

# FIRST ALBERTA

## Place



885 SF to 14,489 SF  
**SIZE/S**



Immediate  
**AVAILABILITY**



5 -10 Years  
**TERM**



Market  
**RATE**

### LEASE DETAILS

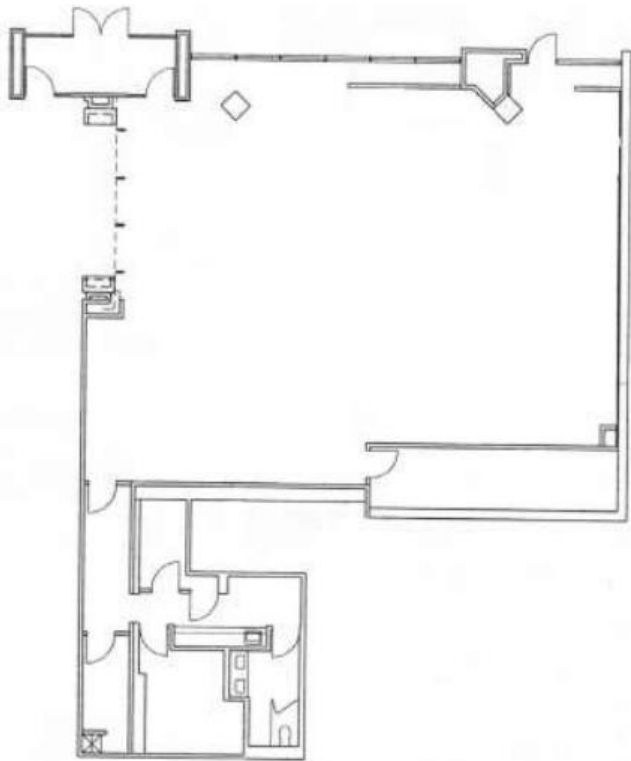
<b>SIZE/S</b>	From 961 SF to 14,489 SF
<b>TERM</b>	5-10 years
<b>ASKING RATE</b>	Market Rates
<b>ADDITIONAL RENT</b>	\$12.00 PSF
<b>AVAILABILITY</b>	Immediate
<b>PARKING</b>	1:3,000 SF \$425/month/stall

### PROPERTY DETAILS

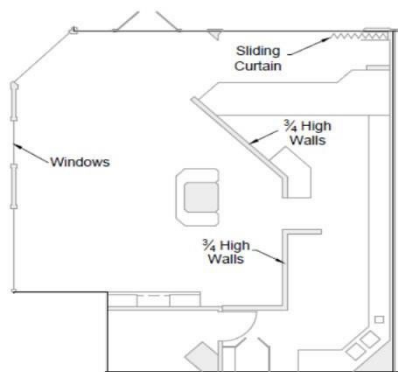
<b>BUILDING NAME</b>	First Alberta Place
<b>BUILDING ADDRESS</b>	777 8 Avenue SW
<b>BUILDING CLASS</b>	B
<b>BUILDING SIZE</b>	282,200 SF
<b>YEAR BUILT</b>	1981
<b>NUMBER OF FLOORS</b>	23

