



# | 840 - 7th Avenue

840 7th Avenue, Calgary, Alberta

**Office space for lease**





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"

# Amenities & location.

**Everything you need, already onsite.**

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## 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

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### 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.

Twenty-one suites, flexible configurations.

| Floor | Suite | Area      | Availability | Notes                 |
|-------|-------|-----------|--------------|-----------------------|
| 2     | 205   | 5,288 SF  | Immediate    | Contig w/ 210 & 240   |
| 2     | 210   | 3,802 SF  | Immediate    | -                     |
| 2     | 240   | 1,652 SF  | Immediate    | Contig w/ 205         |
| 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     | 830A  | 941 SF    | Immediate    | Contig w/ 830         |
| 8     | 830   | 3,766 SF  | Immediate    | Contig w/ 830A        |
| 9     | 900   | 14,414 SF | Immediate    | Contig w/ 1000        |
| 10    | 1000  | 14,401 SF | Immediate    | Furnished             |
| 12    | 1230  | 1,595 SF  | Immediate    | -                     |
| 14    | 1400  | 14,402 SF | Immediate    | Full floor            |
| 15    | 1510  | 1,527 SF  | Immediate    | -                     |
| 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    | -                     |
| 21    | 2100  | 14,408 SF | Immediate    | Top floor - base bldg |

