



840

7th Avenue SW



CBRE

The Offering

CBRE's National Investment Team – Calgary (“CBRE” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in 840 7th Avenue SW (the “Property”). The Property is a 21-storey, office building totaling 281,657 SF of net rentable area situated in the west-end of Downtown Calgary. The Property is strategically located within steps to the 8th Street SW LRT Station and provides excellent ingress/egress to Downtown. The Property is directly connected to the Sandman Hotel, +15 Network and is surrounded by an abundance of restaurants, cafes, and greenspaces.

Investment Highlights

- + Excellent opportunity to acquire a 21-storey downtown office building significantly below replacement cost
- + Average floorplates of 14,400 SF provide flexible demising options
- + Strategically located immediately across the 8th Street SW LRT Station and is surrounded by abundant amenities including restaurants, cafes, and greenspaces
- + Potential to partially or fully-convert to a multi-residential use as the building features an 89% conversion compatibility rating^[1]

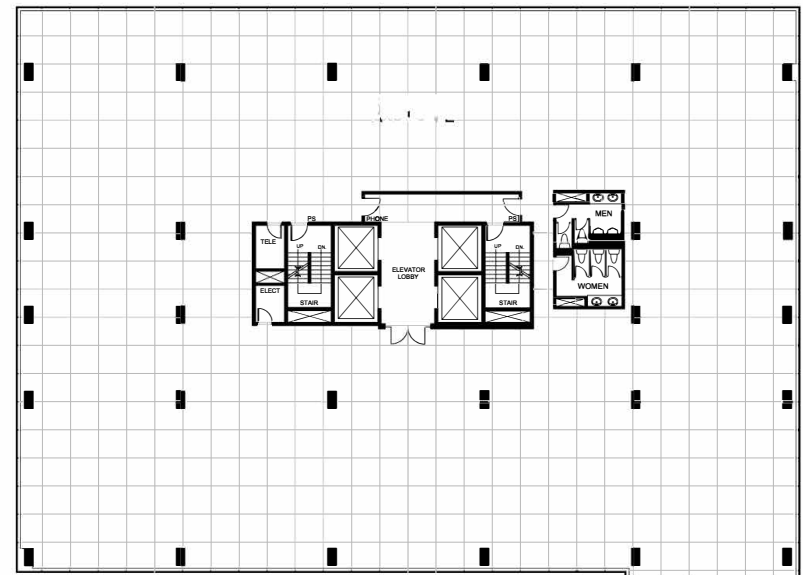
^[1] As per initial architectural evaluation

Property Details

Municipal Address	840 7 th Avenue SW
Land Use Designation	CR20-C20/R20
Year Built	1977
Storeys	21 Storeys
Site Size	18,349 SF (0.42 Acres)
Total NRA	281,657 SF
Average Floor Plate	14,400 SF
Parking (Shared with Sandman Hotel)	112 Stalls (One Underground Stall per 2,515 SF)
Avg. In-Place Rent	\$13.54 PSF
WALT	4.2 Years
Current Occupancy	43%



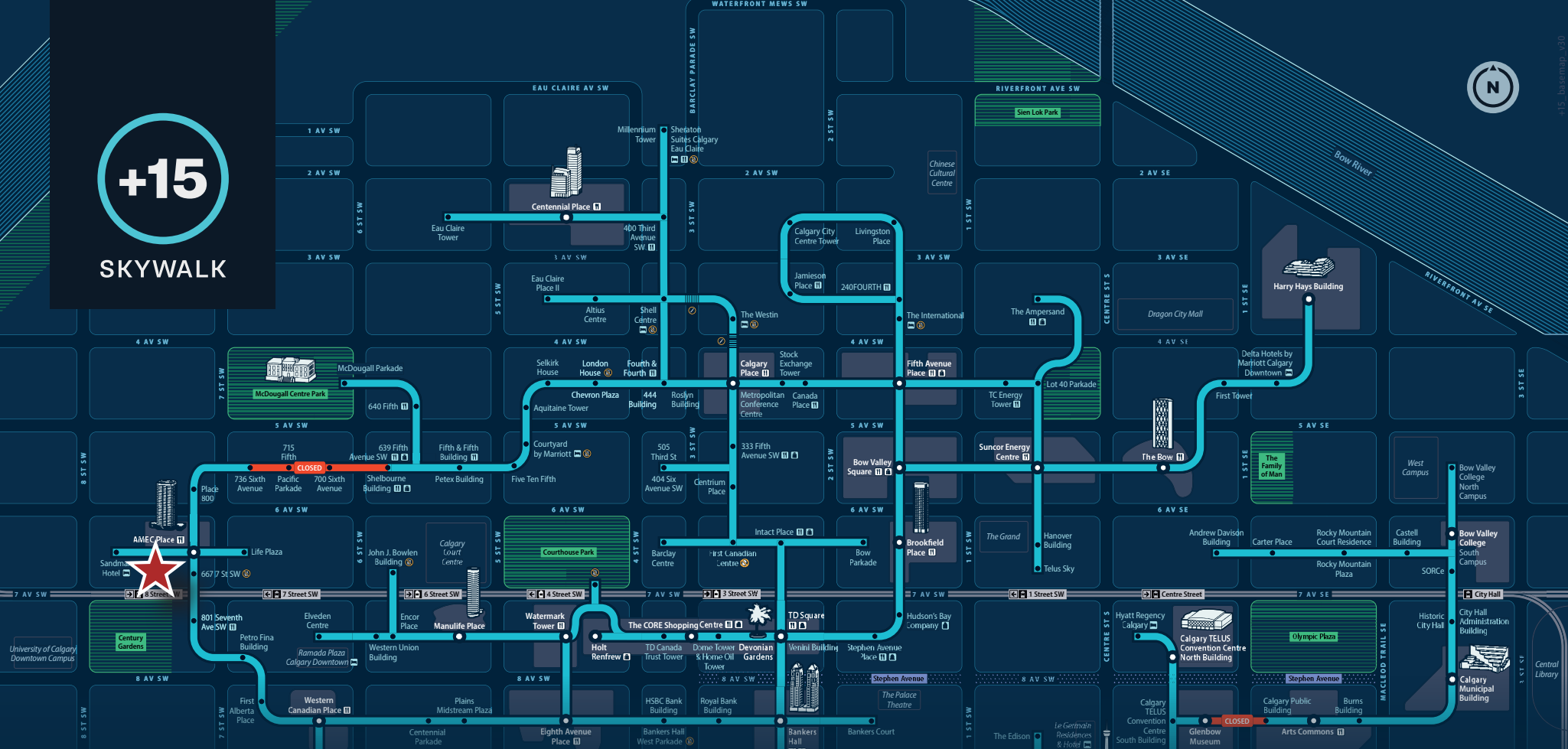
Sample Floorplan





+15

SKYWALK



Walk Times

Prince's Island Park	21 Minutes
The CORE Shopping Centre	11 Minutes
LRT	Immediate



Century Gardens Basketball Court



CORE Shopping Centre



Bow River Pathways



Millennium Park



Contemporary Calgary



McDougall Centre

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Offering Process

840 7th Avenue SW is being offered for sale without a list price and without a fixed date for the submission of expressions of interest to purchase. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property. The Vendor is prepared to respond to expressions of interest to purchase the Property as they are received by CBRE. The Vendor reserves the right to select a fixed date for the submission of expressions of interest to purchase the Property in the future without notice.

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National Investment Team

C A L G A R Y

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