CUSHMAN & WAKEFIELD

Steiner Properties

OFFICE SPACE FOR LEASE

1210 8TH STREET SW

Calgary, AB



BUILDING OVERVIEW

1210 8 Street SW stands on the corner of one of the Beltline's most prominent addresses and is surrounded by some of the Beltline's best amenities. The Beltline's 8th Street Corridor is undergoing a development renaissance and is now home to GoodLife Fitness, Urban Fare, Canadian Tire and a future large mixed-use development just to the south of the building.

OFFICE DETAILS

Suite 200	3,469 sf
~~**Suite 210**~~	~~929 sf~~ **LEASED**
Suite 220	3,775 sf
Suite 405	2,331 sf **SHOW SUITE**
Suite 410	4,391 sf
Lease Rate	Market Lease Rates
Operating Costs	$16.30 per sf (est. 2026)
Occupancy	Immediately



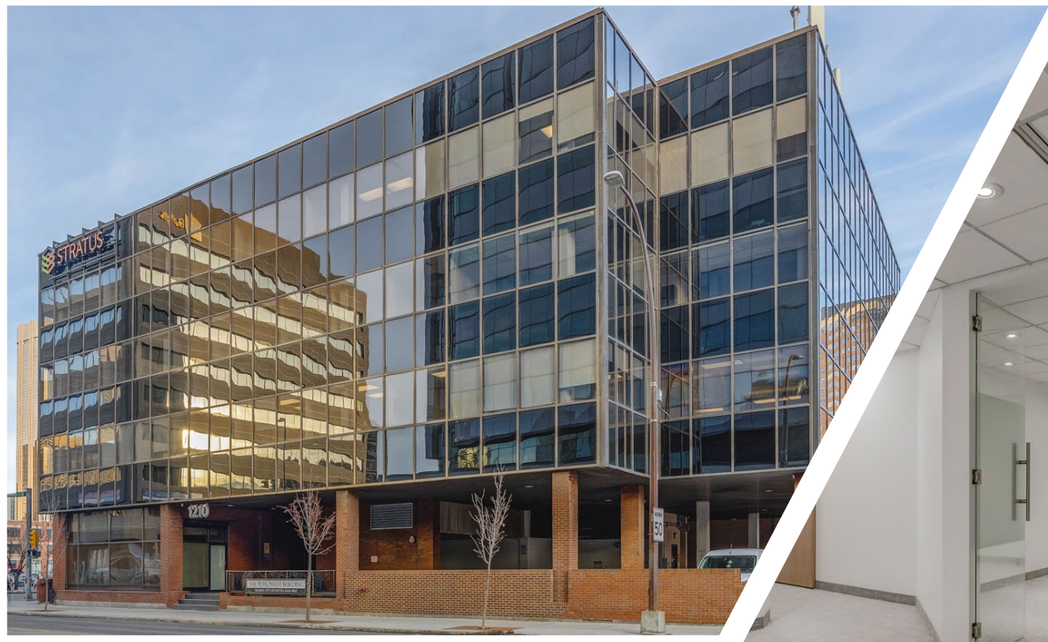


ABOUT THE LANDLORD

1210 8 Street SW was recently acquired by Steiner Properties Ltd., a large family owned real estate company and developer headquartered in Vancouver, British Columbia. Steiner Properties takes a long-term approach to its commercial and residential real estate with a multi-generational strategy and looks to develop symbiotic and beneficial relationships with its tenants.









