

FOR LEASE

6358TH

+ 70,000 SF LEASED.

New Ownership.
New Management.
New Vision.

DAVID FORBES Principal

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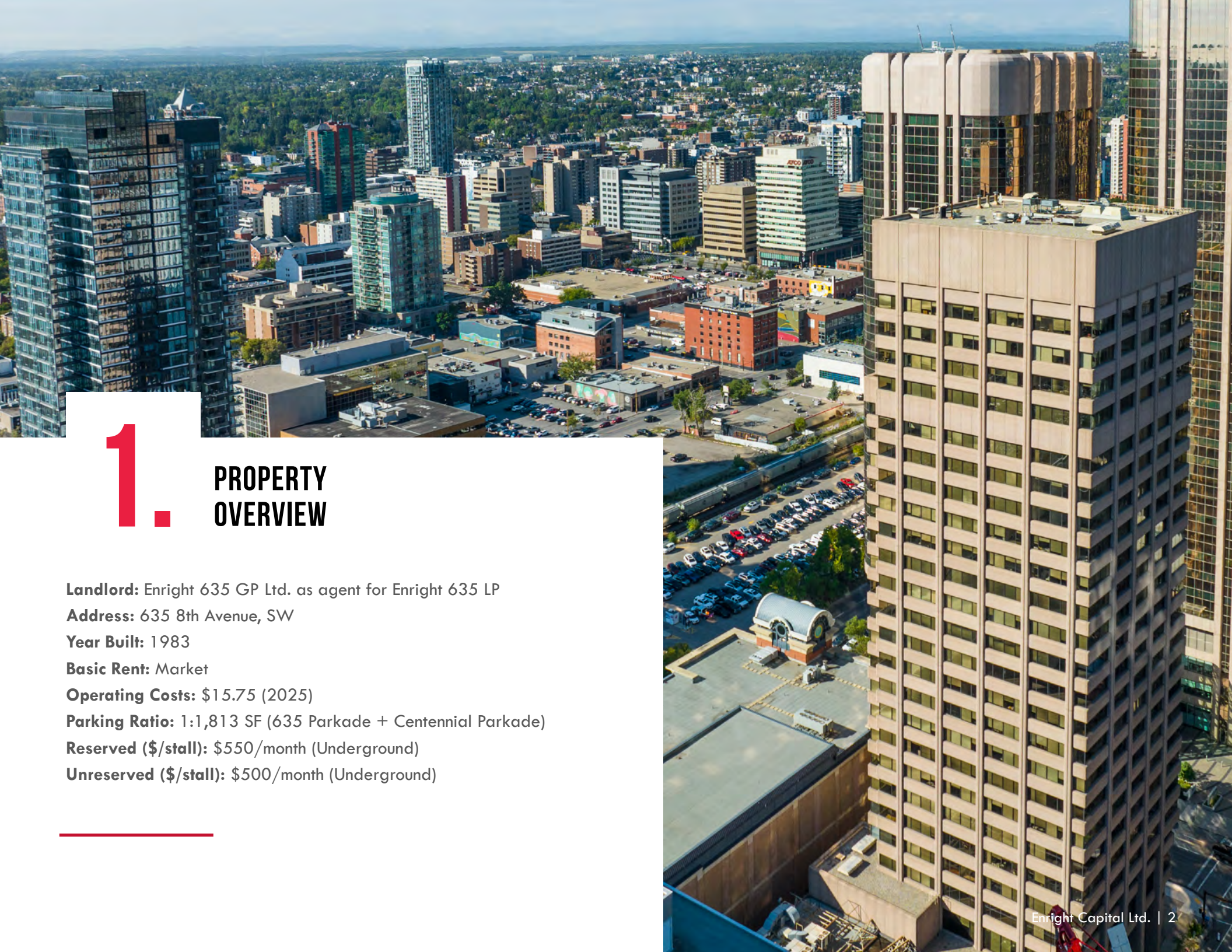
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1.

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: \$15.75 (2025)

Parking Ratio: 1:1,813 SF (635 Parkade + Centennial Parkade)

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

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



2. BUILDING AMENITIES



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



Future amenity package includes fitness centre, golf simulator, conference room and tenant lounge.



Bicycle parking in secure building parkade located on 8th Avenue Cycle Track, new main floor facility part of lounge upgrade.

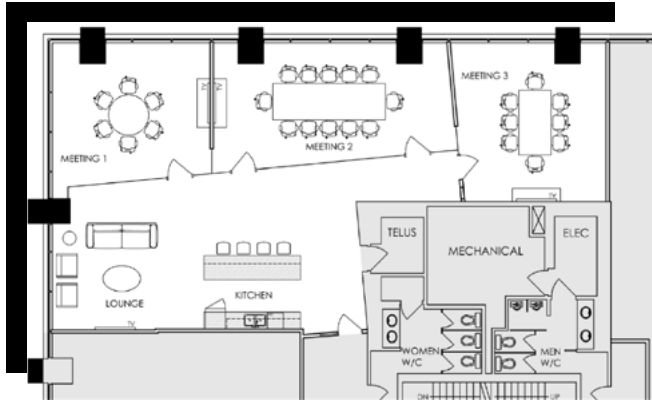


Retail tenant, HUMBLE Coffee, located on 2nd floor.



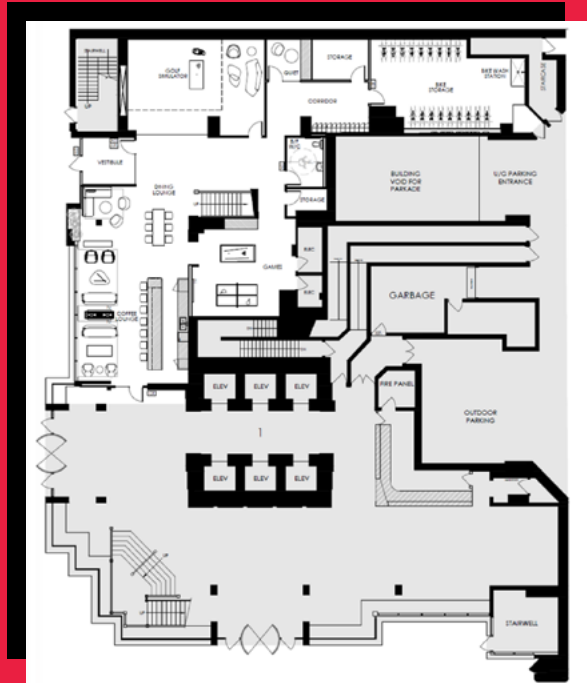
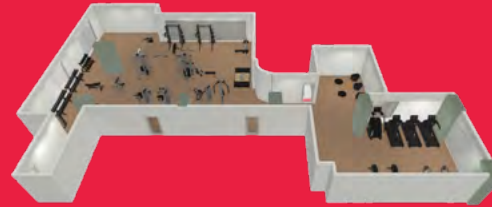
CONFERENCE CENTRE

FOURTH FLOOR - FALL 2025



TENANT LOUNGE, BICYCLE STORAGE & GOLF SIMULATOR

MAIN FLOOR - 2026



FITNESS CENTRE

SECOND FLOOR - FALL 2025



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 spaces, including a private lounge, fitness center, golf simulator and fully equipped conference facility. These upgrades will enhance both functionality and experience, elevating the standard for workplace environments.

