



# OFFICE SPACE FOR LEASE

6807 & 6835  
Railway Street SE  
Calgary, AB



## 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 200: 5,000 sf - 26,326 sf (multiple demising options)

Suite 300: 5,000 sf - 19,648 sf (multiple demising options)

Availability: Suite 200 - May 2026

Suite 300 - August 2025

### 6835 Railway Street SE

Suite 320: 1,823 sf

Availability: Immediately

Operating Costs: \$14.87 psf (est. 2025)

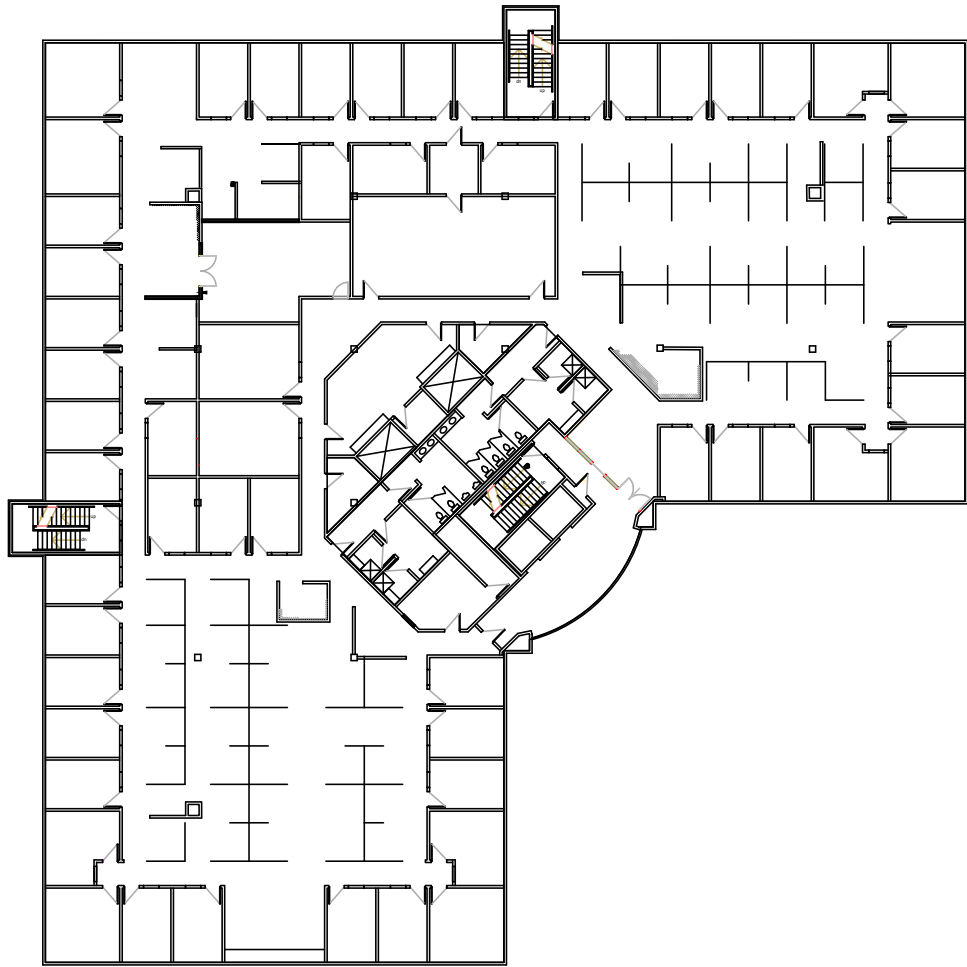
Lease Rates: Market Lease Rates

Underground & Surface Parking Ratio:  
1 per 295 sf

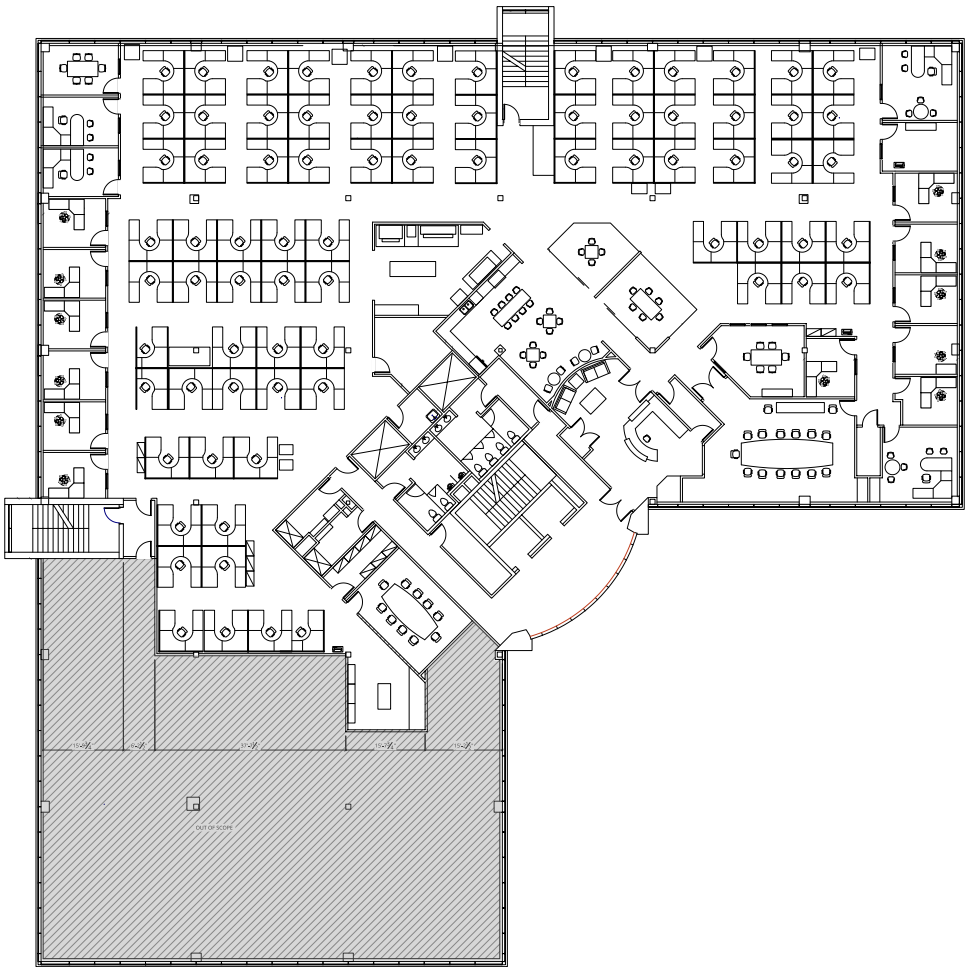
Underground Parking Rates:  
\$150.00 per stall, per month