# Floor Plans.

**2nd Floor - 12,027 SF**



## Suite 205 - 5,600 SF

*Available immediately*

- 7 exterior offices
- 2 interior offices
- Kitchen
- Storage room

## SUITE 210 - 3,220 SF

*Available immediately*

- 2 exterior offices
- Open area
- Kitchen
- Storage room

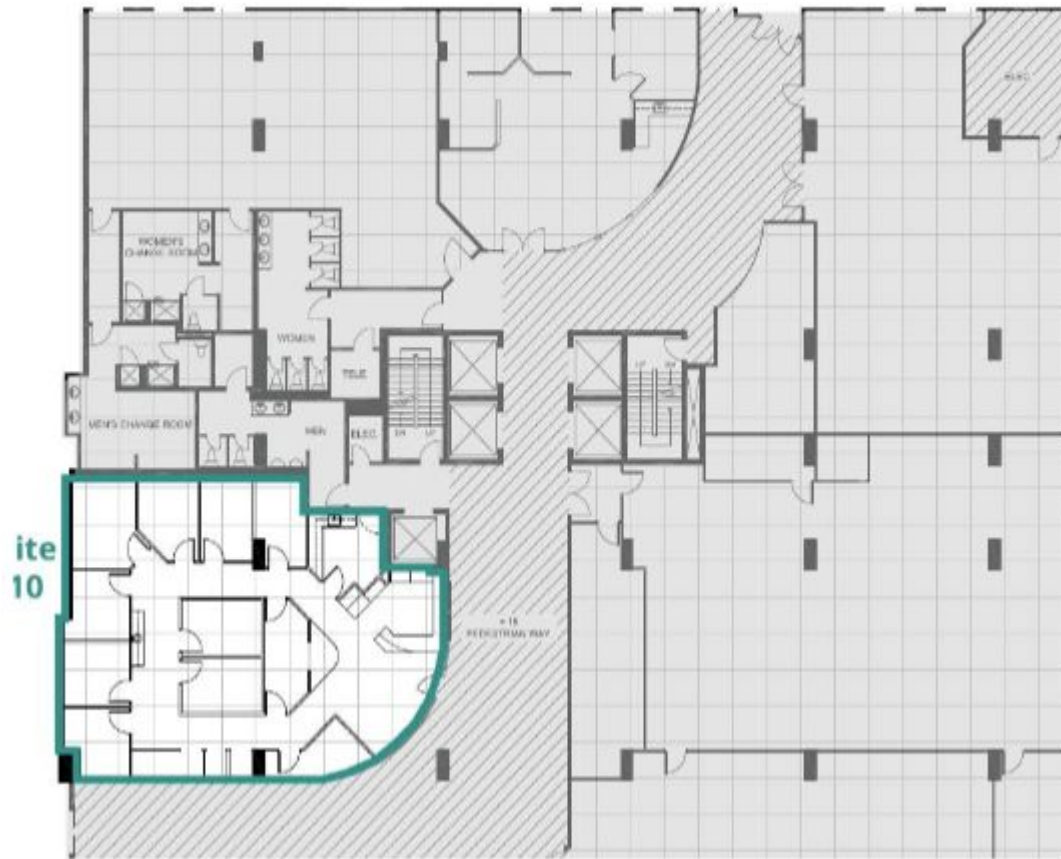
## SUITE 240 - 3,207 SF

*Available immediately*

- 3 exterior offices
- 1 interior office
- Boardroom
- Reception

