

FOR LEASE

CBRE

# West 85th

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2000, 8561 8A Avenue SW



# Property Information



Close to Bus Routes  
98, 111 & 699



Surface and Underground  
Parking Available



Quick Access to Bow Trail,  
Old Banff Coach Road &  
the Ring Road



Multiple Amenities on site  
and in the Immediate Area



Bicycle Parking



Storage can Potentially  
be made Available

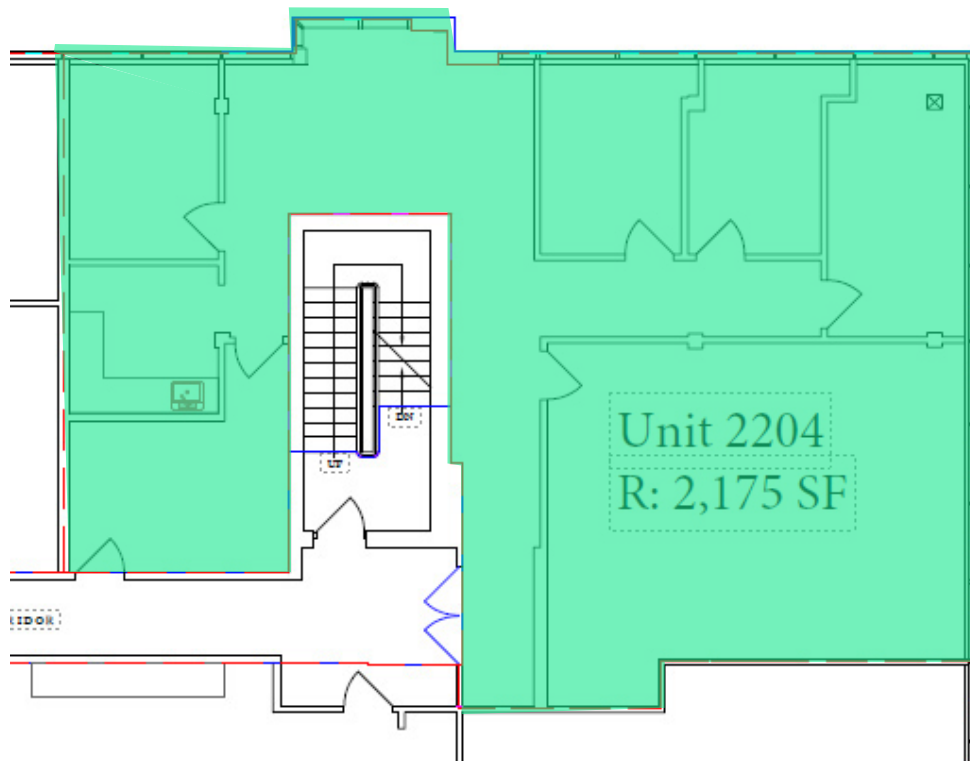
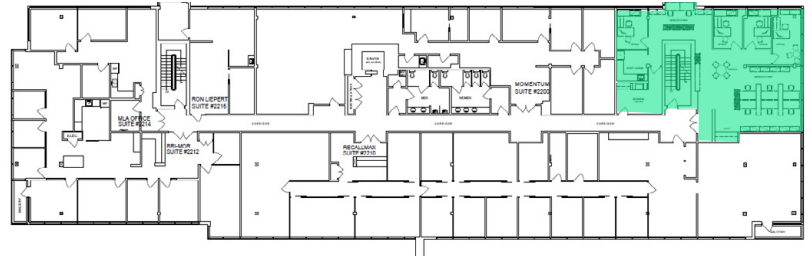


Access to the C-train

Year Built	2013
Building Size	46,166 SF
Zoning	DC
Operating Costs	\$21.48 PSF (2024)
Utilities Included	Gas and Water
Net Rental Rate	Market
Space Available:	Suite 2204: 2,175 SF Suite 2304: 5,138 SF*
Availability:	Immediately
Parking	Visitor Surface: 140 stalls Tenant Underground: 82 Stalls (1:400 SF)
Parking Rates	Surface: Free of Charge Underground: \$150.00
HVAC Hours	24/7
Fiber Optics	Shaw and Telus
Comments	*Demisable into 3 Units

