

FOR SUBLEASE

Deerfoot Atria South

6715 8th St NE



Suite S138

- Office space in “as new” condition
- Quality finishes throughout
- Fully furnished - plug and play
- Office opens on to indoor garden
- Building amenities include fitness centre and conference centre
- Easy access to Deerfoot Trail

VIRTUAL TOUR

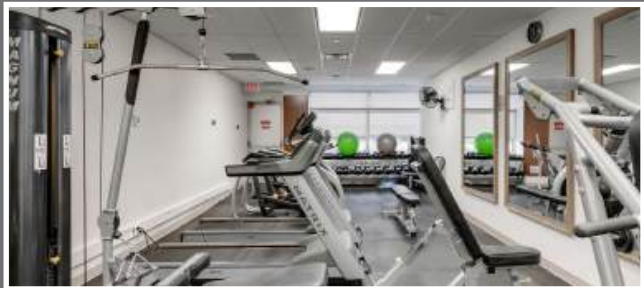


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Landlord: Deerfoot Atria Partners Ltd.
Sublandlord: Western EcoSystems Technology
Premises: Main Floor 4,992 SF
Term: March 2029
Op Costs & Taxes: \$15.86 PSF
Available: 30 days
Base Rent: Market Sublease Rates
Parking: 4 underground stalls
10 surface stalls



Contact:

Jeff Thomson
587.356.2074

Jeff@COREcommercial.ca

Lori King
403.618.8545

Lori@COREcommercial.ca



- Mix of office and open area with 16 workstations
- Boardroom
- Kitchen
- Storage



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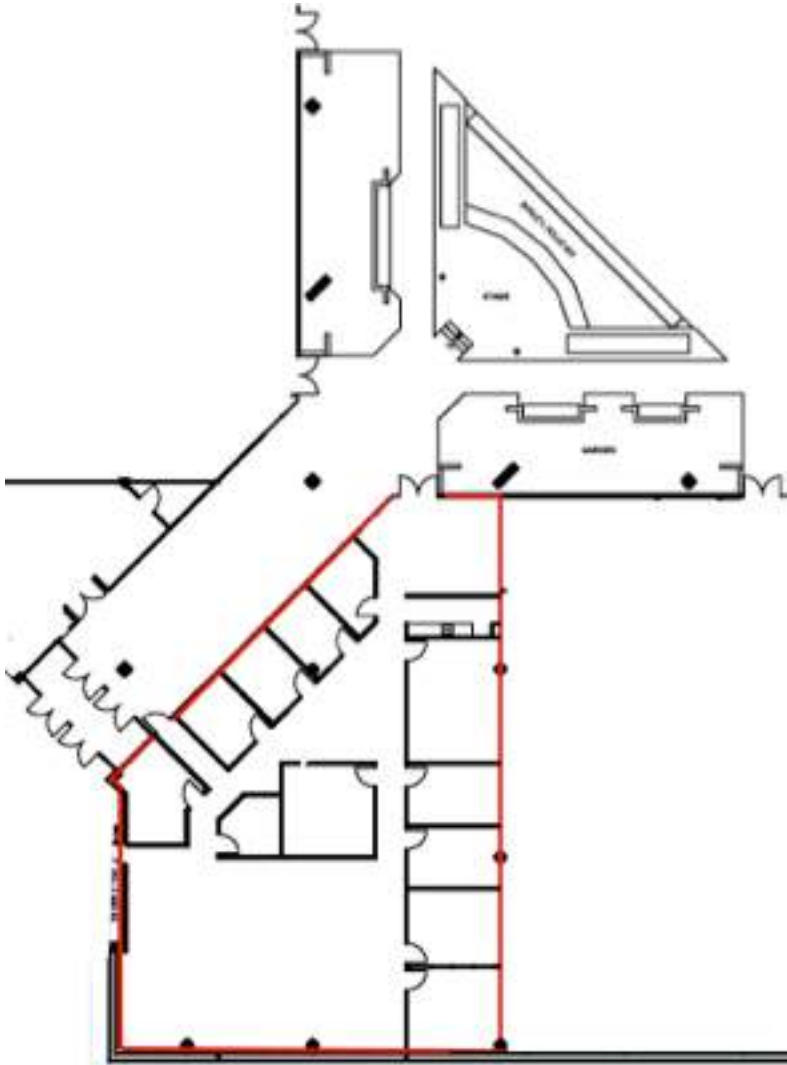
Canada Place
830, 407 2nd Street SW
Calgary, AB T2P 2Y3

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FLOOR PLAN



Office space opens to the atrium with glass skylights, bistro style seating and extensive live garden