# Floor Plans.

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



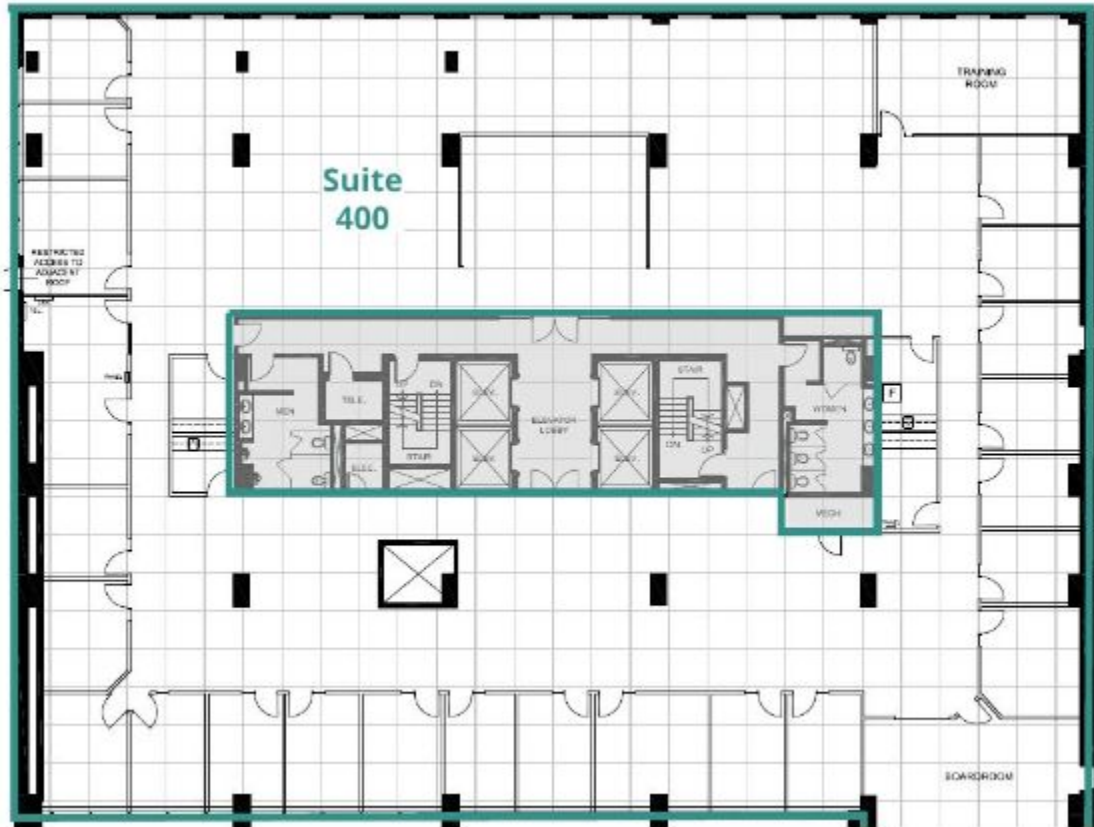
**SUITE 310 - 2,406  
SF**

*Available immediately*

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

# Floor Plans.

## 4th Floor - 14,621 SF | Partially Furnished



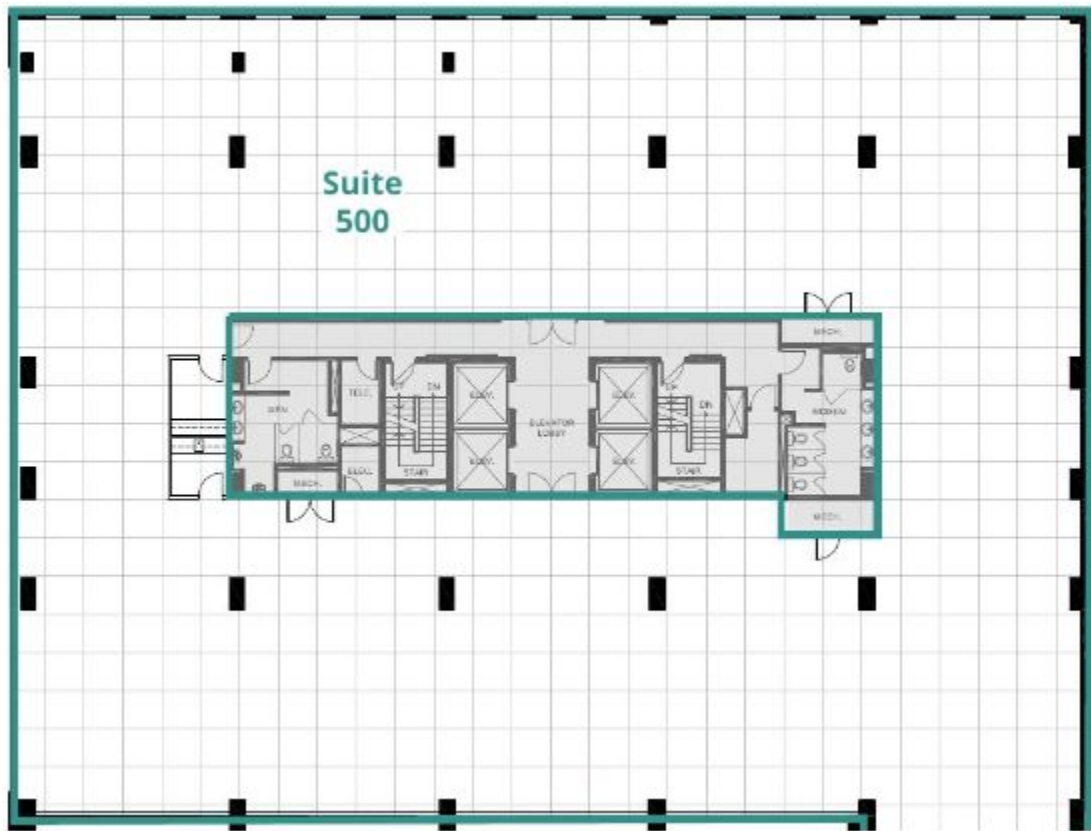
**SUITE 400 - 14,621**  
**SF**

*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



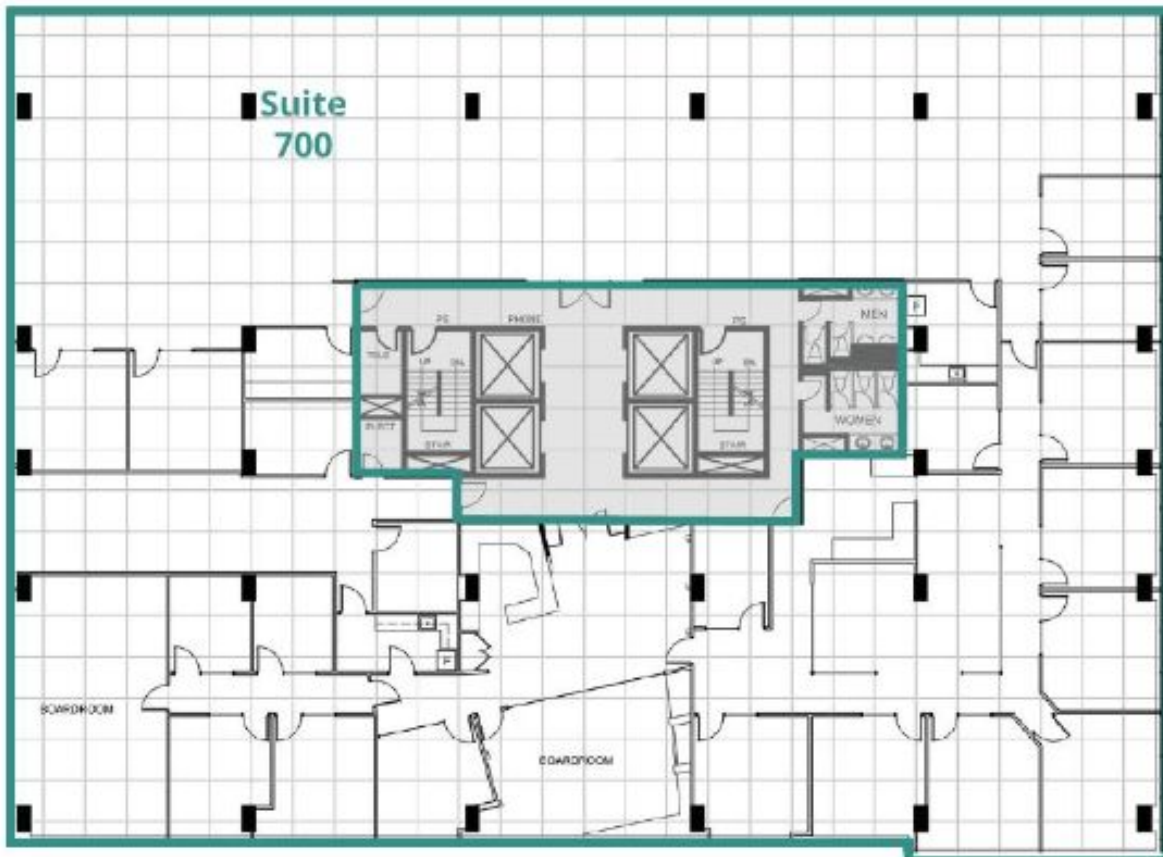
