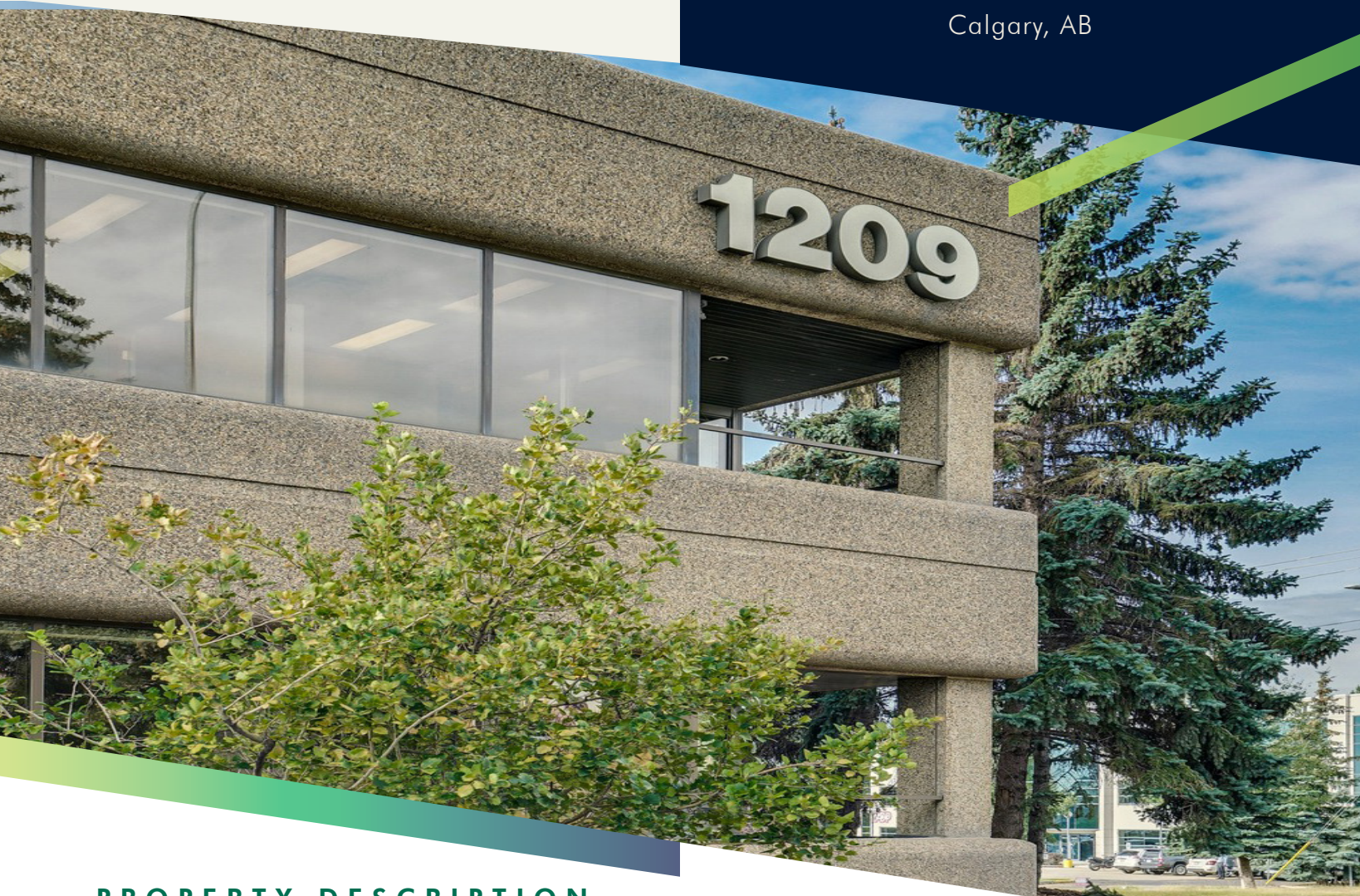


F O R L E A S E

RIVERVIEW ATRIUM I

1 2 0 9 5 9TH AVENUE SE

Calgary, AB



PROPERTY DESCRIPTION

+ Year Built:
1980

+ Space Available:
Suite 145: 1,475 SF
Suite 205: 3,303 SF

+ Space Available:
Suite 240: 1,938 SF
Suite 245: 3,785 SF

+ Available:
Immediately

+ Basic Rent:
Market

+ Operating Costs:
\$17.80 per SF

+ Parking:
1 stall per 370 SF
