

6807 & 6835 RAILWAY STREET SE

CALGARY, AB



OFFICE SPACE FOR LEASE



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 | 5,000 - 26,326 SF (multiple demising options) | May 2026 |
| 300 | 5,000 - 19,648 SF (multiple demising options) | Immediately |
| 6835 RAILWAY STREET SE FULLY LEASED | | |
| SUITE | SQUARE FEET | AVAILABILITY |
| 210 | 5,622 | LEASED |
| 320 | 1,823 | LEASED |

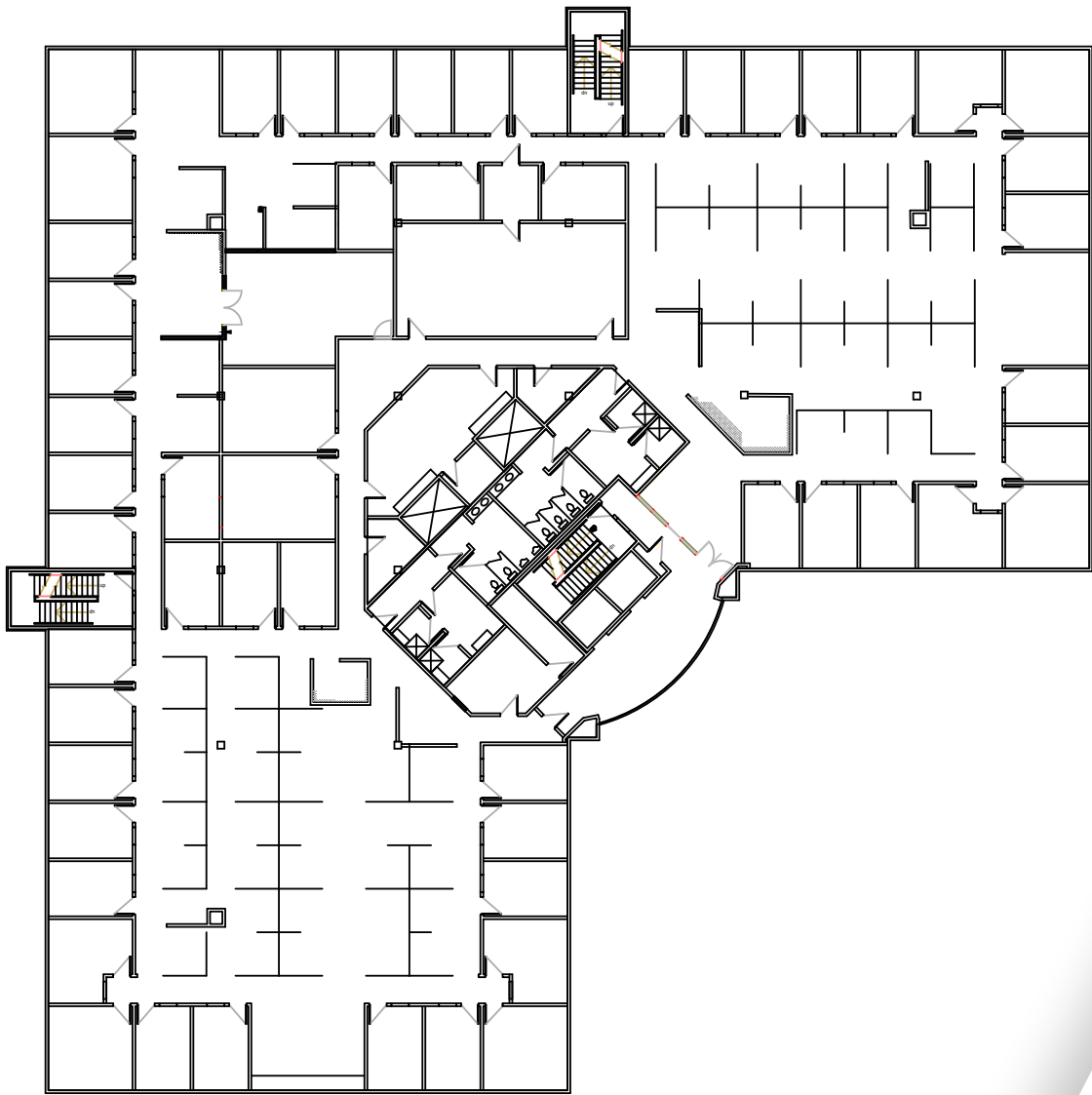


