

840 - 7th Avenue

840 7th Avenue, Calgary, Alberta

Office space for lease

rivn.

welcome.

to 840 7th Avenue

Built for Business. Made for Growth

840 7th Avenue offers premium west-end office space with LRT access directly across the street and Plus 15 connectivity throughout downtown. A recently renovated main floor lobby, onsite fitness centre, and complimentary conference rooms make this one of Calgary's most practical addresses for growing teams.



Property details

Year built
1979

Rentable area
285,780 sq ft

Typical floorplate
~ 14,400 sq ft

Number of floors
21

Security
Monday – Friday, 6:00 am – 7:00 pm

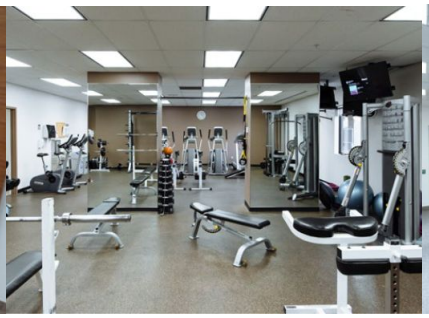
Parking
1:1,191 sq ft
Unreserved | $465/month
Reserved | $465/month

Parkade height
6'0"

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Amenities & location.

Everything you need, already onsite.


Building Highlights

- LRT station directly across the street
- Plus 15 connected to downtown network
- Onsite fitness centre + showers/change rooms
- Conference meeting rooms (free for tenant use)
- Recently renovated main floor lobby
- Dog friendly
- BOMA Silver Certified
- Fitwel Viral Response Certified

Bike Storage

- Wall-hung racks in dedicated bike cage
- Separate bike room with secure access
- Onsite pump and stand for tire inflation / repair
- 42 total bike parking spaces
- Showers and change rooms available

Easy access to surrounding amenities and services

Transit

- 8 Street SW LRT — across the street
- 7 Street SW LRT — 2 min walk
- Downtown West-Kerby LRT — 4 min walk

Food & Beverage

- Cafes and restaurants on 7th Avenue
- Stephen Avenue walk
- Eau Claire Market
- The CORE retail

Hotels & Services

- Sandman Hotel — adjacent
- Downtown U of C Campus nearby
- Court of Appeal / Court House
- Mewata Armoury / Shaw Millennium Park

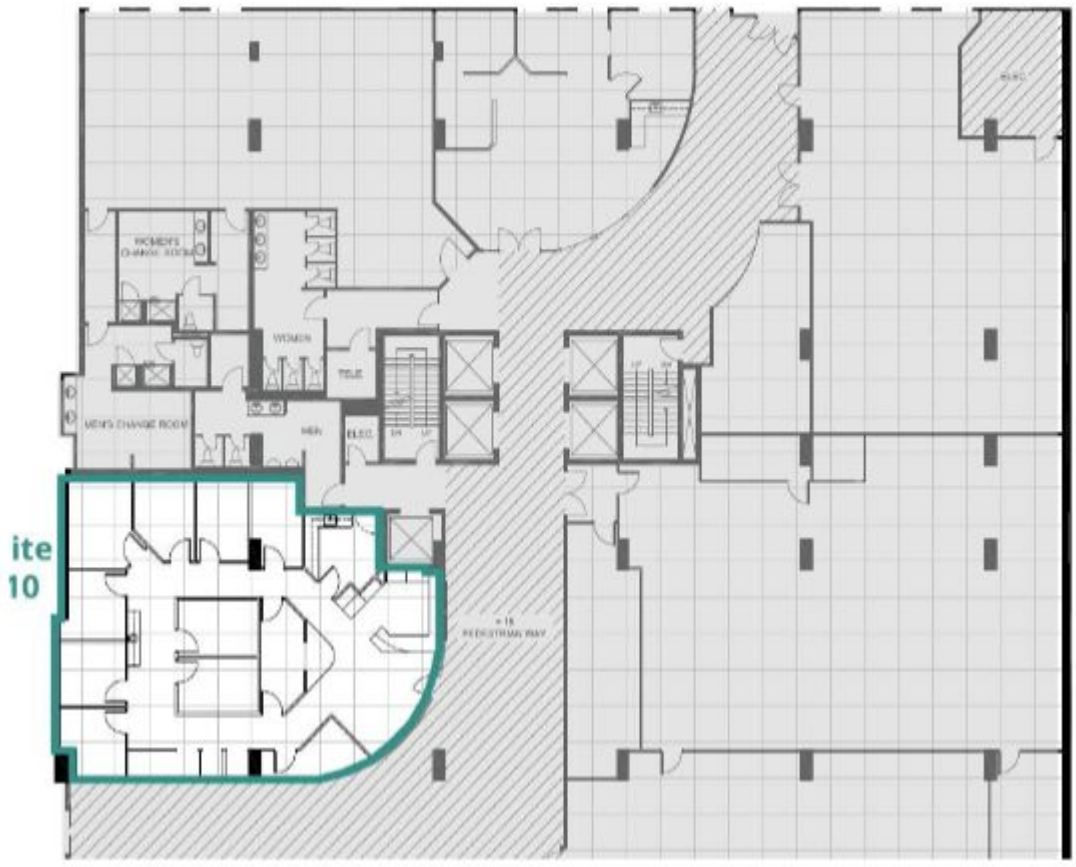
Available spaces.

flexible configurations.