# FLOORPLANS

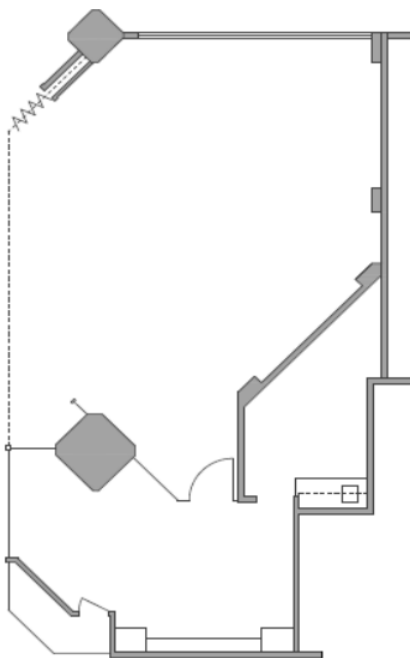
Suite 100 - 3,587 SF



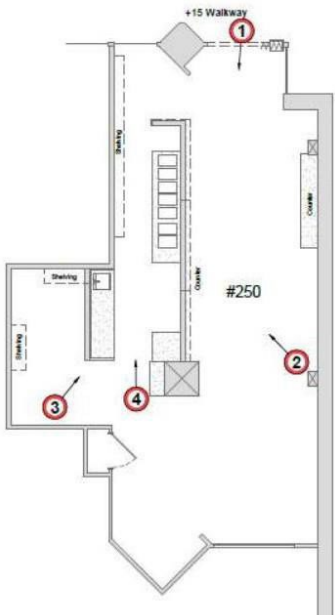
Suite 230 - 961 SF



Suite 240 - 1,183 SF

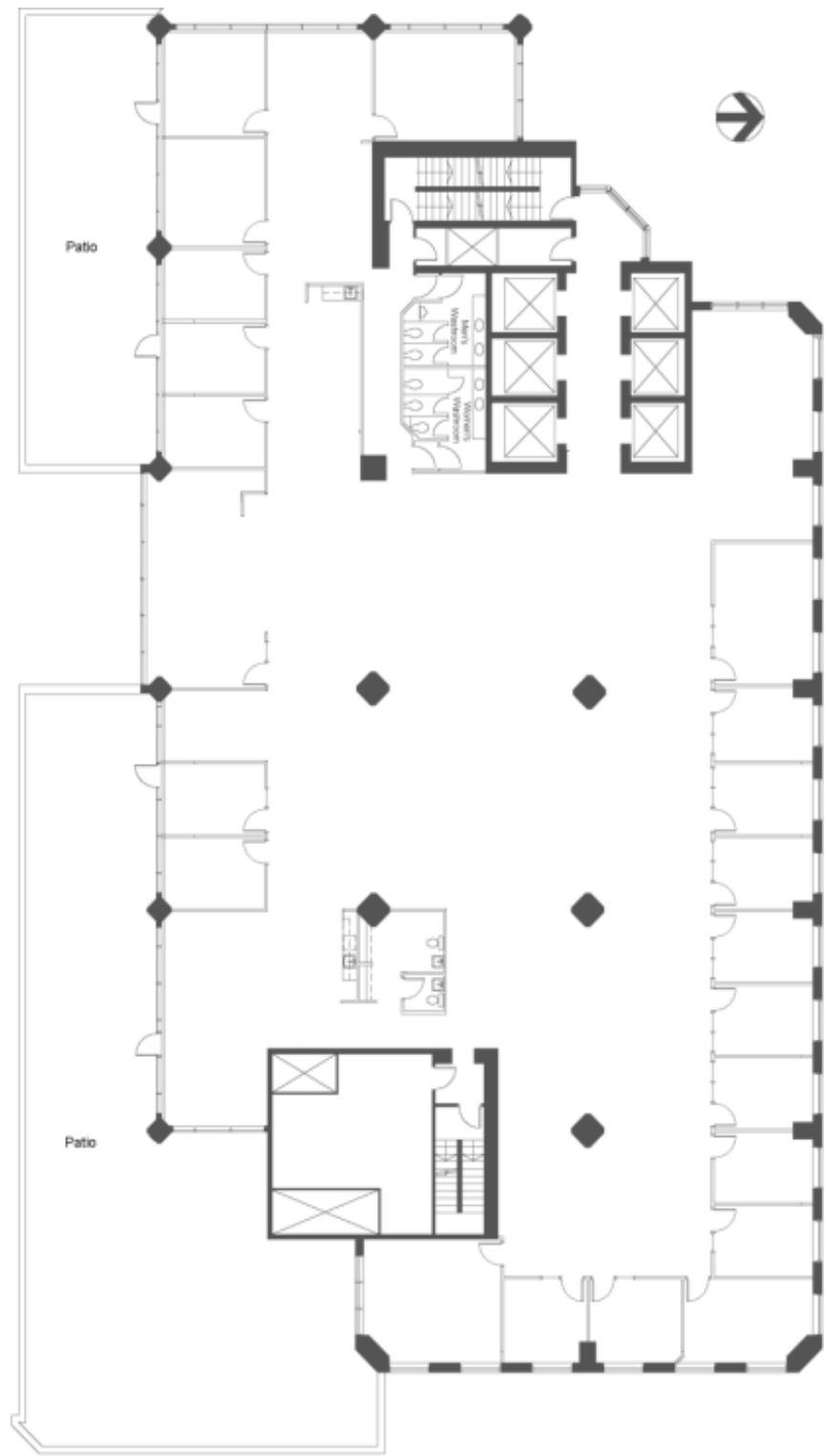


Suite 250 - 1,077 SF



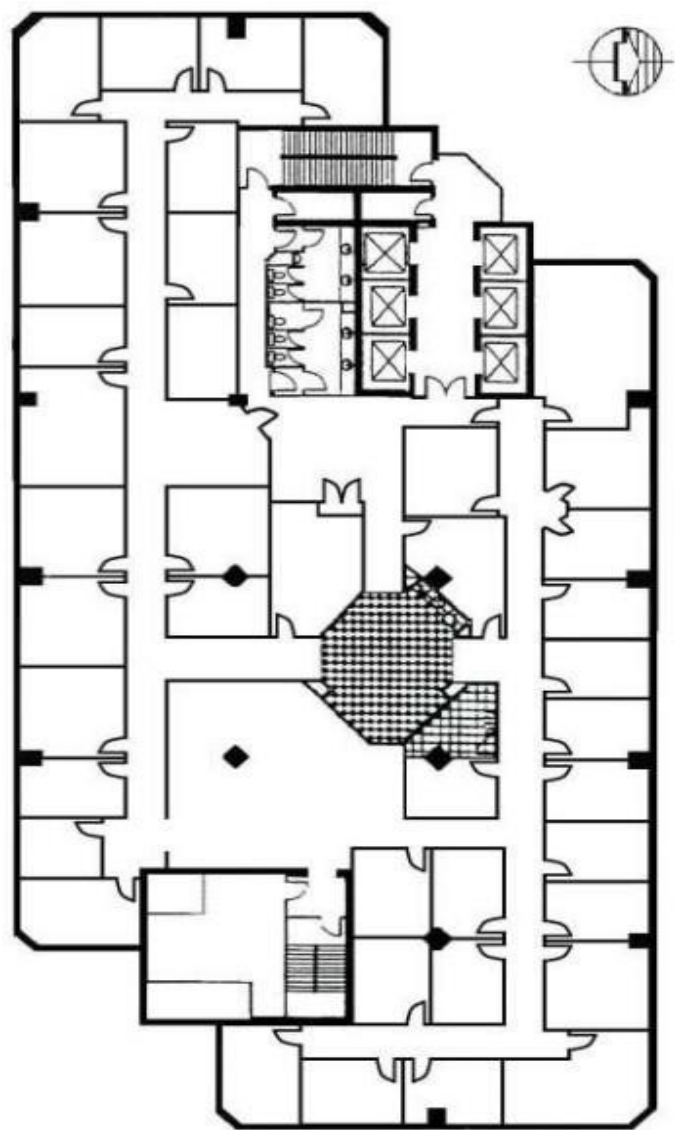
FLOORPLAN

Suite 300 - 14,032 SF

