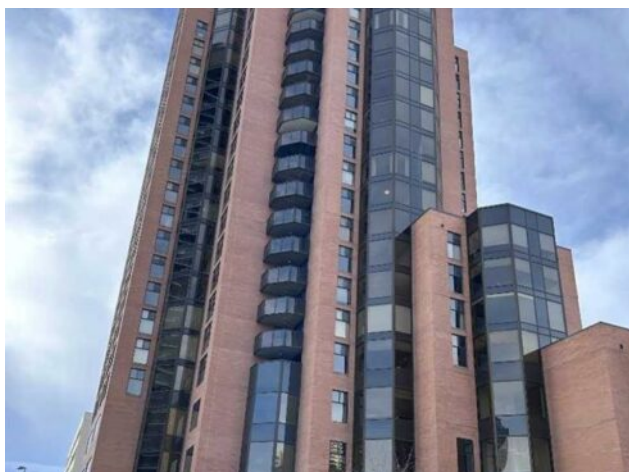


**201, 1100 8 Avenue SW
Calgary, Alberta**

MLS # A2195132



\$5 per sq.ft.

Division: Downtown West End

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Westmount Place

Bus. Name: -

Size: 3,980 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Existing furniture can be used by the Tenant

Prime Office Space for Lease in Iconic Westmount Place SW! Seize the opportunity to lease premium office space in Westmount Place SW, a distinguished mixed-use building featuring luxury residential units and commercial office condos. Office Highlights: - 12 Private Offices ‐ Spacious and well-appointed for maximum productivity - Executive Boardroom ‐ Floor-to-ceiling windows offering stunning views - Welcoming Reception & Waiting Area ‐ Designed for a professional first impression - Dedicated Coffee & Utility Spaces ‐ Convenient for daily operations Exclusive Building Amenities: As a tenant of Westmount Place, you gain access to top-tier amenities, including: Swimming Pool | Fully Equipped Gym | Squash/Racquetball Courts Prime Downtown Location: Nestled in the heart of Calgary's West End, this space is steps away from: Coffee Shops | Banks | Restaurants | Shopping Malls Bike Paths | Prince's Island Park | Riverfront Trails Ideal for lawyers, accountants, engineers, tech startups, and consultants, this office space is strategically positioned near the 7th Avenue Free Transit Line, ensuring easy accessibility. Incredible Offer: Net Rent: \$5/SQFT per annum, Operating Cost:\$16.37/SQFT per annum Don't miss out on this unbeatable leasing opportunity.