Floor	Suite	Area	Availability	Notes
3	310	2,406 SF	Immediate	Retail / Office
4	400	14,621 SF	Immediate	Contig w/ 500
5	500	13,325 SF	Immediate	Base building
6	600	9,029 SF	Immediate	
7	700	14,414 SF	Immediate	Full floor
8	830	4,707 SF	Immediate	Can be demised
9	900	14,414 SF	Immediate	Contig w/ 1000
10	1000	14,401 SF	Immediate	Furnished
15	1510	1,527 SF	Immediate	Under build out
16	1601A	1,816 SF	Immediate	Base building
17	1705	2,037 SF	Immediate	Contig w/ 1710 & 1730
17	1710	6,681 SF	Immediate	Contig w/ 1705 & 1730
17	1730	4,311 SF	Immediate	Base building
18	1840	6,505 SF	Immediate	-
20	2000	8,501 SF	Immediate	Can be demised
21	2100	14,408 SF	Immediate	Top floor - base bldg

Floor Plans.

3rd Floor - 2,406 SF | Retail / Office



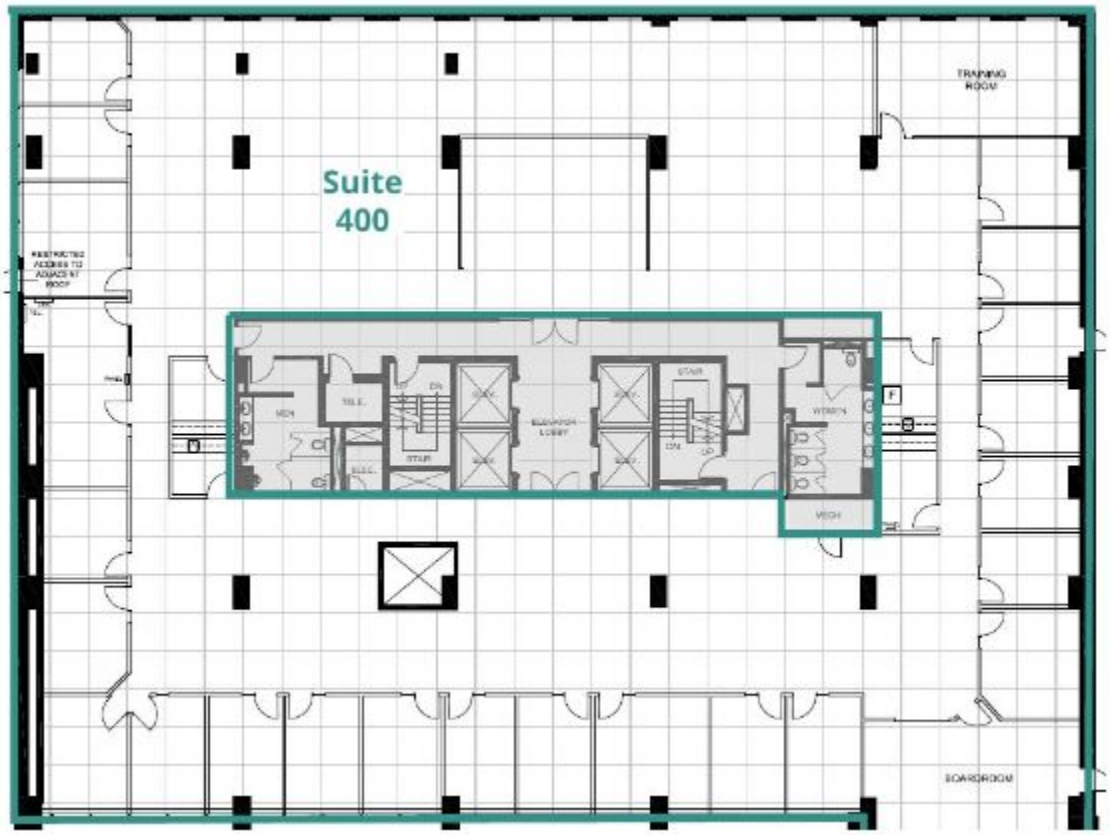
SUITE 310 - 2,406 SF

Available immediately

- 4 exterior offices
- 5 interior offices
- Kitchen
- Reception
- 2 storage rooms

Floor Plans.