PROPERTY LOCATION

635 8TH

THE CORE (DOWNTOWN RETAIL CORRIDOR)

STREET NAMES: 5 AVENUE SW, 6 AVENUE SW, 7 AVENUE SW, 8 AVENUE SW, 9 AVENUE SW, 4 STREET SW, 5 STREET SW, 6 STREET SW, 3 STREET SW, 2 STREET SW, 1 STREET SW, 7 STREET SW.

LANDMARKS: COURT HOUSE, CENTENNIAL PARKADE (1000 STALLS), GLOBE THEATRE, PLAINS MIDSTREAM PLAZA, WESTERN CANADIAN PLACE NORTH, WESTERN CANADIAN PLACE SOUTH, RAMADA HOTEL, ENCOR PLACE, 707 FIFTH, BARRON BLDG, 618-628 8 AVE SW, STRATEGIC CENTRE, WESTERN UNION BLDG, IVEAGH HOUSE, SIERRA PLACE, BRITANNIA BLDG, EXECUTIVE PLACE, PACIFIC 66 PARKADE, 736 SIXTH, SERVAL PARKADE, 715 5 AVE SW, THE CHATEAU, 639 5 AVE SW, FIFTH & FIFTH BLDG, FIVE TEN FIFTH BLDG, THE DORIAN HOTEL, CALGARY HOUSE, 441 FIFTH, KNOX HALL, KNOX UNITED CHURCH, 404 6 AVE SW, 333 FIFTH AVENUE, CALGARY PETROLIUM CLUB, PROSPECT PLACE, BOW VALLEY SQUARE III, BOW VALLEY SQUARE IV, INTACT PLACE WEST, INTACT PLACE EAST, THE BOW PARKADE, FIRST CANADIAN CENTRE, 444 7 AVE SW, 606 FOURTH, PARKADE 157 STALLS, SURFACE PARK & UNDERGROUND PARKADE 800 STALLS, THE COURT OF APPEAL, JOHN J BOWLEN BLDG, FORD TOWER, ALPINE BLDG, THE CORE (DOWNTOWN RETAIL CORRIDOR), HOLT RENFREW, TD CANADA TRUST TOWER, TD SQUARE DOME TOWER, TORONTO DOMINION SQUARE, STEPHEN AVENUE PLACE, KRAFT BLDG, TURNER-HICKS BLOCK, MACKAY & DIPPIE, BANKERS HALL WEST TOWER, BANKERS HALL EAST TOWER, BANKERS COURT, 239 8TH AVE, 221 - 227 8 AVE, THE PALACE, CIBC BLDG, HOLLINSWORTH BLDG, ROYAL BANK BLDG, HSBC BLDG, 411 8 AVE SW, SHAW BLDG, EIGHTH AVENUE PLACE, WEST, EAST, CENTENNIAL PARKADE (1000 STALLS), GLOBE THEATRE, PLAINS MIDSTREAM PLAZA, WESTERN CANADIAN PLACE NORTH, WESTERN CANADIAN PLACE SOUTH, RAMADA HOTEL, ENCOR PLACE, 707 FIFTH, BARRON BLDG, 618-628 8 AVE SW, STRATEGIC CENTRE, WESTERN UNION BLDG, IVEAGH HOUSE, SIERRA PLACE, BRITANNIA BLDG, EXECUTIVE PLACE, PACIFIC 66 PARKADE, 736 SIXTH, SERVAL PARKADE, 715 5 AVE SW, THE CHATEAU, 639 5 AVE SW, FIFTH & FIFTH BLDG, FIVE TEN FIFTH BLDG, THE DORIAN HOTEL, CALGARY HOUSE, 441 FIFTH, KNOX HALL, KNOX UNITED CHURCH, 404 6 AVE SW, 333 FIFTH AVENUE, CALGARY PETROLIUM CLUB, PROSPECT PLACE, BOW VALLEY SQUARE III, BOW VALLEY SQUARE IV, INTACT PLACE WEST, INTACT PLACE EAST, THE BOW PARKADE, FIRST CANADIAN CENTRE, 444 7 AVE SW, 606 FOURTH, PARKADE 157 STALLS, SURFACE PARK & UNDERGROUND PARKADE 800 STALLS, THE COURT OF APPEAL, JOHN J BOWLEN BLDG, FORD TOWER, ALPINE BLDG.

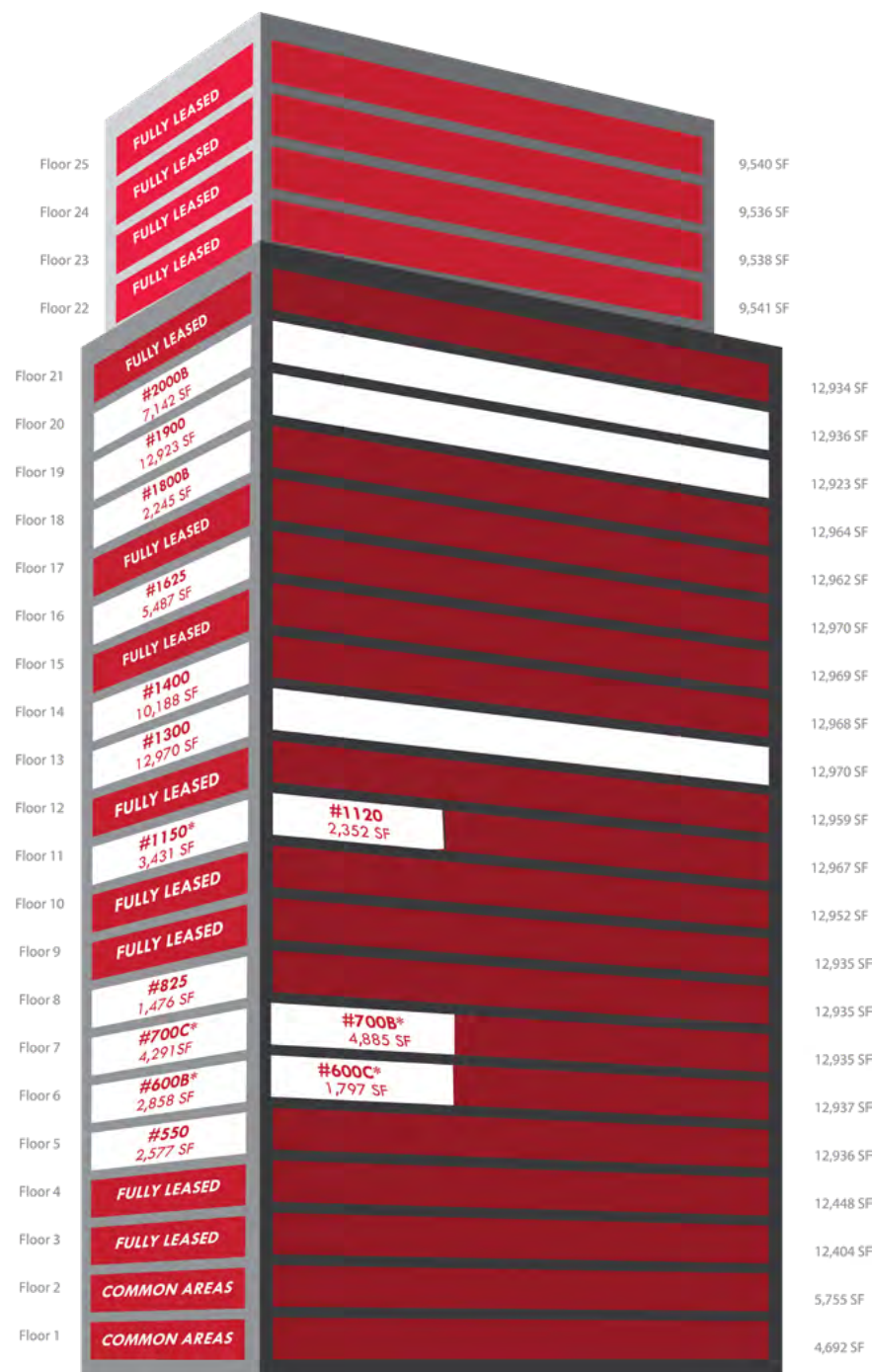
PUBLIC TRANSIT: 6 STREET SW LRT STATION, 4 STREET SW LRT STATION, 3 STREET SW LRT STATION.