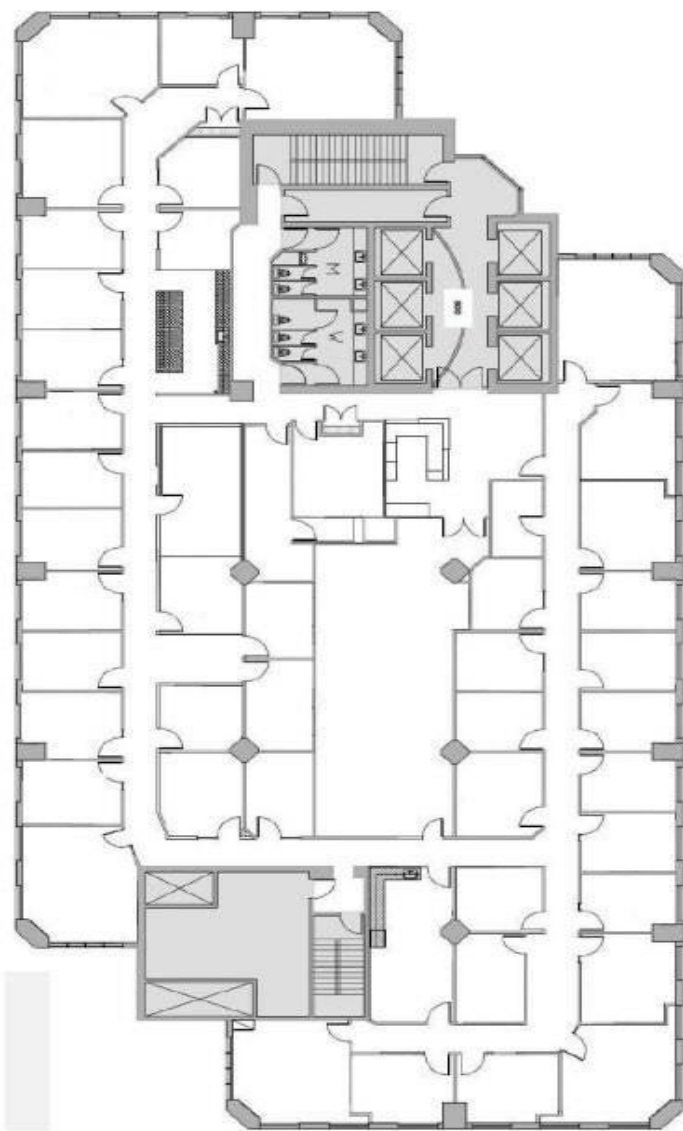


# FLOORPLANS

Suite 400 - 14,489 SF

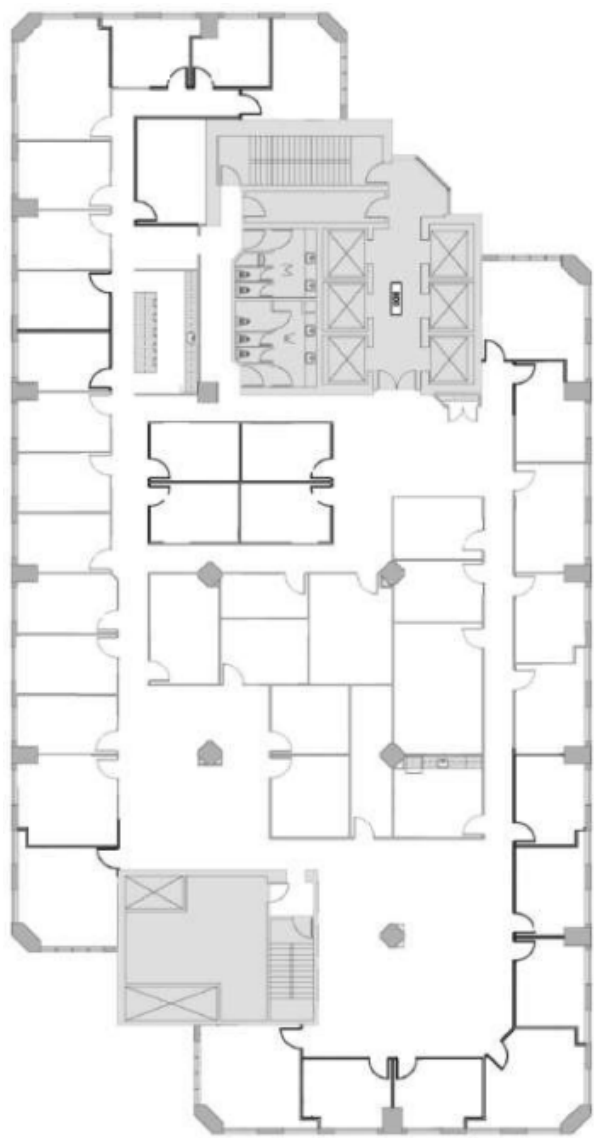


Suite 800 - 14,489 SF

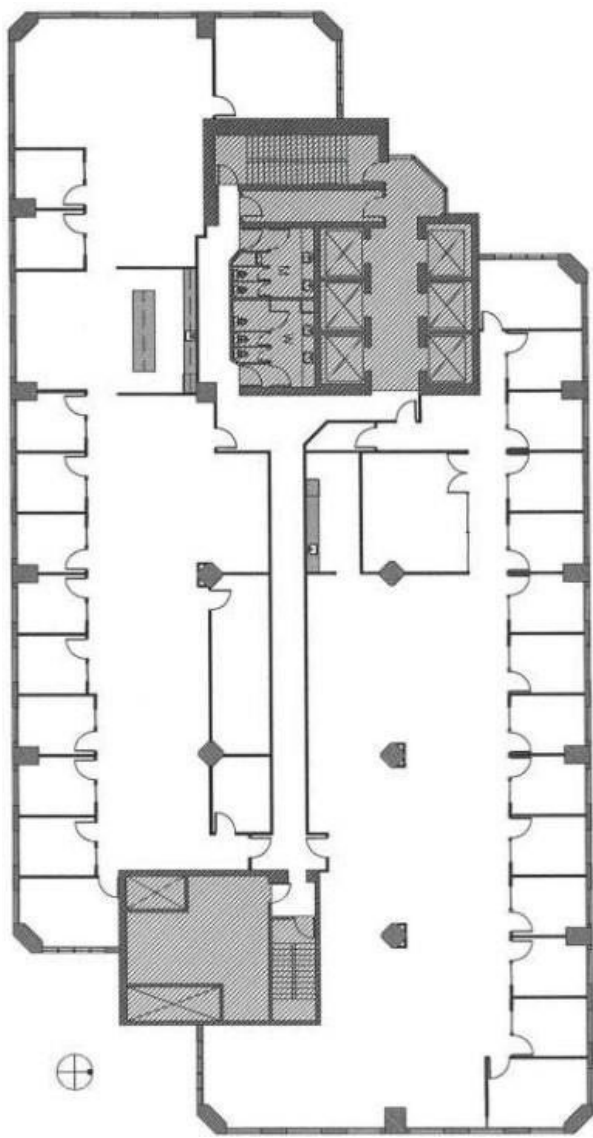


# FLOORPLANS

Suite 900 - 14,489 SF

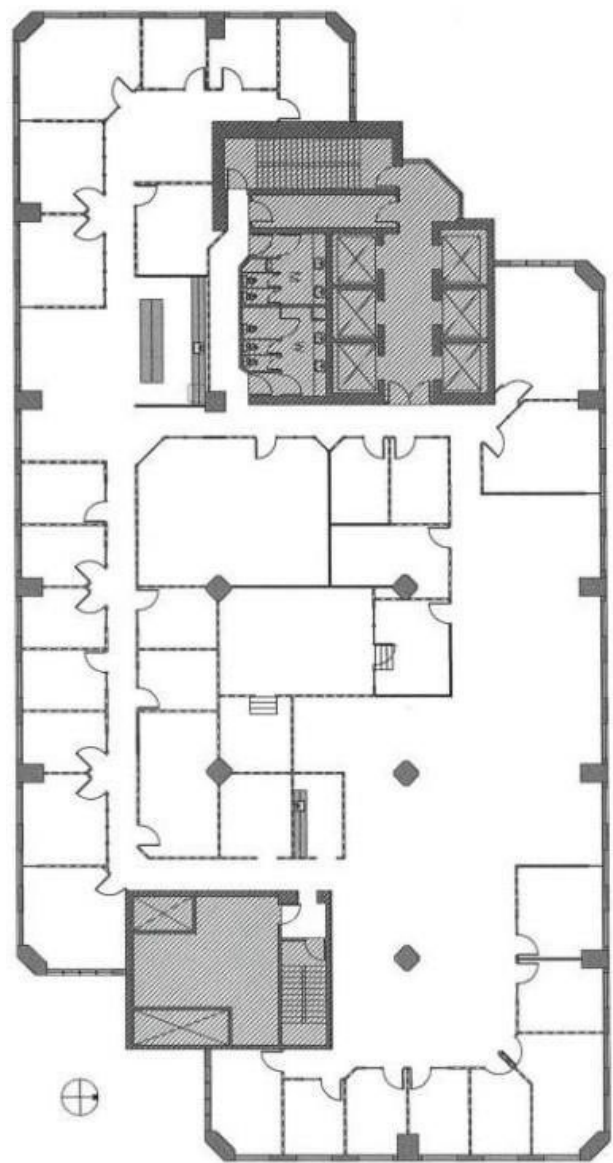


Suite 1000 - 14,489 SF

