



Mount Royal Place

1414 8 ST SW, Calgary, Alberta

Office space for lease

welcome.

to Mount Royal Place

Live Local. Work Central.

Mount Royal Place is located in the vibrant community of Beltline in Southwest Calgary. Surrounded by a variety of restaurants, cafés, fitness studios, and retail amenities, the property offers tenants excellent access to nearby destinations such as Tre Vietnamese Kitchen, Jelly Modern Donuts, and the shops and services along 17th Avenue SW. Its close proximity to Calgary's Downtown Core also provides strong connectivity and convenience for businesses and visitors alike.



Property details

Year built

1978

Rentable area

60,202 sq ft

Typical floorplate

~ 11,000 sq ft

Number of floors

6

Security

Monday – Friday, 6:00 am – 6:00 pm

Parking

1:650 sq ft

Surface | \$200/month

Underground | \$265/month

Amenities & location.

Everything you need, already onsite.



Building Highlights

- Steps away from the vibrant 17th Ave retail and food district
- Near multiple inner city parks
- Multiple food and drink amenities in immediate area
- Easy access to downtown core
- Underground parking available
- Secure bike parking area located in parkade
- Rogers (Shaw) and Telus Fibre Providers

Easy access to surrounding amenities and services

Restaurants & Amenities

- Tre Vietnamese Kitchen
- Jelly Modern Donuts
- Kawa Espresso Bar
- Goodlife Fitness

Parks & Recreation

- Connaught Park
- Thomson Family Park
- Central Memorial Park

Available spaces.

Three available suites, flexible configurations.

From boutique 1,859 SF suites to large 5,690 SF suites, with customizable build-out options and immediate availability.

Floor	Suite	Area	Availability
2	280	1,859 SF	Immediate
4	415	2,329 SF	Immediate
6	610	5,690 SF	60 Days Notice

Competitive rates & turn-key spaces for real work.

Lease terms & rates

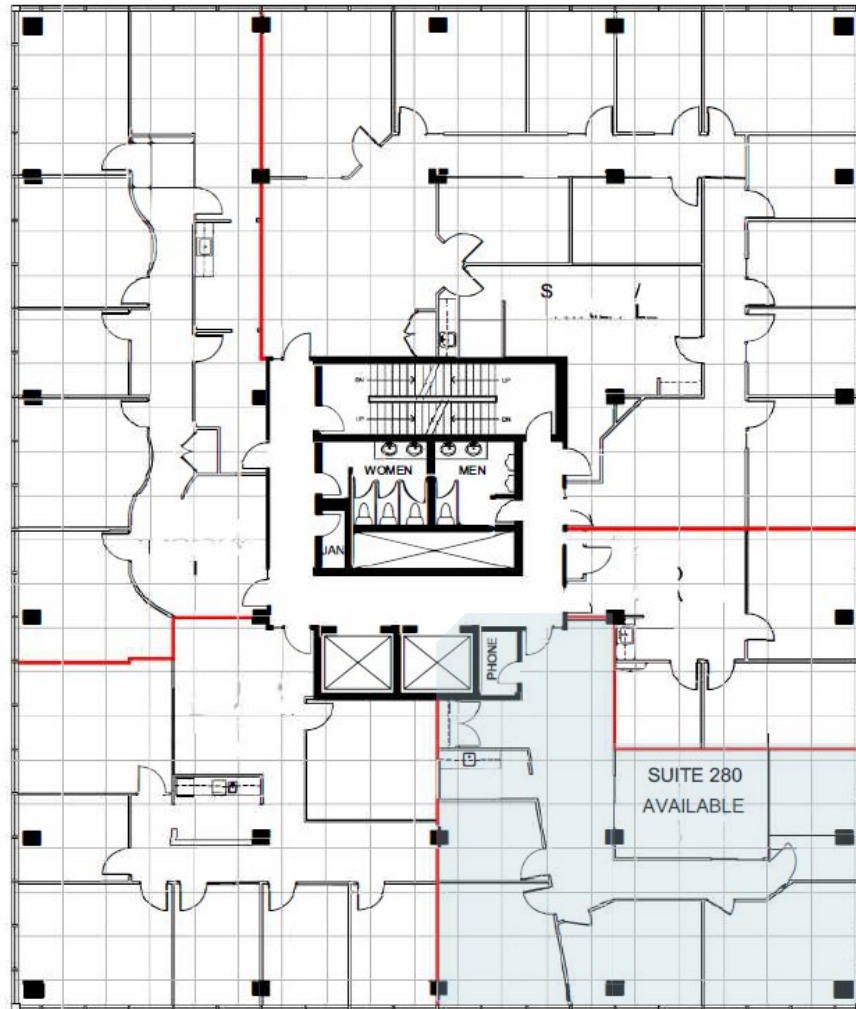
- Gross leases (All-in) for predictable lease costs
- 3 year leases starting at \$25/SF gross (as-is spaces)
- 5 year leases starting at \$23/SF gross (as-is spaces)