**SUITE 600 - 9,029 SF**

*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**



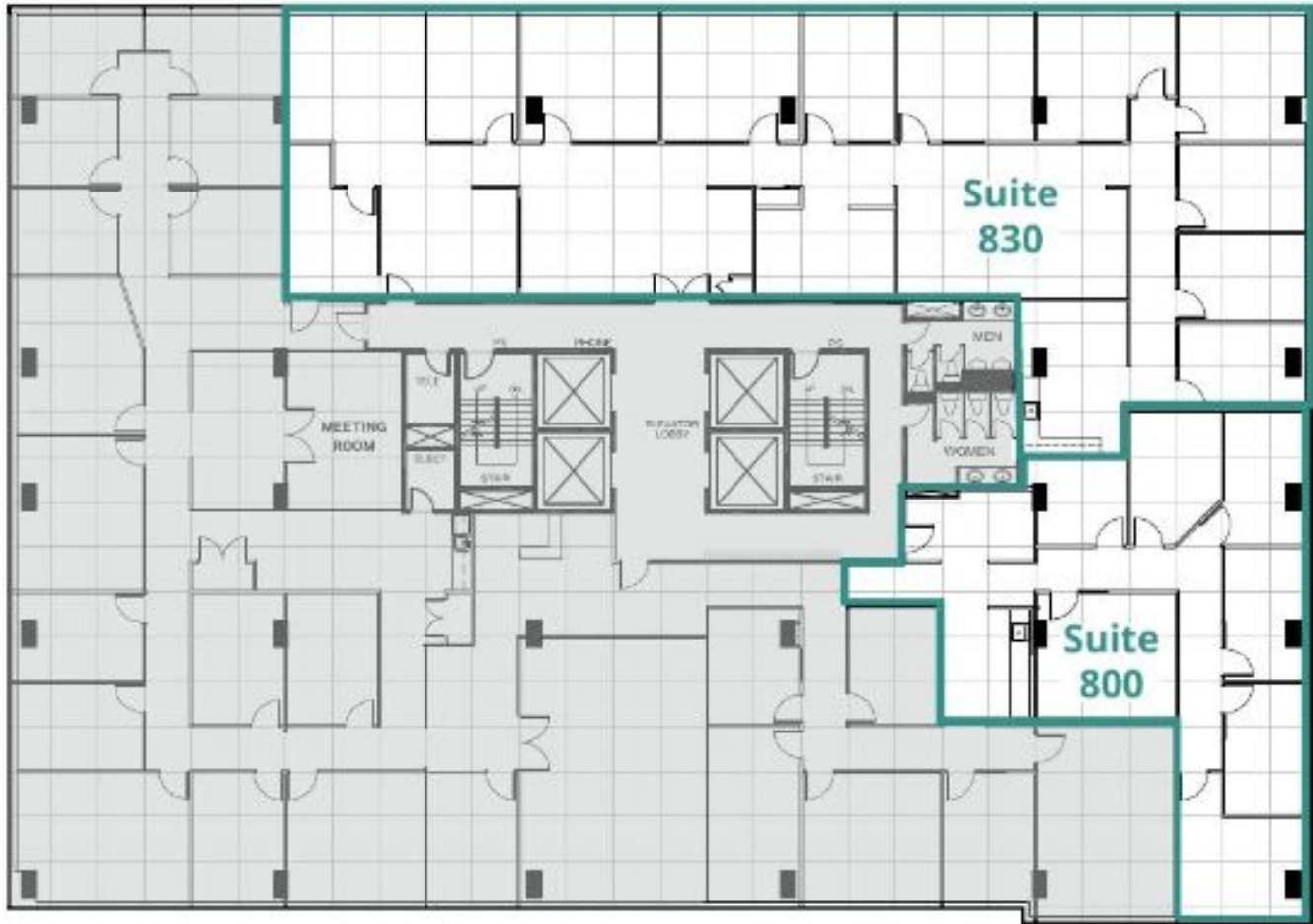
## SUITE 700 - 14,414 SF

*Available immediately*

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

# Floor Plans.

**8th Floor - 6,684 SF | Contiguous**



## SUITE 830A - 941 SF

*Available immediately*

- 4 exterior offices
- 2 interior offices
- Meeting room
- Kitchen
- Small reception