# Suite 2204: 2,175 SF

Current Configuration



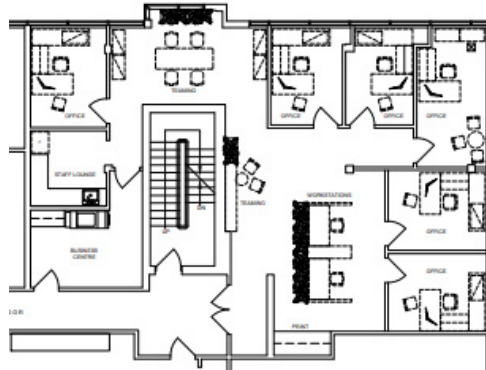
Virtual Tour



# Suite 2204: 2,175 SF

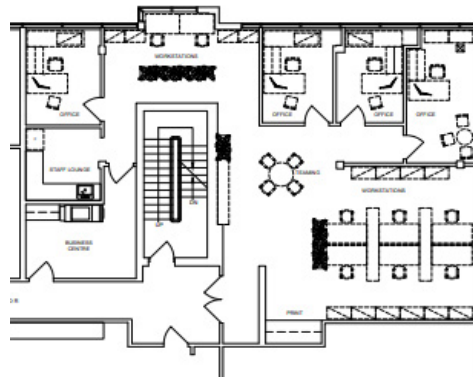
## Proposed Layouts

Layout A



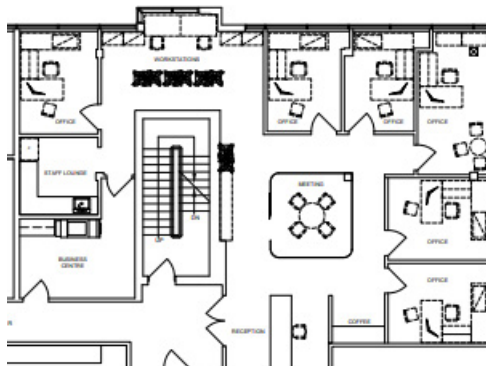
6 Offices  
2 Workstations  
Collaboration Area  
Kitchen  
Storage/ IT Room

