

# EDINBURGH PLACE

900 6 AVENUE SW

OFFICE SPACE FOR  
SALE OR LEASE



**CBRE**





# EDINBURGH PLACE

## OFFICE SPACE

### FOR SALE OR LEASE

Edinburgh Place is located in the west end district of the downtown core with close proximity to Calgary's Bow River pathway system. Conveniently located with great access and egress in and out of the downtown core, as well as being walking distance to many amenities and services. Located two blocks from the LRT with access to multiple bus routes.



## Availability

### Available Space

6<sup>th</sup> Floor Up to 5,700 square feet

### Availability

Immediate

### Lease Term

Flexible

### Parking

1 stall available

### Purchase Price

\$749,000

### Net Rent

Market Rates

### Lease Allowance

Negotiable

### Monthly Condo Fees:

\$4,091.00

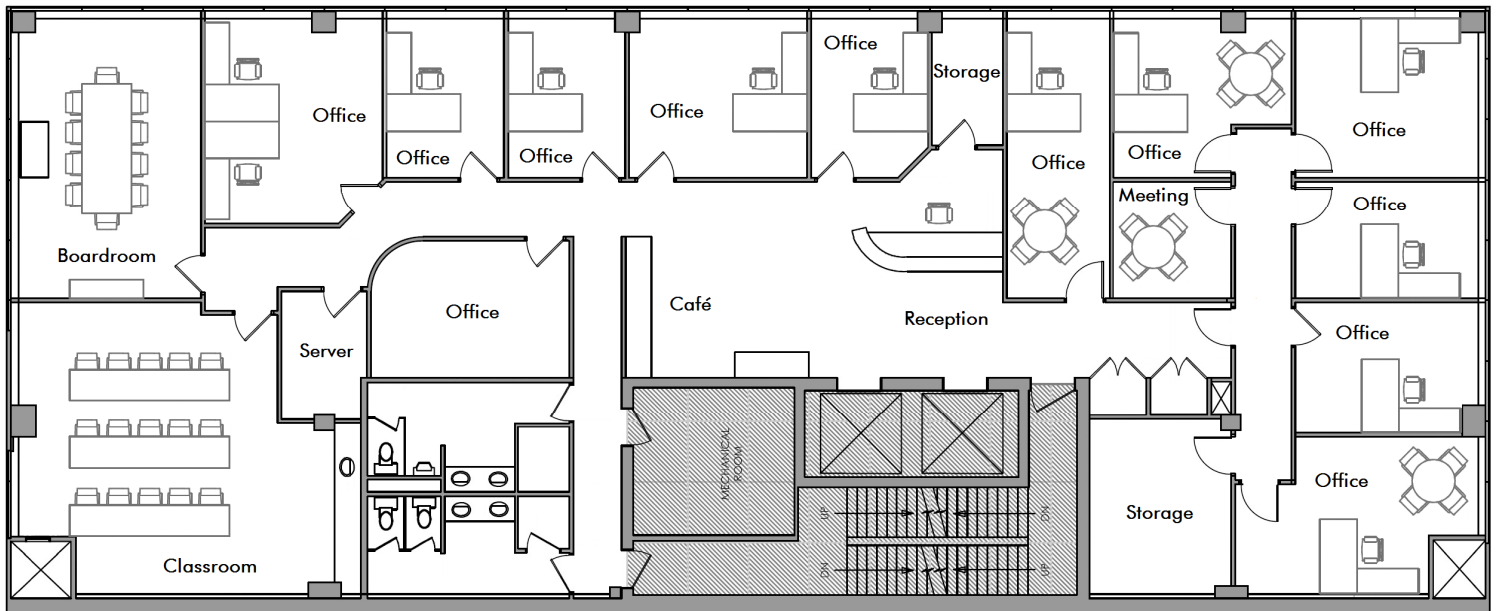
### 2024 Property Taxes:

\$20,757.57

### Highlights

- Shows well
- Office intensive layout with large training rooms
- Flexible lease arrangements
- Furniture included