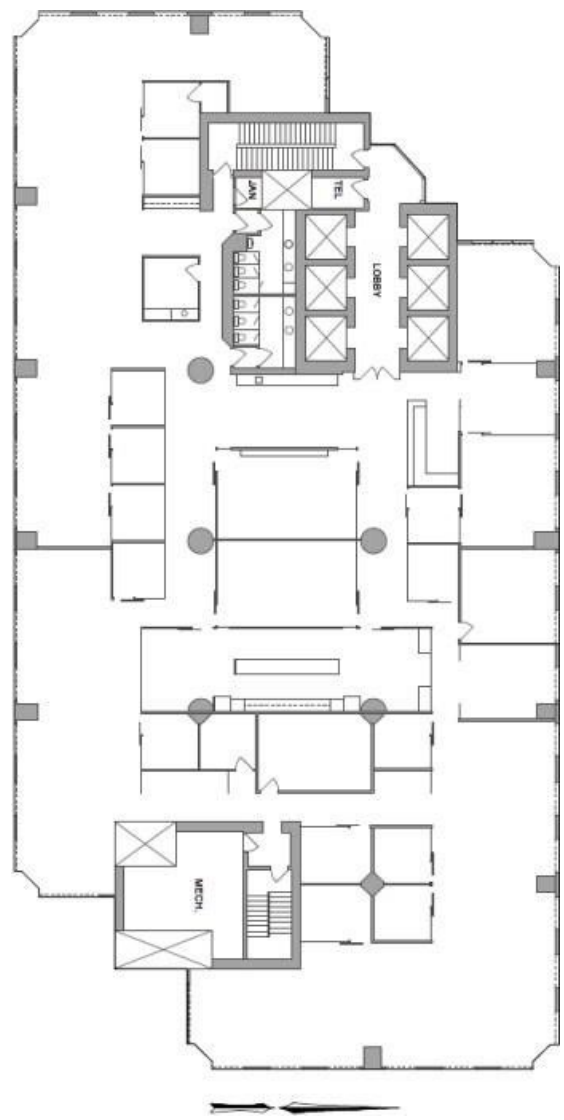


# FLOORPLANS

Suite 1100 - 14,489 SF



Suite 1200 - 14,489 SF

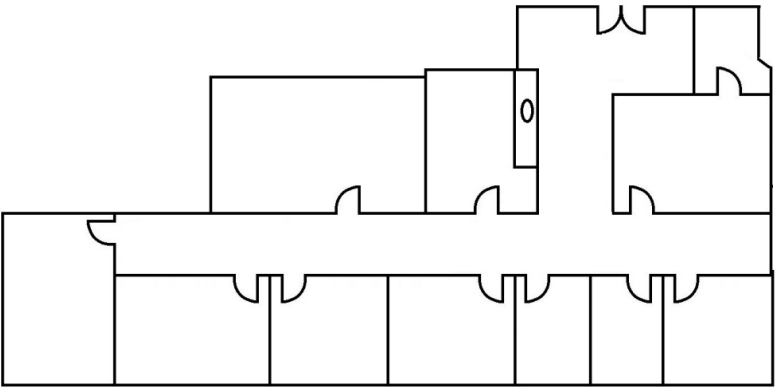


# FLOORPLANS

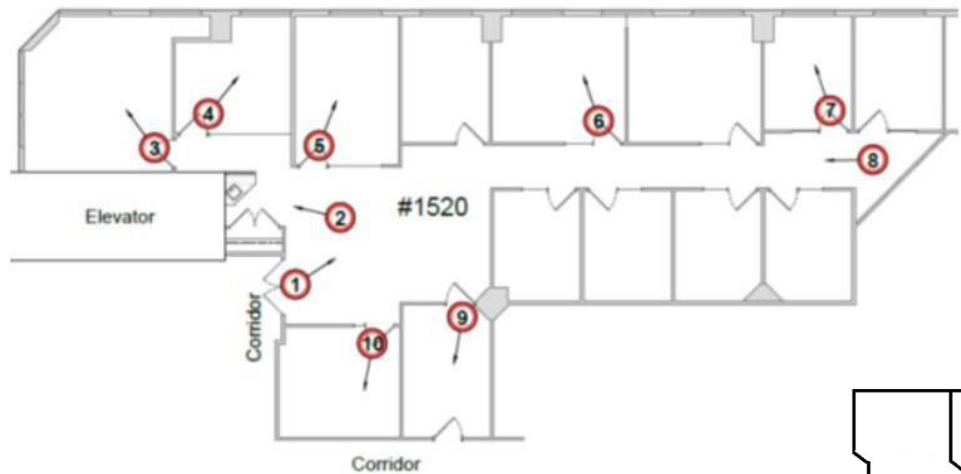
Suite 1500 - 3,777 SF



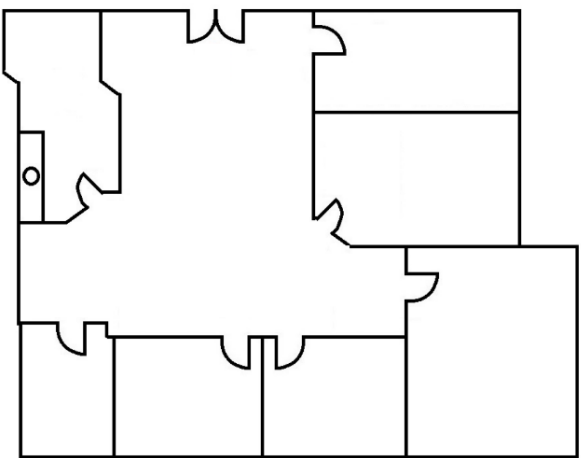
Suite 1510 - 3,131 SF



