

F O R L E A S E

RIVERVIEW ATRIUM II

6025 11 STREET SE

Calgary, AB



PROPERTY DESCRIPTION

+ Year Built:
1998

+ Space Available:
Suite 160: 4,848 SF
Suite 180: 7,242 SF
Suite 340: 9,312 SF*
**Furniture Available*

+ Available:
Immediately
*60 Days Notice

+ Operating Costs:
\$13.16 per SF

+ Basic Rent:
Market

+ Parking Ratio:
1 Stall per 291 SF
106 Underground Stalls
193 Surface Stalls
27 Visitor Stalls

+ Parking Rate:
Market

PROPERTY HIGHLIGHTS



"A" Class suburban office building



Short drive to Deerfoot Meadows Shopping Centre retail amenities



Move-in ready show suite available



Bus route #72 and 75 located in front of the building

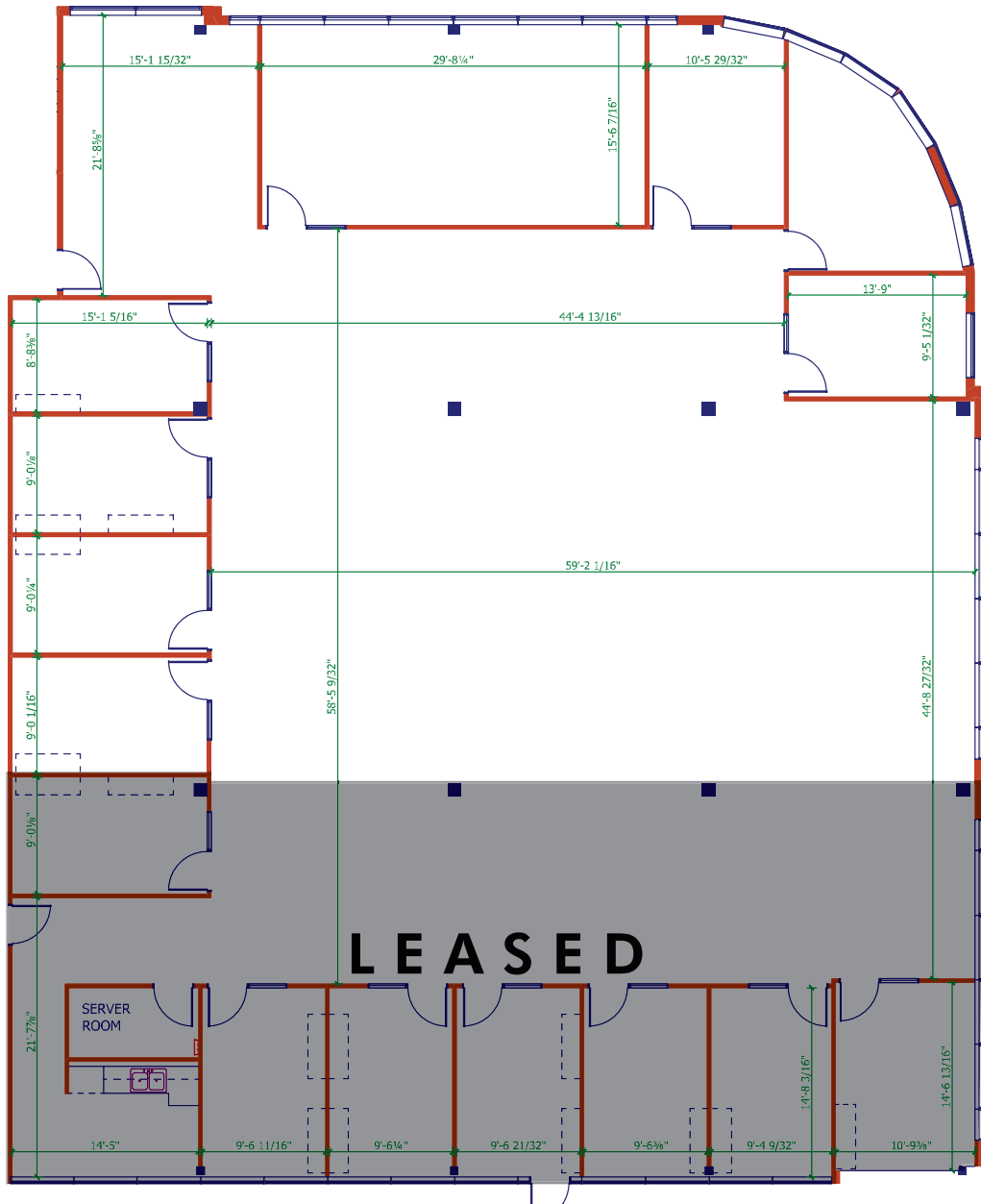
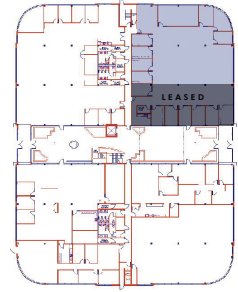
THE BUILDING



