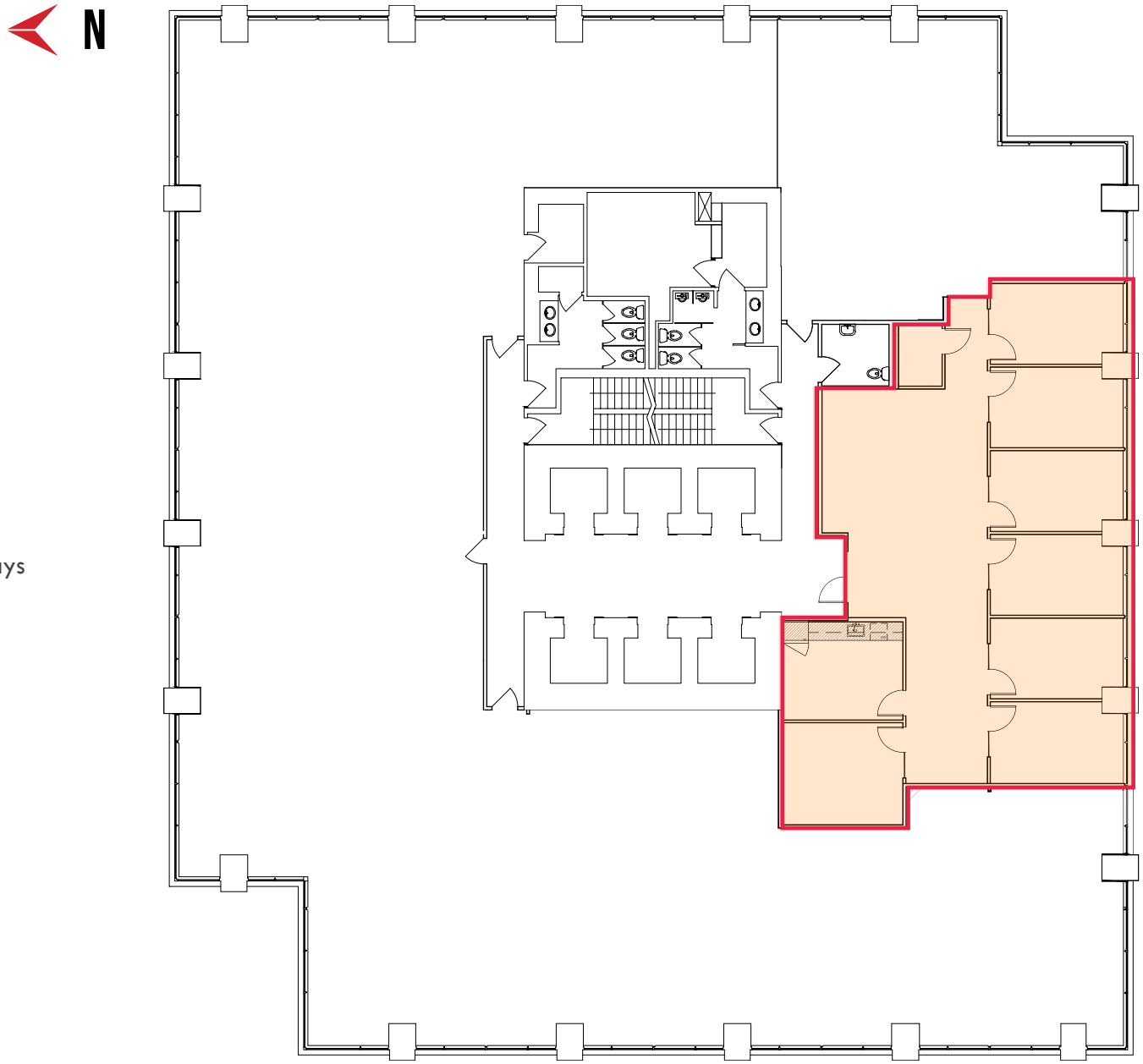
5

FLOOR PLAN

Suite 550

2,577 SF

- Show Suite Completion: 60 Days
- 7 Offices
- Open Area
- Kitchen
- Reception
- Server Room



