



ELVEDEN CENTRE - IVEAGH HOUSE

Class B
SUBLEASE

FLOOR 2: 4,677 SF

Donna Lea Banks
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cresa Features & AMENITIES

Bright interior with a mix of traditional offices and open space

Training room including furniture

Move-in ready

Directly across from LRT and ideal for transit

Centrally located near The CORE and Stephen Avenue

Excellent long term availability



Reception

Space PROFILE

Sublandlord:	3ES Innovation Inc.
Subpremises:	4,677 sf
Availability:	Immediately
Term Expiry:	November 29, 2022
Rental Rate:	Market sublease rates
Operating Cost:	\$15.60 per sf (est. 2018)
T.I.A.:	As is
Parking:	Available from landlord for \$385.00 per stall per month



Perimeter Office

Building INFORMATION

Address:	707 Seventh Avenue SW
Year of Completion:	1962
Number of Floors:	14
Rentable Area:	147,163 sf
Ave. Floor Plate:	10,868 sf
Security:	Card Key Access Manned Security
HVAC:	Mon - Fri: 7:00 a.m. - 6:00 p.m.
Landlord/ Building Manager:	Estancia Investments Inc.



Boardroom



Kitchenette



Open Area



Training Room



2nd Floor DETAILS

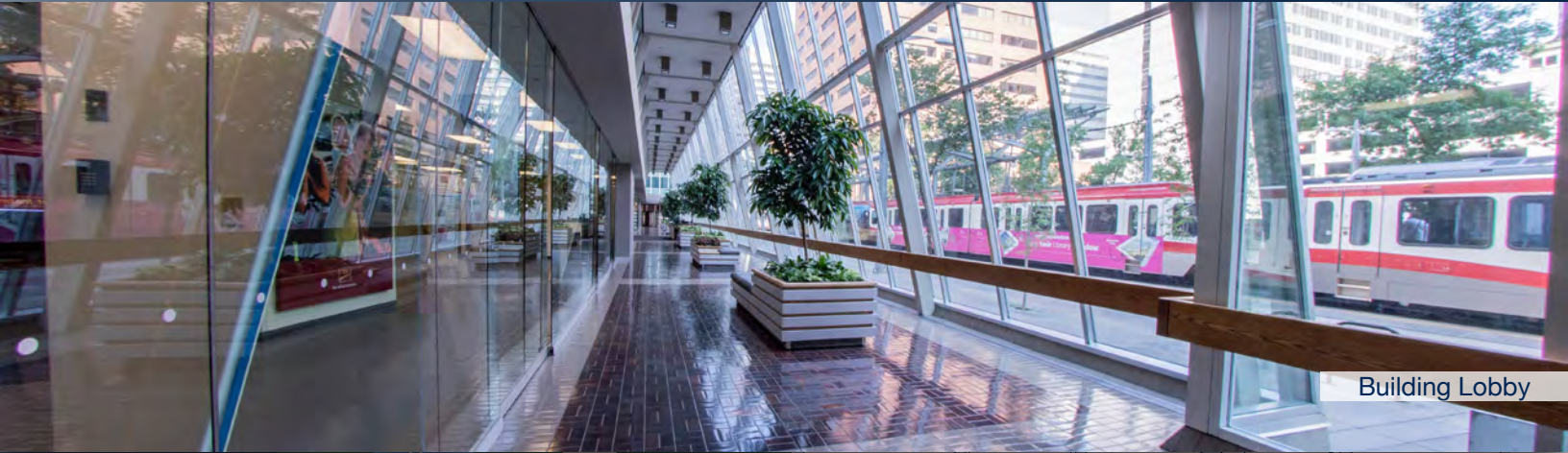


- 8 offices
- Training room
- Boardroom
- Kitchenette
- Open workstation area currently accommodating 16 people
- Additional open space to accommodate an additional seven people

