

**AVISON
YOUNG**

Office Sublease

Deerfoot Atria North
N300, 6815 - 8 Street NE
Calgary, AB

Sean Clark

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\$3.00/SF
LEASING FEES

*FOR COLLABORATING BROKERS
ON BINDING OFFERS OF A
MINIMUM OF 10,000 SF BEFORE
MARCH 31, 2026

Property Details

ADDRESS

N300, 6815 - 8 Street NE, Calgary, AB

BUILDING SIZE

36,609 sf

OCCUPANCY

60 - 90 days

GROSS RENT

\$20.00

TERM

December 31, 2027

PARKING RATIO

3 : 1,000 sf

PARKING RATES

\$25.00/stall/month (surface)

\$75.00/stall/month (underground)

On-site visitor parking

Property Highlights



Move-in ready



Premium construction build-out



Furnished space



On-site security, conference facility and fitness centre



Vaulted atrium with real plants and water features

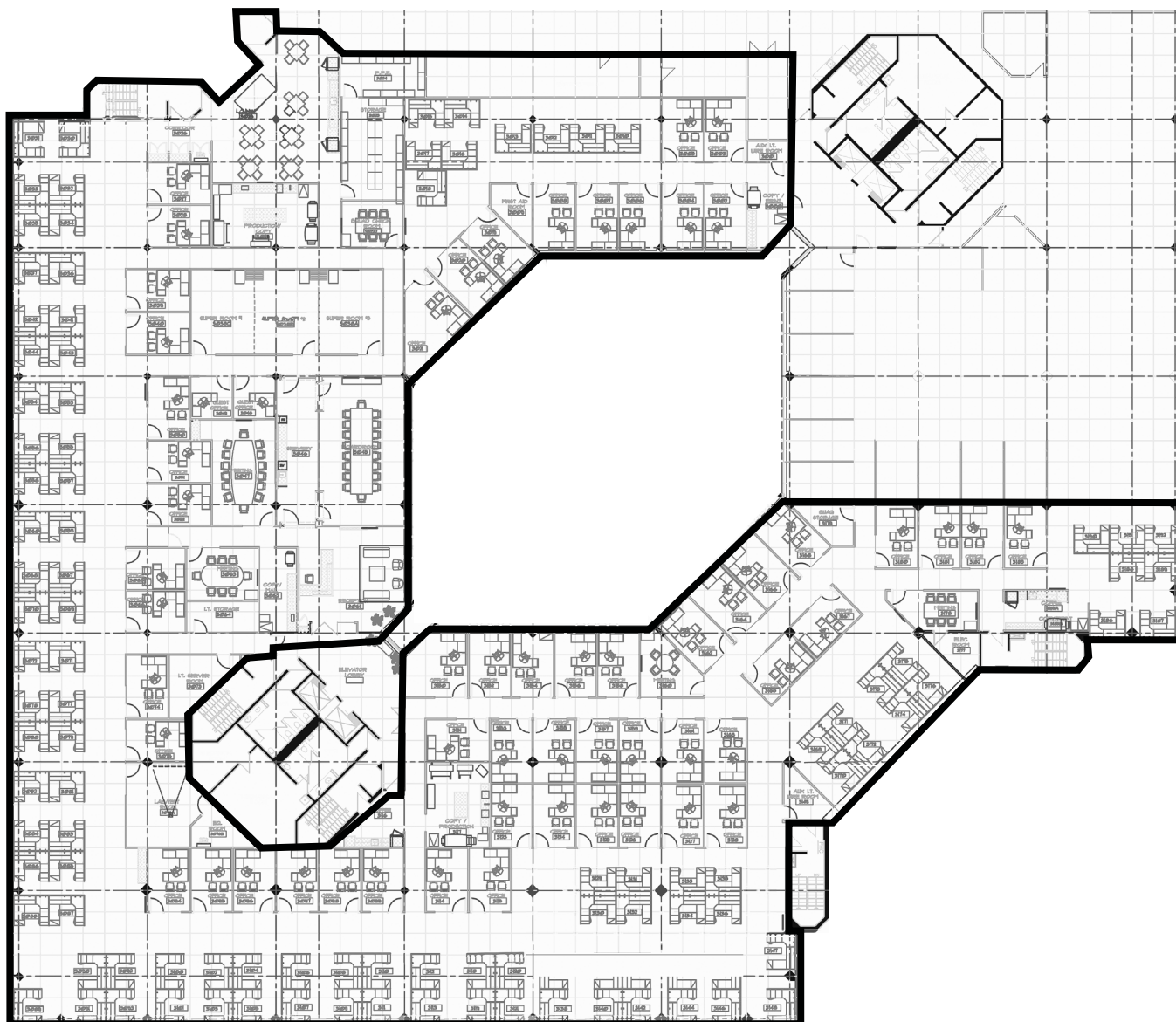


55 unreserved surface stalls & 54 unreserved underground stalls