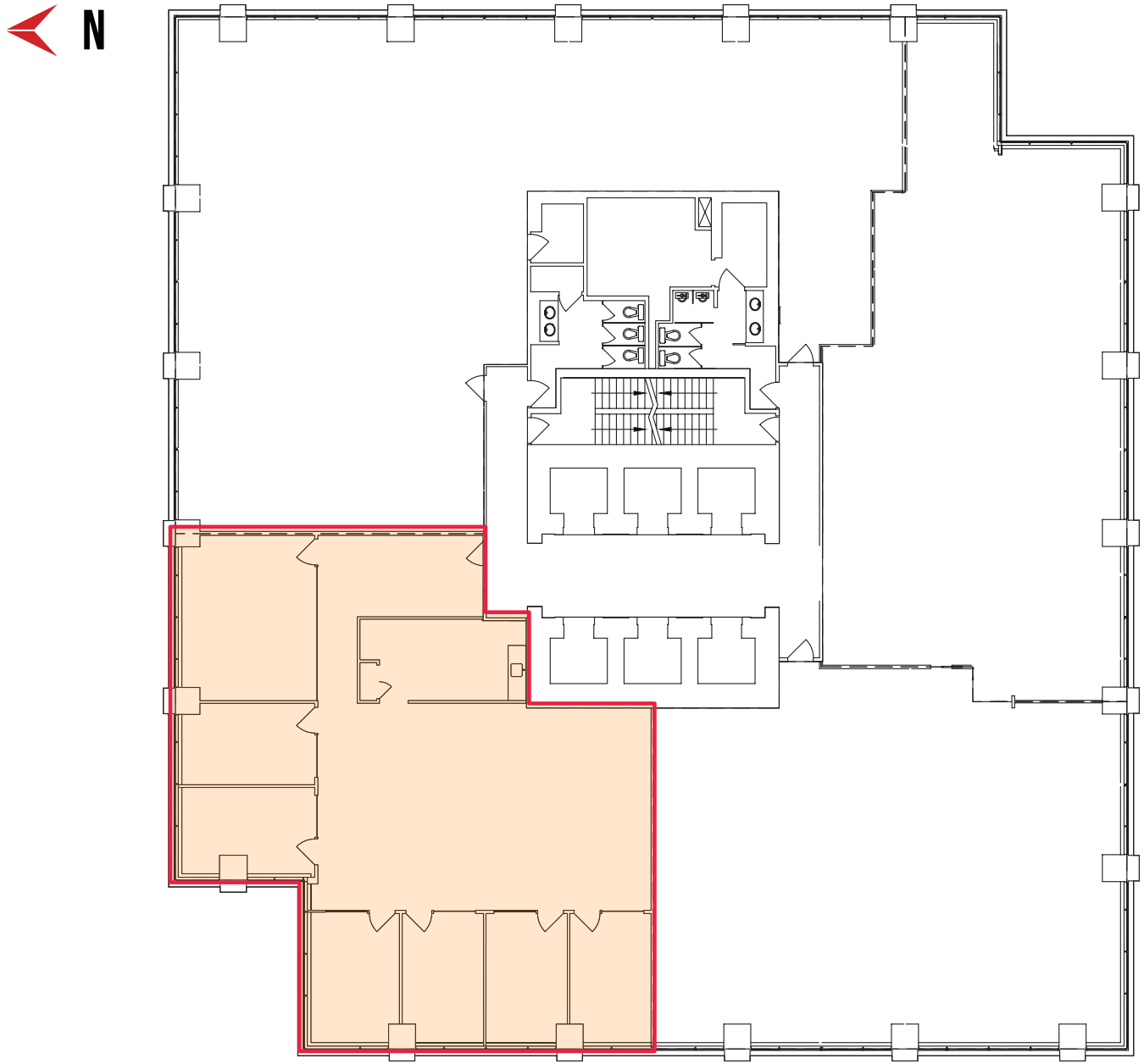
12

FLOOR PLAN

Suite 1250

3,254 SF

- Conditional
- As-is
- Occupancy: March 1, 2027
- 6 Offices
- Boardroom
- Kitchen
- Open workspace area