635 8 Avenue SW is surrounded by 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.

Come and experience the convenience of 635 8 Avenue SW in the bustling and vibrant Downtown Mid-West.

5. CURRENT AVAILABILITIES

SUITE	RENTABLE AREA (SF)	AVAILABILITY
#550	2,577	Immediately
#600B	2,858	Immediately
#600C	1,797	Immediately
#700B	4,885	Immediately
#700C	4,291	Immediately
#825	1,476	Immediately
#1120	5,783	Immediately
#1300	12,970	Immediately
#1400	10,188	Immediately
#1500	5,170	LEASED
#1625A	2,372	Immediately
#1625B	3,116	Immediately
#1800B	2,245	Immediately
#1900	12,923	Immediately
#2000B	7,142	Immediately



* SHOW SUITES

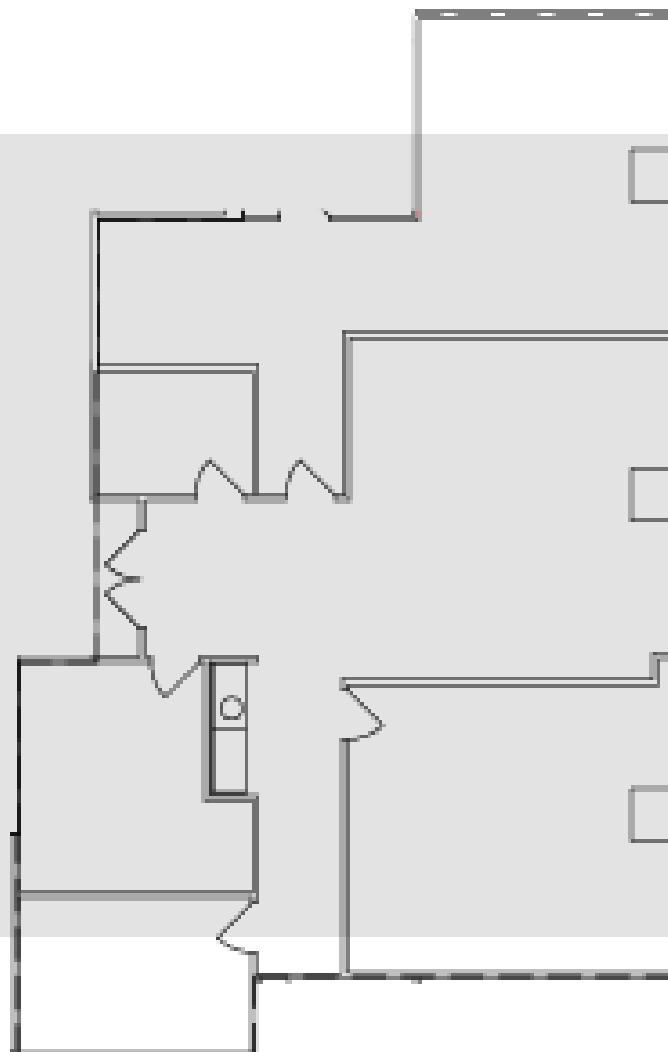
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FLOOR PLAN

Suite **550**

2,577 SF

- 3 Offices
- 2 Storage Rooms
- Open Area
- Kitchen
- Will build-to-suit



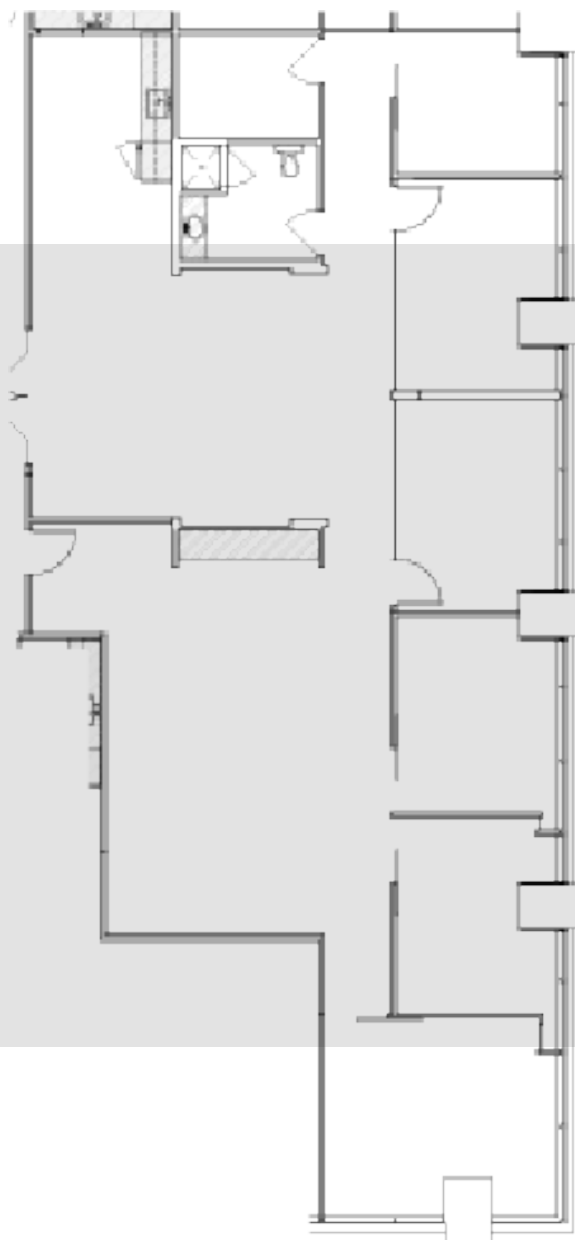
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FLOOR PLAN