Suite 1520 - 3,777 SF

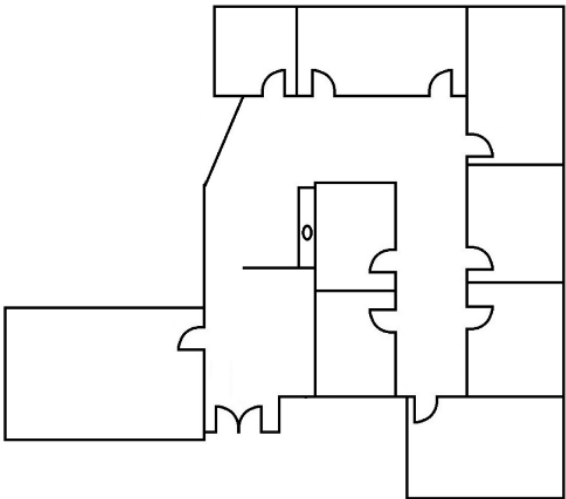


Suite 1530 - 2,282 SF

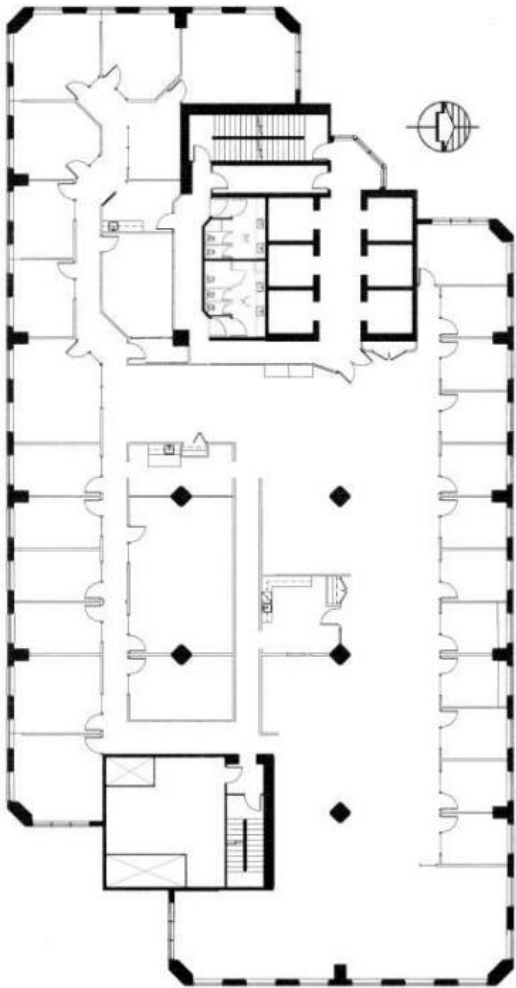


# FLOORPLANS

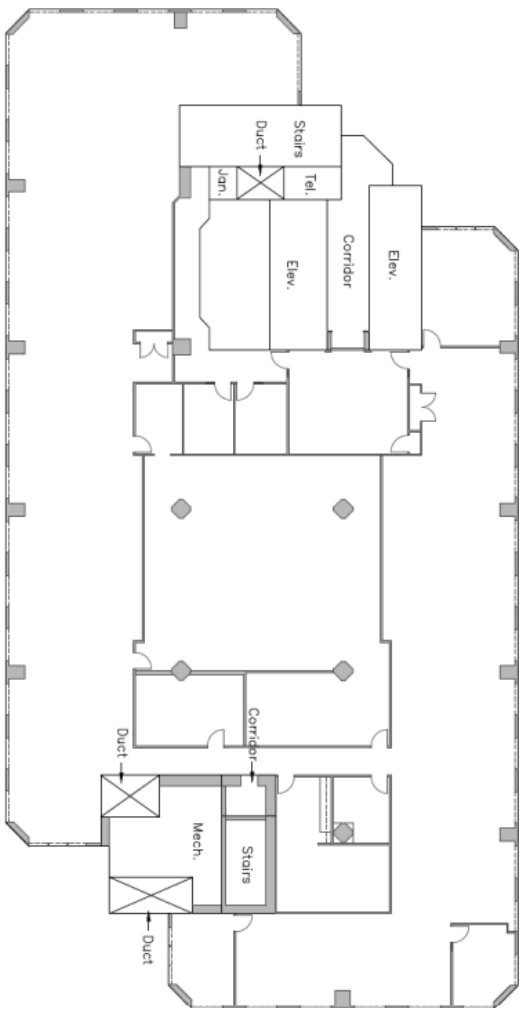
Suite 1550 - 3,370 SF



Suite 1600 - 14,489 SF

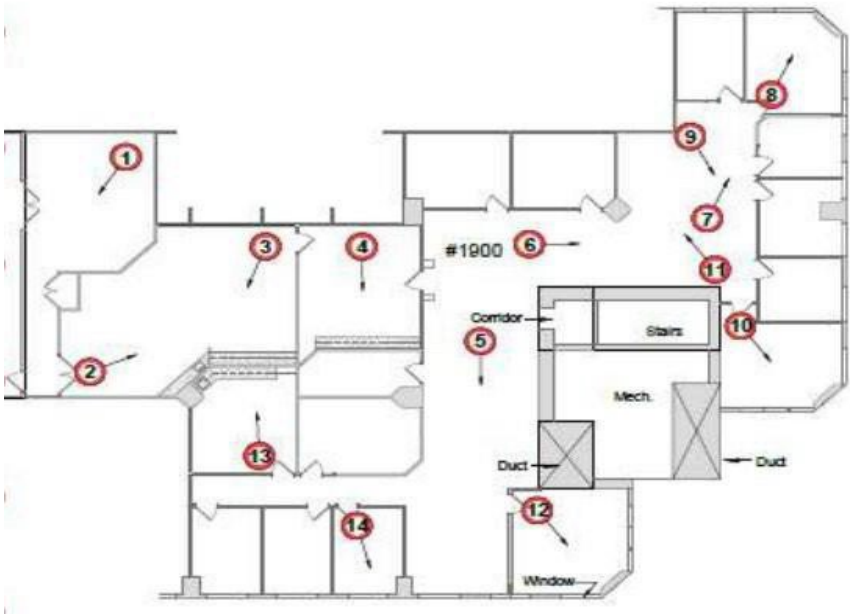


Suite 1700 - 14,489 SF



