



Building	Brochure	Suite Available	Size	Rent	Operating Costs	Comments
Downtown Office - Headlease						
Shaw Building 505-8th Avenue SW.	Brochure	200	5,343 SF	Aggressive Rates	(2024) \$17.81	CONDITIONALLY LEASED
		201	3,067 SF	Aggressive Rates		Office intensive layout only 20' away from +15 entrance. Potential for quasi medical/dental use.
		305	1,004	Aggressive Rates		LEASED
		315	3,930 SF	Aggressive Rates		Multiple class/training rooms. Easily reconfigurable into office intensive layout. High quality improvements. Available April 1, 2023.
		410	1,586 SF	\$3 psf.		New Show Suite. 4 offices, b/r, reception, kitchen, open area for additional work stations.
		515	1,750 SF	Aggressive Rates		4 offices, reception, kitchen in good condition. Great natural light.
		600	8,437	Aggressive Rates		Full floor opportunity with 50's era woodwork in excellent condition. Hardwood floors, french style entrance doors. Great law firm space.

Beltline Office/Retail - Headlease						
		400	5434	Aggressive Rates		LEASED

Dorchester Square
1333 - 8th Street SW

[Brochure](#)

333	1,047 SF	Aggressive Rates
302	5,059 SF	Aggressive Rates
315	2,317 SF	Aggressive Rates
400/417	5,631 SF	Aggressive Rates
405	2,855 SF	Aggressive Rates
501	2,459 SF	Aggressive Rates
507	1,568 SF	Aggressive Rates
600	3,987	Aggressive Rates
700	9,988 SF	Aggressive Rates
802	2,581 SF	Aggressive Rates
850	750 SF	Aggressive Rates
903	2,023 SF	Aggressive Rates
907	1329 SF	Aggressive Rates
1005	1413 SF	Aggressive Rates
1103	1,043 SF	Aggressive Rates

(2024)
\$16.17

LEASED
LEASED
New Show Suite. Reception, boardroom, kitchen, and open area.. Very office intensive.
Office intensive layout with high end improvements and good views. Direct elevator exposure. Contiguous with suite 405 for a total of 8,486 square feet.
Executive offices, large boardroom, kitchen, reception. Easily reconfigurable for office intensive layout.
Formerly a cosmetic dental office with high quality improvements. Available June 1, 2024.
Formerly an oral radiology office.
Good layout with mix of office and open area. Excellent natural light. Can subdivide.
Full floor opportunity. Office intensive layout with excellent views and good quality improvements. Landlord will subdivide.
LEASED
New Show Suite. 2 window offices, reception, b/r. Great south views.
New Show Suite. 6 window offices, reception, b/r, kitchen. Great north views. Contiguous with suite 907 for 3,910 SF.
Space is in excellent condition and can easily be reconfigured to accommodate a 3rd window office. Great views of downtown core. Contiguous with suite 903 for 3,910 SF.
Space is in excellent condition with 4 offices, reception, kitchen, b/r.
LEASED

~~4105 1,716 SF Aggressive Rates~~

~~LEASED~~

Beltline Office/Retail - Headlease continued

~~Retail 102 1,634 SF Market Rates~~

~~LEASED~~

Retail - 104 Approx. 2,405 SF Aggressive Rates

High exposure to 11th Avenue. New high density residential developments under construction across street.

200 Various demising options up to 11,245 SF Aggressive Rates

Great project space with a mix of offices. Private patio. Can demise from 2,000 SF up to a full floor.

300 12,063 Aggressive Rates

Full floor. Former tech space with mix of office and open area. High density of electrical/data distribution throughout.

400 12,063 Aggressive Rates

Full floor. Former tech space with mix of office and open area. High density of electrical/data distribution throughout.

500 12,063 Aggressive Rates

Great project space with a mix of offices. Can demise from 3,256 SF up to a full floor.

600 7,606 SF Aggressive Rates

Great project space with a mix of offices.

640 1,819 SF Aggressive Rates

Show suite consisting of 4 offices, boardroom, kitchen/reception. Excellent views and natural light.

660 2,034 SF Aggressive Rates

4 offices, kitchen, reception, open area. Great natural light and south view.

750 5,515 SF Aggressive Rates

Great project space with a mix of offices. High end workstations also available.

**Connaught Centre
1207 - 11th Avenue SW**

[Brochure](#)

**(2023)
\$14.43**