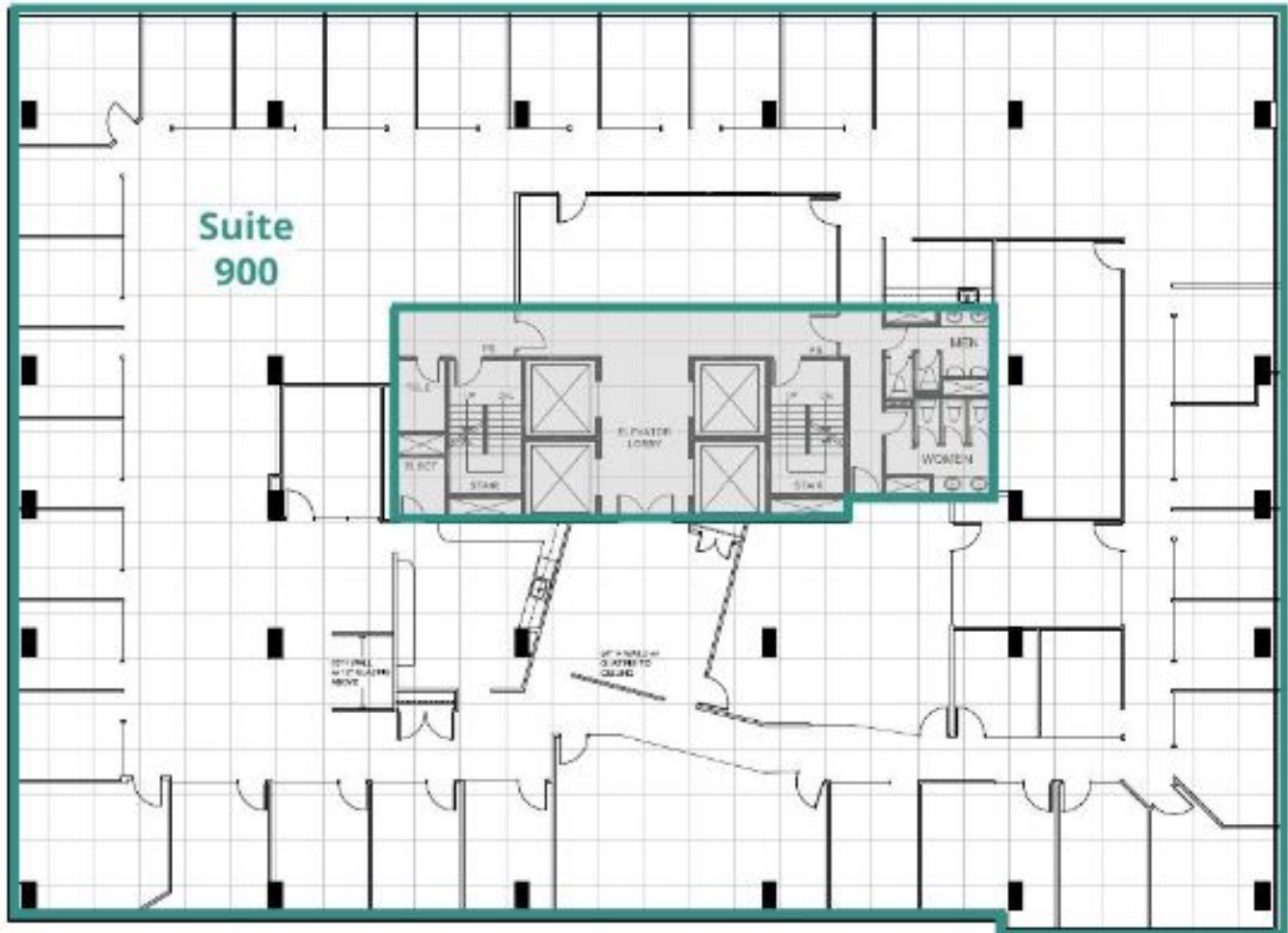
## SUITE 830 - 3,766 SF

*Available immediately*

- 10 exterior offices
- 1 interior office
- Small open areas
- Kitchen
- Reception
- Copy/print area

# Floor Plans.

9th Floor - 14,414 SF | Full Floor



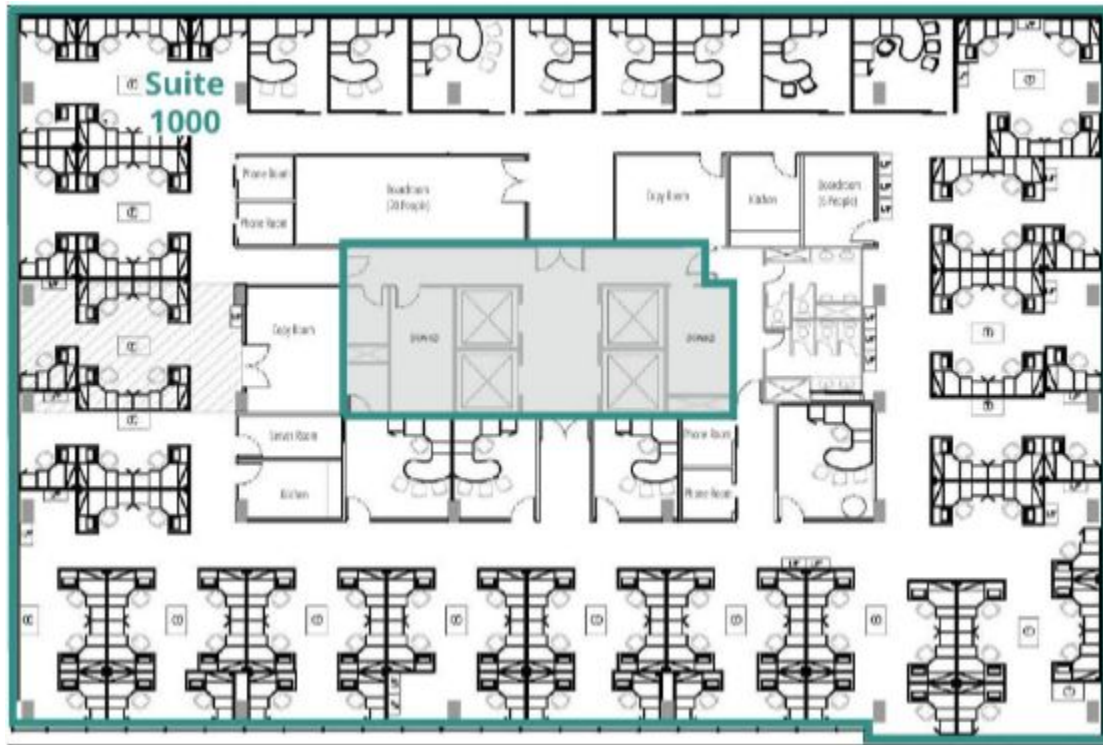
SUITE 900 - 14,414 SF

*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.

