

6807 & 6835 RAILWAY STREET SE

CALGARY, AB



OFFICE SPACE FOR LEASE

 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

Prime Office Space for Lease

Railway Street Corporate Centre is a locally owned office campus operated by a thoughtful team of people that strive to provide a unique and personalized approach to commercial real estate and property management.

- Superior quality construction
- State-of-the-art HVAC upgrades with pathogen killing technology
- Underground & surface parking
- Parkade storage
- Exclusive tenant only fitness facility
- Abundant retail amenities nearby at Deerfoot Meadows
- Building top signage facing Glenmore Trail is available

Property Details

6807 RAILWAY STREET SE

SUITE	SQUARE FEET	AVAILABILITY
200	26,326 SF	LEASED
300	5,000 - 19,648 SF (multiple demising options)	Immediately

6835 RAILWAY STREET SE FULLY LEASED

SUITE	SQUARE FEET	AVAILABILITY
210	5,622 SF	LEASED
320	1,823 SF	LEASED



Operating Costs

Lease Rates

Parking Ratio

Underground Parking Rates

Surface Parking Rates

\$15.52 PSF
(EST. 2026)

Market Lease
Rates

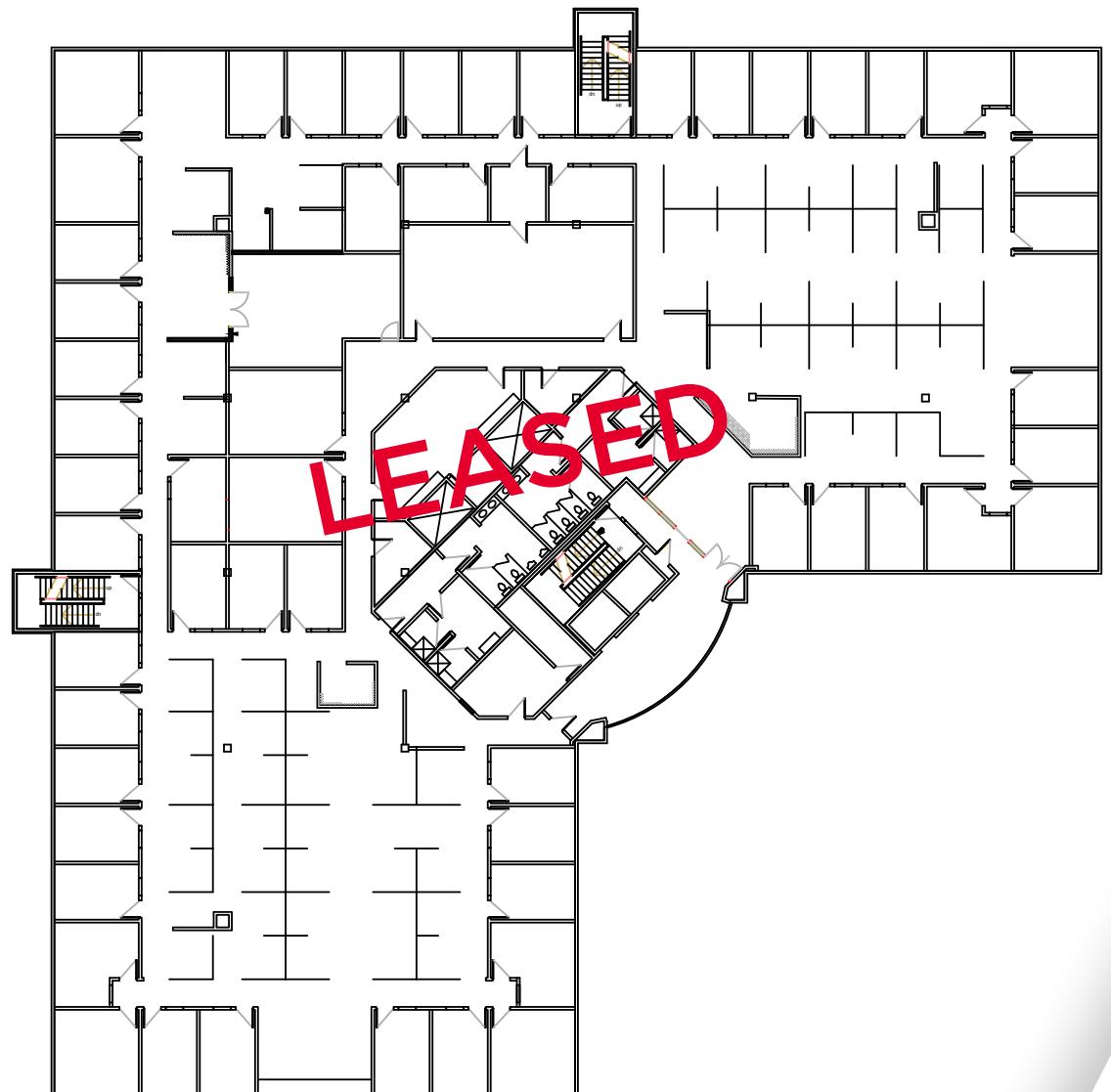
1 Stall per 295 SF
Underground &
Surface

