

# 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  |
| <del>200</del>         | <del>26,326 SF</del>                          | <b>LEASED</b> |
| 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 200

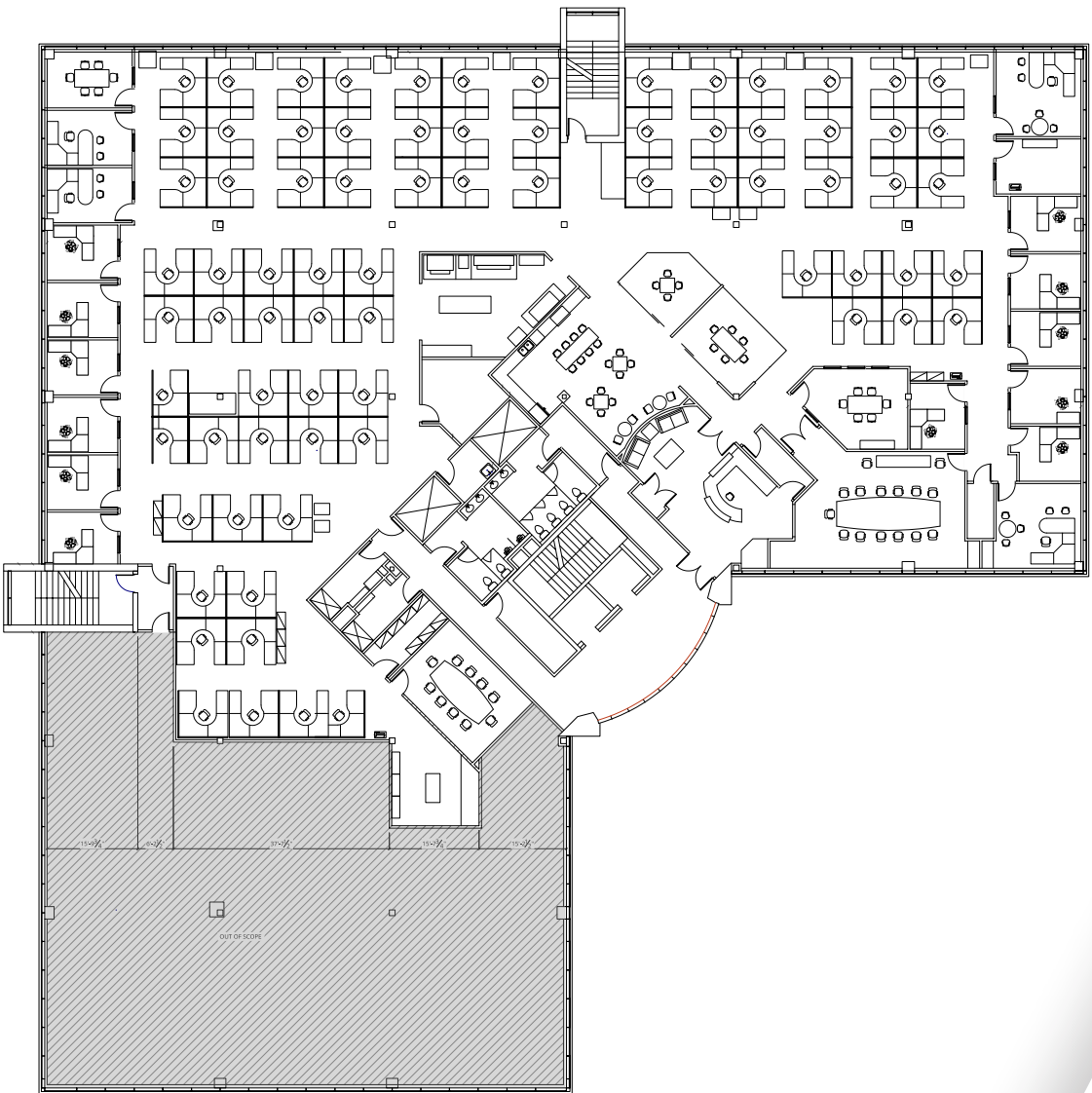
~~26,326 SF~~ LEASED