Surface: 68 Stalls
Underground: 98 Stalls

+ Parking Rate
Surface: \$0 per stall
Underground: \$75 per stall

PROPERTY HIGHLIGHTS



"B" Class suburban office building



Short drive to Deerfoot Meadows Shopping Centre retail amenities



Bus route #43 located in front of the buildings

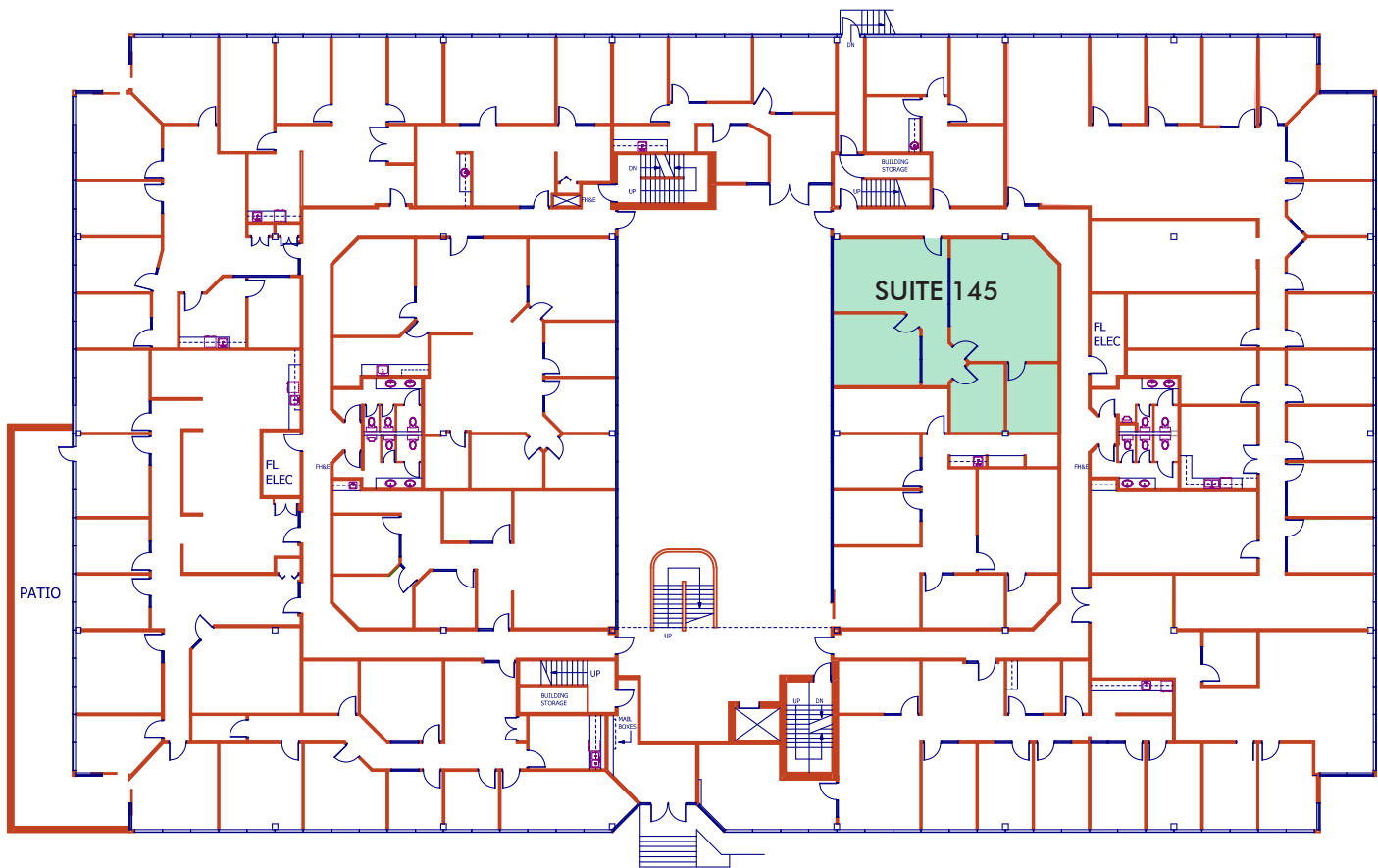
THE ATRIUM

Atrium renovation complete as of January, 2023.