12th Floor - 1,595 SF



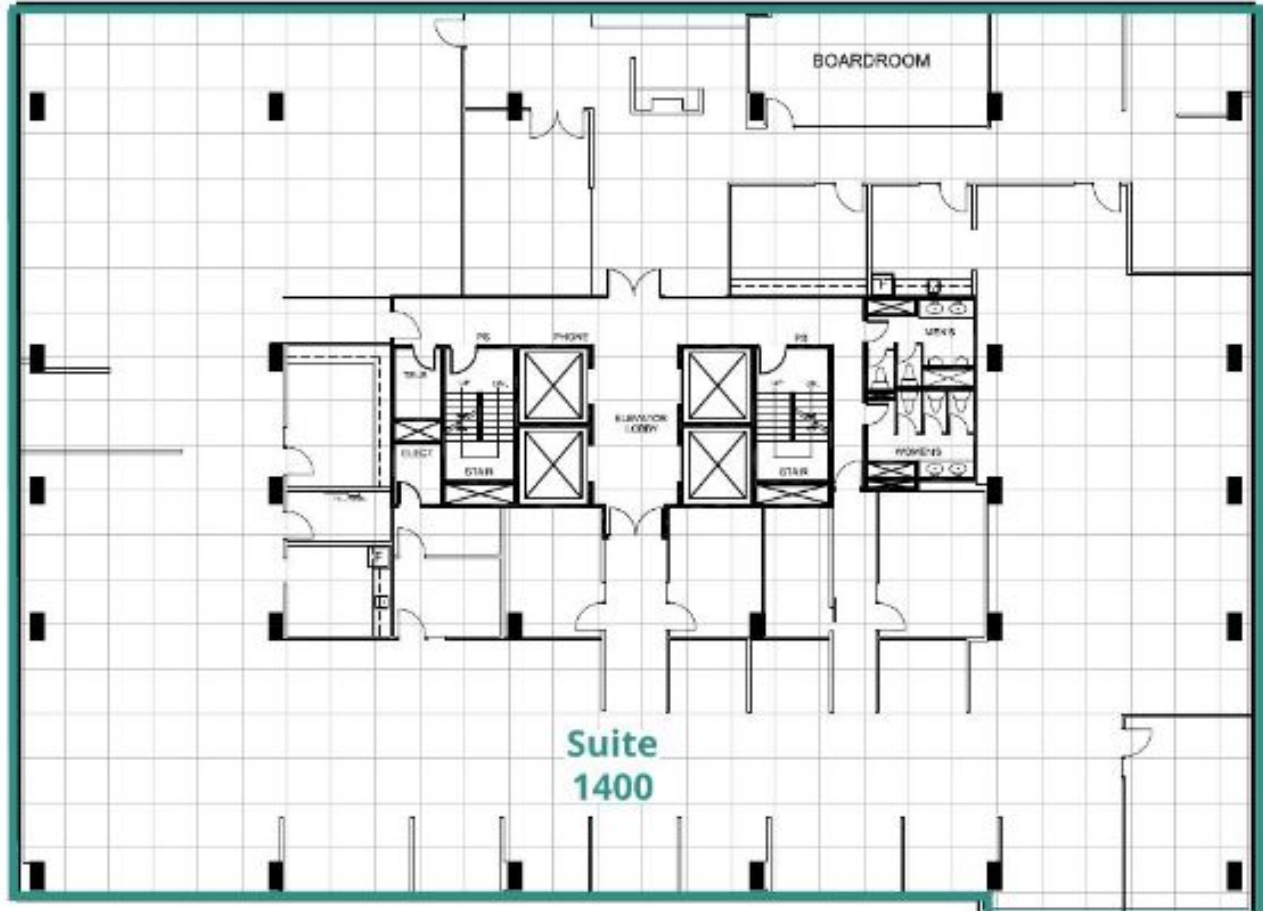
**SUITE 1230 - 1,595 SF**

*Available immediately*

- 3 exterior offices
- Meeting room
- Reception
- Kitchen

# Floor Plans.

**14th Floor** - 14,402 SF | Full Floor



## SUITE 1400 - 14,402 SF

*Available immediately*

- Mostly open plan
- 1 exterior office
- 6 meeting rooms
- Boardroom
- Reception
- 2 kitchens
- 2 copy/file/storage rooms
- 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**



