



GWL REALTY
ADVISORS

530 8 Ave SW
Calgary, AB

WATERMARK TOWER

WATERMARK TOWER

STACKING PLAN



Vacant



Upcoming

SS

Show Suite



Click on the vacancy for
additional information



WATERMARK

FEATURES

YEAR BUILT

1983 / 2024

COMPLETE ADDRESS

530 8 Avenue SW

PROPERTY TYPE

Class A

BUILDING SIZE

460,000 sq. ft.

TYPICAL FLOOR PLATE

15,500 sq. ft.

NUMBER OF FLOORS

27 Floors

CEILING HEIGHT

Low-Rise: 8' 6"

High-Rise: 8' 7"

Retail: 10' 0"

HOURS OF OPERATION

6:00 am – 6:00 pm

Monday – Friday

PARKING RATIO

1:1700

Underground Heated Parking

Max Vehicle Height: 6' 3"

ANNUAL NET RENT

Market Rates

OP COSTS & TAXES

\$21.74 per sq. ft. (2026 est.)

CERTIFICATION

BOMA BEST Platinum

Rick Hansen Foundation Accessibility Certification

BOMA 360

2025 TOBY Award Winner

TECHNICAL

POWER

3 watts / sq. ft.

ELEVATORS

4 Low-Rise servicing 1 – 16 (750 FPM)

4 High-Rise servicing 17 – 27 (1,000 FPM)

1 Freight servicing P1 – 27 (500 FPM)

1 Shuttle servicing 2 – P4 (200 FPM)

HVAC

6:00 am – 6:00 pm Monday – Friday

LIGHTING

LED Luminaires (new spec)

SECURITY

24/7 Security Desk and Card Access System

SafeWalk Service

AMENITIES

New Fitness Centre

New Conference Centre

New Tenant Lounge

New End of Trip Facility

Online Tenant Services Platform for Service Requests, Conference Room Reservations, and Additional Resources

+15 Connection in all directions

LRT Station direct access

Retail services including food market, dental office, gourmet coffee shop, chiropractic wellness centre, salon and barbershop, ATM, and courier drop boxes for FedEx and Purolator.

Steps from The Core Shopping Centre and the Court of Queen's Bench



WATERMARK TOWER

Watermark Tower is centrally located in the heart of Calgary's retail district. This 27-story Class A office tower has a striking modern appearance with its exterior of glass and steel. Inside the building, you will find a variety of attractive amenities and services. The building boasts 24/7 security, professional services, a coffee shop, a fitness centre, tenant lounge, end-of-trip facility, and conference rooms.

It also has ample parking in a heated underground parkade, and access to Calgary's +15 pedestrian system. In fact, Watermark Tower is only one block away from Calgary's LRT system and is just steps away from Holt Renfrew, The Core Shopping Centre, TD Square, and Bankers Hall.

This optimal location connects you and your employees to a number of restaurants, retail shops, and hotels in the area.

Watermark Tower is committed to environmental sustainability, and has achieved BOMA BEST Platinum certification.