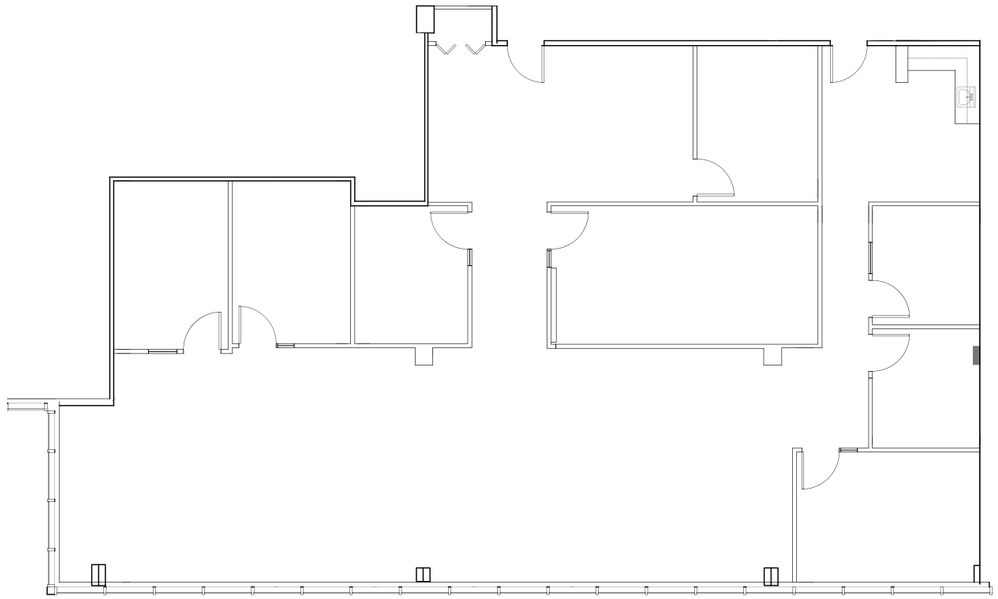
PROPERTY DETAILS

- Building Size: 36,939 sq.ft
- Parking Ratio: 1 stall per 586 sq.ft
- Surface Parking Rates: $225 per stall, per month
- Underground Parking Rates: $250 per stall, per month
- Visitor Parking: Surface, paid hourly

