

For Lease

Riverbend Atrium
200 Rivercrest Drive SE
Calgary, AB



Newly Renovated Suites Available in Southeast Calgary

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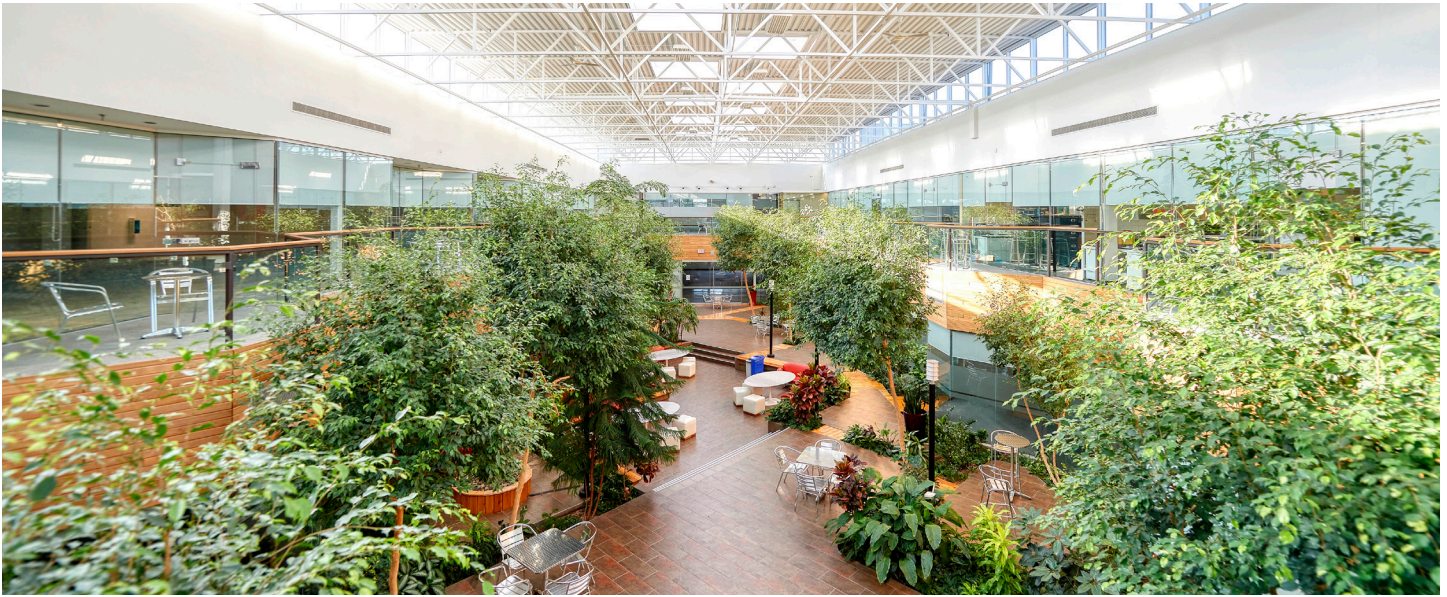
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Details

Suite	Square feet (sf)	Availability
Suite 116	938	Immediately
Suite 120	857	LEASED
Suite 245	2,588 - 12,867	Immediately
Suite 277	3,719	January 1, 2025
Suite 280	2,461	LEASED

Building Size:	86,174 sf
Op. Costs:	\$9.92 (Op. Costs)
	\$2.26 (Property Tax)
	\$0.67 (Mgmt Fee)
	\$12.85 (est. 2024)
Parking:	1 : 265 sf (free of charge)
Inducements:	Landlord turnkey of TIA
Amenities:	Gym, Private Atrium Balconies, Showers and Storage Lockers