Layout B



4 Offices  
6 Workstations  
Collaboration Area  
2 Touch Down Desks  
Kitchen  
Storage/ IT Room

Layout C



6 Offices  
2 Touch Down Desks  
Meeting Room  
Kitchen  
Storage/ IT Room

Furniture is not included





WEST 85TH

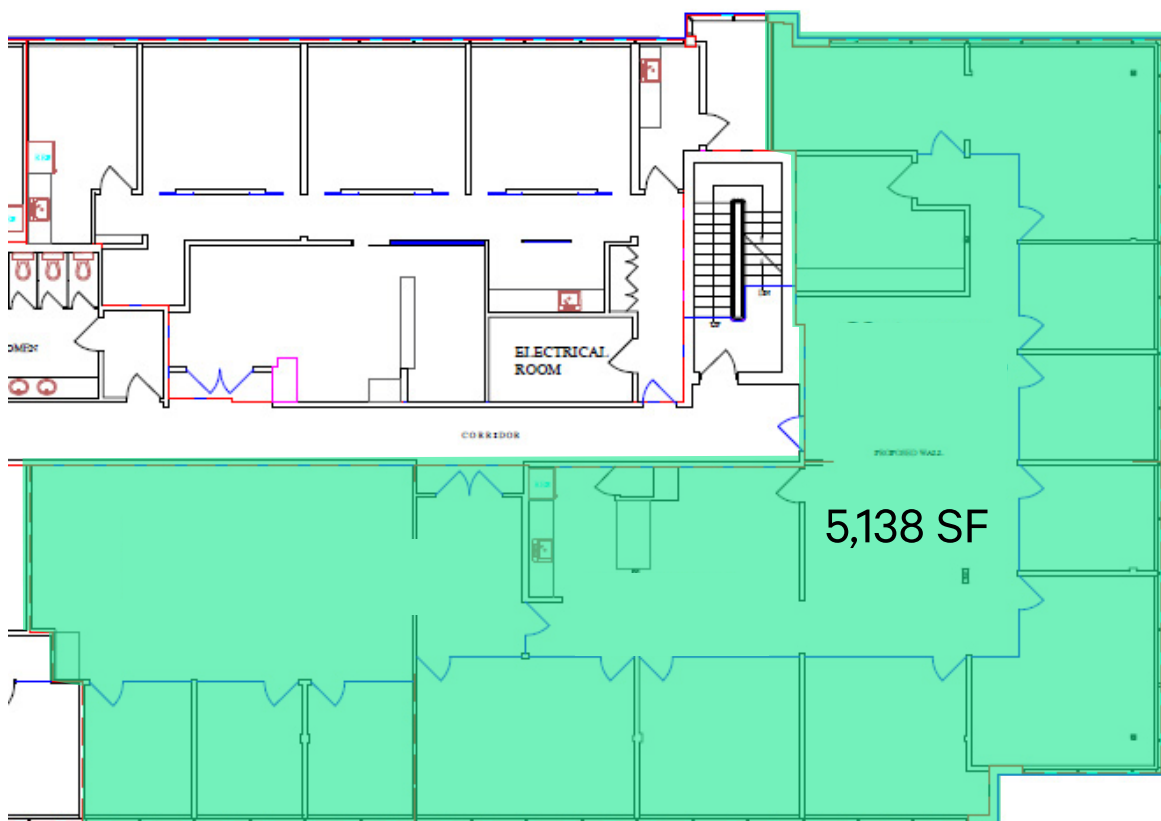
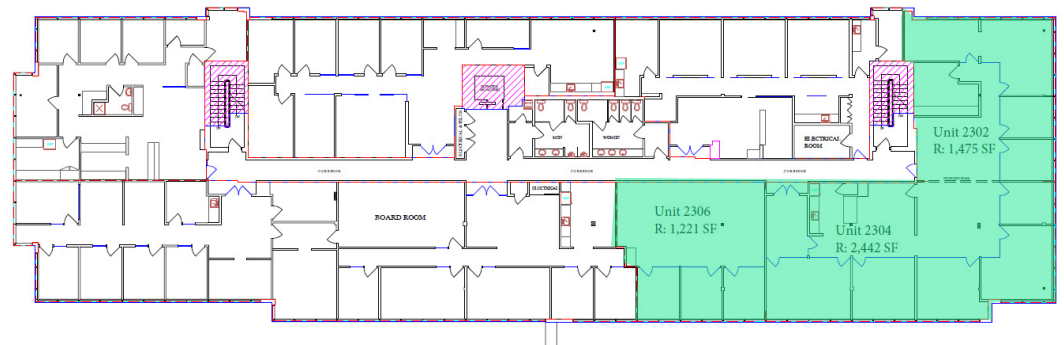
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# Suite 2204 Interior



# Suite 2304: 5,138 SF

## Current Configuration

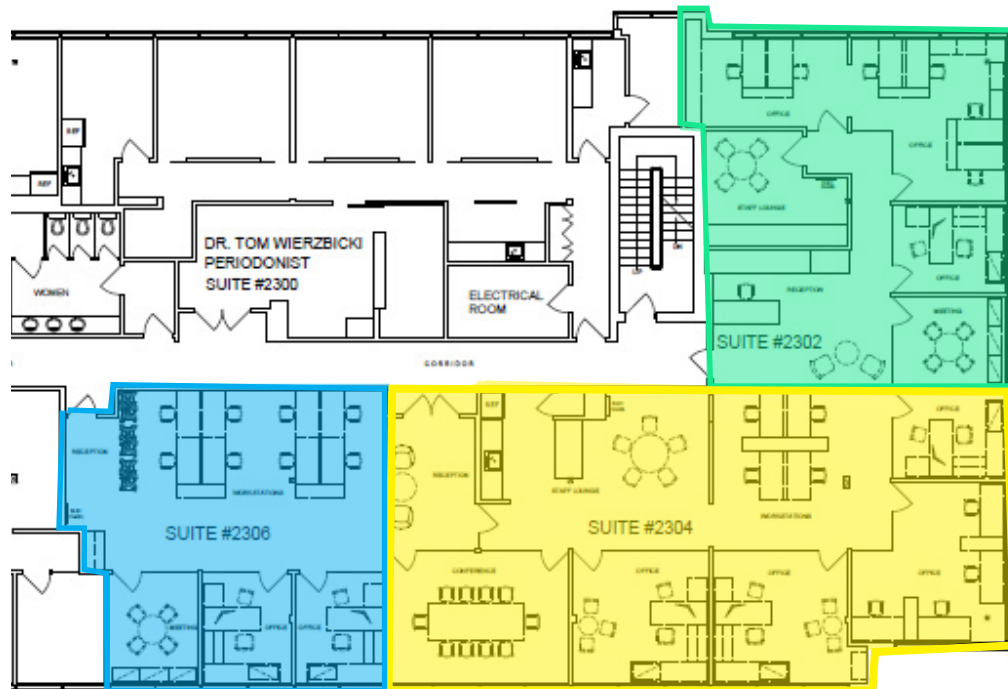
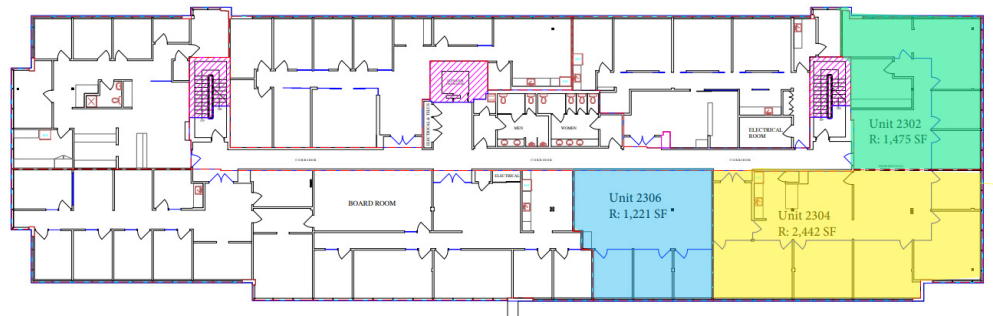