4th Floor - 14,621 SF | Partially Furnished



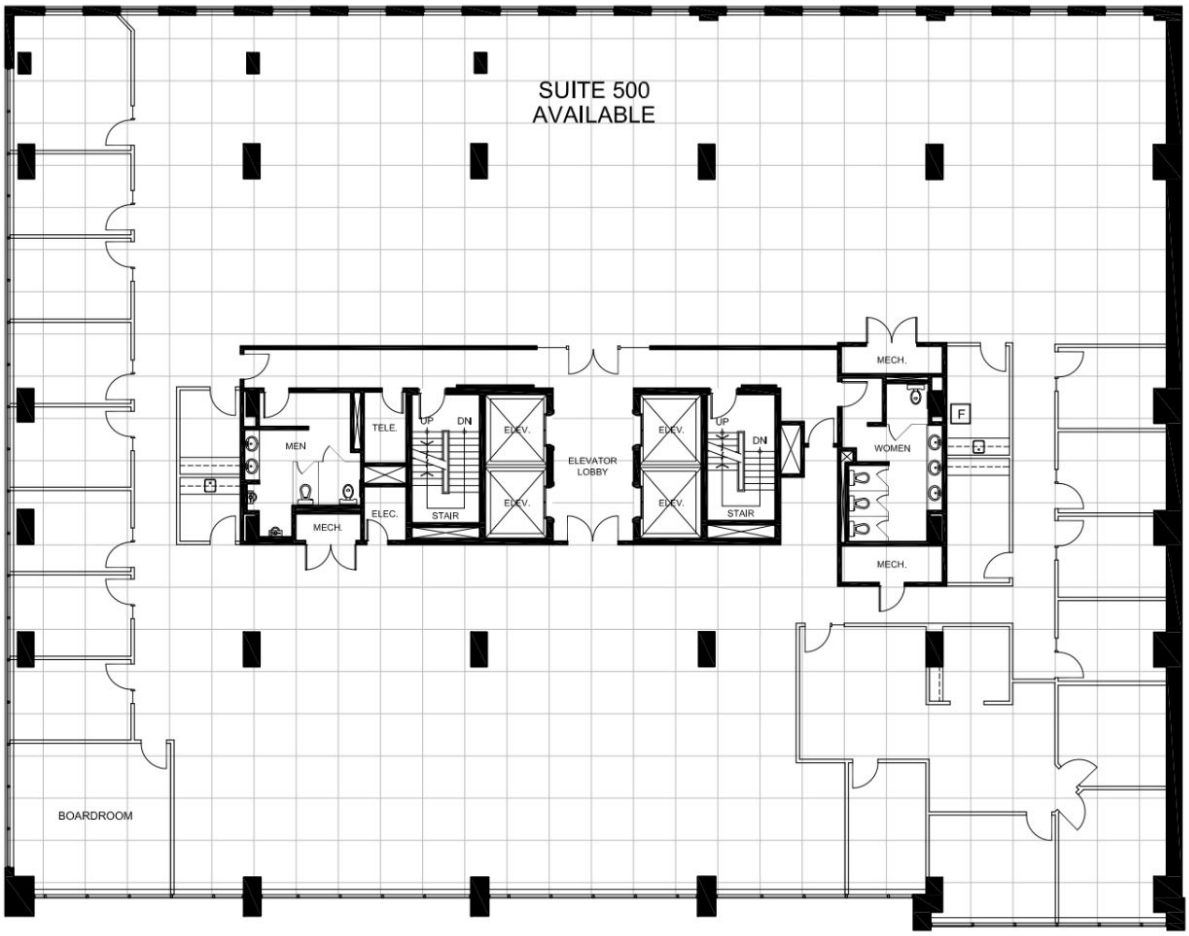
SUITE 400 - 14,621 SF

Available immediately

- 21 exterior offices
- 40 workstations
- 2 boardrooms
- Meeting room
- 2 kitchens
- Large reception
- 2 copy/print rooms

Floor Plans.

5th Floor - 14,928 SF | Full Floor



SUITE 500 - 14,928 SF

Available immediately

- Base building condition
- Full-floor opportunity
- Contiguous with Suite 400 for 29,549 sq ft
- Ready for tenant-specific build-out

Floor Plans.