6807 Railway Street SE  
Floor plan | Suite 200: 5,000 sf - 26,326 sf (demisable)



6807 Railway Street SE  
Floor plan | Suite 300: 5,000 sf - 19,648 sf (demisable)

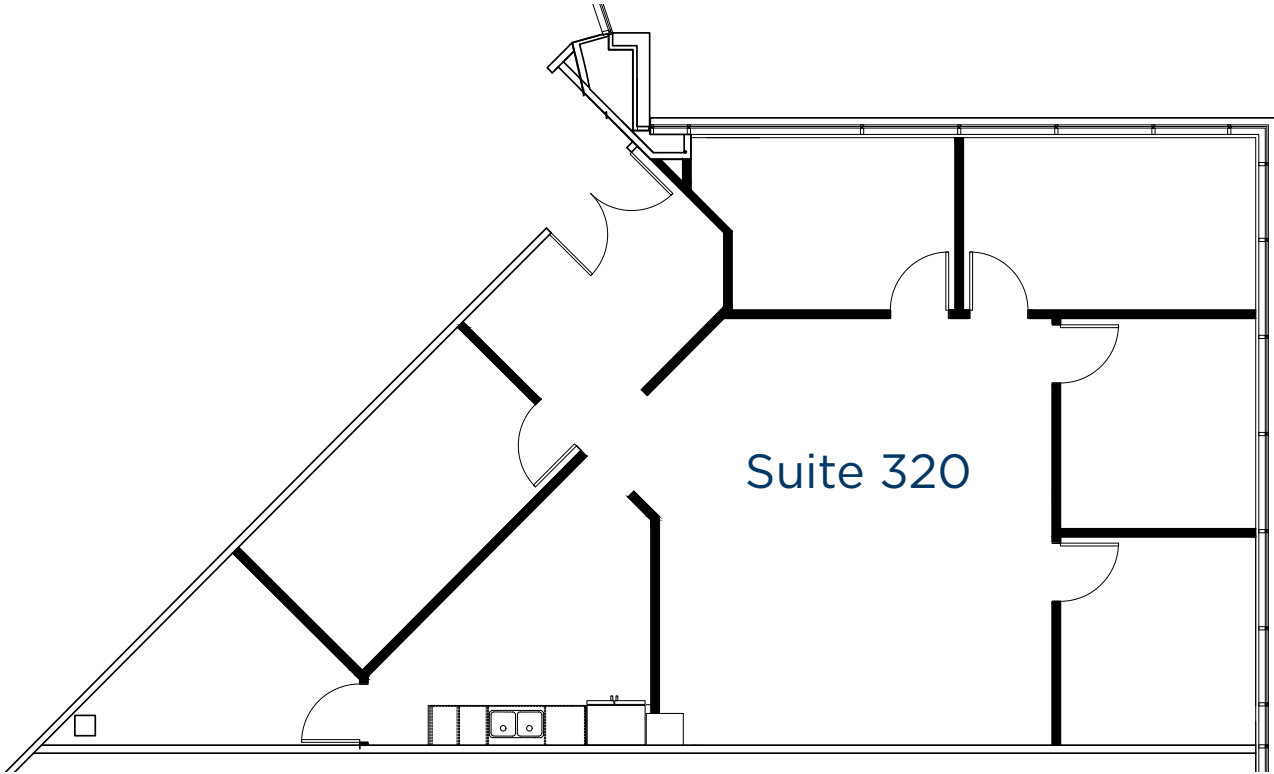




6835 Railway Street SE  
Floor plan | ~~Suite 210: 5,622 sf~~ (show suite) **LEASED**



6835 Railway Street SE  
Floor plan | Suite 320: 1,823 sf



\*Conceptual Floor Plan





LOCATION / AMENITIES



Chinook LRT & Transit Station



RAILWAY STREET SE

11th STREET SE

BLACKFOOT TRAIL SE

GLENMORE TRAIL SE

DEERFOOT TRAIL SE

DEERFOOT MEADOWS AMENITIES:



DOWNTOWN CALGARY





**CUSHMAN &  
WAKEFIELD**


**FOR MORE INFORMATION,  
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