Suite **600B**

1,797 SF

- 4 Offices
- Boardroom
- Open Area
- Kitchen



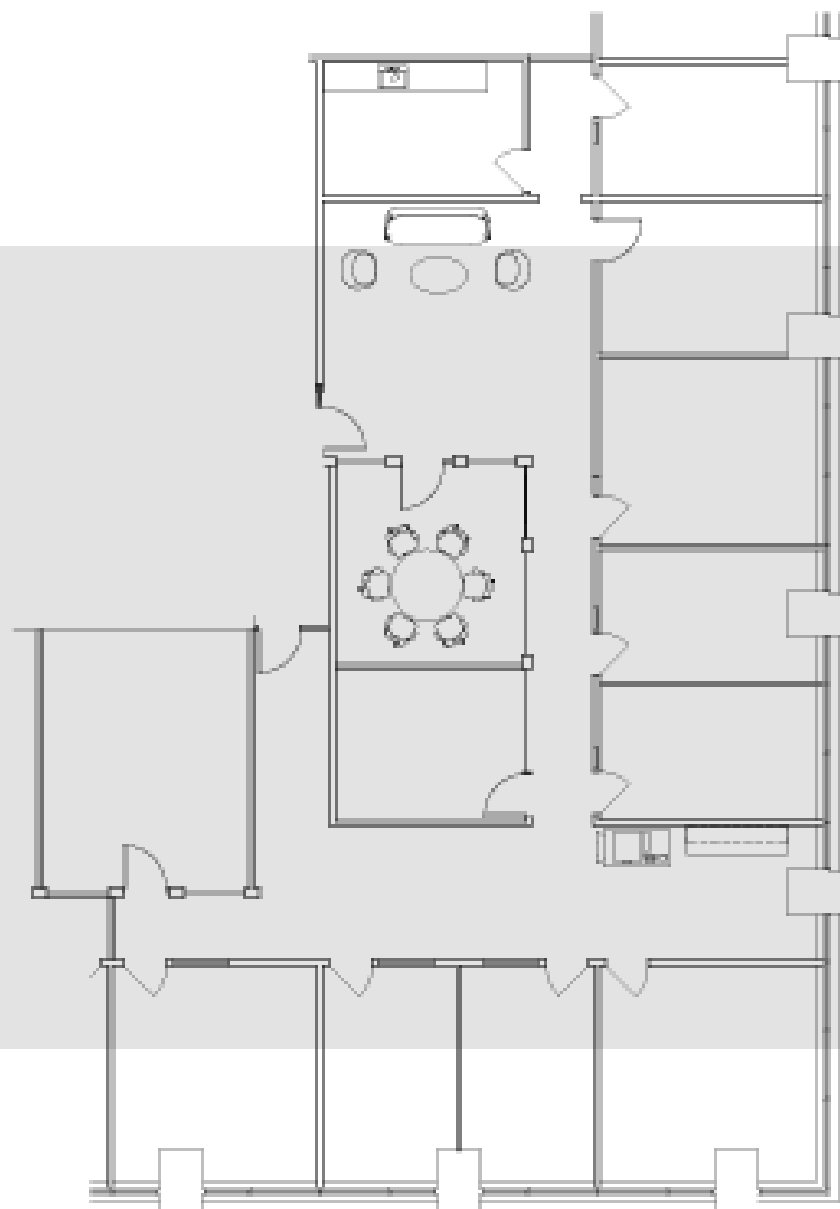
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FLOOR PLAN

Suite **700C**

4,291 SF

- 10 Offices
- Meeting Room
- Reception
- Storage
- Kitcheb



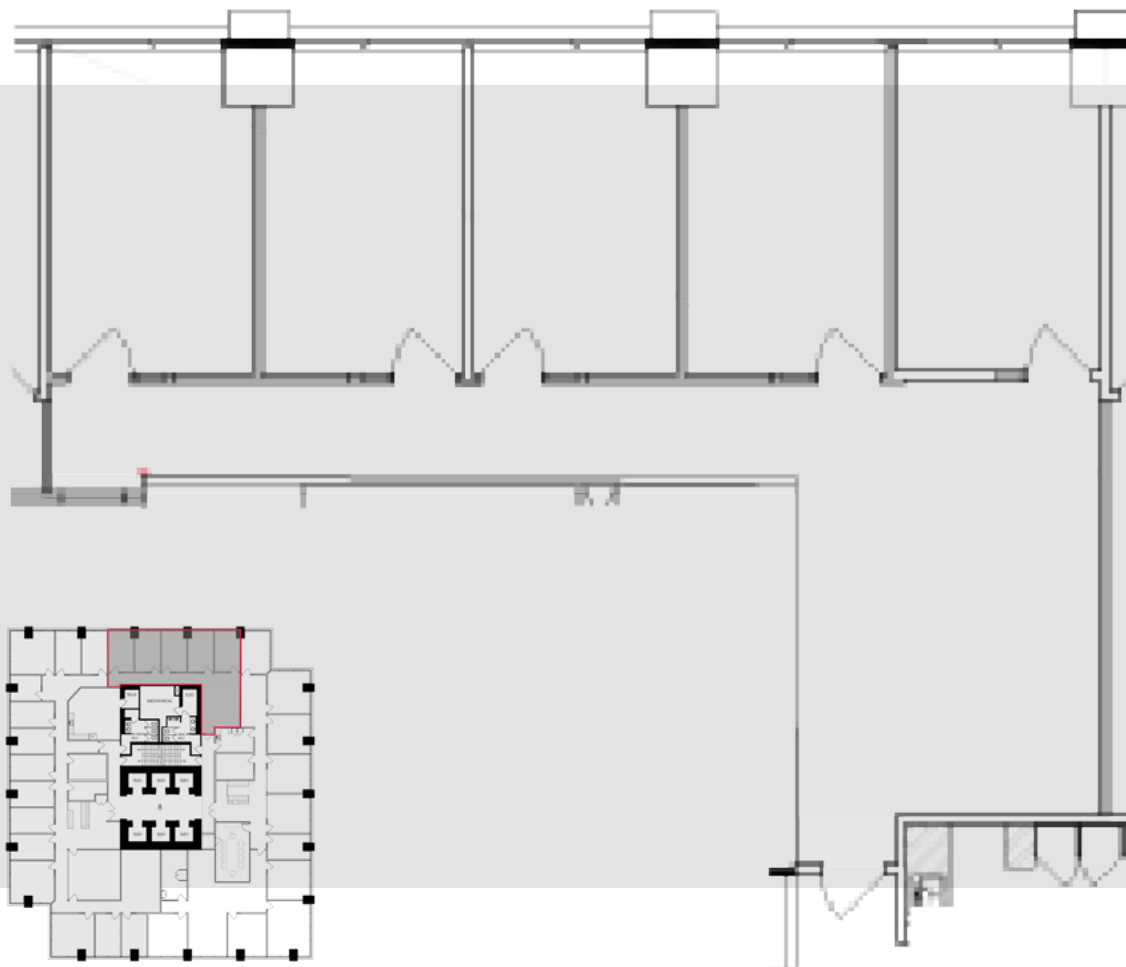
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FLOOR PLAN