6807 RAILWAY STREET SE

SUITE 300

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





6835 RAILWAY STREET SE

SUITE 110

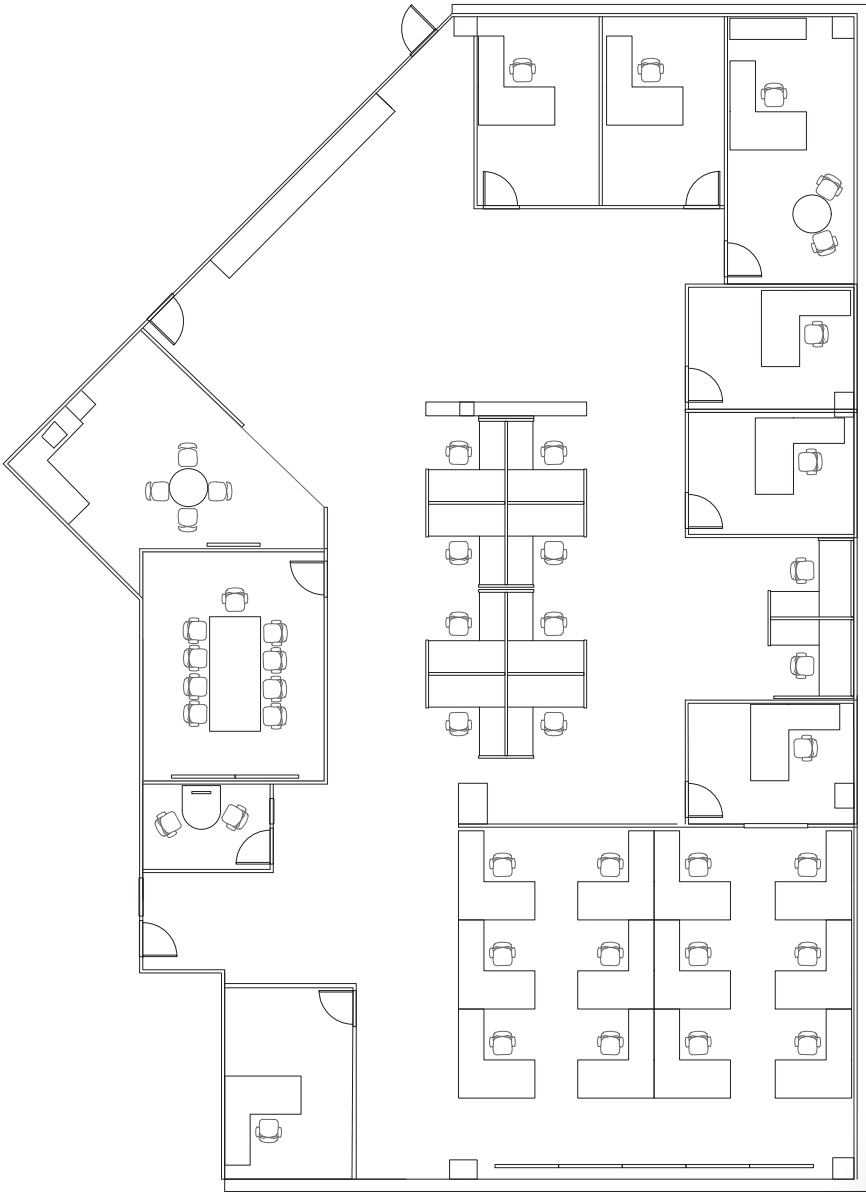
7,107 SF



6835 RAILWAY STREET SE

SUITE 111

5,388 SF







# LOCATION + AMENITIES

Walmart