Space improvements

- From light improvements to full build outs completed by landlord
- Light - Paint, flooring, lighting, minimal layout changes
- Full build outs - suited to tenant needs

Floor Plans.

2nd Floor - 1,859 SF

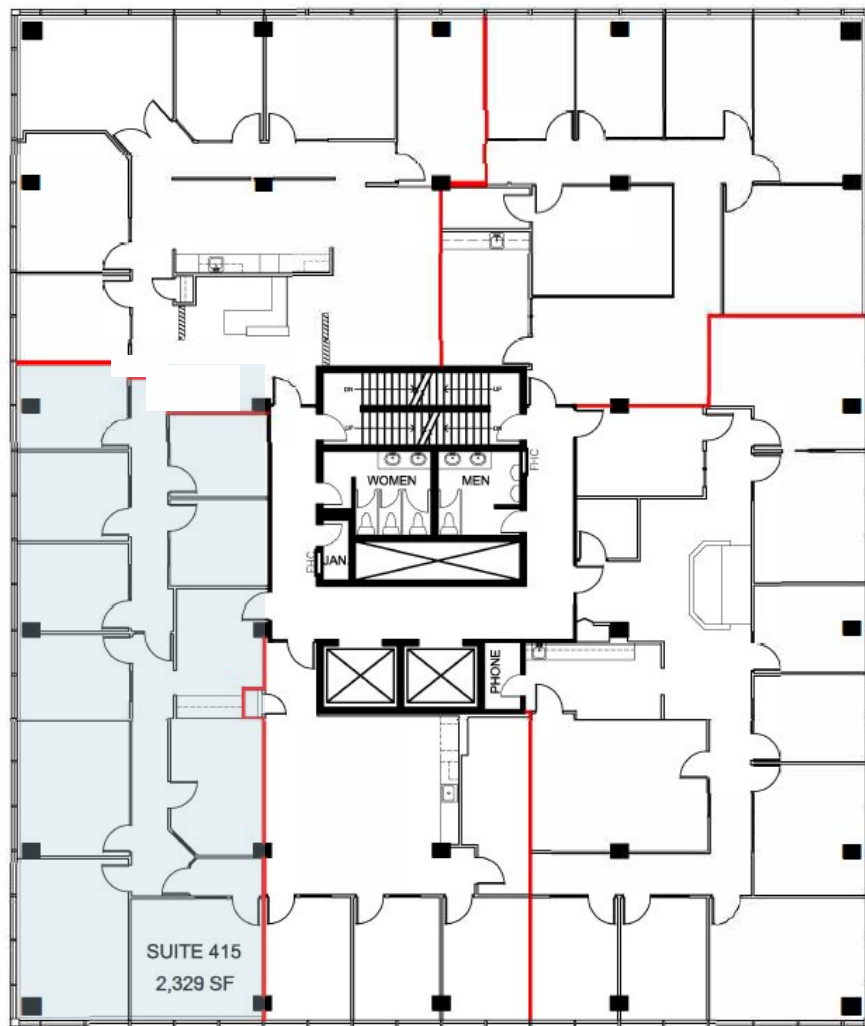


SUITE 280 - 1,859 SF

Available Immediately

Floor Plans.