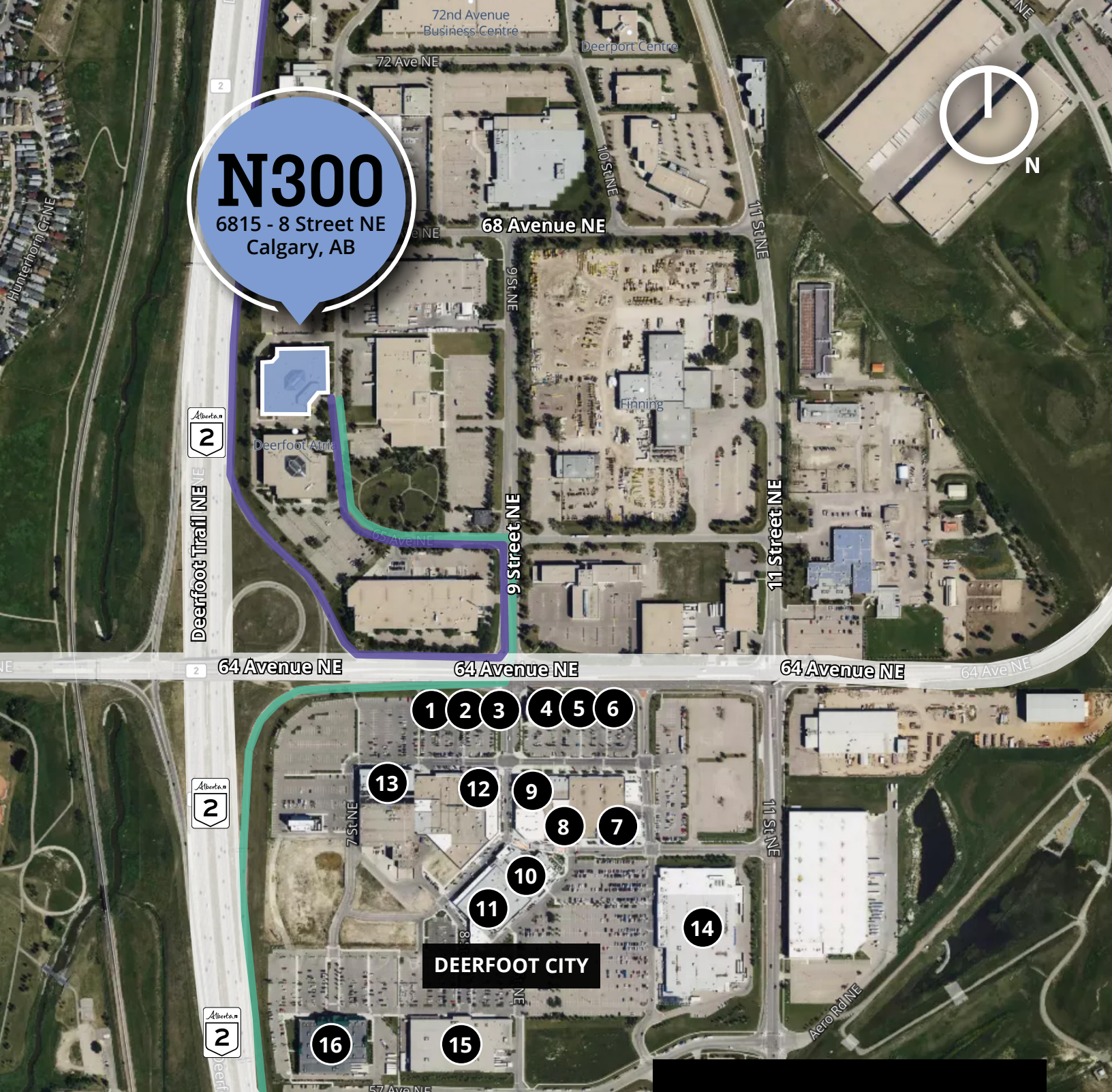
\$20.00/SF
GROSS RENT



**DEMISING
OPTIONS
AVAILABLE**



60 Offices



1. McDonald's
2. Subway
3. Mucho Burrito
4. Original Joe's
5. Booster Juice
6. Tim Horton's
7. IHOP
8. Buffet Yangtze
9. Chopped Leaf
10. Viet Lounge
11. Winners
12. Crumbl
13. The Red Room
14. Walmart Supercentre
15. Canadian Tire
16. Cabela's

13

minute drive to
**Downtown
Calgary**

11

minute drive to
**Calgary
International Airport**



We are seriously invested in shared success, growing people, places and our business with purpose.

We present new perspectives on real estate opportunities to occupiers, investors and the public sector – constantly moving our industry forward together. Our clients trust us because we don't just deliver results – we make meaningful connections and build long-lasting relationships.

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