WELCOME TO THE BELTLINE

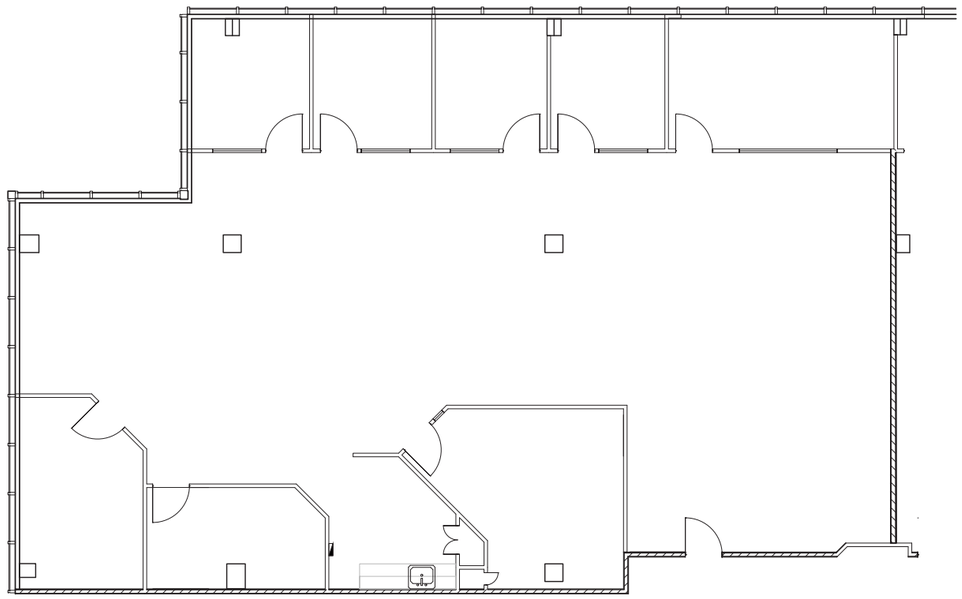
FLOOR PLANS

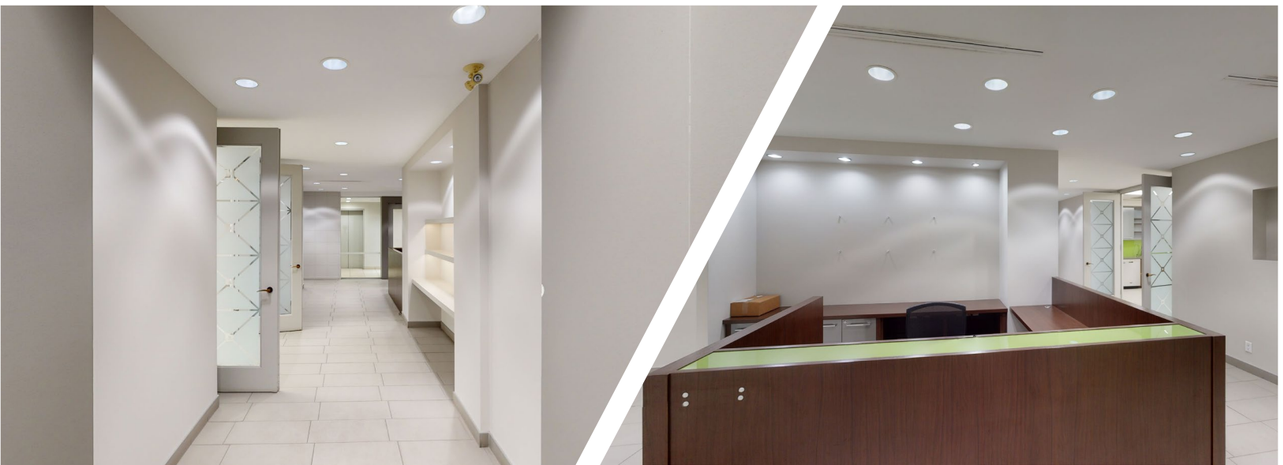
Suite 200 - 3,469 sf



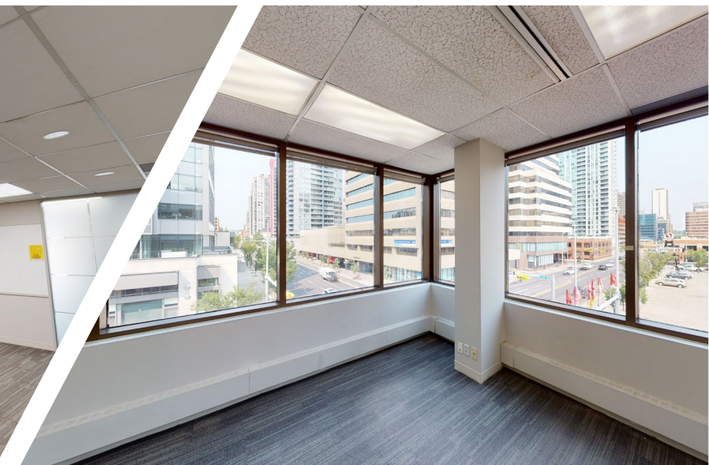
~~Suite 210 - 929 sf~~ **LEASED**

Suite 220 - 3,775 sf







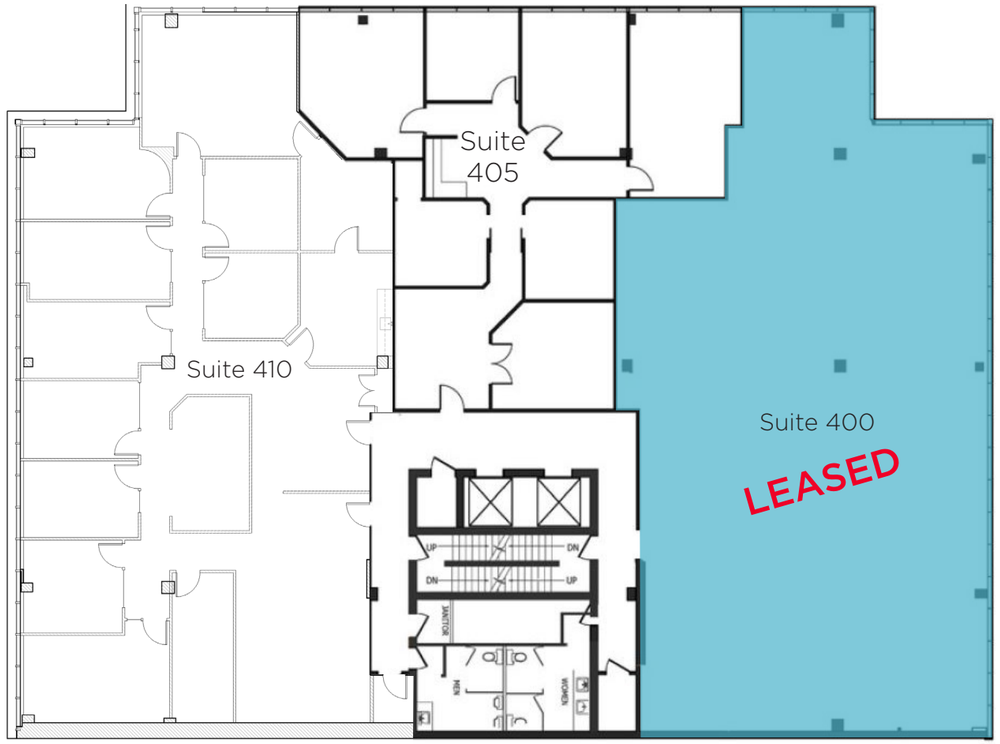


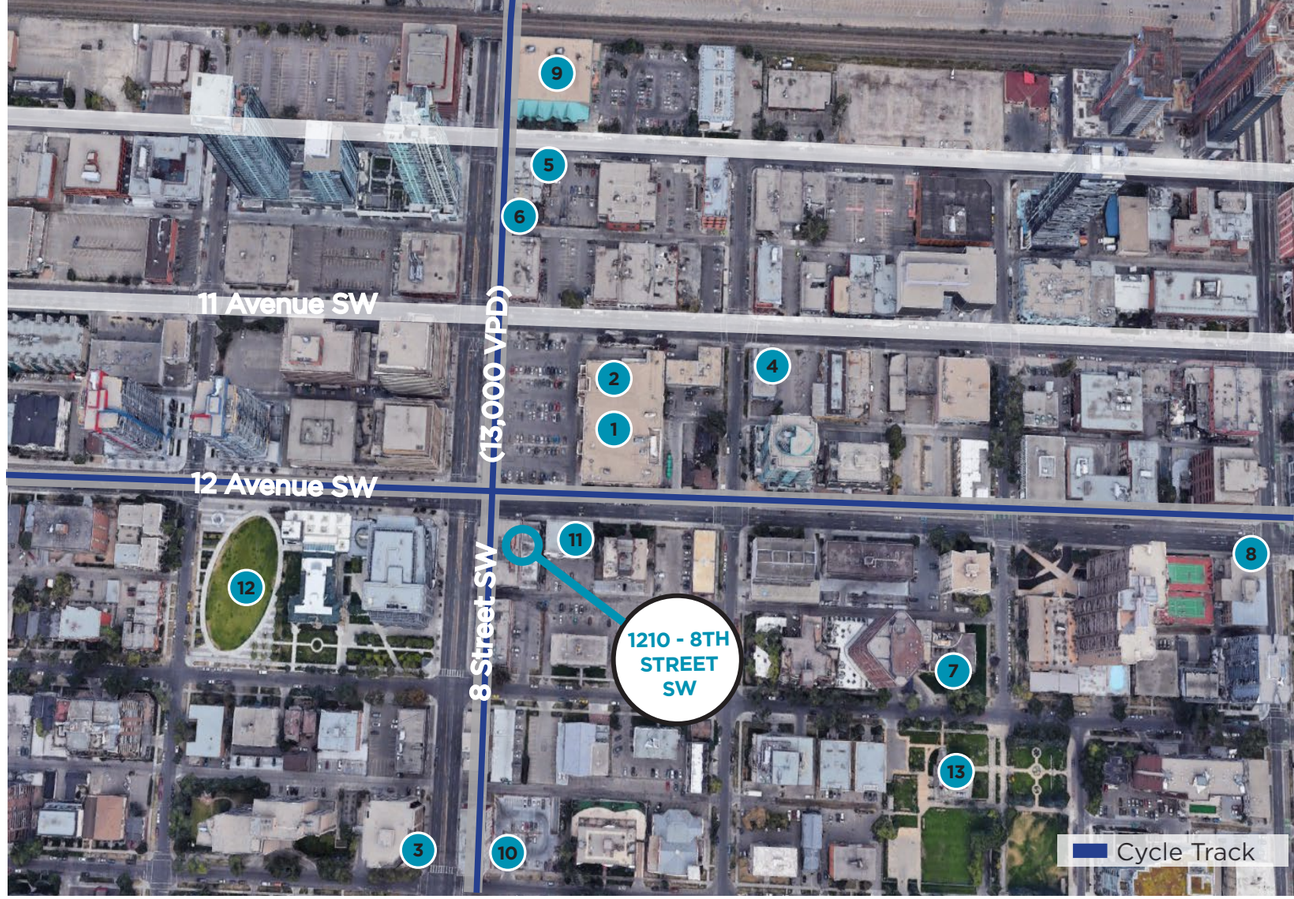
FLOOR PLANS

~~Suite 400 - 4,241 sf~~ **LEASED**

Suite 405 - 2,331 sf
Show Suite

Suite 410 - 4,391 sf





1. Safeway
2. Starbucks
3. Kawa Espresso Bar
4. saVeg Cafe
5. Holy Grill
6. Bonterra Trattoria
7. The Ranchmen's Club
8. Husdons Canada's Pub
9. MEC
10. Best Western Plus
11. Nuvo Hotel Suites
12. Barb Scott Park
13. Lougheed House National & Provincial Historic Site



DEMOGRAPHICS

POPULATION
108,011

MEDIAN AGE
36

DAYTIME POPULATION
291,611

TOTAL HOUSEHOLDS
58,693

AVG. HOUSEHOLD INCOME
$146,528

WALK SCORE
98

TRANSIT SCORE
84

BIKE SCORE
90

WITHIN 3 KM RADIUS
Source: Piinpoint



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Steiner Properties

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