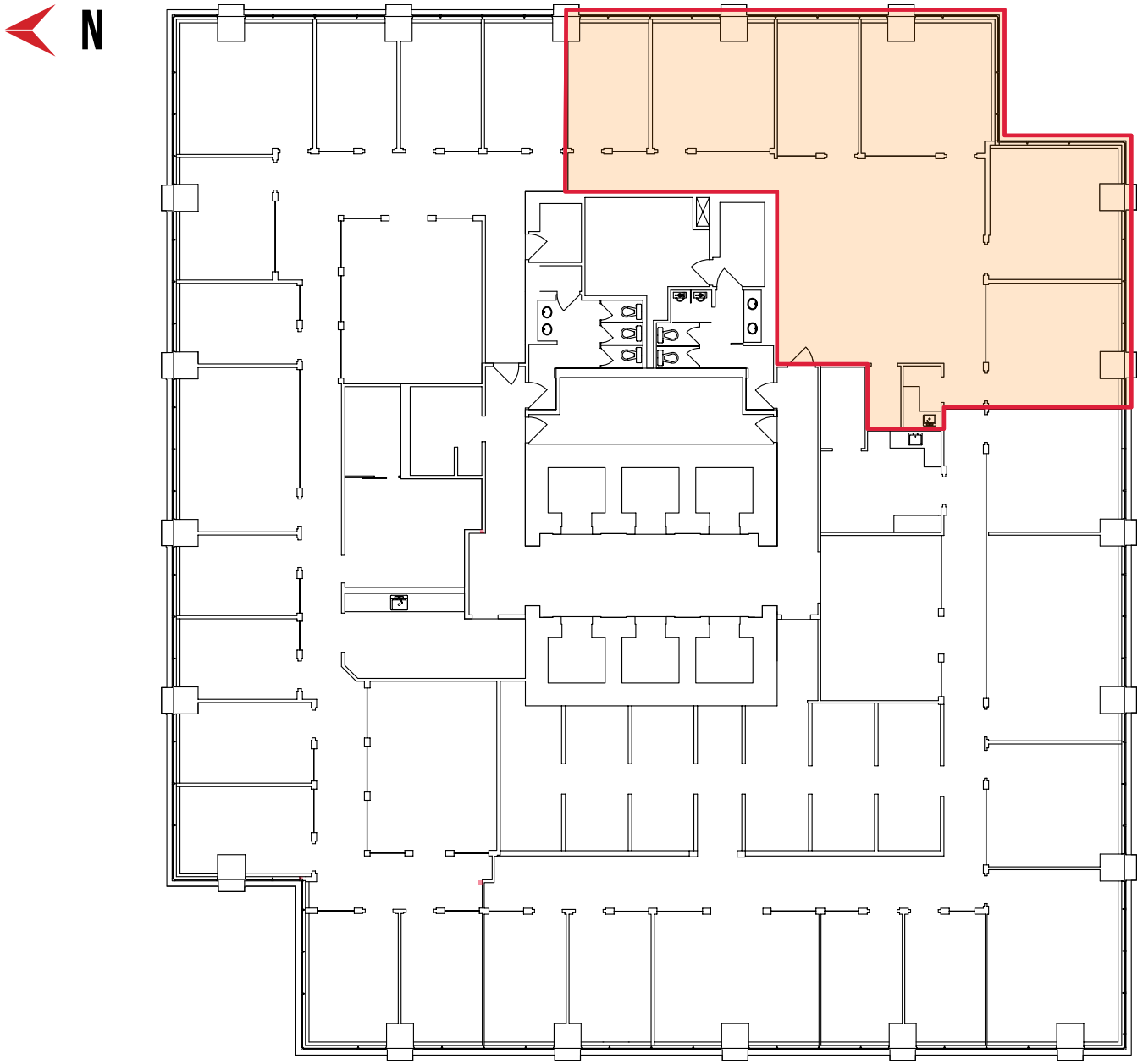
15

FLOOR PLAN

Suite 1525

2,563 SF

- As-is
- Occupancy: March 1, 2027
- 6 Offices
- Kitchen
- Open workspace area