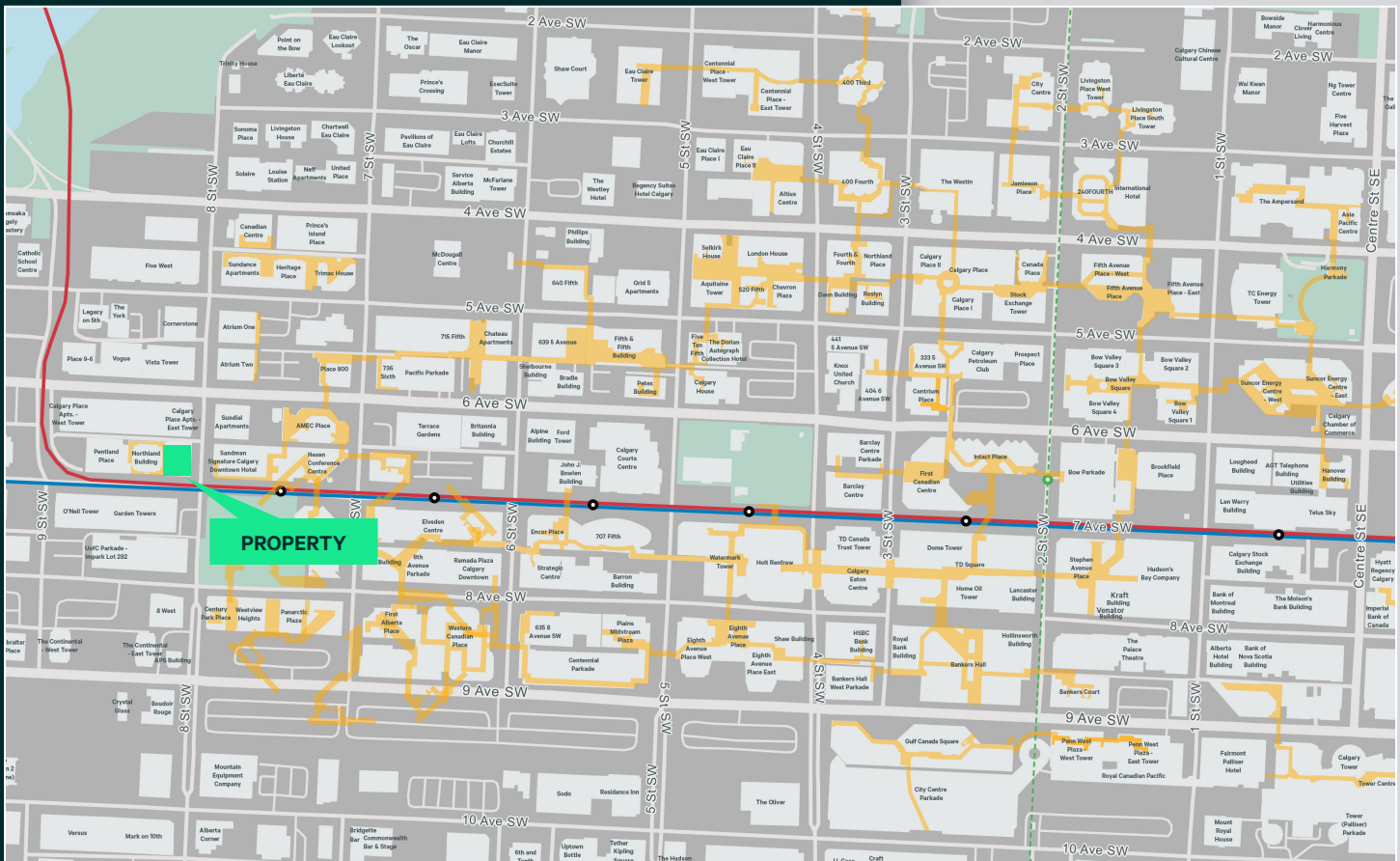


- + 11 exterior offices
- + 1 interior office
- + Boardroom
- + Meeting room
- + Training room
- + Café
- + Reception
- + 2 storage rooms
- + Server room

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## CBRE Limited

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[www.cbre.ca](http://www.cbre.ca)

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