Suite **810**

1,476 SF

- 5 Offices
- Small Open Area



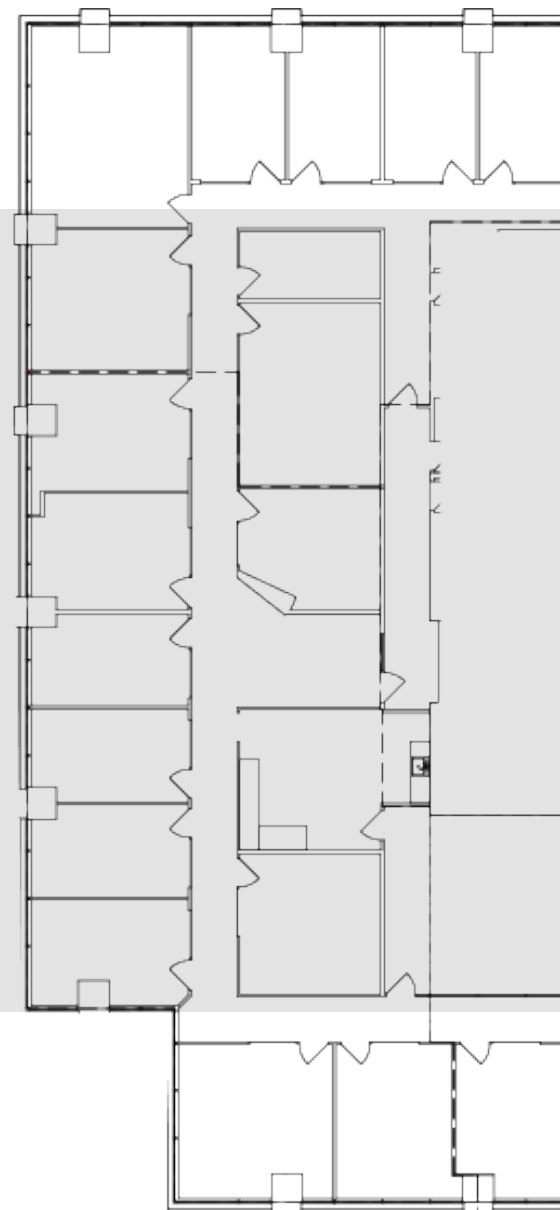
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FLOOR PLAN

Suite **1120**

5,783 SF

- 16 Offices
- 2 Boardrooms
- Meeting Room
- Kitchen



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FLOOR PLAN

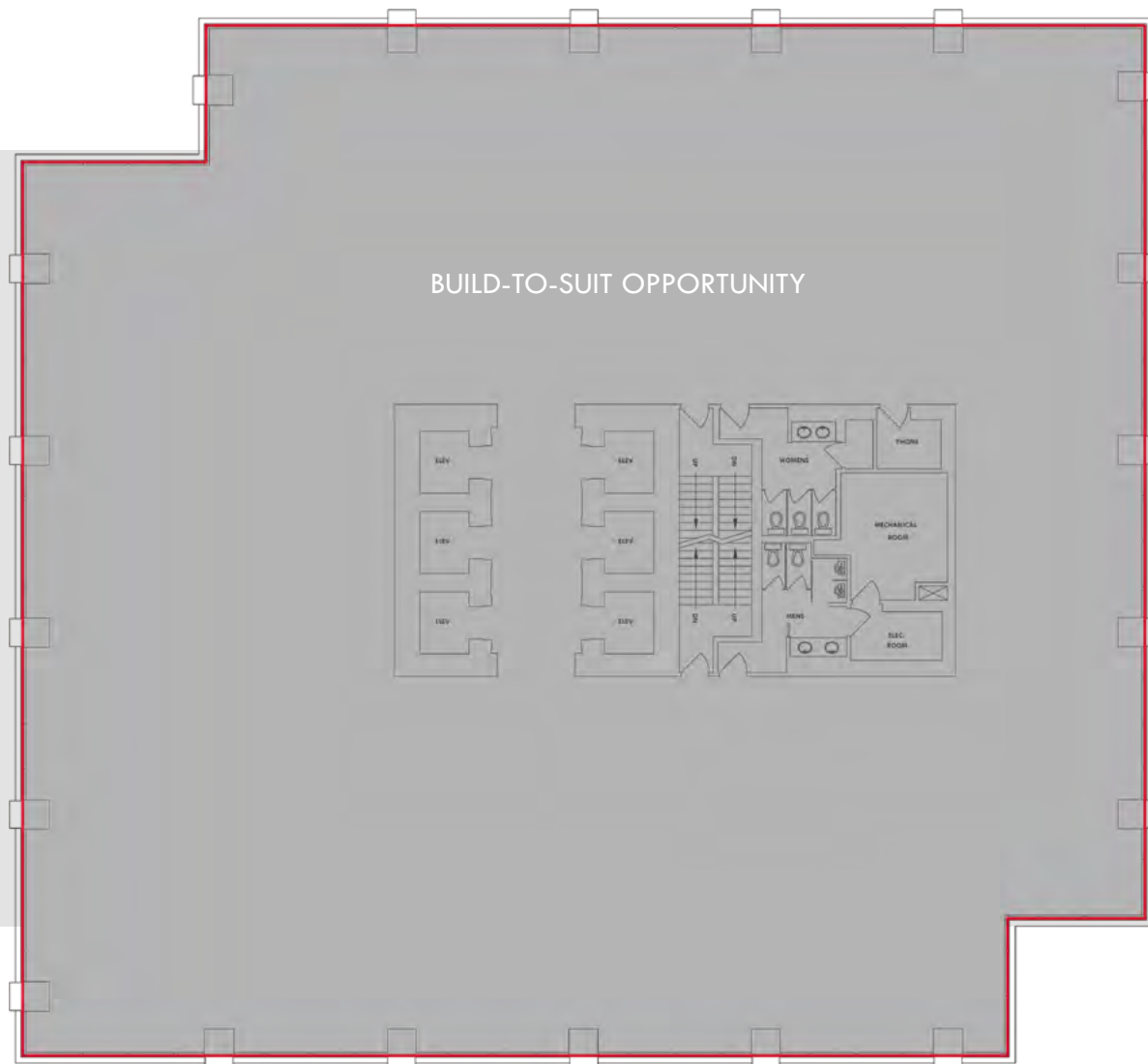
Suite **1300**

12,970 SF

- Floor plan can be customized to meet tenant specifications.

*Suite 1300 & 1400 are contiguous to 23,158 SF.

*Multiple demising options available.