FLOORPLANS

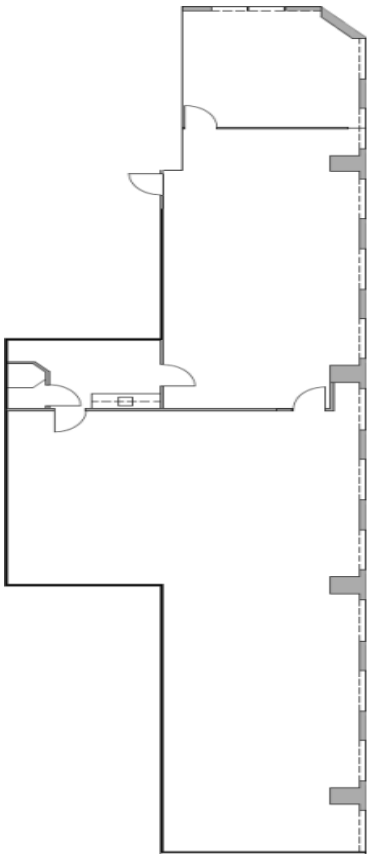
Suite 1900 - 7,293 SF



Suite 1800 - 14,489 SF

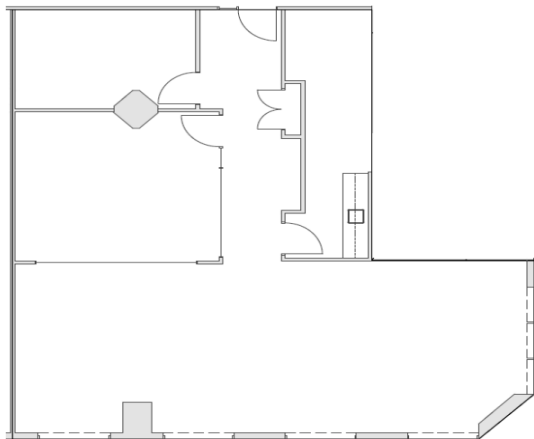


Suite 1950 - 3,139 SF

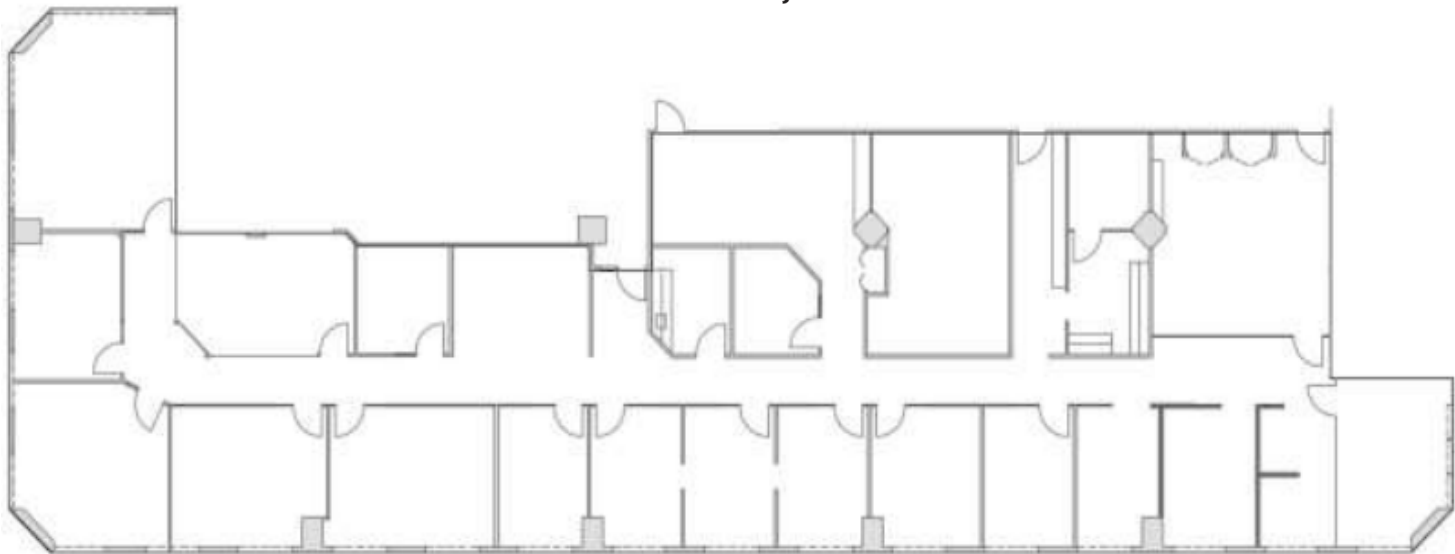


# FLOORPLANS

Suite 2020 - 1,737 SF

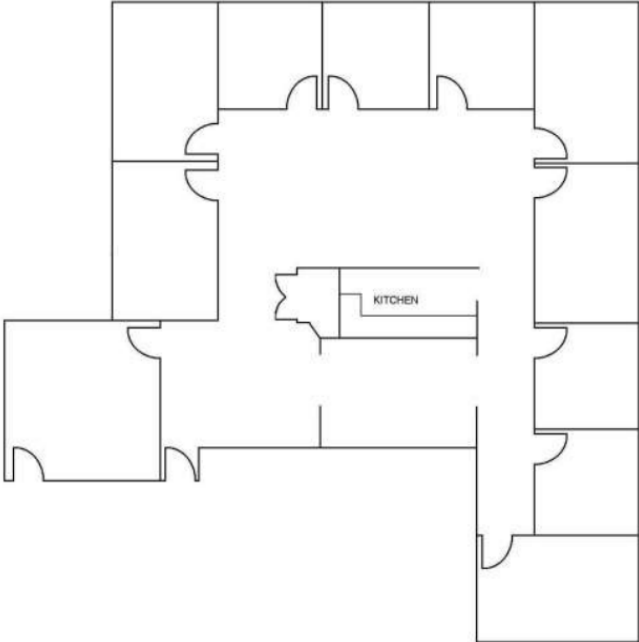