6th Floor - 9,029 SF



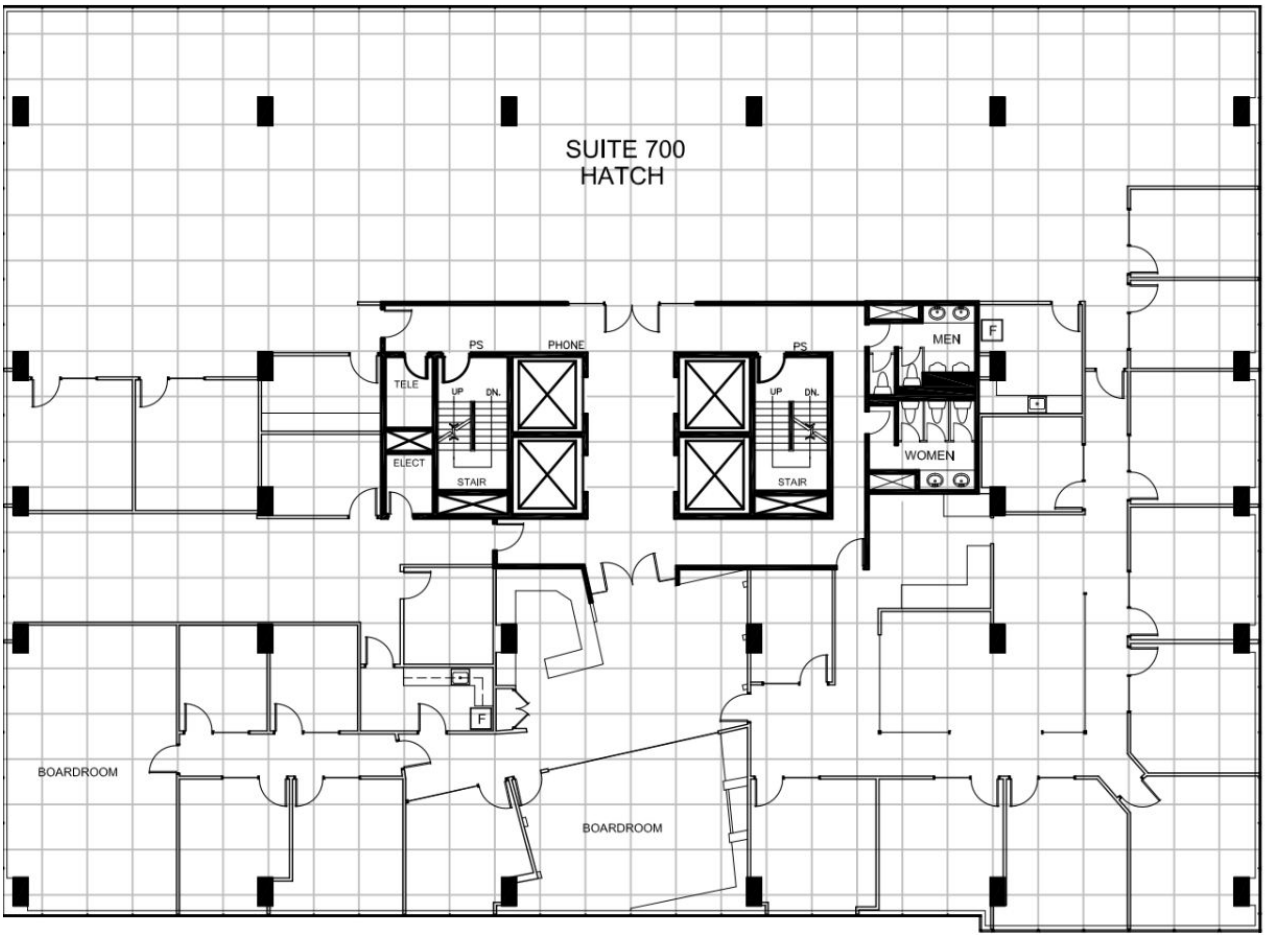
SUITE 600 - 9,029 SF

Available immediately

- 6 exterior offices
- 1 interior office
- Boardroom
- Meeting room
- Kitchen
- Open area
- Copy area

Floor Plans.

7th Floor - 14,414 SF | Full Floor



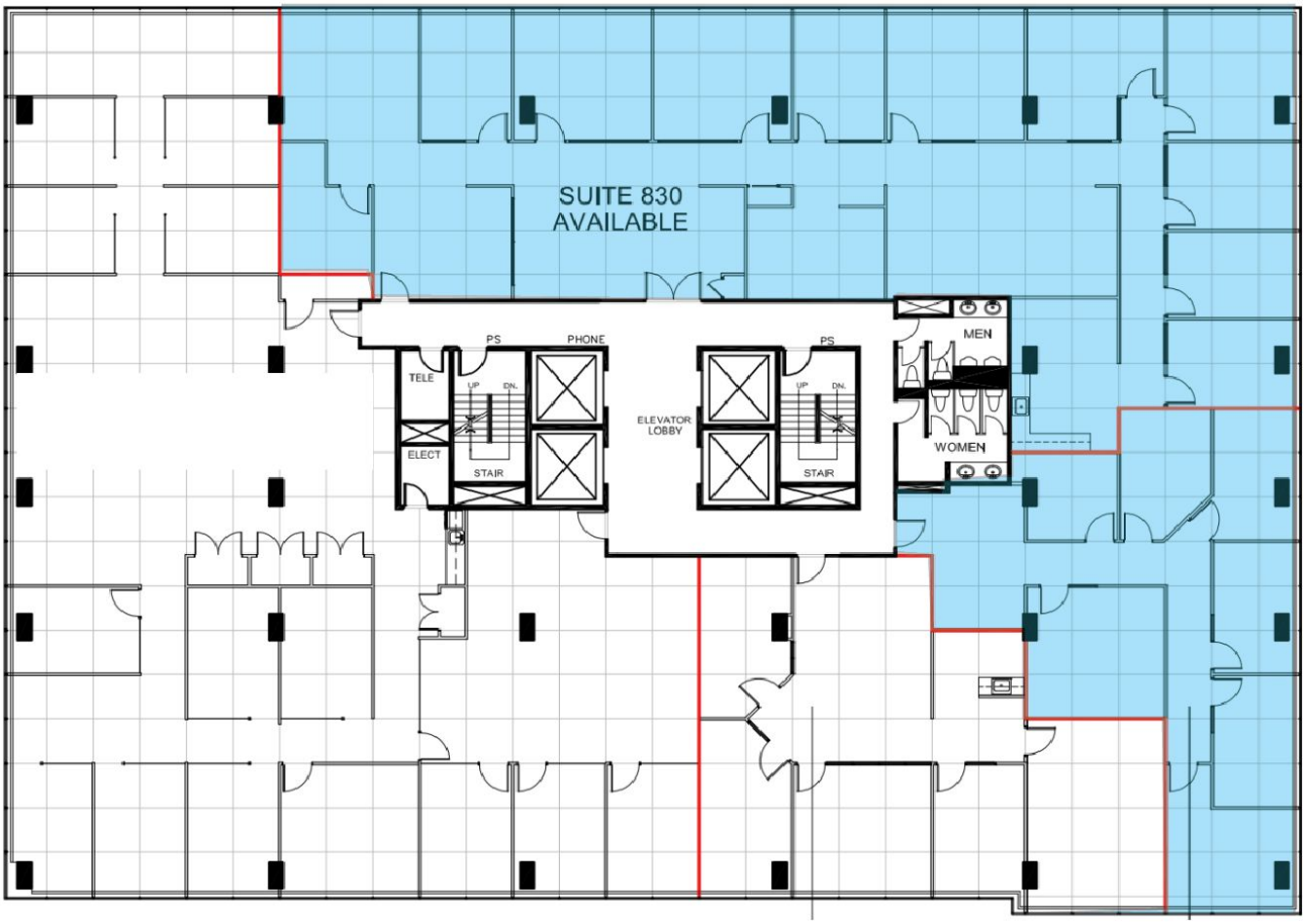
SUITE 700 - 14,414 SF

Available immediately

- 13 exterior offices
- 6 interior offices
- 2 boardrooms
- 2 kitchens
- Open area
- Reception
- Storage room

Floor Plans.