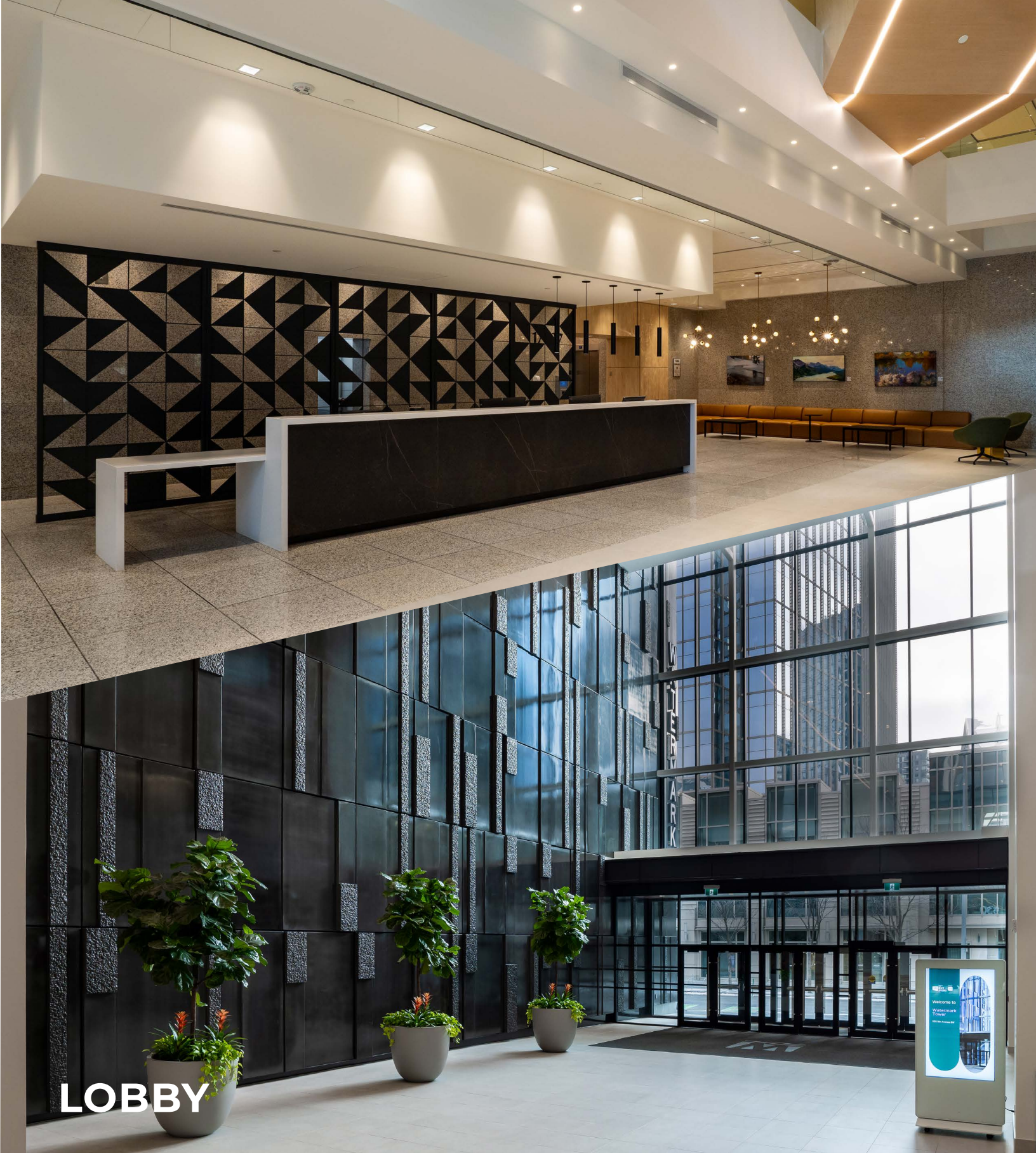


NEWLY RENOVATED

Watermark Tower underwent some incredible renovations in 2024. The renovations created brand new amenities, these include a bright, open plan lobby, an upgraded and expanded fitness centre, a modern tenant lounge, and a new contemporary exterior entrance. GWL Realty Advisors recognizes the importance of investing in the building to maximize its ability to attract prospective tenants, as well as retain existing tenants. The high standard of building amenities that are now available, position the building as a leading competitor in the downtown core.



ANDREW BAIRD
Vice President, Leasing
Tel. 403.777.4294
gwlra.com



LOBBY



ANDREW BAIRD
Vice President, Leasing
Tel. 403.777.4294
gwlra.com



CONFERENCE CENTRE



TENANT LOUNGE



FITNESS CENTRE



ANDREW BAIRD
Vice President, Leasing
Tel. 403.777.4294
gwlra.com



END OF TRIP



END OF TRIP



SAMPLE SHOW SUITE





SAMPLE SHOW SUITE

ABOUT GWL REALTY ADVISORS

Year over year, GWL Realty Advisors has experienced portfolio growth, a tribute to sound investment counsel, strong client relationships and innovative thinking. Our teams have extensive experience in all facets of real estate investment, management and development across the office, multi-residential, industrial and retail classes.

As a trusted real estate investment advisor, we are known for delivering results, strong corporate governance, management of clients' assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

We earn and maintain the trust of our clients by understanding their investment objectives and helping them to reach their goals by leveraging the power of our collective real estate knowledge. Our diverse teams located in core markets work together to understand and meet our clients' objectives.