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FLOOR PLAN

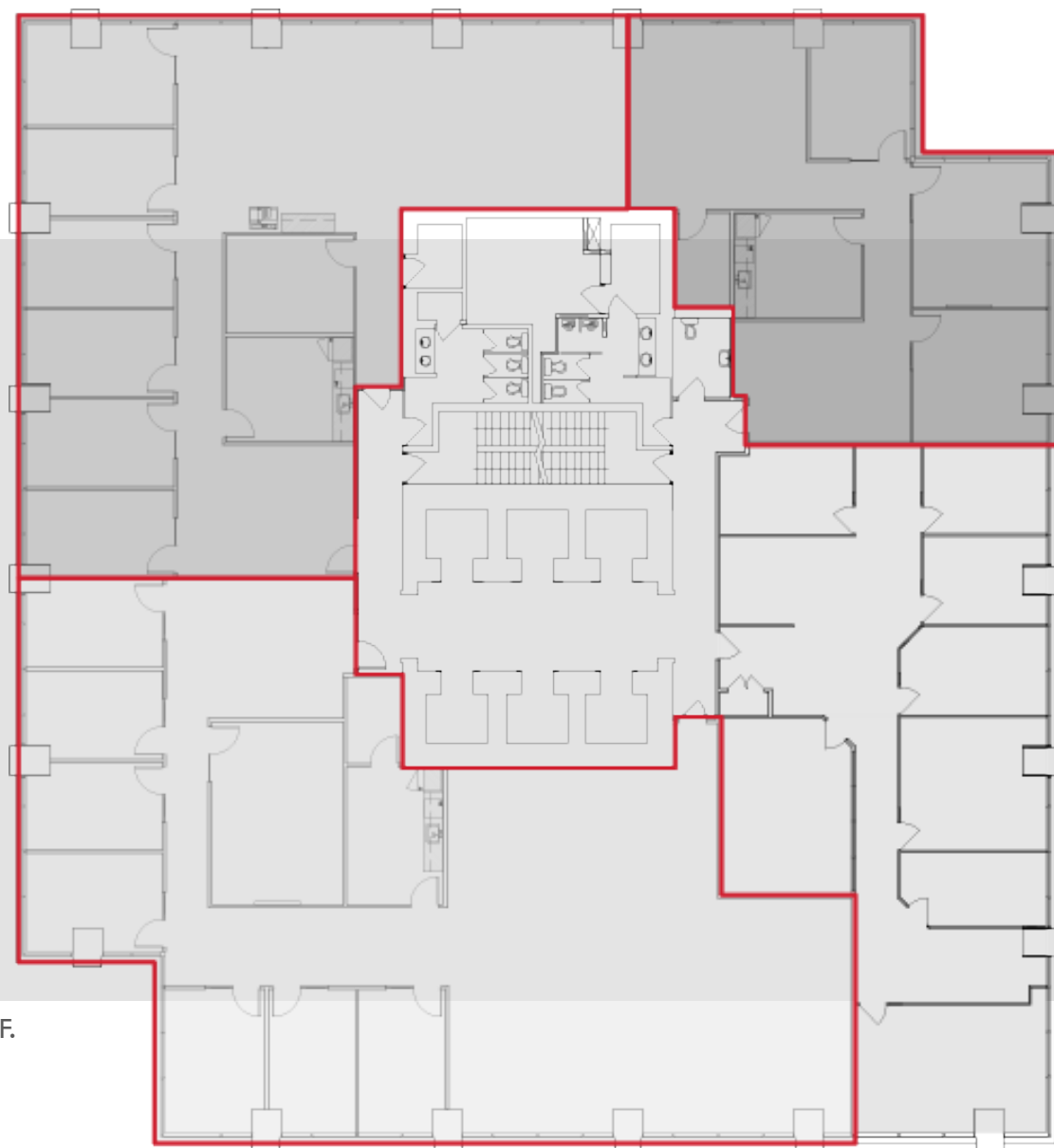
Suite **1400**

10,188 SF

- Coming in 2026:
Three brand new
show suites.

*Suite 1300 & 1400 are contiguous to 23,158 SF.

*Multiple demising options available.



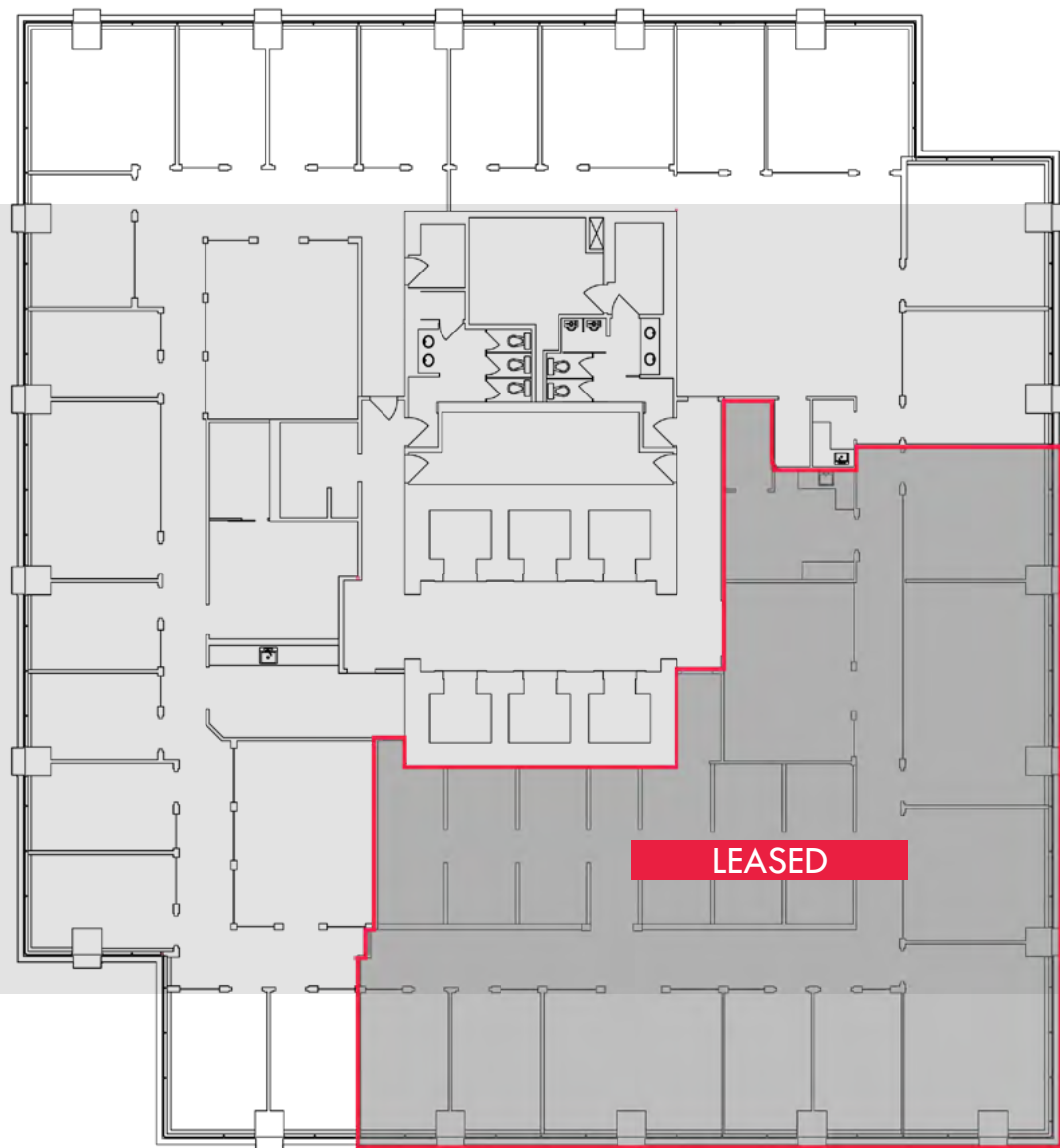
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FLOOR PLAN

Suite **1500**

5,178 SF

- Suite is leased.