Highlights



Ample free surface parking



High speed Wi-Fi in Atrium



2 minute walk to Riverbend Centre



Exterior building signage available for larger tenants



Podium signage available along Glenmore Trail



Excellent access & egress via 18th Street to Glenmore Trail and Deerfoot Trail



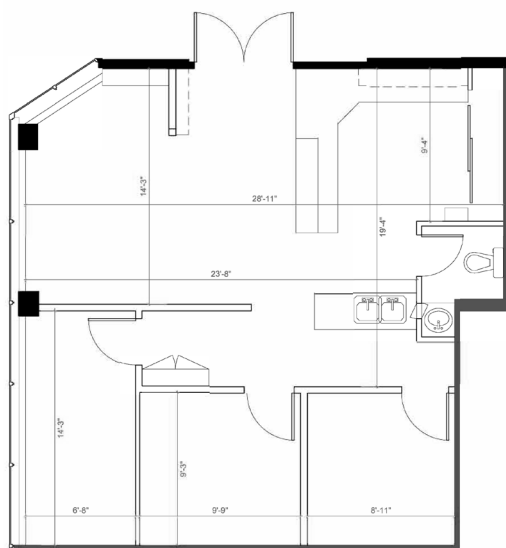
Building is elevator accessible



Building has undergone extensive interior and exterior renovations including washroom upgrades and new showers adjacent to gym on the 2nd floor

