

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
110	6,024 SF	Immediately
200	26,326 SF	LEASED
300	5,000 - 19,648 SF (multiple demising options)	Immediately

6835 RAILWAY STREET SE		
SUITE	SQUARE FEET	AVAILABILITY
110	7,107 SF	Immediately
111	5,388 SF	Immediately



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

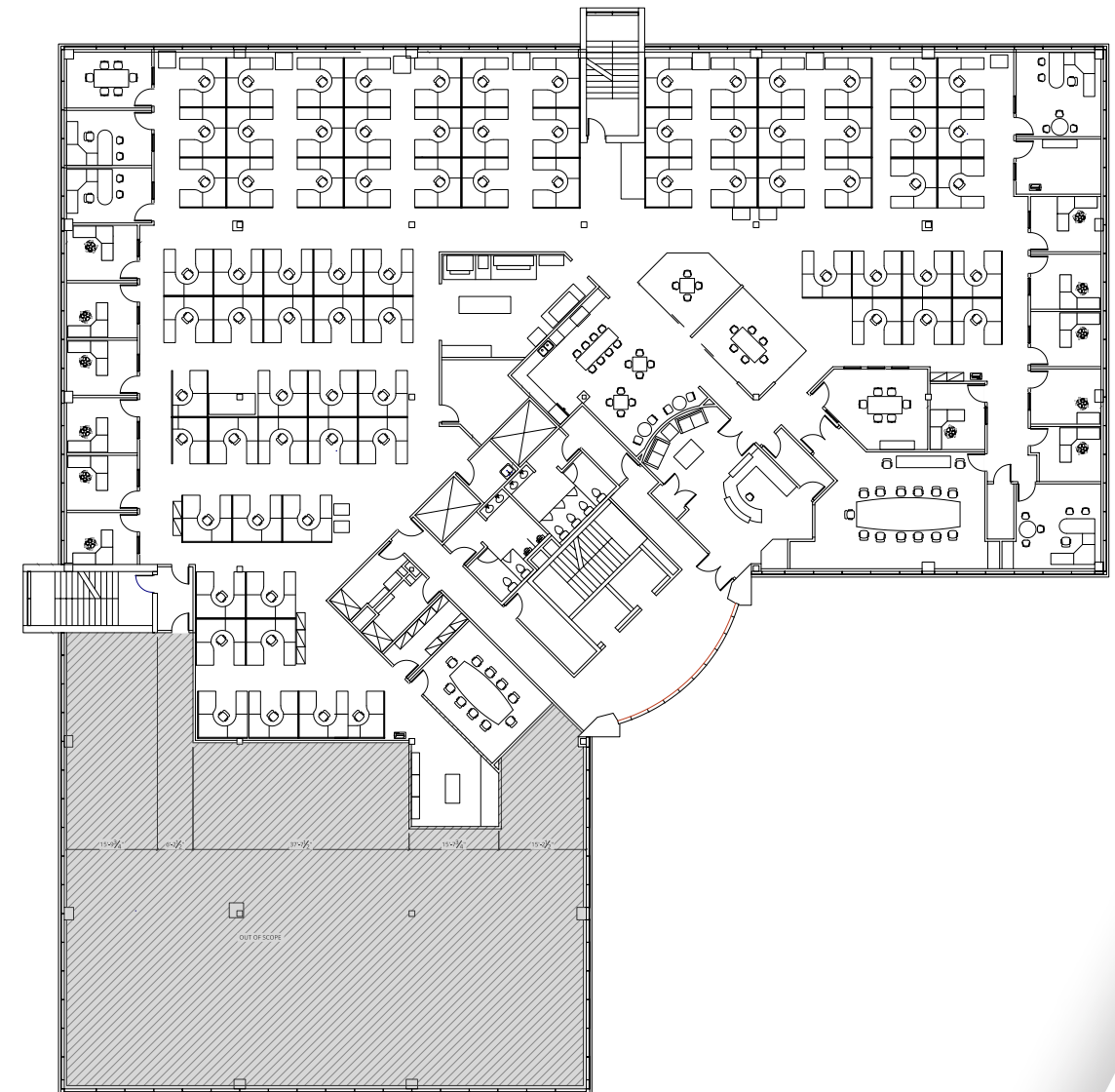
6807 RAILWAY STREET SE
SUITE 110

6,024 SF



6807 RAILWAY STREET SE
SUITE 300

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



6835 RAILWAY STREET SE

SUITE 110

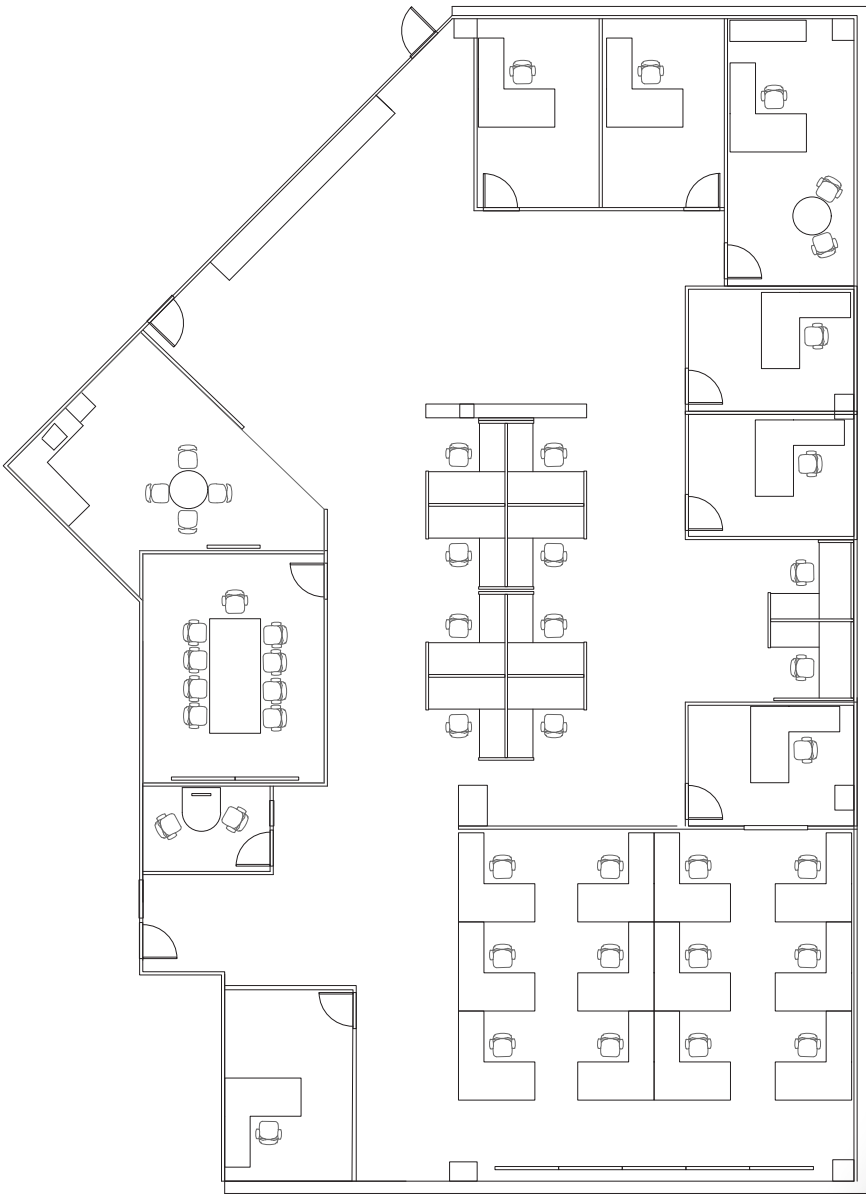
7,107 SF