WATERMARK

TELUS Sky

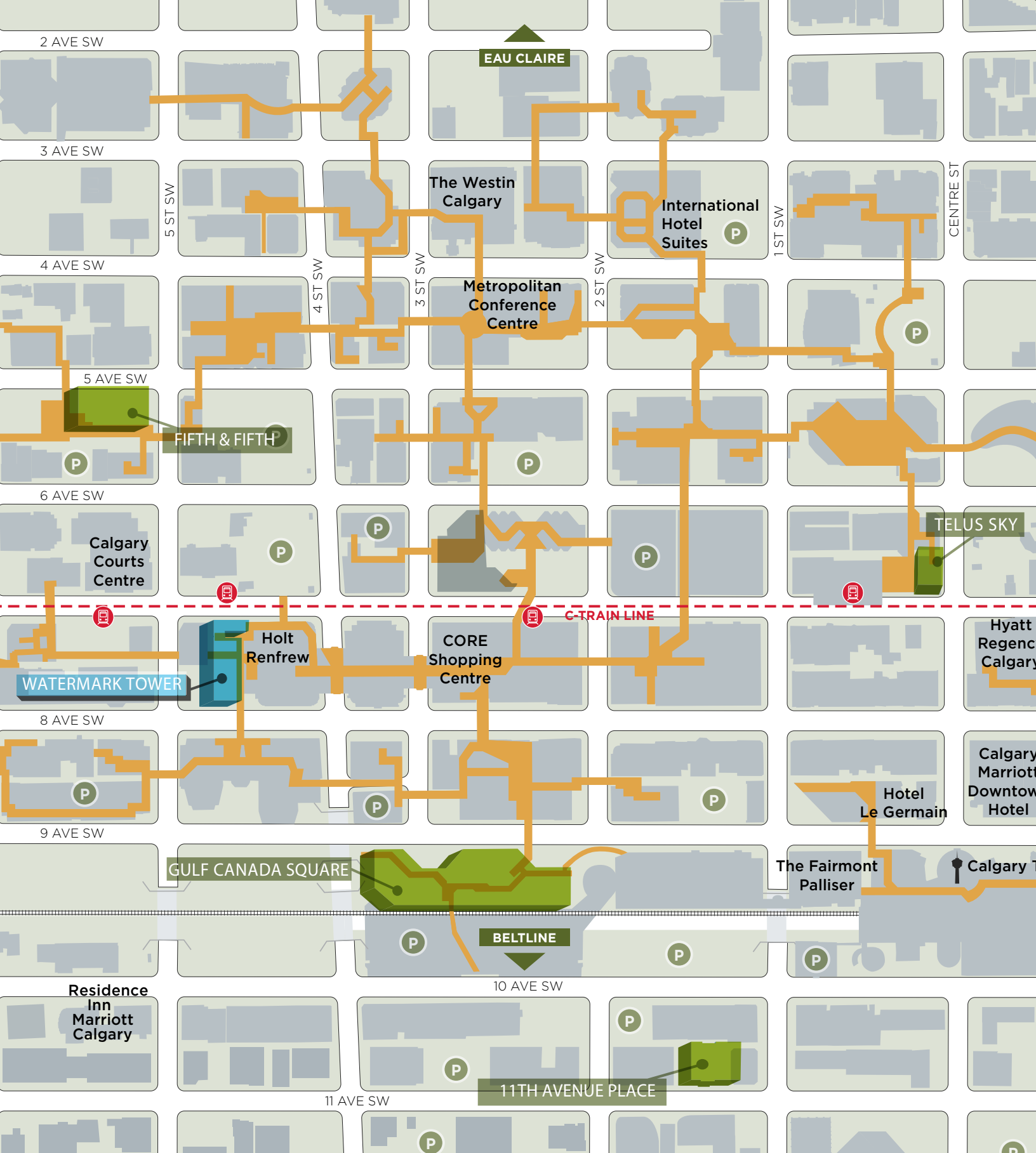


11th Avenue Place



1900, 530 8 Avenue SW | Tel. 403.777.0410 | Fax. 403.269.3266 | gwlra.com







WATERMARK

For further information visit gwlr.com or contact:

ANDREW BAIRD *Vice President, Leasing*
andrew.baird@gwlr.com | Tel: 403.777.4294



gwlr.com