8th Floor



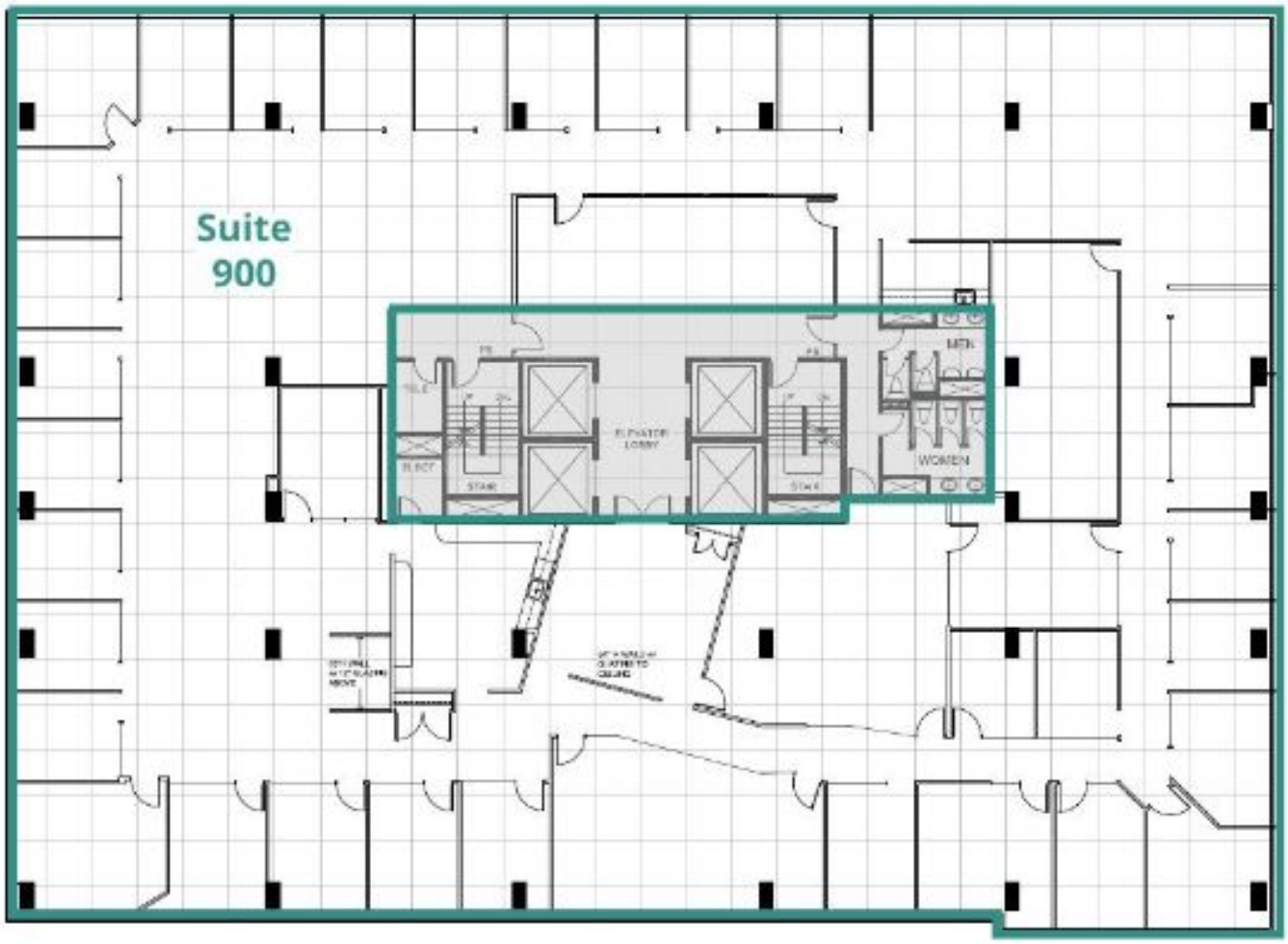
SUITE 830 - 4,707 SF

Available immediately

- 14 exterior offices
- 4 interior offices
- Meeting room
- Kitchen
- Reception
- Small open areas

Floor Plans.