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NEARBY AMENITIES

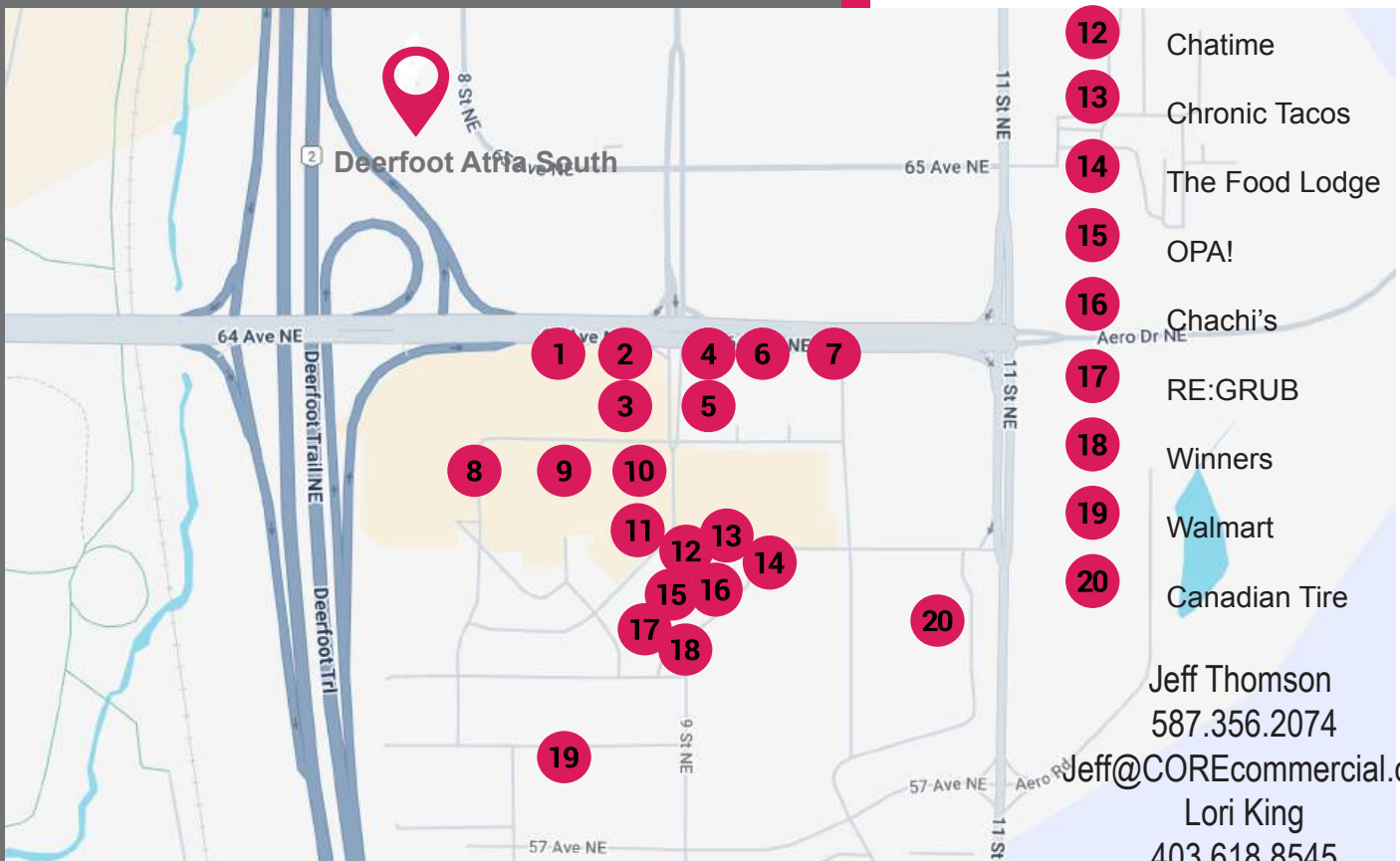
400m to Deerfoot City Mall, Calgary's vibrant open-air shopping and entertainment destination featuring 39 brand-name stores, dining, and professional services.

650 m To Deerfoot Trail

7 minute drive to Calgary Airport



- 1 McDonald's
- 2 Subway
- 3 Mucho Burrito
- 4 Original Joe's
- 5 Smashburger
- 6 Booster Juice
- 7 Tim Hortons
- 8 The Rec Room
- 9 Dollarama
- 10 GoodLife Fitness
- 11 Ono Poke
- 12 Chatime
- 13 Chronic Tacos
- 14 The Food Lodge
- 15 OPA!
- 16 Chachi's
- 17 RE:GRUB
- 18 Winners
- 19 Walmart
- 20 Canadian Tire



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