FLOOR PLAN

SUITE 145: 1,475 SF

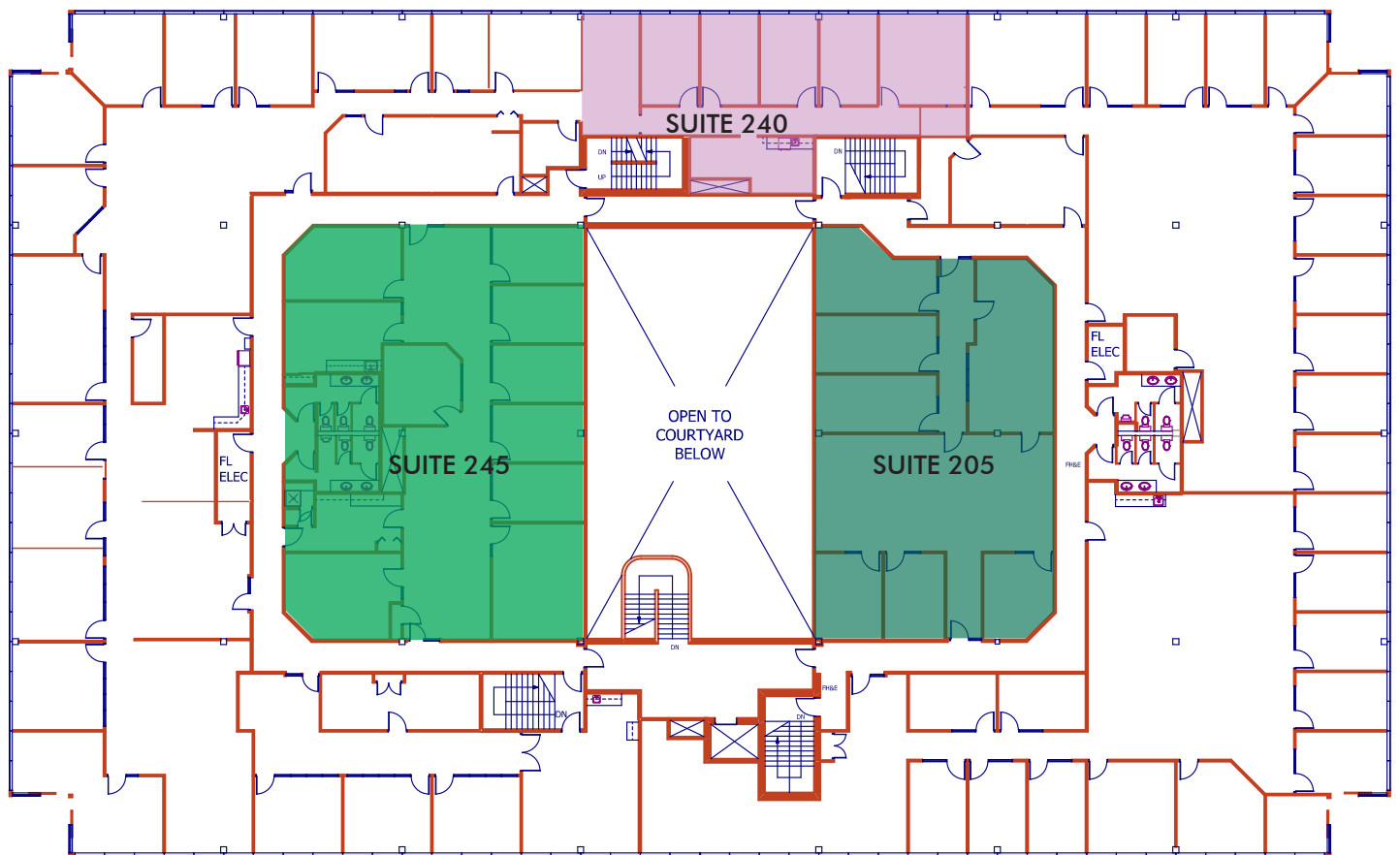


FLOOR PLAN

SUITE 205: 3,303 SF

SUITE 240: 1,938 SF

SUITE 245: 3,785 SF



NEARBY AMENITIES



RIVERVIEW ATRIUM I
1209 59TH AVENUE SE
Calgary, AB

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