9th Floor - 14,414 SF | Full Floor



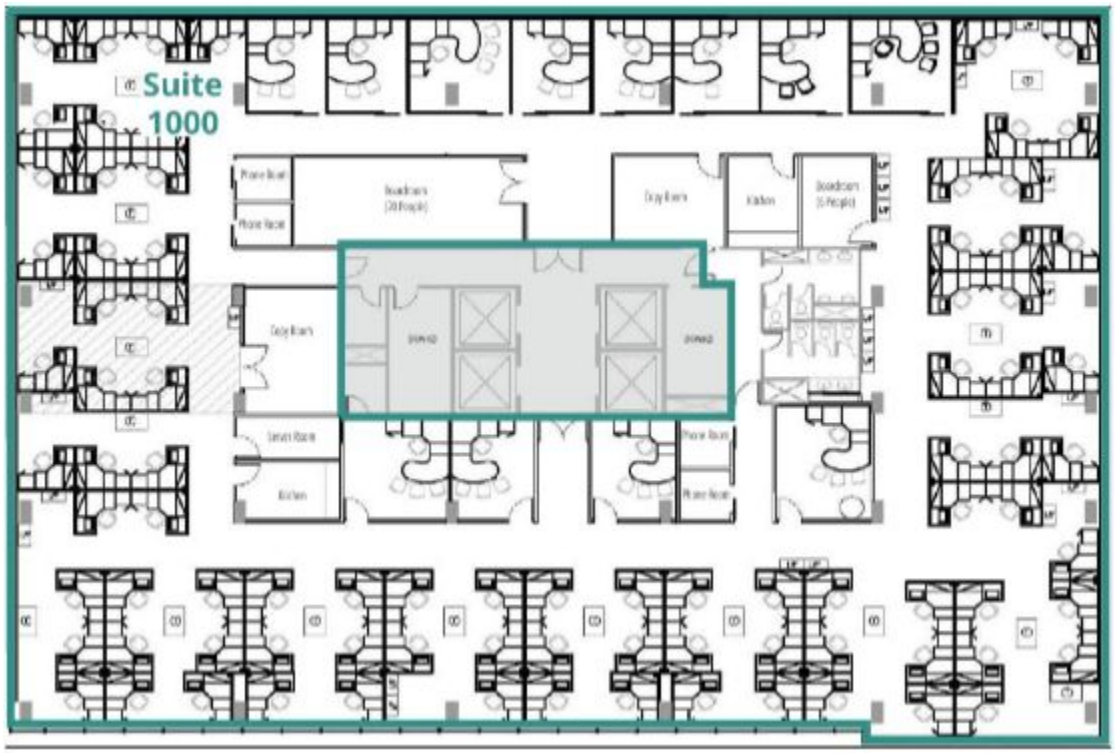
SUITE 900 - 14,414 SF

Available immediately

- 30 exterior offices
- 2 interior offices
- Boardroom
- Meeting room
- 2 kitchens
- Open meeting/lounge
- ~20 workstations
- Reception
- Storage
- 2 file/print rooms

Floor Plans.

10th Floor - 14,401 SF | Furnished



SUITE 1000 - 14,401 SF

Available immediately

- 8 exterior offices
- 4 interior offices
- 81 workstations
- Boardroom (20 ppl) + smaller boardroom
- (6 ppl)
- Meeting room + 4 phone rooms
- 2 kitchens
- 2 copy/file areas
- Server room

Floor Plans.

15th Floor - 1,527 SF



SUITE 1510 - 1,527 SF

Available immediately

- 2 exterior offices
- Open area for workstations
- Kitchenette
- Copy/print area

Floor Plans.