[Virtual Tour](#)



# Suite 2304: 5,138 SF

\*Space can be demisable into 3 units



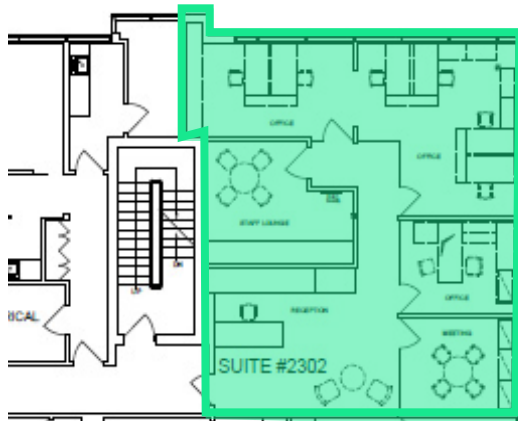
Furniture is not included



# Suite 2304: 5,138 SF

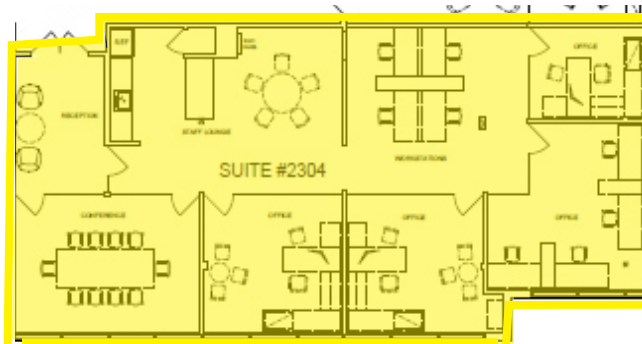
\*Space can be demisable into 3 units  
Furniture is not included

Suite 2302  
1,475 SF



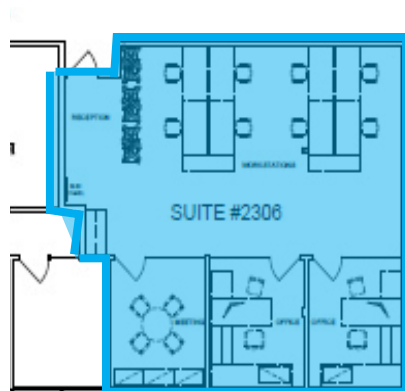
2 Offices  
6 Workstations  
Reception  
Staff Lounge

