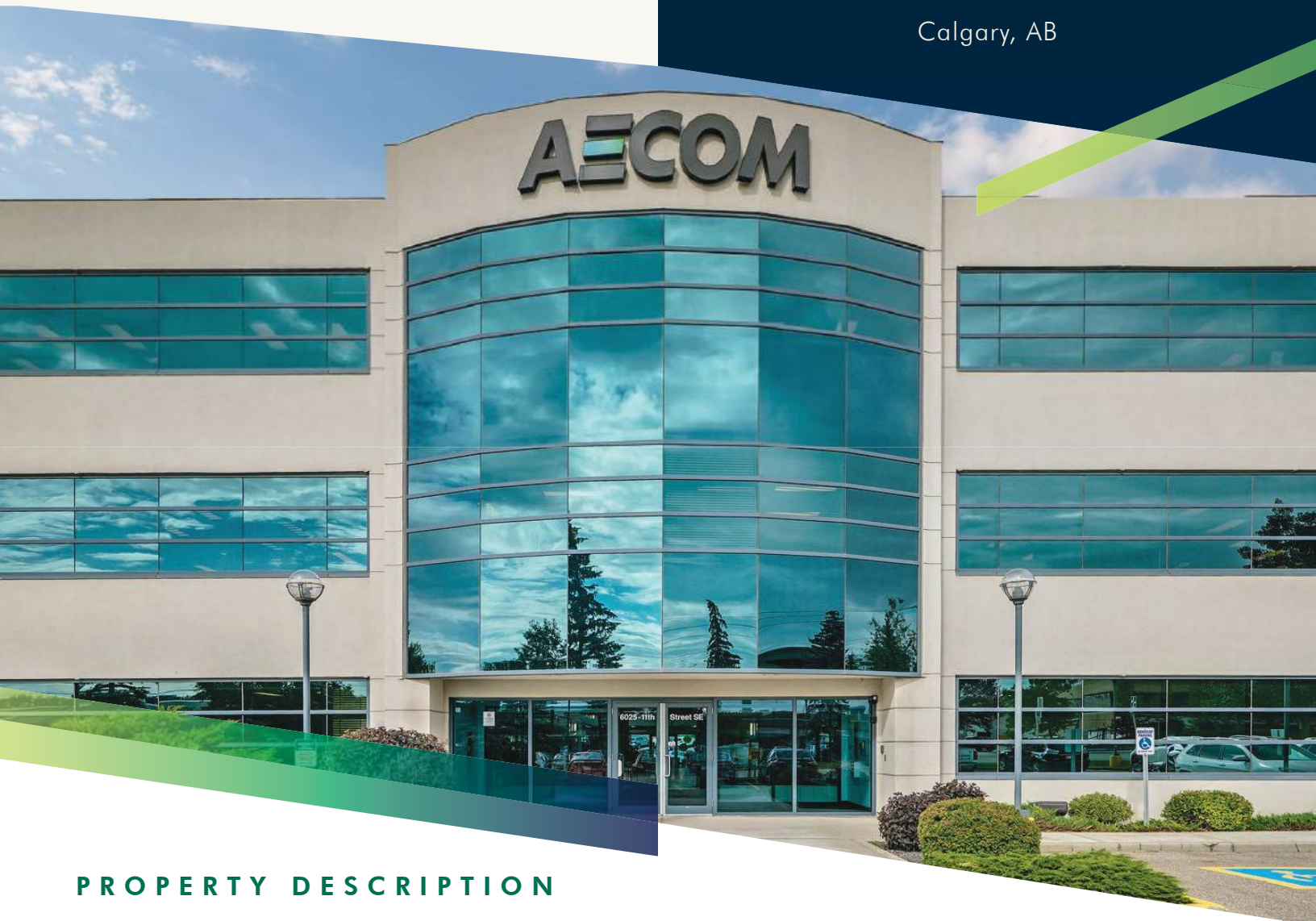


F O R L E A S E

# 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



Move-in ready show suite available