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FLOOR PLAN

Suite **1625A**

2,372 SF

- 3 Offices
- Open Area
- Boardroom
- Kitchen

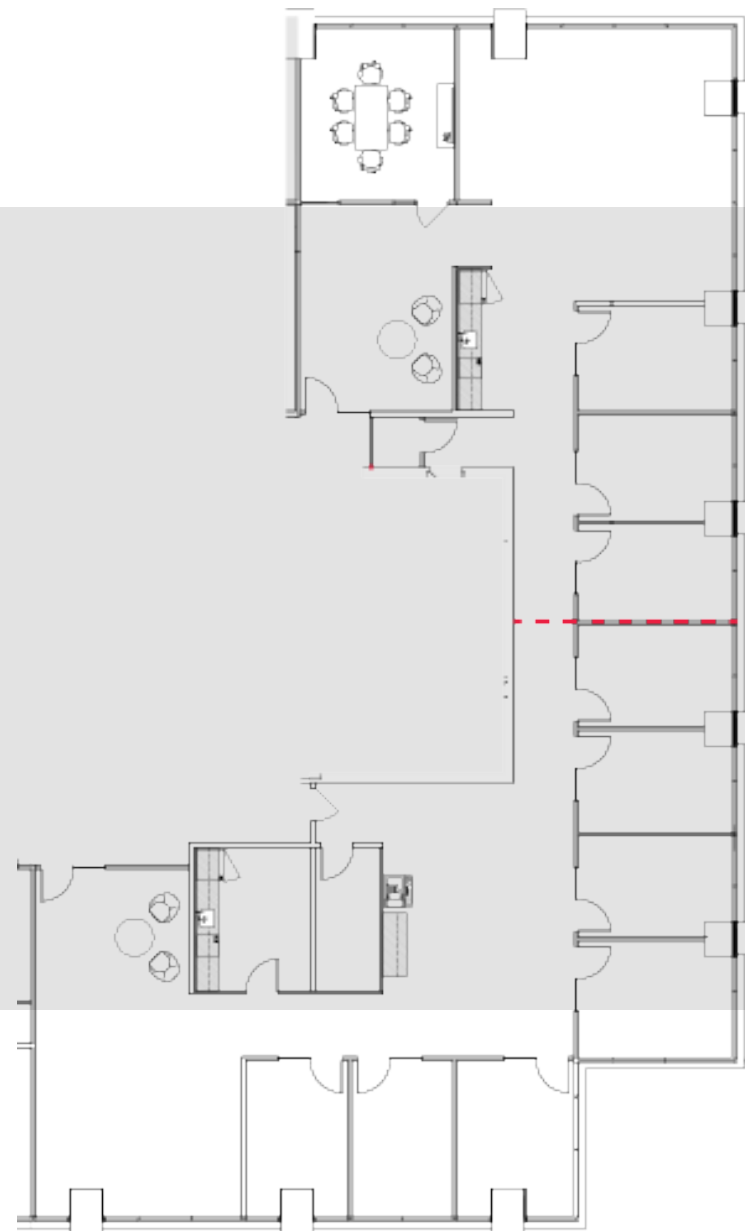
Suite **1625B**

3,116 SF

- 7 Offices
- Open Area
- Kitchen
- Copy Area

* Suite 1625A & 1625B are contiguous to 5,488 SF.

* Future show suites to be completed in Q3, 2025.



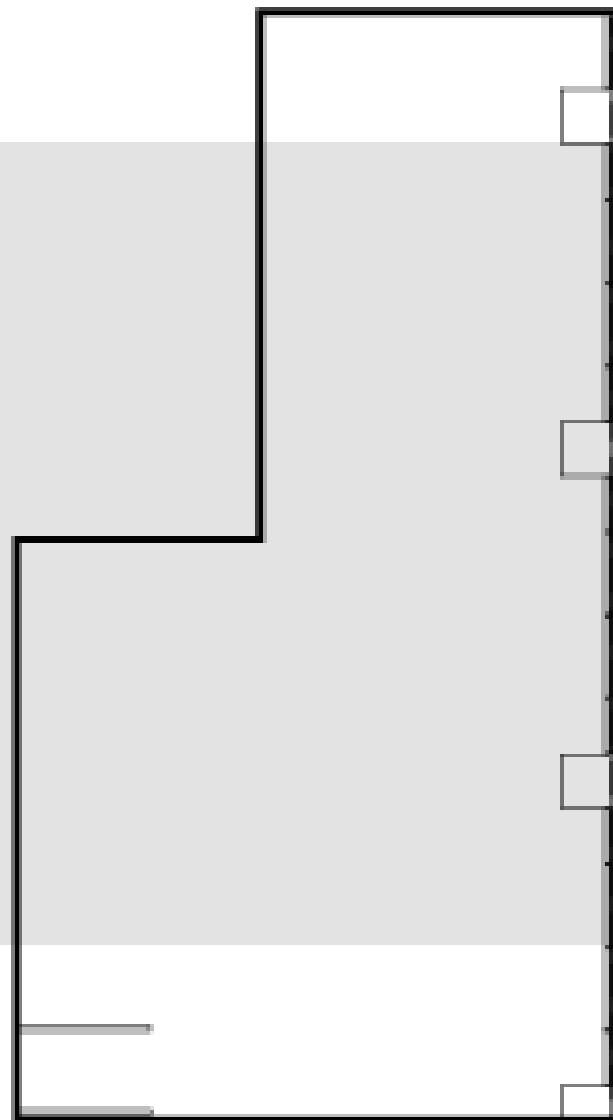
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FLOOR PLAN