16th Floor - 1,816 SF



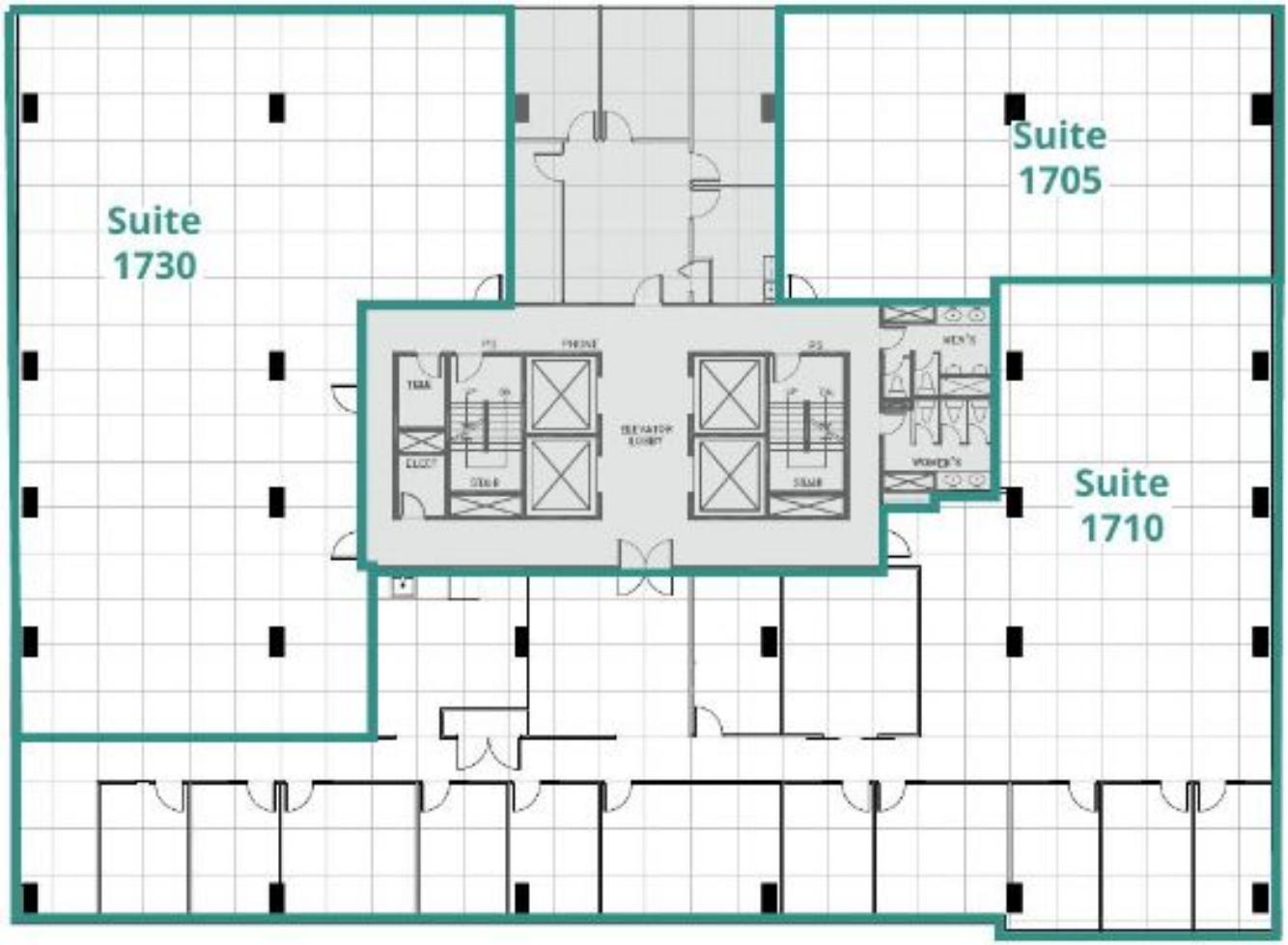
SUITE 1601A - 1,816 SF

Available immediately

- Base building condition
- Flexible build-out opportunity
- Small-suite configuration

Floor Plans.

17th Floor - 13,234 SF | Contiguous



Suite 1705 - 2,037 SF

Available immediately

- Open area
- Flexible layout

SUITE 1710 - 6,681 SF

Available immediately

- 10 exterior offices
- 1 interior office
- Boardroom
- Meeting room
- Reception
- Kitchen
- Large open area

SUITE 1730 - 4,311 SF

Available immediately

- Base building condition
- Flexible build-out

Floor Plans.