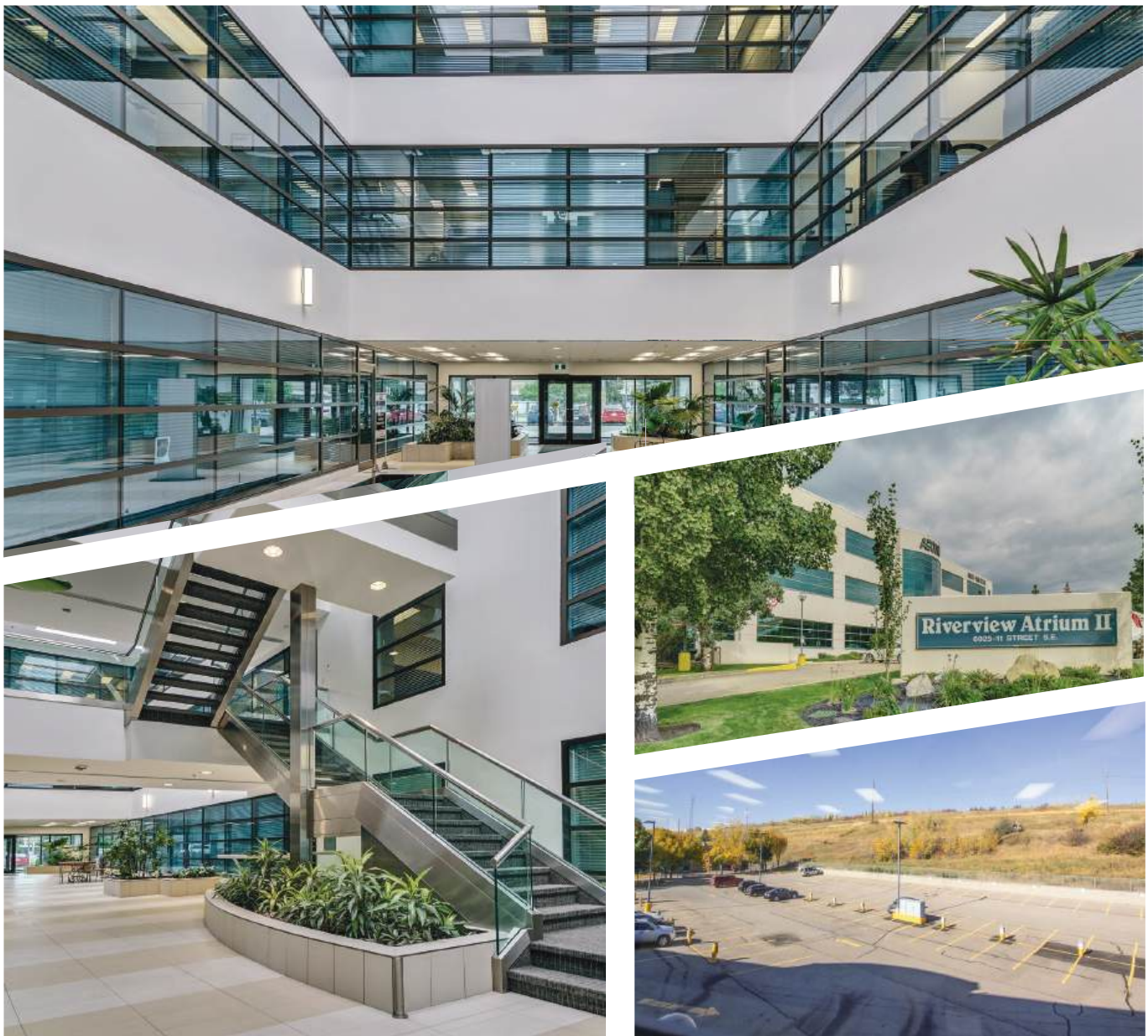


Short drive to Deerfoot Meadows Shopping Centre retail amenities



