405, 1100 8 Avenue SW
Calgary, Alberta

MLS # A2278329
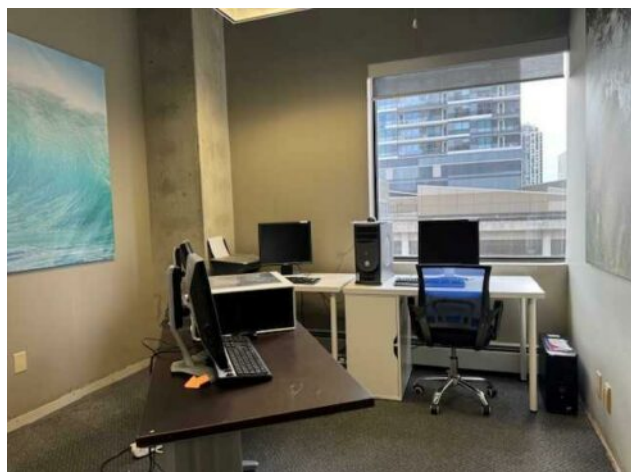
$25 per sq.ft.

Division:	Downtown West End
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	772 sq.ft.
Zoning:	-

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	N/A		

Prime Downtown Office Space for Lease – 772 SF | Full Amenity Building An exceptional opportunity to lease this professional office space with high ceilings in the prestigious Royal Icon Business Centre, located within Westmount Place. Ideal for: Lawyers • Accountants • Insurance & Mortgage Brokers • Property Management • Engineers • Consultants • Corporate & Professional Services. Base Rent: $1,608.33/month + Operating Costs. Underground Parking Stall: $275/month (optional) Unmatched Building Amenities Include: ? 24-Hour Concierge & Security? Luxurious Guest Waiting Lounge? Mail & AmazonDelivery Room? Indoor Swimming Pool, Hot Tub, Steam Room & Sauna? Fully Equipped Fitness Centre? Squash Court? Billiards/Snooker Table? Library & Breakout/Meeting Room? Locker Rooms with Showers? Convenient 3-Car Drop-Off in Front of Lobby Just ½ block to the Kirby C-Train Station for unbeatable transit access. Prime Location. Situated right on 8th Avenue, steps from the vibrant Stephen Avenue Walk, surrounded by top restaurants and pubs — perfect for client meetings and appreciation events. Easy access in and out of downtown, located along commuter bike lanes and walking paths, and office supply and printing shops are all within a block. The offices offer abundant natural light through large windows, and this flexible layout allows you to design and customize the space to suit your business needs. This is a rare opportunity for startups or growing professional firms to establish a strong downtown presence at a highly competitive rate — with amenities that rival premium corporate towers. Opportunities like this don’t come up often — and they don’t last long.