| Operating Costs | Lease Rates | Parking Ratio | Underground Parking Rates | Surface Parking Rates |
|-------------------------|--------------------|--|-------------------------------|-----------------------|
| \$14.87 PSF (EST. 2025) | Market Lease Rates | 1 Stall per 295 SF Underground & Surface | \$150.00 per stall, per month | Free of Charge |

6807 RAILWAY STREET SE

SUITE 200

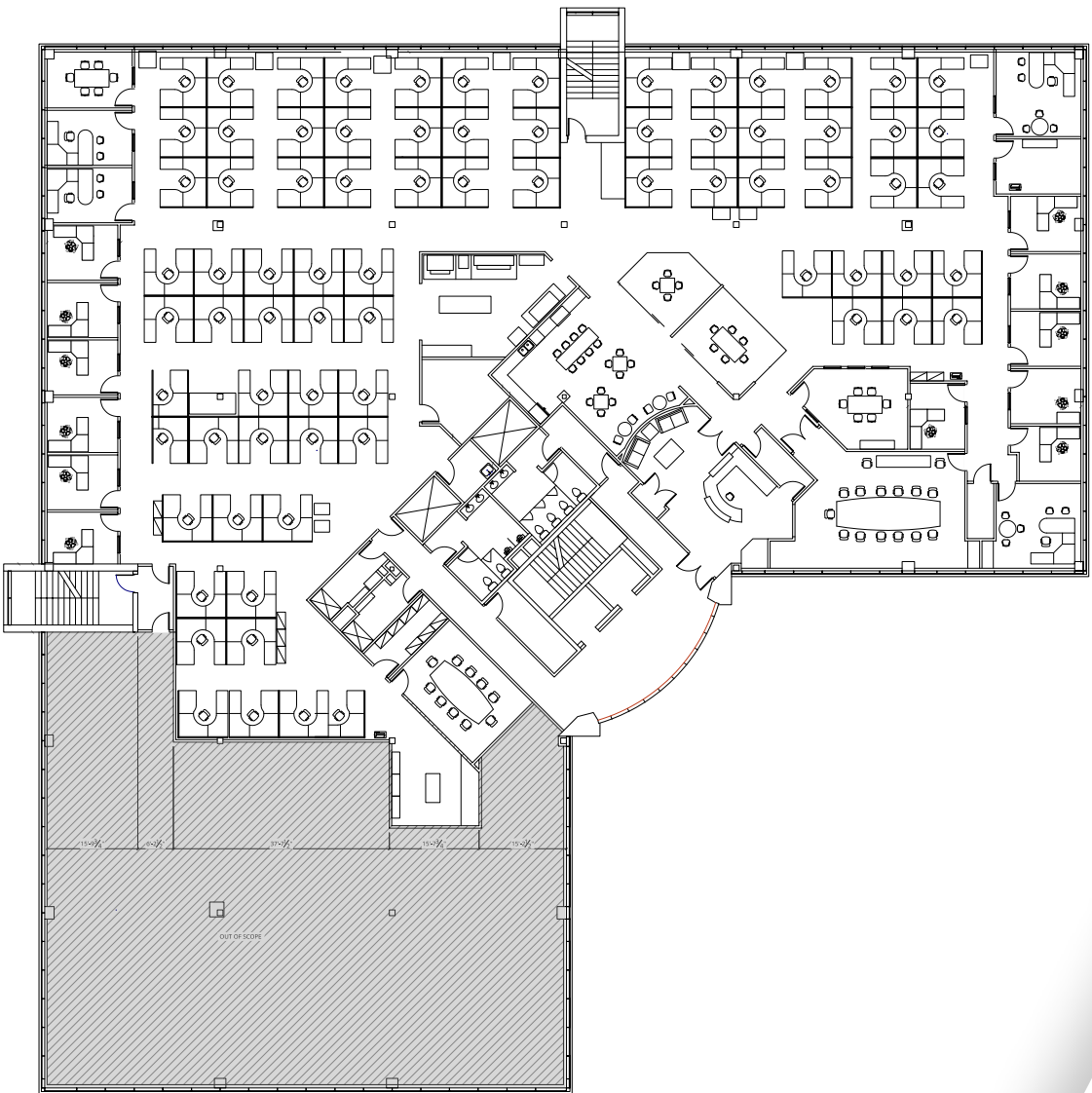
5,000 SF - 26,326 SF
(demisable)



