

Royal Bank Building

8,189 sf Sublease



VIEW THE
VIRTUAL TOUR



Brett Koroluk
403.617.1379
bkoroluk@cresa.com

cresa

Royal Bank Building



**8,189 sf available
immediately**

Space Profile

Sublandlord:	Eight Capital
Subpremises:	Suite 2110: 8,189 sf
Availability:	Immediately
Term Expiry:	September 29, 2028
Rental Rate:	Market sublease rates
T.I.A.:	As-is
Op. Costs:	\$21.24 per sf (est. 2025)
Parking:	1 unreserved stall at market rates



Building Information

Address:	335 Eighth Avenue SW
Year of Completion:	1970
Number of Floors:	24
Rentable Area:	339,637 sf
Average Floor plate:	12,500 sf
Security:	7 days per week, 24 hours per day Manned security, card-key access
HVAC:	Mon - Fri: 7:30 am - 6:00 pm
Building Owner:	bclMC Realty Corporation and Bankers Hall LP

Features & Amenities

Premises in excellent, move-in condition.

Ideal space for highly collaborative teams, with well appointed large boardroom, meeting rooms, and open work areas.

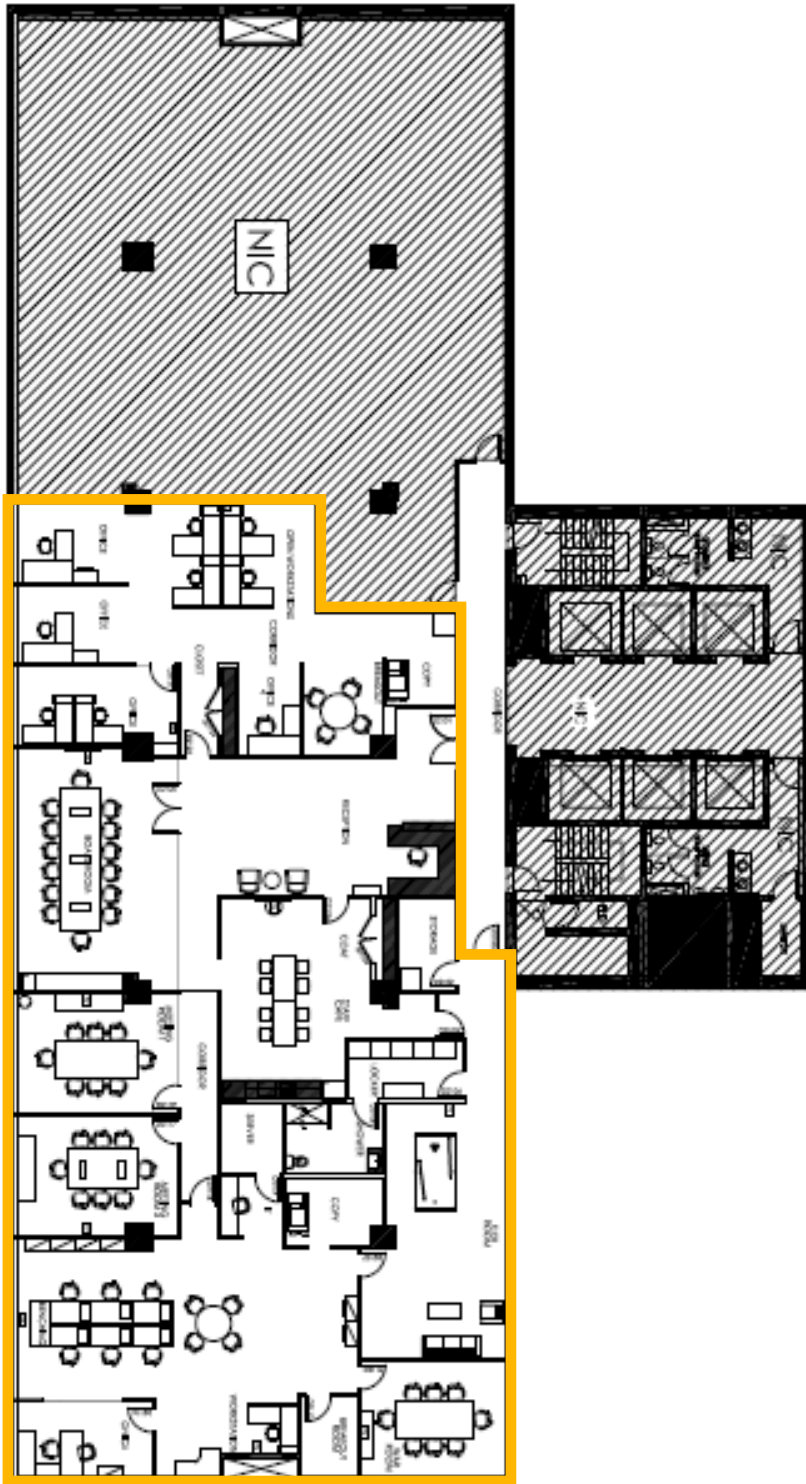
Furniture available (with the exception of artwork and guest seating in reception)

Several amenities conveniently located within walking distance include The Core Shopping Centre, restaurants and eateries, retail services, and LRT line.