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

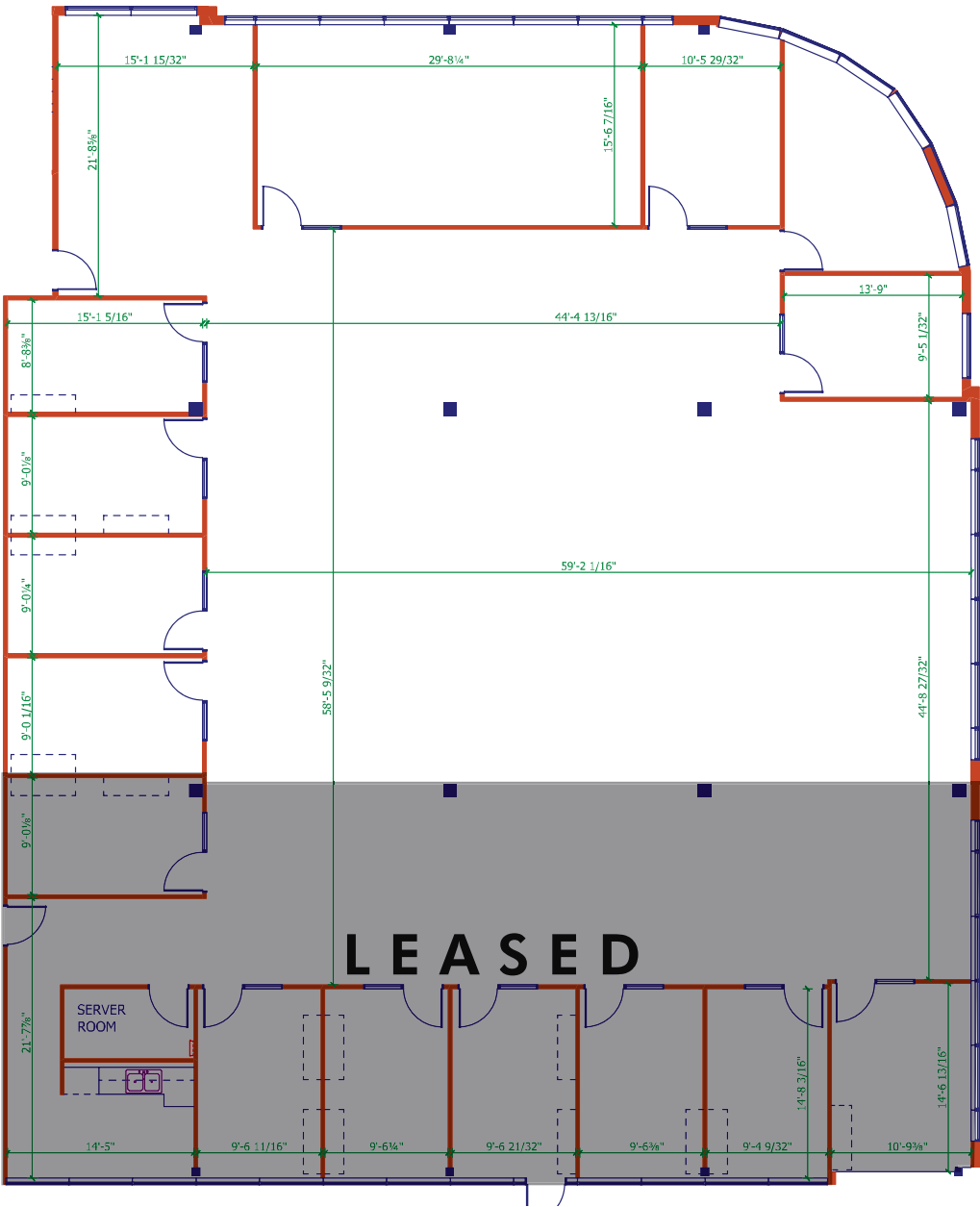
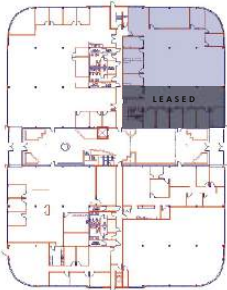
## THE BUILDING



