#### F O R LEASE

# RIVERVIEW ATRIUM II

11 STREET SE 6025

Calgary, AB



+ Year Built:

+ Space Available:

+ Available:

1998

Suite 160: 4,848 SF Suite 180: 7,242 SF

**Immediately** 

\*60 Days Notice

Suite 340: 9,312 SF\*

\*Furniture Available

+ Basic Rent:

Market

+ Parking Ratio:

1 Stall per 291 SF

106 Underground Stalls

193 Surface Stalls

27 Visitor Stalls

+Operating Costs:

\$13.16 per SF

+ Parking Rate:

Market

# PROPERTY HIGHLIGHTS



"A" Class suburban office building



Move-in ready show suite available

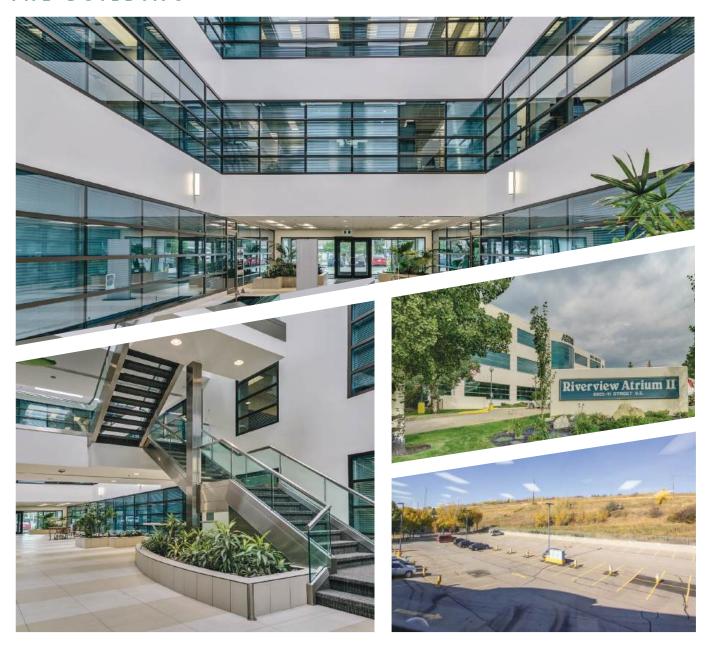


Short drive to Deerfoot Meadows Shopping Centre retail amenities



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

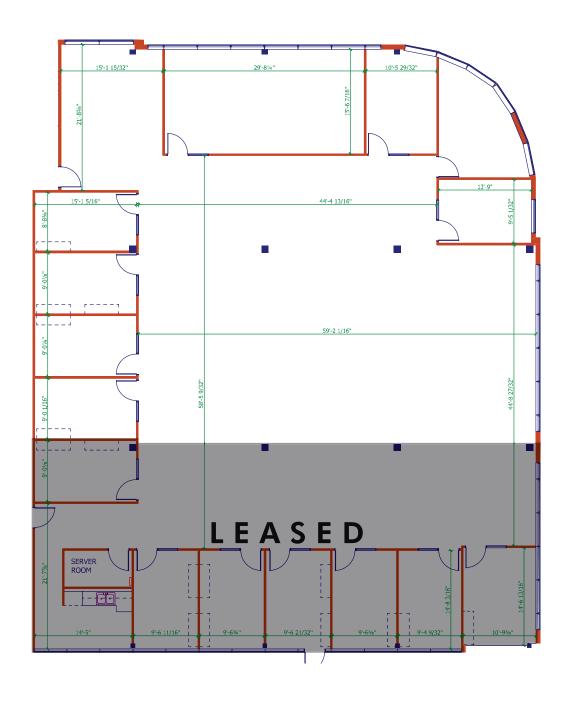
# THE BUILDING



# FLOOR PLAN

SUITE 160:4,848 SF





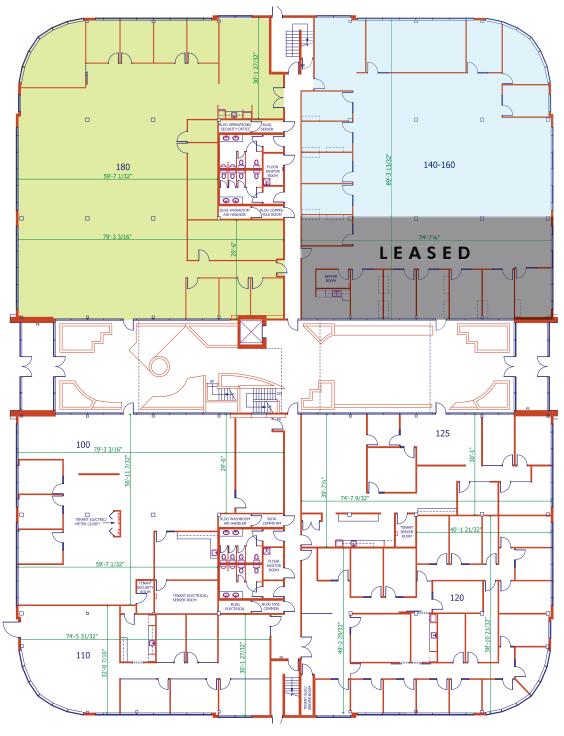




# FLOOR PLAN

SUITE 160:4,848 SF

SUITE 180:7,242 SF

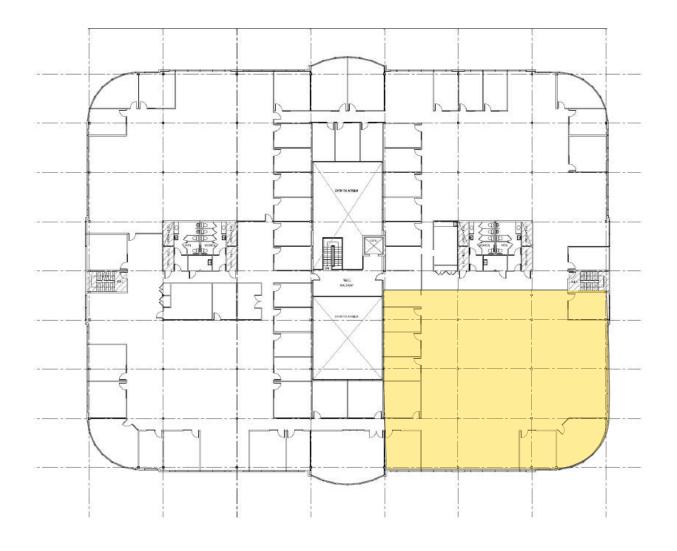






# FLOOR PLAN

SUITE 340: 9,312





# SUITE 180 PHOTOS









### NEARBY AMENITIES





#### PLEASE CONTACT:

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