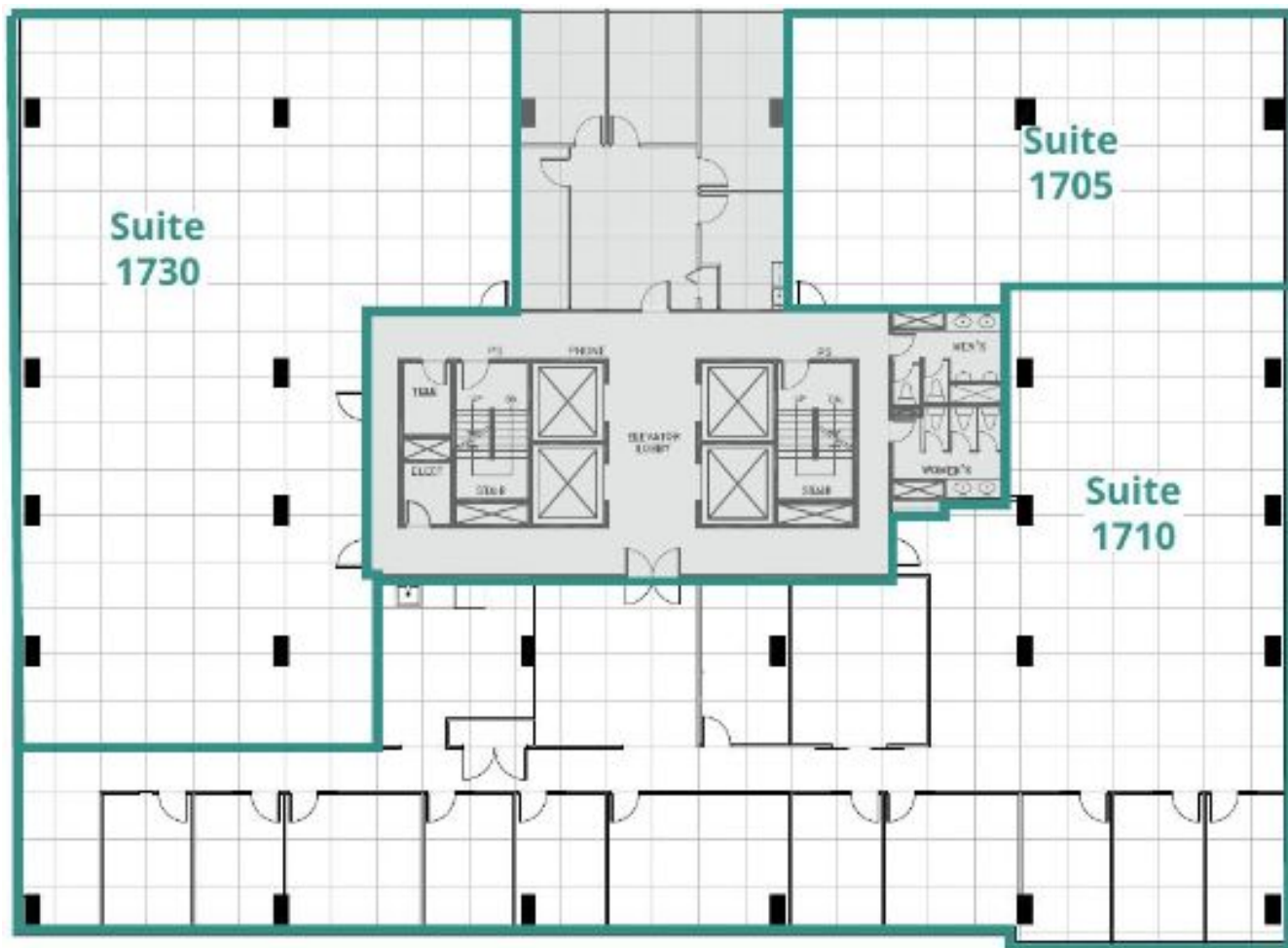
**SUITE 1601A - 1,816 SF**

*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



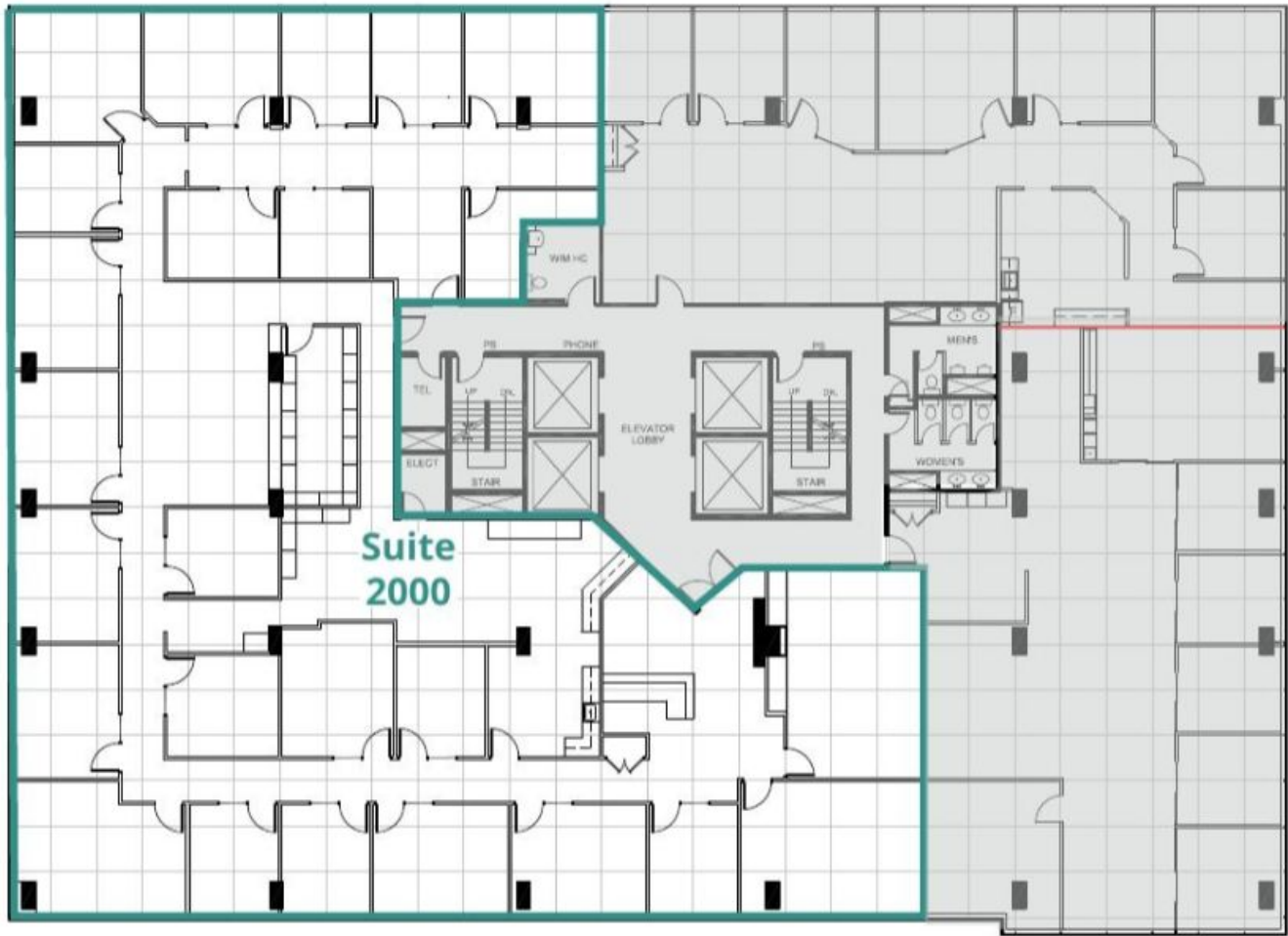
**SUITE 1840 - 6,505 SF**

*Available immediately*

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