4th Floor - 2,329 SF

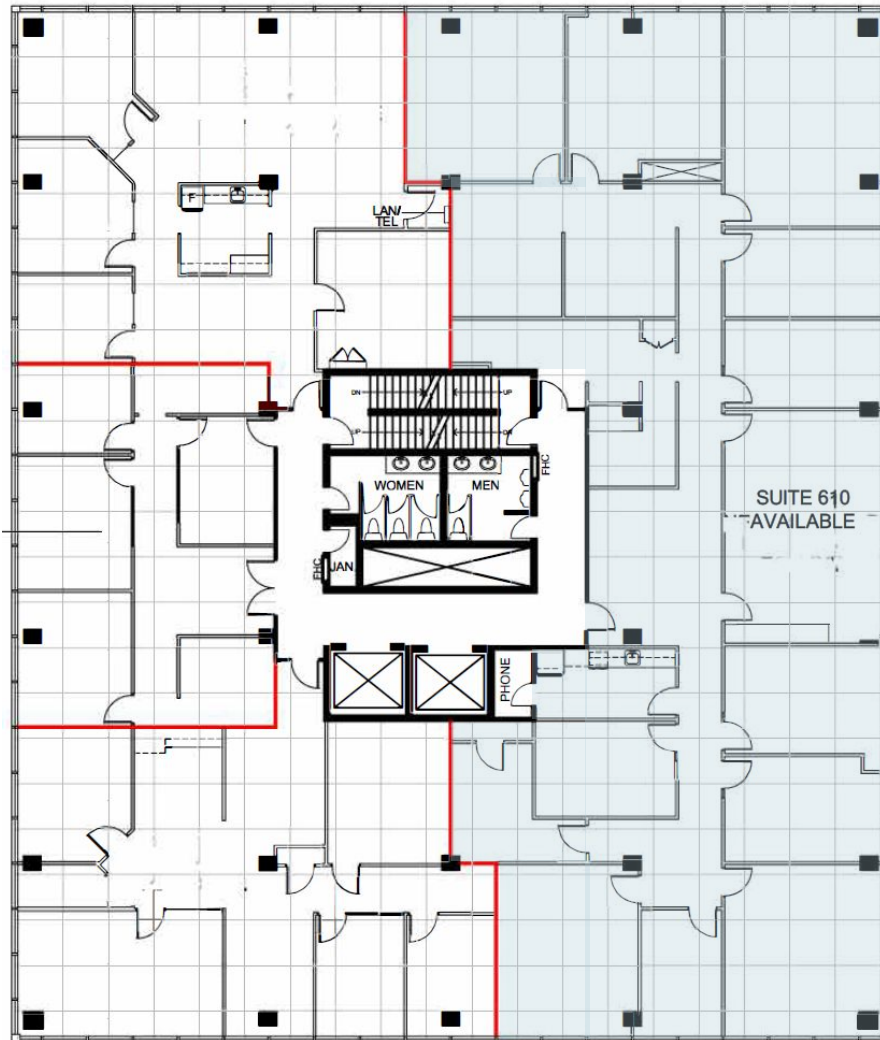


SUITE 415 - 2,329 SF

Available Immediately

Floor Plans.

6th Floor - 5,690 SF



SUITE 610 - 5,690 SF

60 Days' Notice



Let's talk

Mount Royal Place

To request a viewing, lease details, or additional information, please contact our leasing team.



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This document has been prepared by Rivn for general information only. All areas are approximate and details are subject to change. Any interested party should undertake their own inquiries as to accuracy.

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