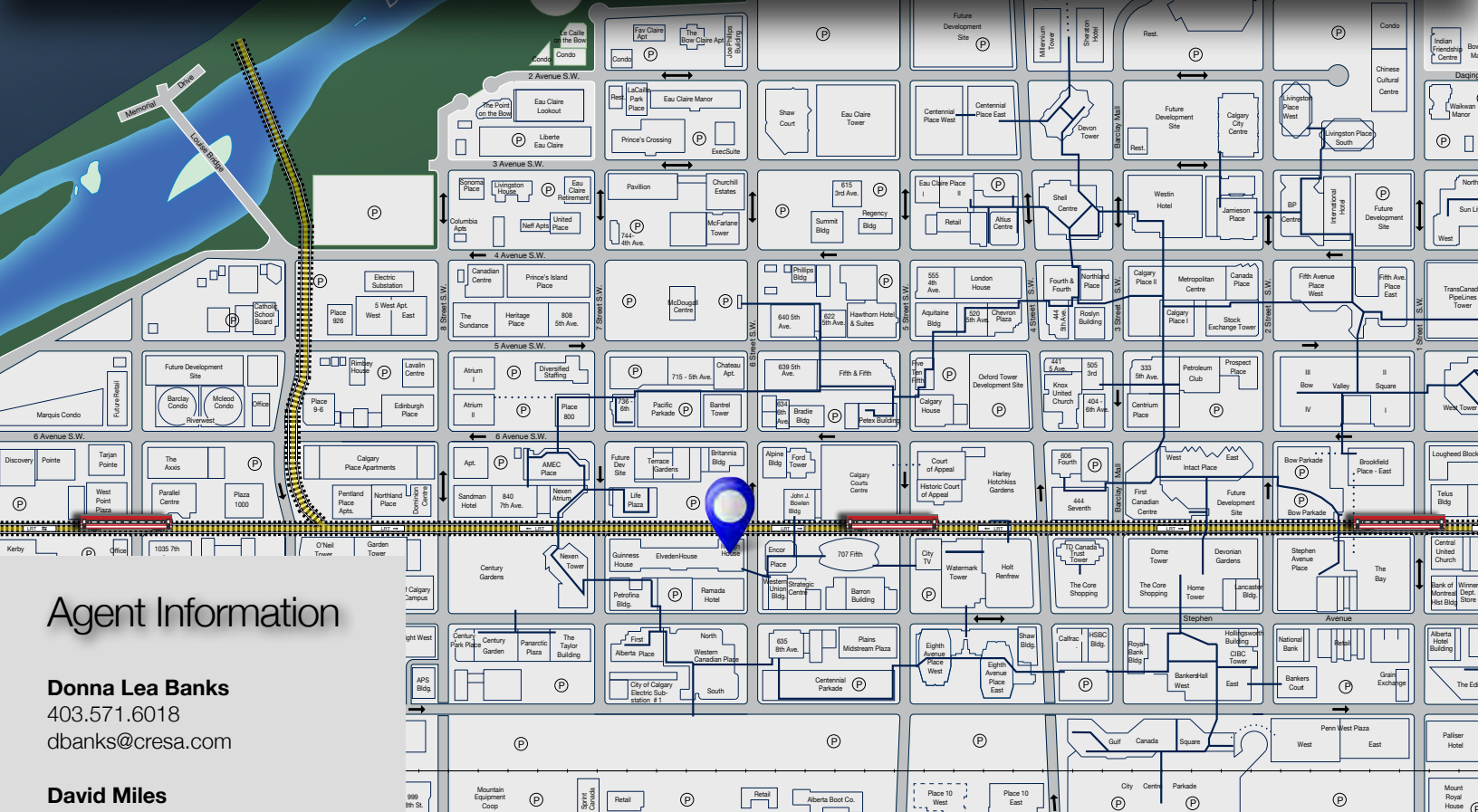
4,677 SF

Elevator Lobby

Corridor



Building Lobby



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