FLOOR PLAN

SUITE 160: 4,848 SF

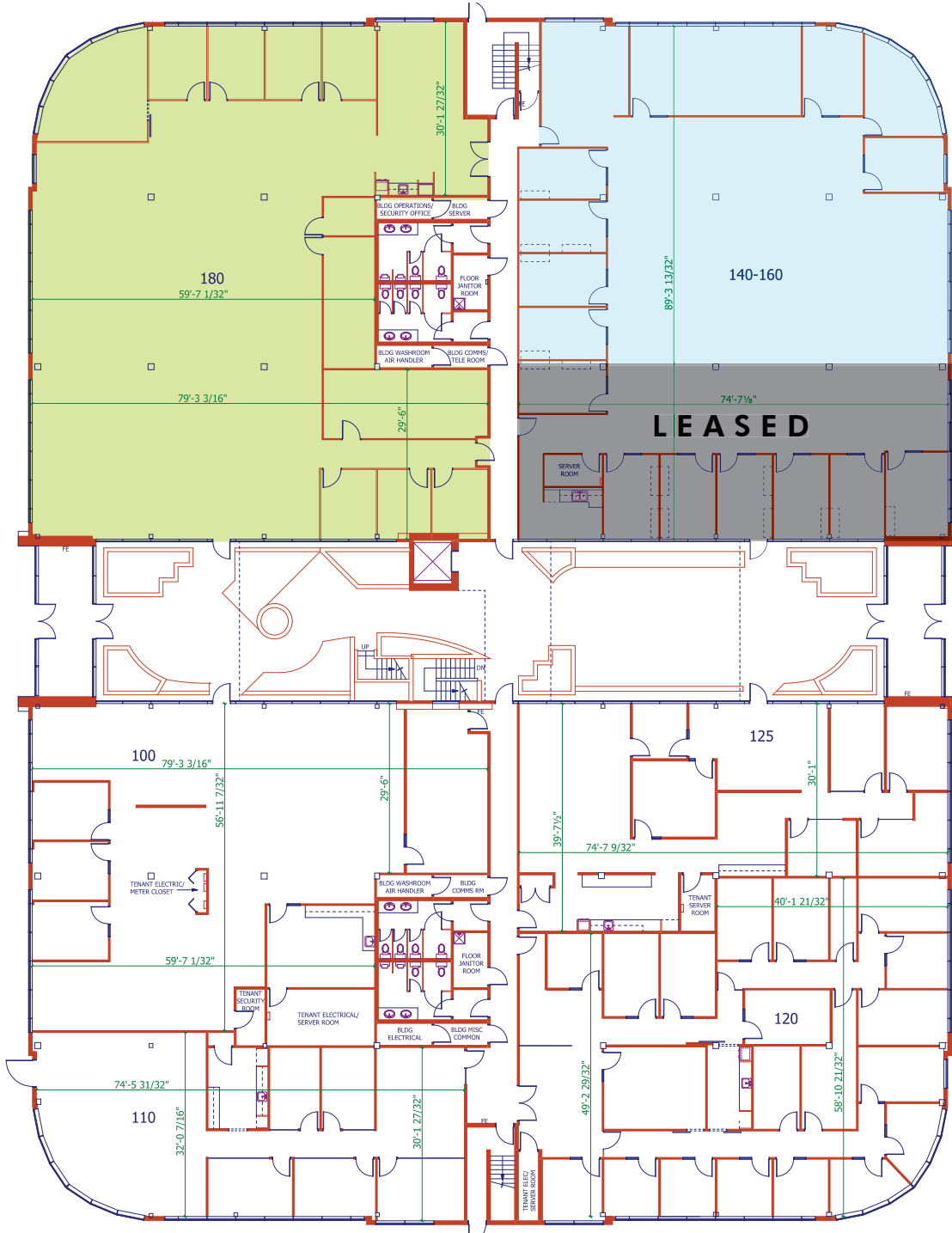
KEY PLAN



FLOOR PLAN

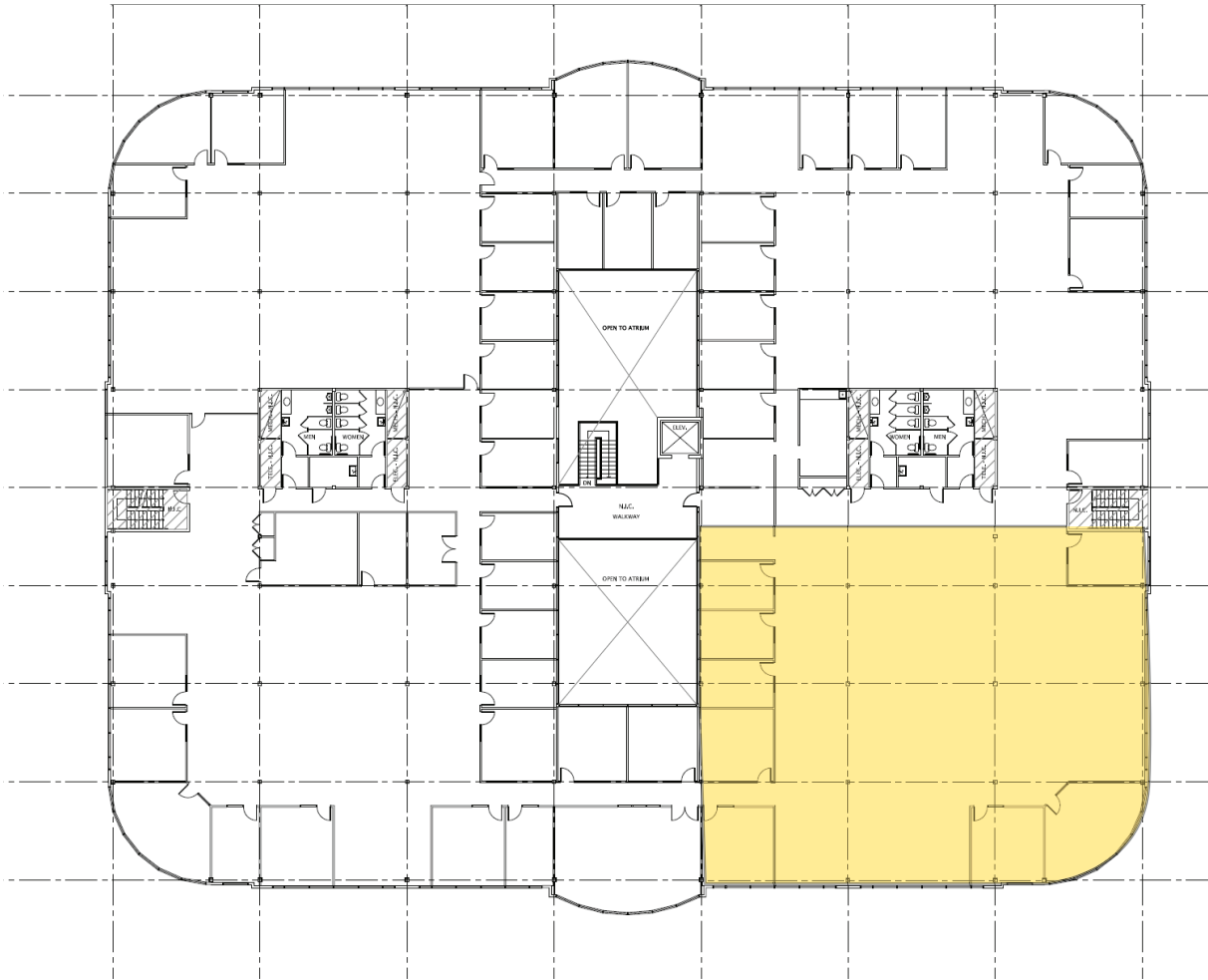
SUITE 160: 4,848 SF

SUITE 180: 7,242 SF



FLOOR PLAN

SUITE 340: 9,312



SUITE 180 PHOTOS



NEARBY AMENITIES





RIVERVIEW ATRIUM II

6025 11 STREET SE

Calgary, AB

PLEASE CONTACT:

STUART WATSON

Senior Vice President

+1 403 750 0540

stuart.watson@cbre.com

KATIE SAPIEHA

Vice President

+1 403 750 0529

katie.sapieha@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.