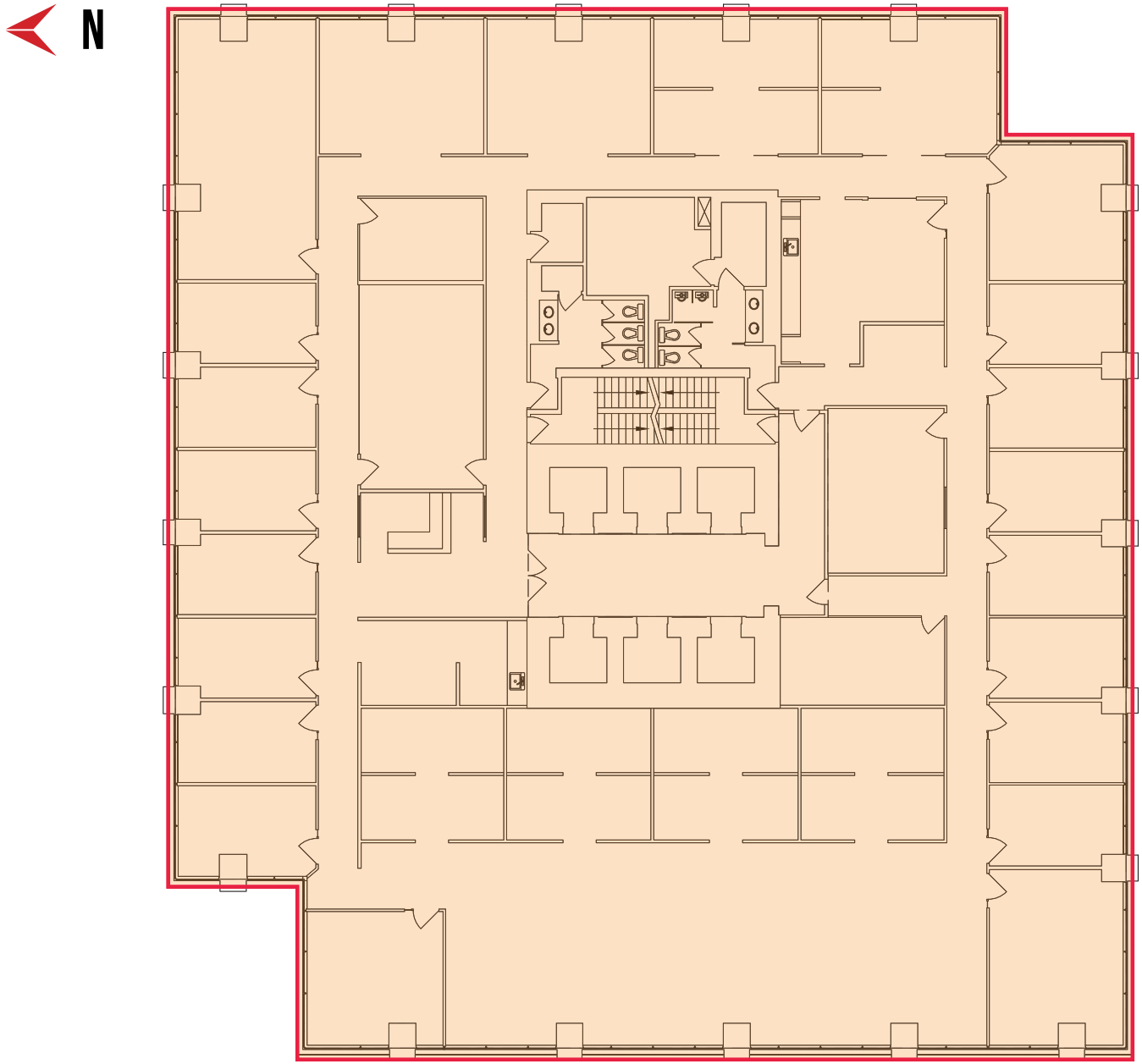
17

FLOOR PLAN

Suite 1700

12,962 SF

- As-is
- Occupancy: August 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