6807 RAILWAY STREET SE

SUITE 300

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



6835 RAILWAY STREET SE

SUITE 210

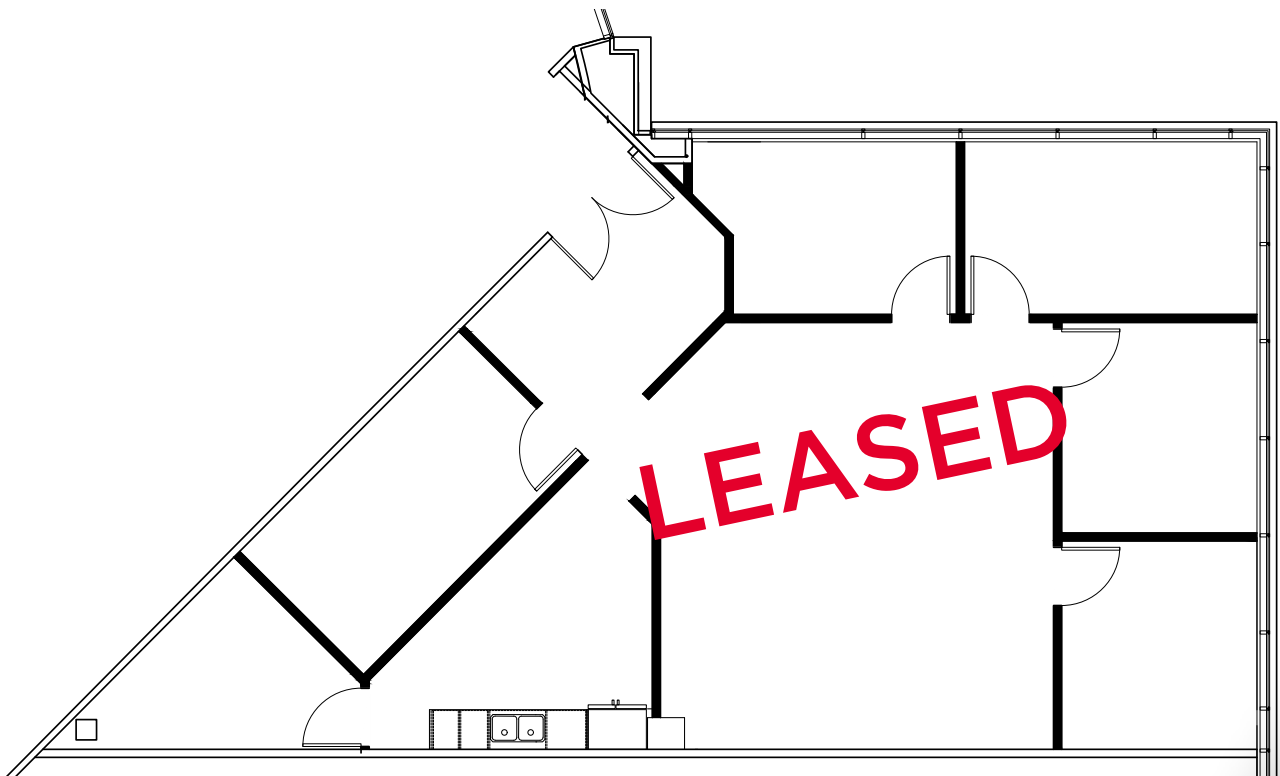
~~5,622 SF~~ **LEASED**



6835 RAILWAY STREET SE

SUITE 320

~~1,823 SF~~ **LEASED**



*Conceptual Floorplan