\$150.00 per stall,
per month

Free of Charge

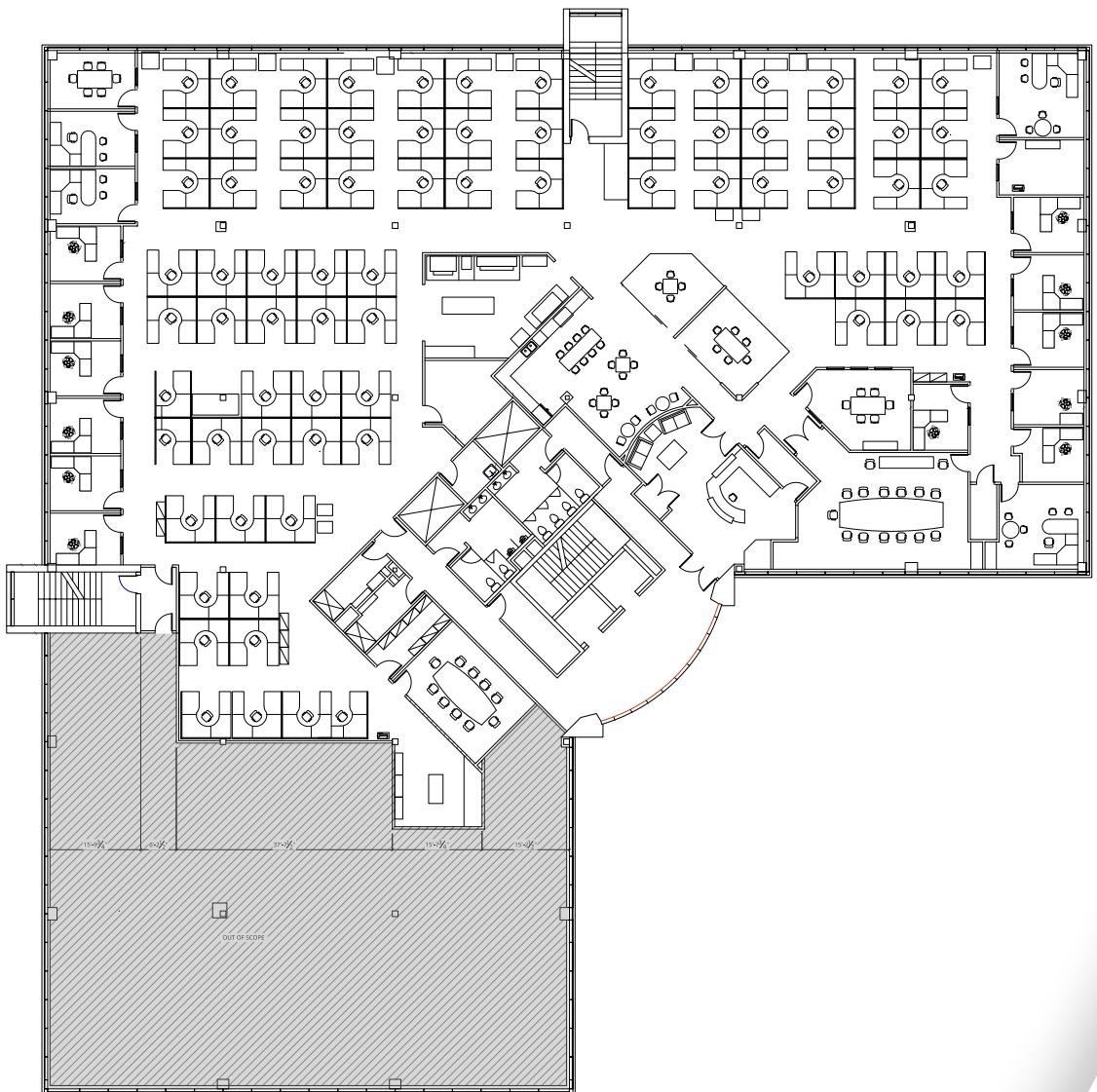
6807 RAILWAY STREET SE
SUITE 200

26,326 SF ~~LEASED~~



6807 RAILWAY STREET SE
SUITE 300

5,000 SF - 19,648 SF
(demisable)