Suite **1800B**

2,245 SF

- Future show suite



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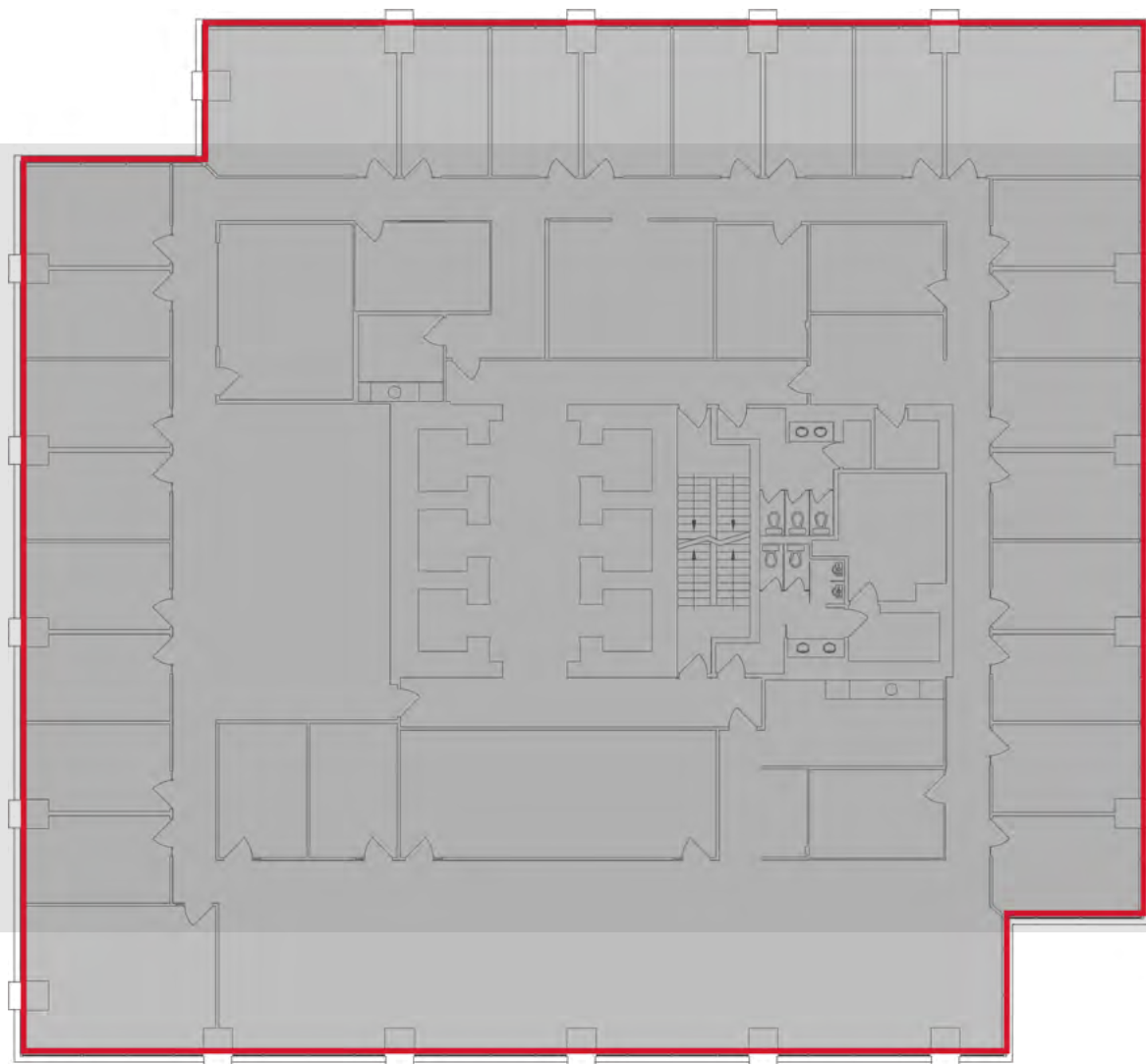
FLOOR PLAN

Suite **1900**

12,923 SF

- 28 Offices
- 5 Meeting Rooms
- Copy Area
- Storage Room
- Boardroom
- Kitchen

*Suite 1900 & 2000 are contiguous to 20,065 SF.



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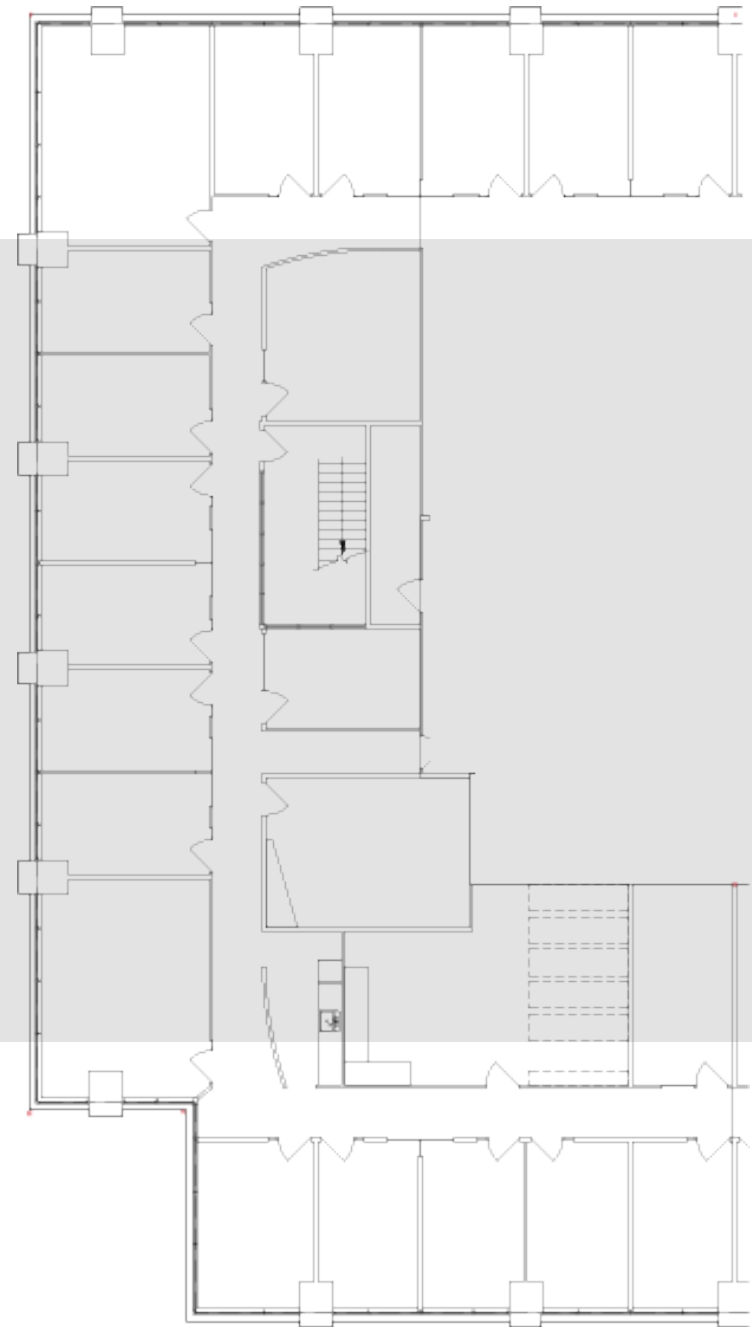
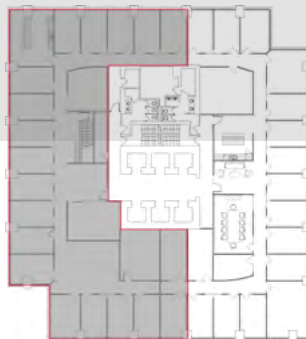
FLOOR PLAN

Suite **2000B**

7,142 SF

- 20 Offices
- Boardroom
- Meeting Room
- Kitchen

*Suite 1900 & 2000 are contiguous to 20,065 SF.



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635 8th Avenue SW
Calgary, AB T2P 3M3

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