Tim Hortons

SPORT CHEK

COSTCO WHOLESALE

SUBWAY

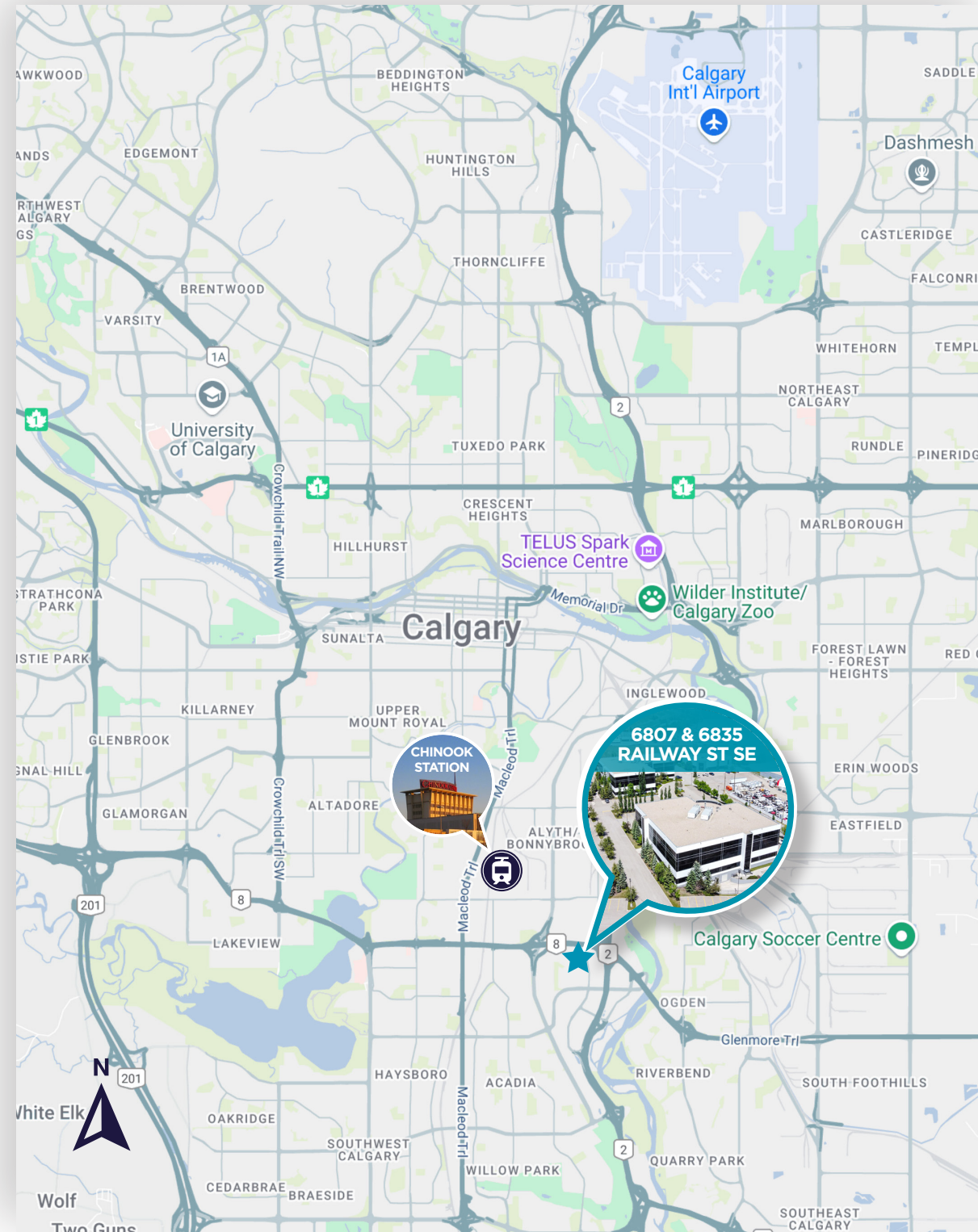
REAL CANADIAN SUPERSTORE

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](http://www.railwaystreet.ca)

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