18th Floor - 6,505 SF



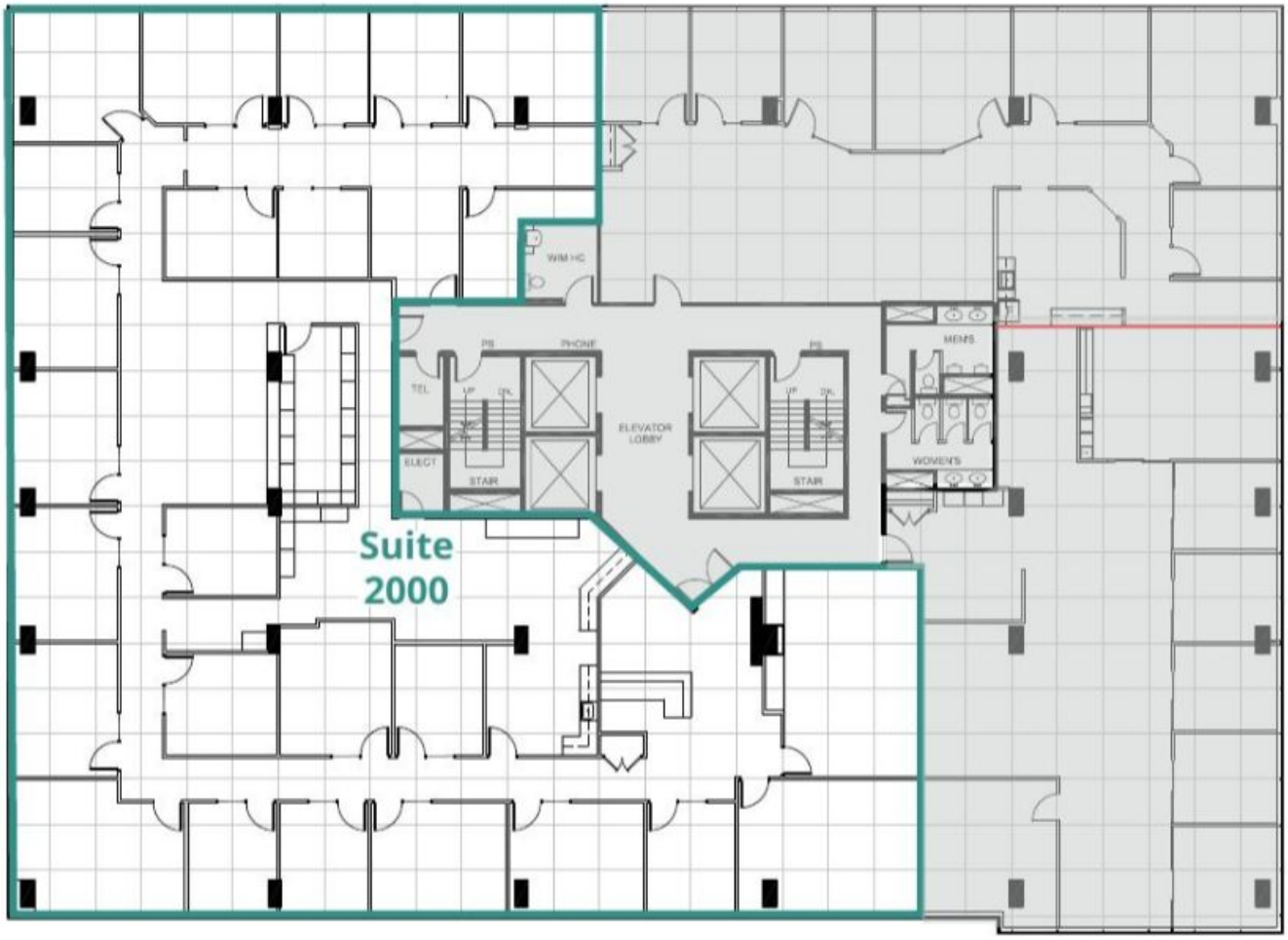
SUITE 1840 - 6,505 SF

Available immediately

- 16 exterior offices
- 3 interior offices
- 2 meeting rooms
- Small open area
- Kitchen

Floor Plans.

20th Floor - 8,501 SF



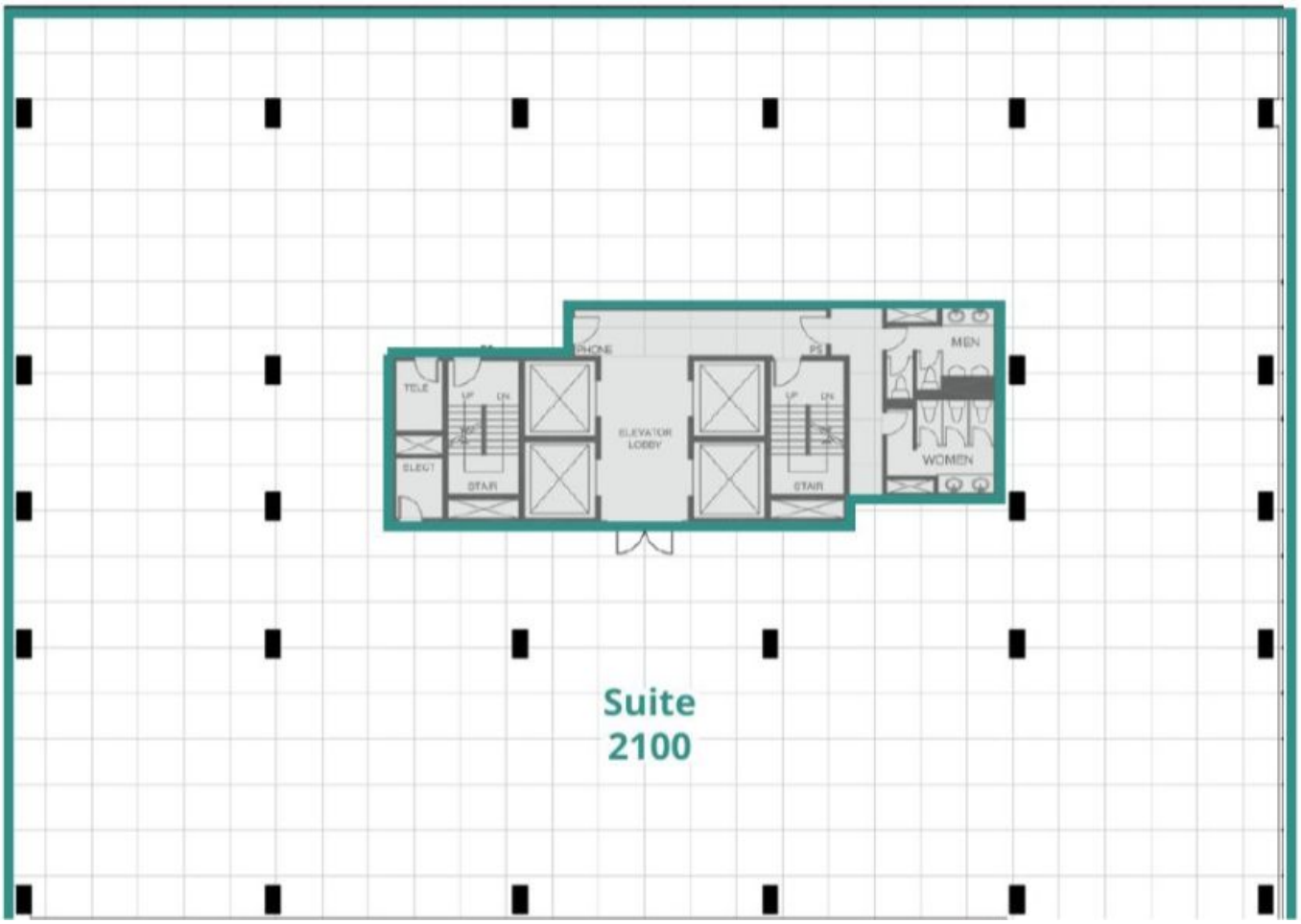
SUITE 2000 - 8,501 SF

Available immediately

- 17 exterior offices
- 6 interior offices
- Boardroom
- Kitchen/lounge
- Reception
- Copy/file room
- Storage room

Floor Plans.

21st Floor - 14,408 SF



SUITE 2100 - 14,408 SF

Available immediately

- Open floor — base building
- Top-floor views
- Ready for tenant-specific build-out

Let's talk

840 7th Avenue SW

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



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