6835 RAILWAY STREET SE

SUITE 111

5,388 SF





LOCATION + AMENITIES

Walmart

Tim Hortons

SPORT CHEK

COSTCO WHOLESALE

SUBWAY

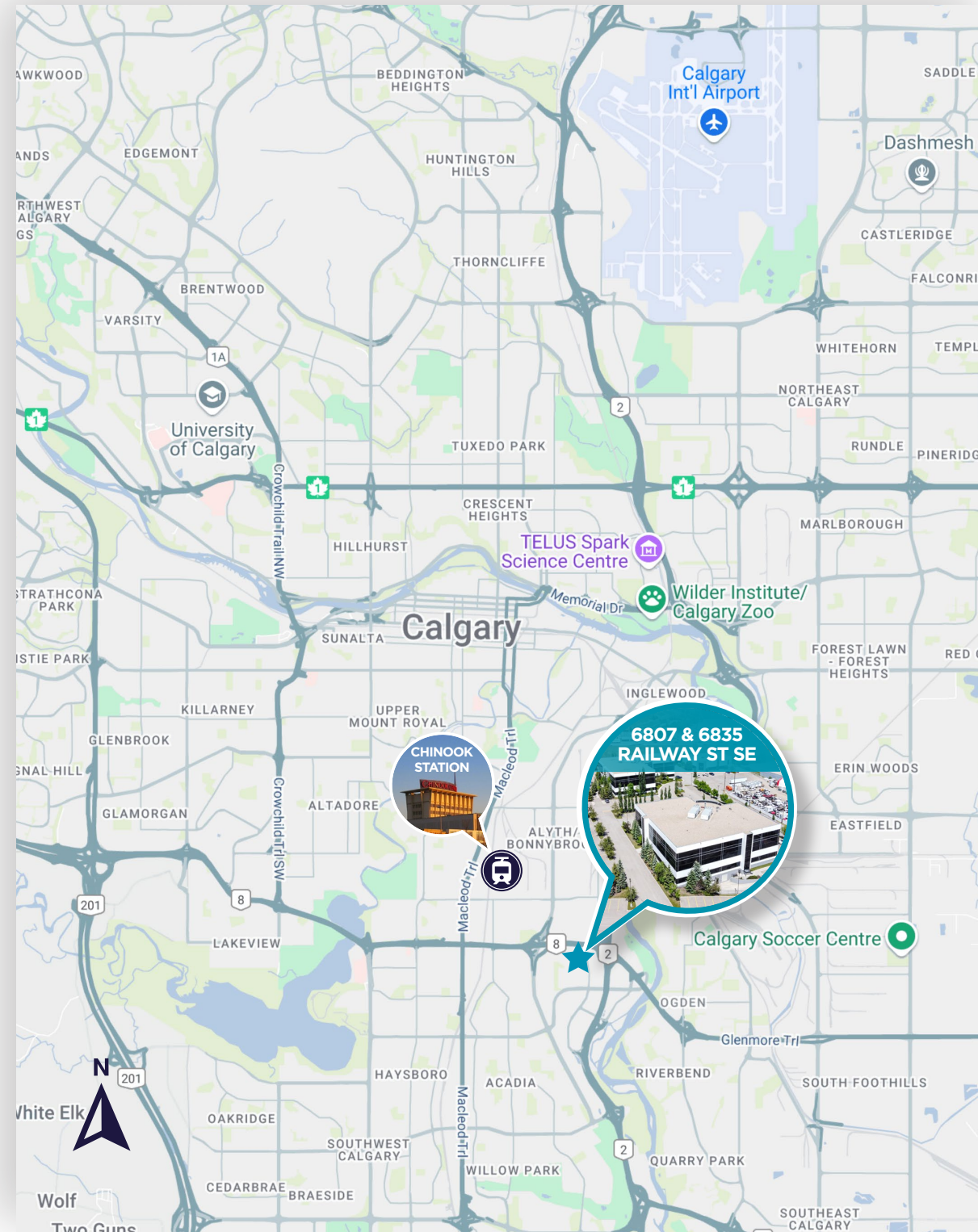
REAL CANADIAN SUPERSTORE

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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