Suite 2200 - 7,086 SF

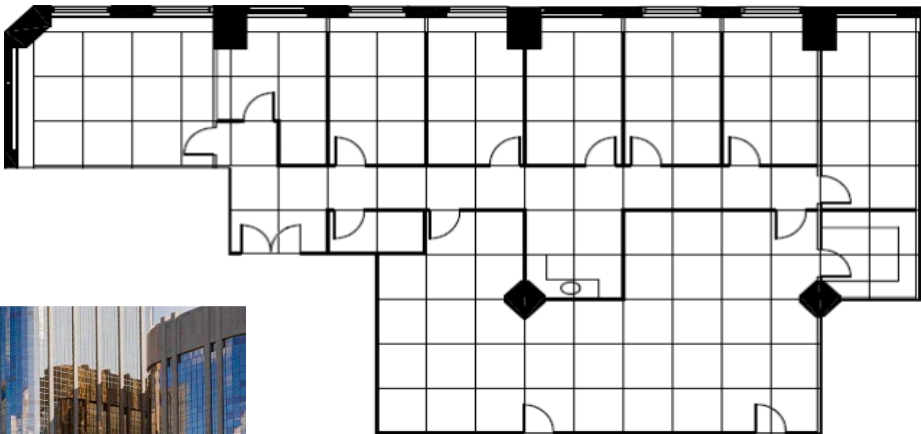


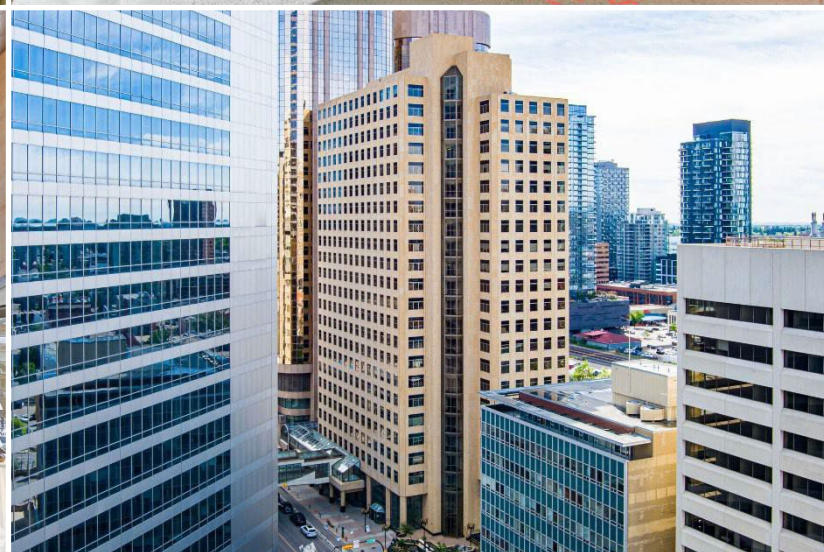
# FLOORPLANS

Suite 2210 - 3,470 SF



Suite 2222 - 3,933 SF

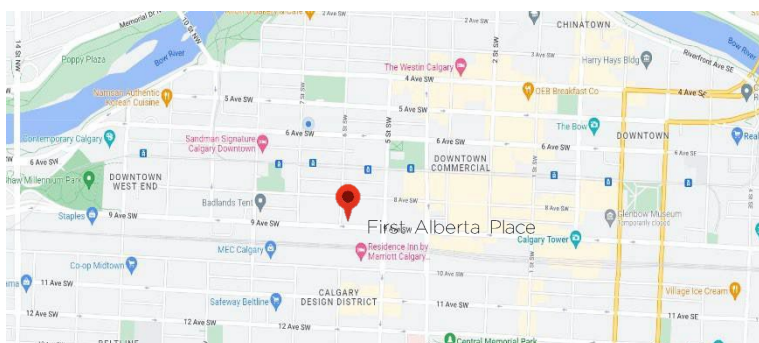




## PROPERTY HIGHLIGHTS

- Quick Downtown access and egress off of 9th Avenue SW
- Public transit and LRT located one block North
- 50 secure, heated underground stalls with elevator and 50 off-site stalls
- After hour accessible by card and security guard on site; 24 hours a day
- +15 connected

### First Alberta Place, 777 8 Avenue SW



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