Suite 116 | 938 sf

3 Offices
Washroom
Reception
Open area



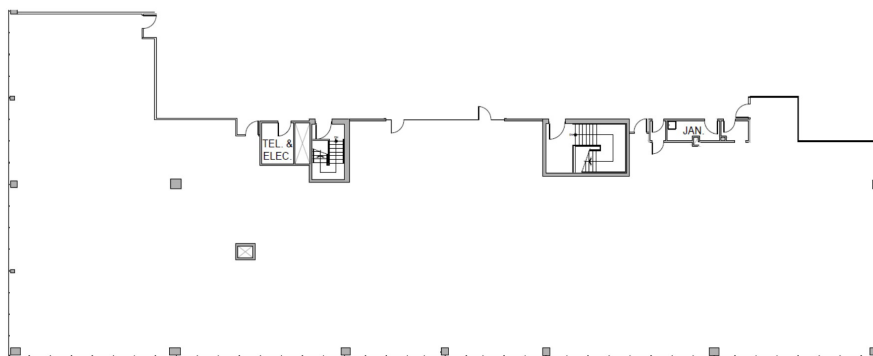
Suite 120 | 857 sf

3 Offices
Reception
In-suite washroom
Filing area



Suite 245 | 2,588 - 12,680 sf

Base building condition



Suite 277 | 3,719 sf

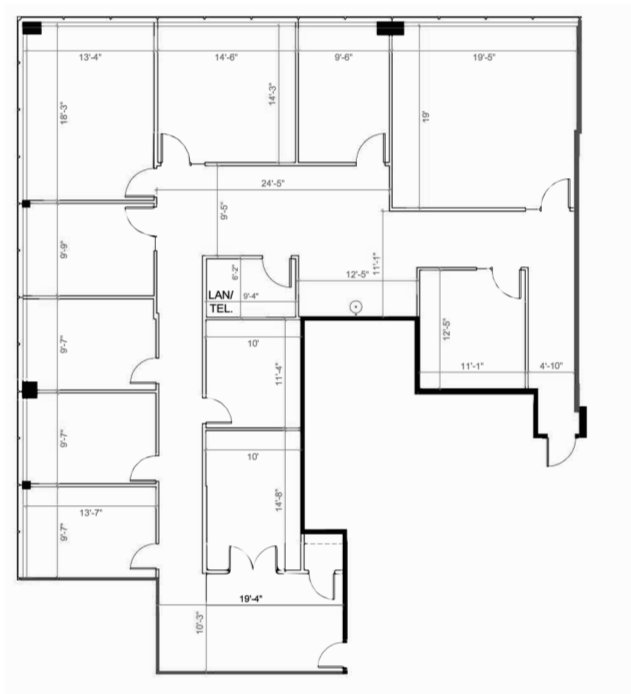
9 Offices

Meeting room

Boardroom

Reception

Kitchenette



Suite 280 | 2,461 sf

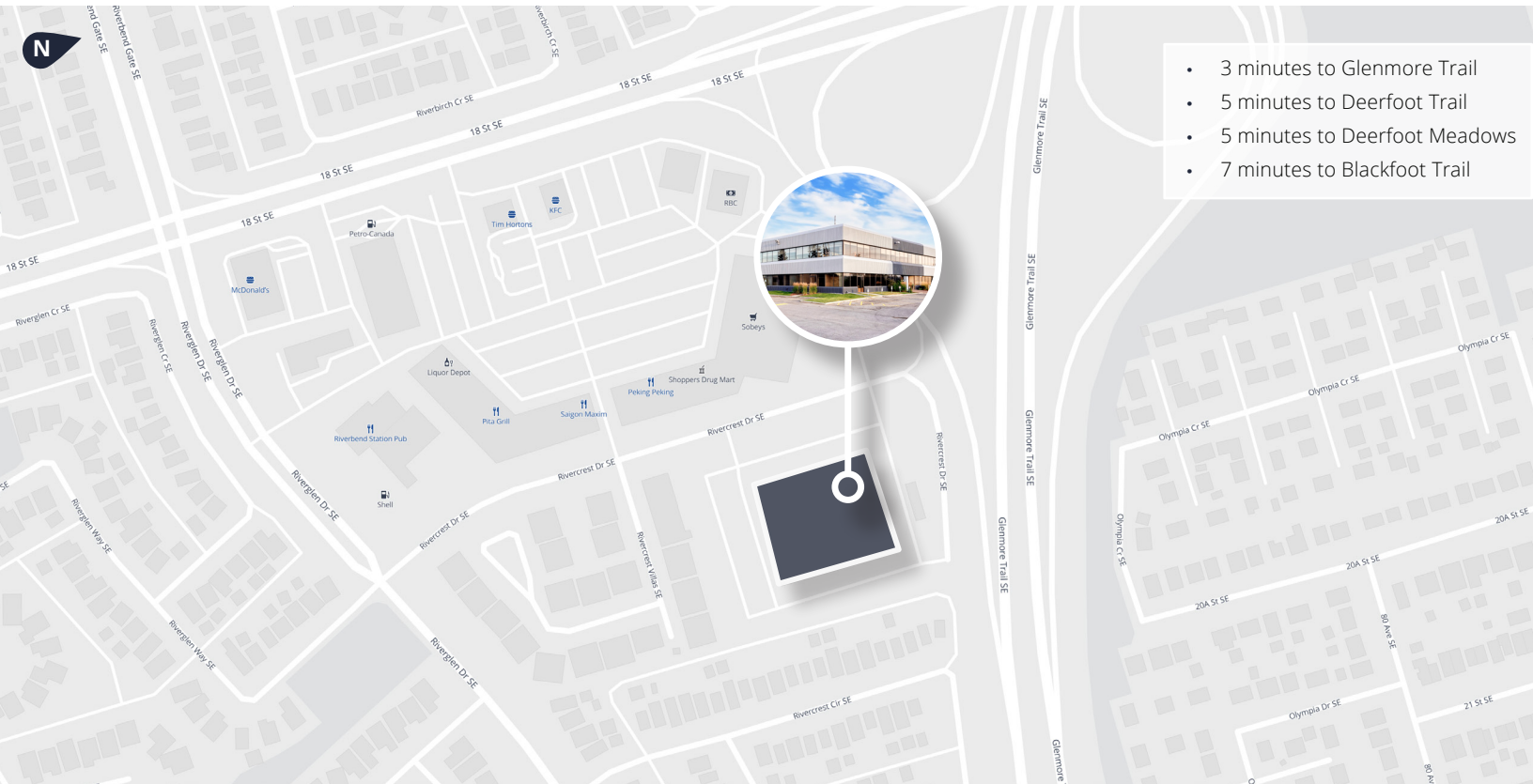
2 Offices

Boardroom

Kitchen

Open area





Contact Us Now

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