FLOOR PLAN

SUITE 160:4,848 SF

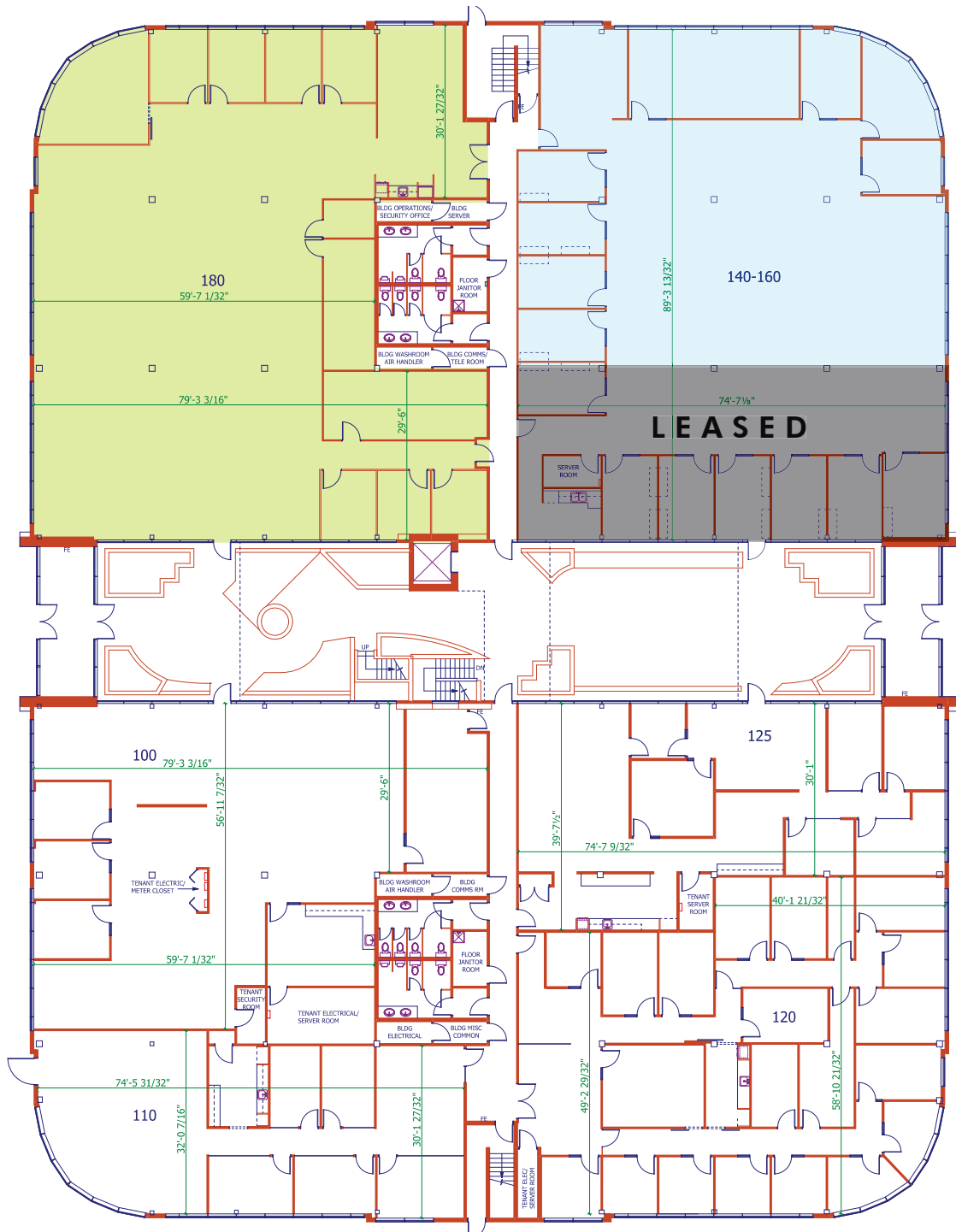
KEY PLAN



FLOOR PLAN

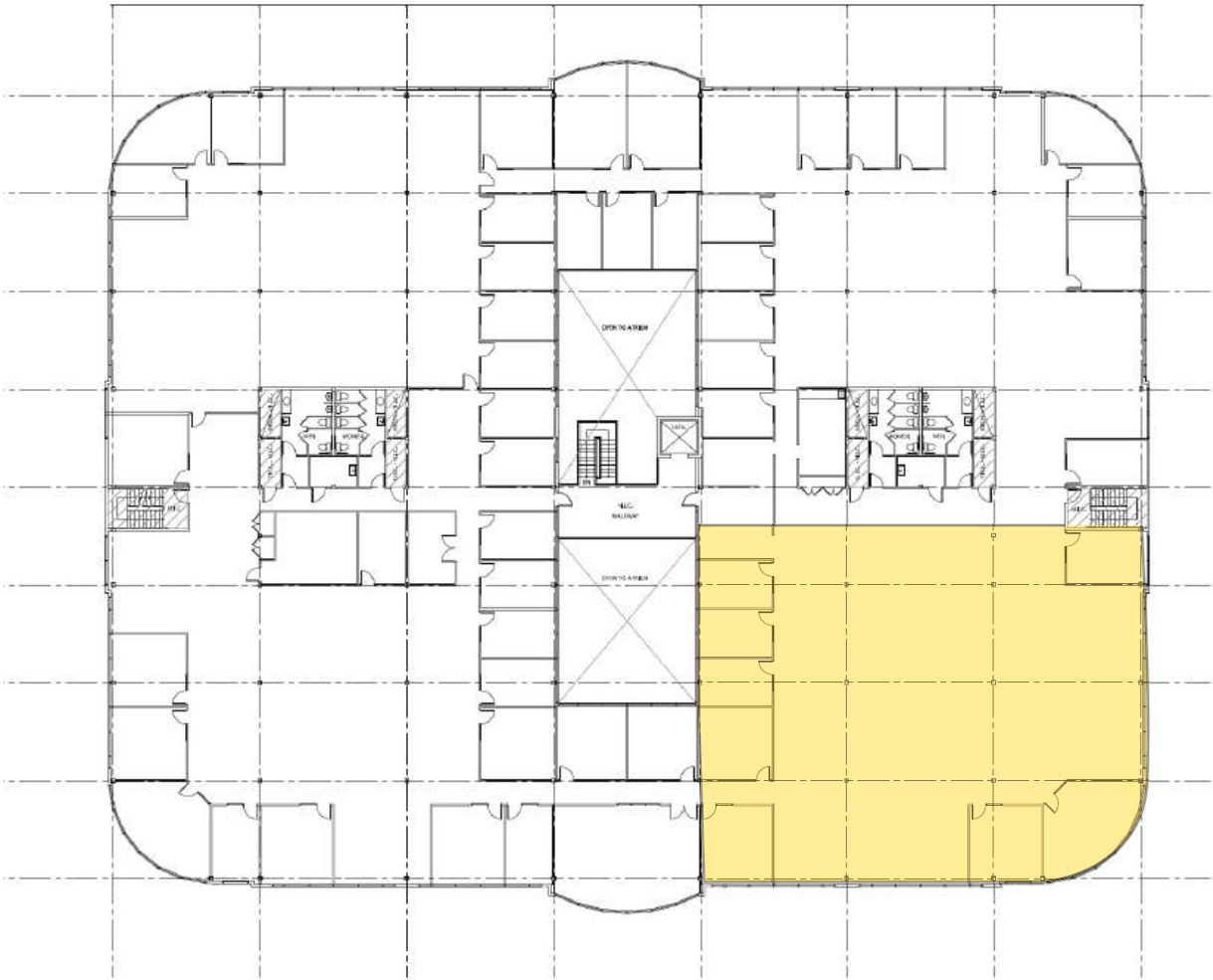
SUITE 160:4,848 SF

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

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