# Floor Plans.

**20th Floor - 8,501 SF**



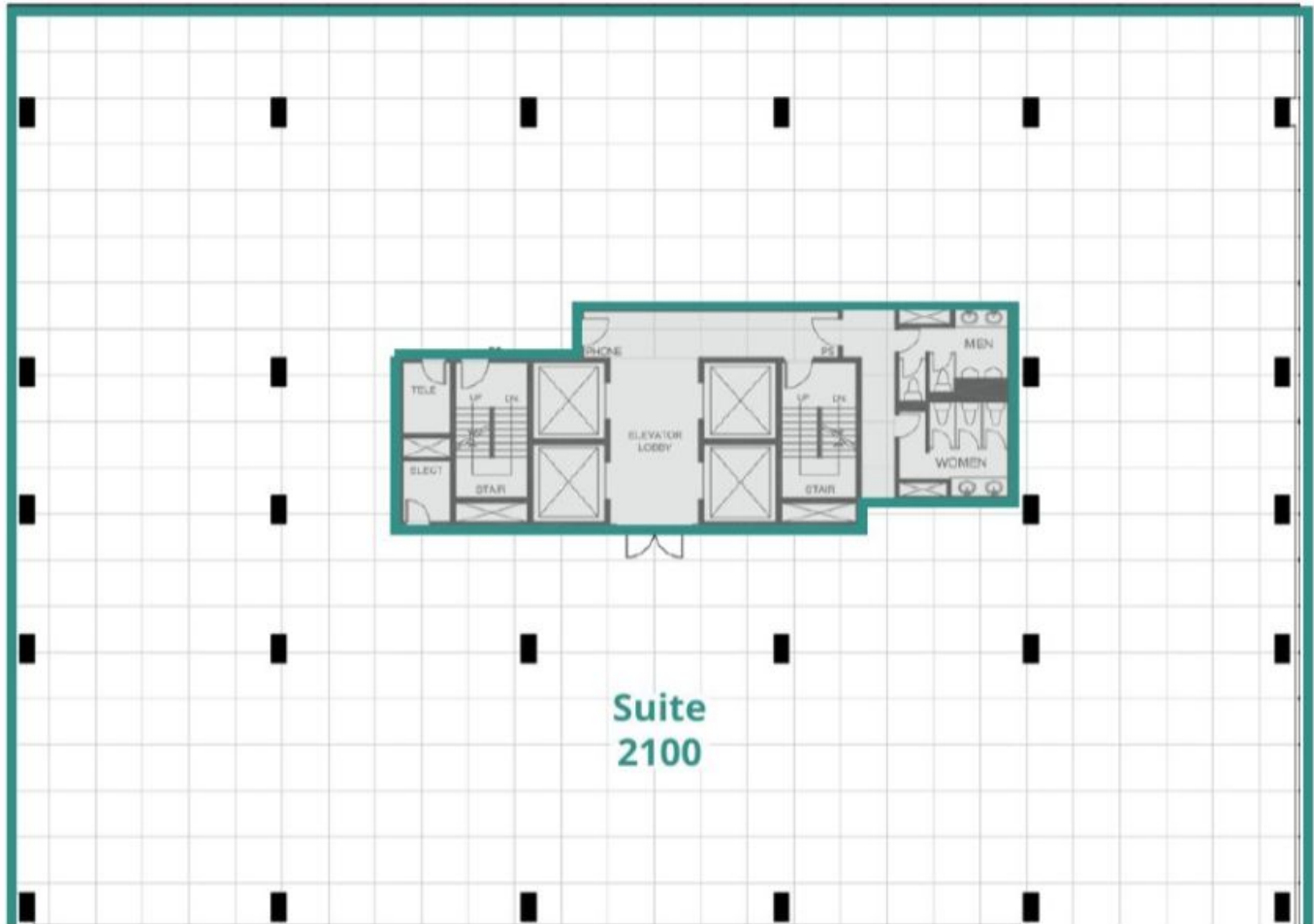
**SUITE 2000 - 8,501 SF**

*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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*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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