LOCATION + AMENITIES



PHOTOS



Walmart Tim Hortons

REAL CANADIAN SUPERSTORE

IKEA

SPORTCHEK

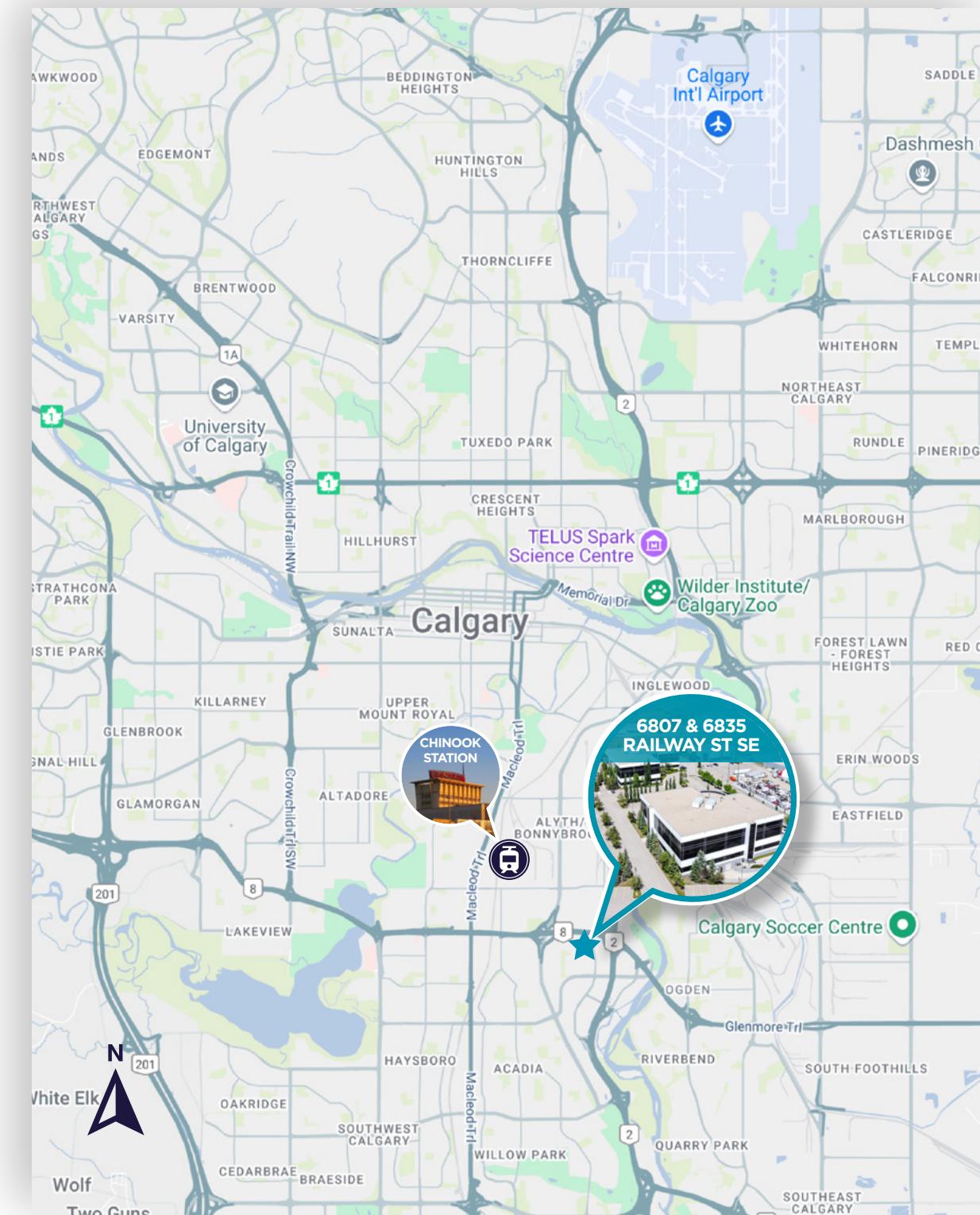
COSTCO WHOLESALE

SUBWAY

McDonald's

Starbucks

BEST BUY



8 MINUTES
TO CF CHINOOK CENTRE



13 MINUTES
TO DOWNTOWN CALGARY



15 MINUTES
TO TRANS-CANADA HWY



8 MINUTES
TO CHINOOK STATION



20 MINUTES
TO CALGARY
INTERNATIONAL AIRPORT



 **AYRSHIRE**
www.railwaystreet.ca

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