Plus 15 access to Bankers Hall Towers and Bankers Hall Parkade

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Suite 2110 8,189 sf



- 2 perimeter offices
- 2 open areas for workstations
- Reception
- 3 client-facing boardrooms
- 1 internal meeting room
- Kitchen/staff lounge
- Staff recreation room
- 2 copy rooms
- Server room
- In-suite washroom with shower
- Coat closets



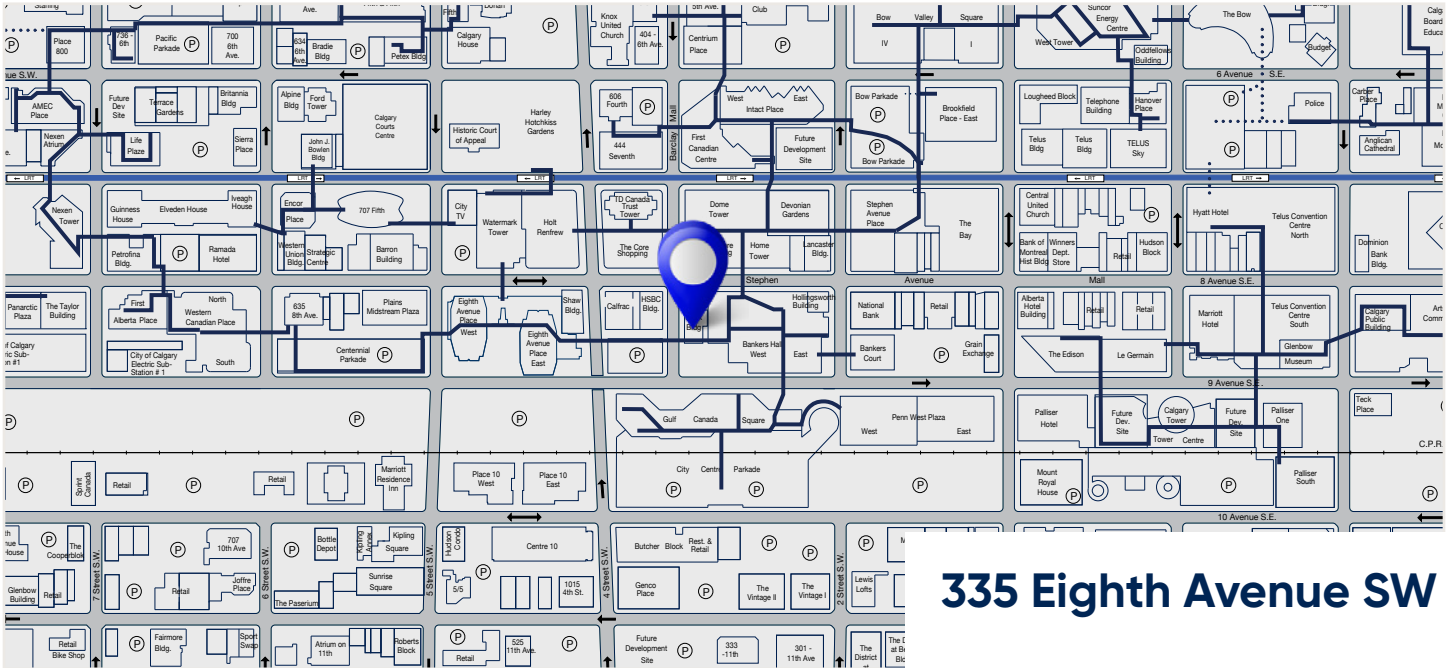
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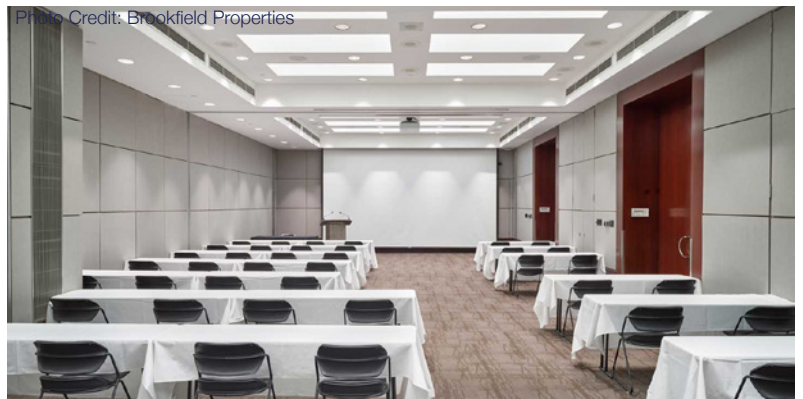
Floor 21 | 8,189 sf

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335 Eighth Avenue SW



Agent Information

Brett Koroluk

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Cresa

324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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