Suite 2304  
2,442 SF



Boardroom  
3 Offices  
Room for 8 Workstations

Suite 2306  
1,221 SF



Meeting Room  
2 Offices  
Room for 8 Workstations





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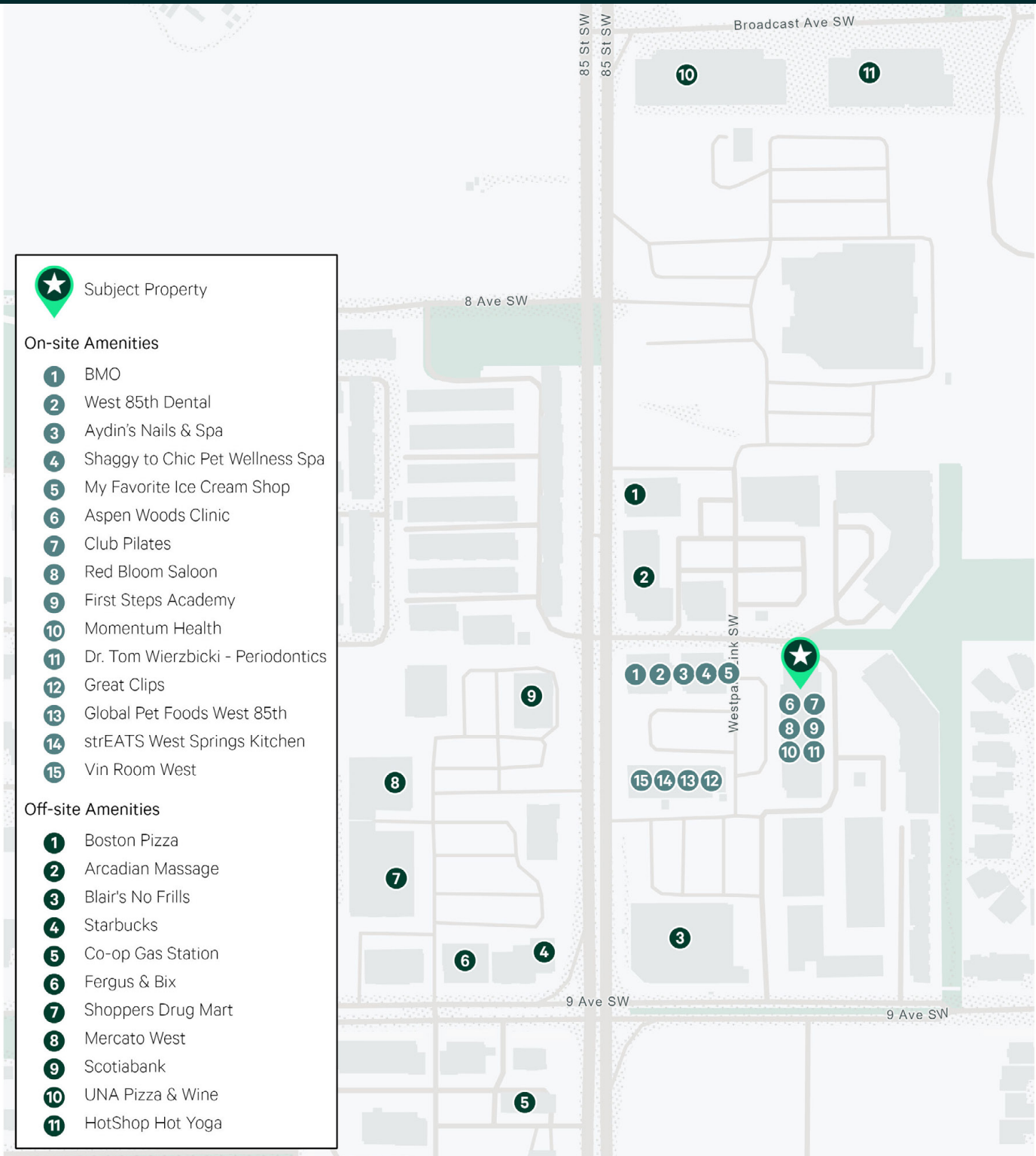
# Suite 2304 Interior



# Site Plan



# Location







# West 85th

## 8561 8A Avenue SW



For more information, please contact

**Stuart Watson**

Senior Vice President  
T 403 750 0540  
[stuart.watson@cbre.com](mailto:stuart.watson@cbre.com)

**Katie Sapieha**

Vice President  
T 403 750 0529  
[katie.sapieha@cbre.com](mailto:katie.sapieha@cbre.com)

**Colin Macdonald**

Sales Representative  
T 403 542 6240  
[colin.macdonald@cbre.com](mailto:colin.macdonald@cbre.com)

**Sara Atchison**

Associate  
T 403 750 0526  
[sara.atchison@cbre.com](mailto:sara.atchison@cbre.com)

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