LOCATION + AMENITIES

Walmart

Tim Hortons

SPORT CHEK

COSTCO WHOLESALE

SUBWAY

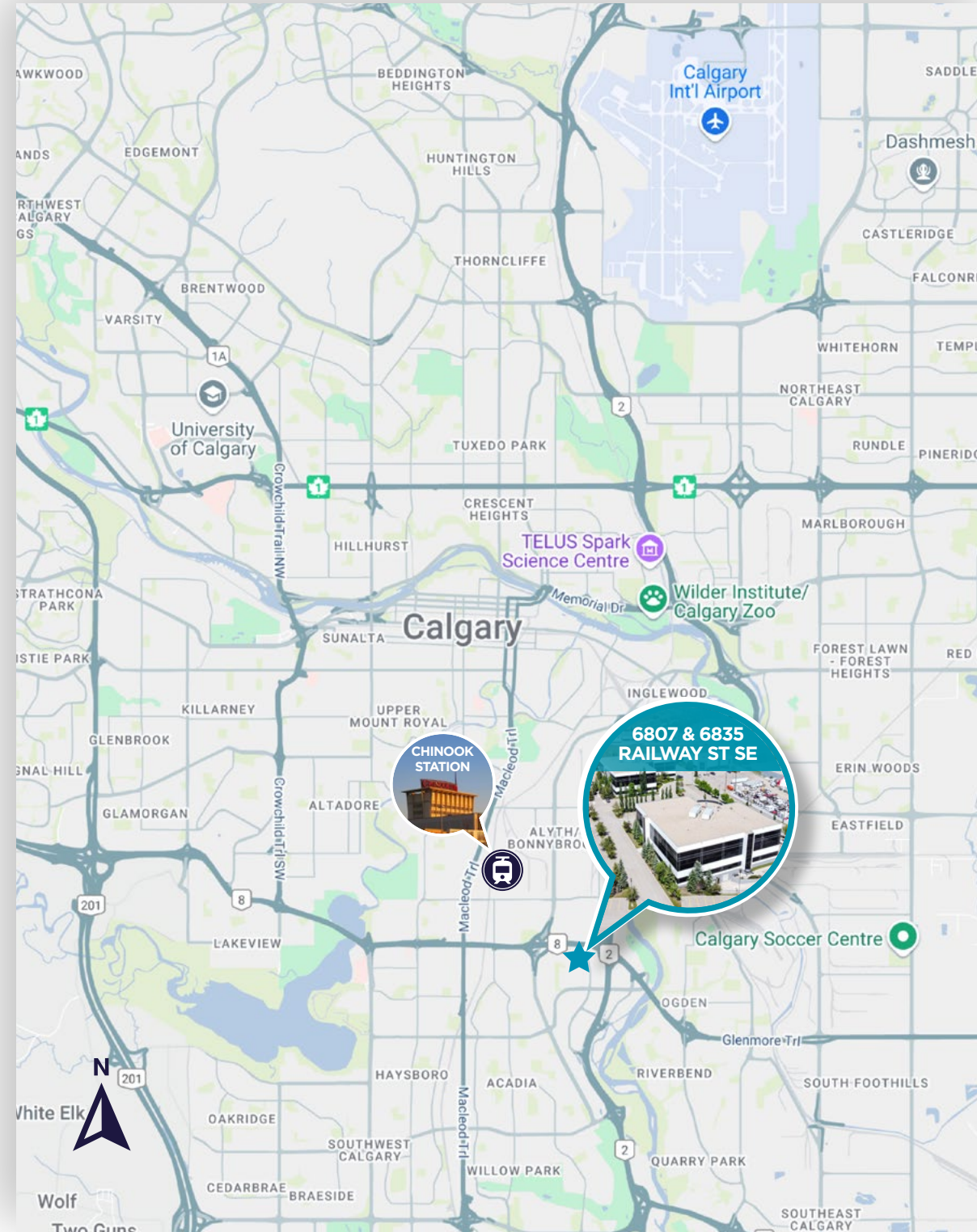
REAL CANADIAN SUPERSTORE

IKEA

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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