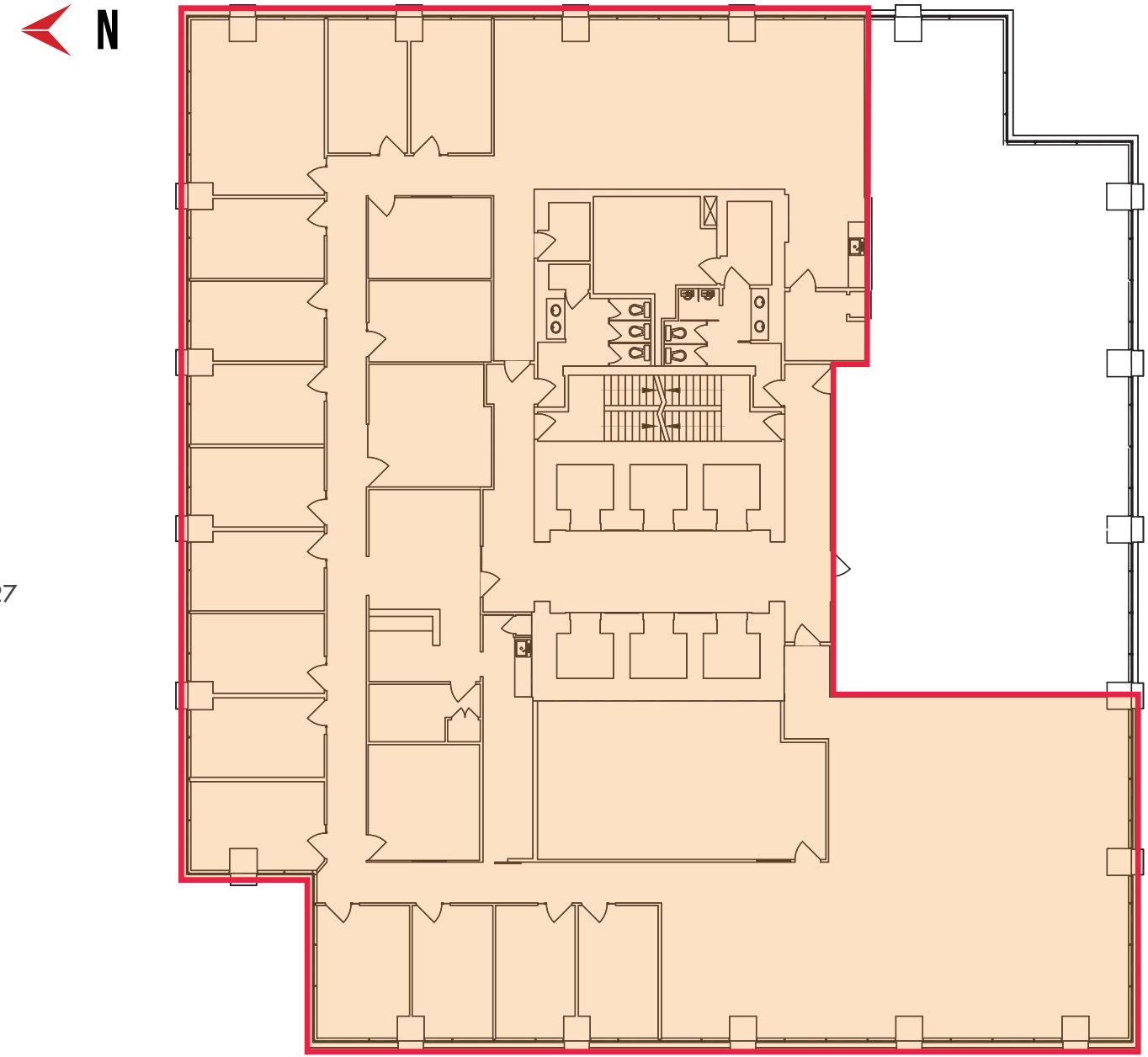
18

FLOOR PLAN

Suite 1800

10,036 SF

- As-is
- Occupancy: February 1, 2027
- 15 Perimeter Offices
- 4 Internal Offices
- Boardroom
- Open workspace area
- 2 Kitchens
- IT Room



635 8TH

635 8th Avenue SW
Calgary, AB T2P 3M3



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. 403.228.7495 | **M.** 613.612.0665
kim.xia@enrightcapital.com

Enright Capital Ltd. | #1400, 635 8th Avenue SW | Calgary, AB T2P 3M3 | enrightcapital.com

ENRIGHT