

# Northeast Office Space

## For Sublease

# DEERFOOT ATRIUM

## SOUTH

6715 - 8th Street NE, Calgary | AB

Deerfoot Atrium is located within the Deerfoot Business Park, north of 64th Avenue NE. This development is comprised of both a North and South building with abundant surface and underground parking. Additionally, it is situated with great exposure to Deerfoot Trail. Both the North and South buildings feature an indoor atrium area provided as an amenity area, as well as an on-site conference centre exclusively for tenant use. Deerfoot Atrium also offers a fully functional fitness area and changerooms that have been recently renovated. Easy access and proximity to public transit. Located within close proximity to Deerfoot City, thus offering access to shopping, restaurants and other various amenities.

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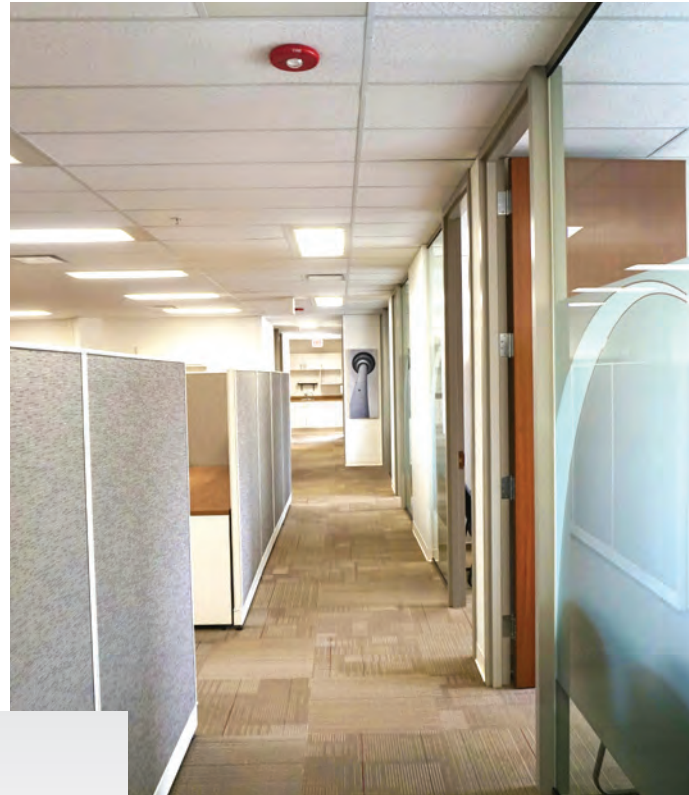
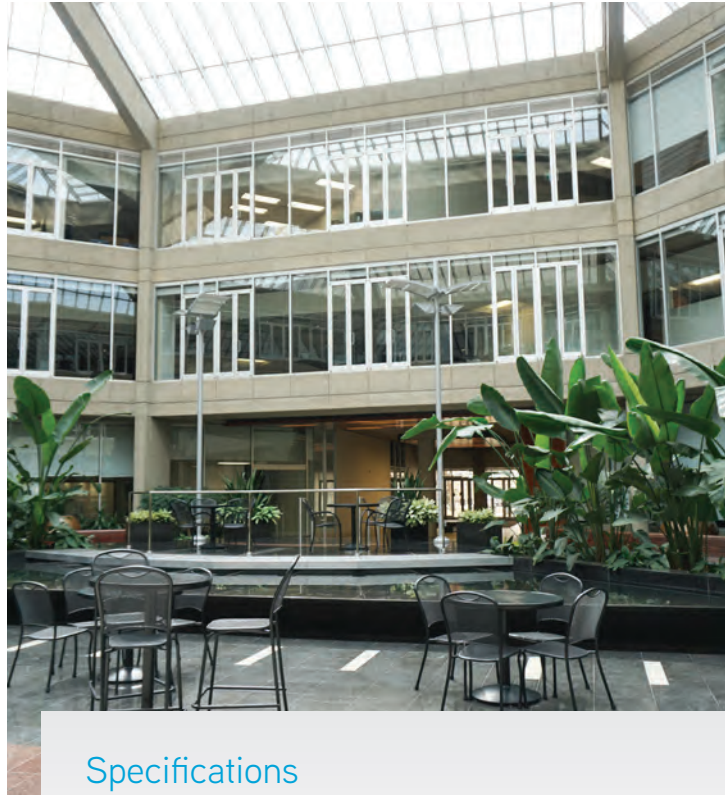
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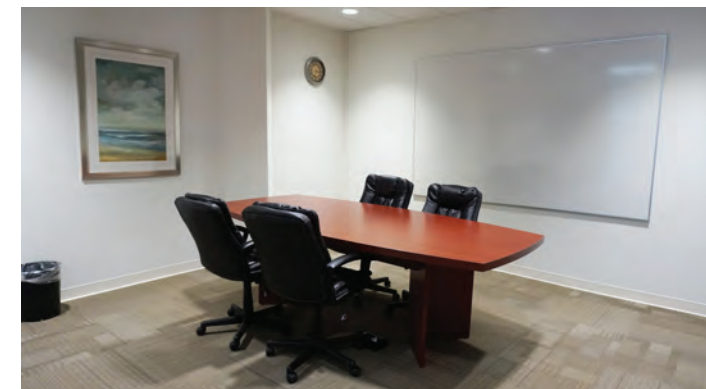
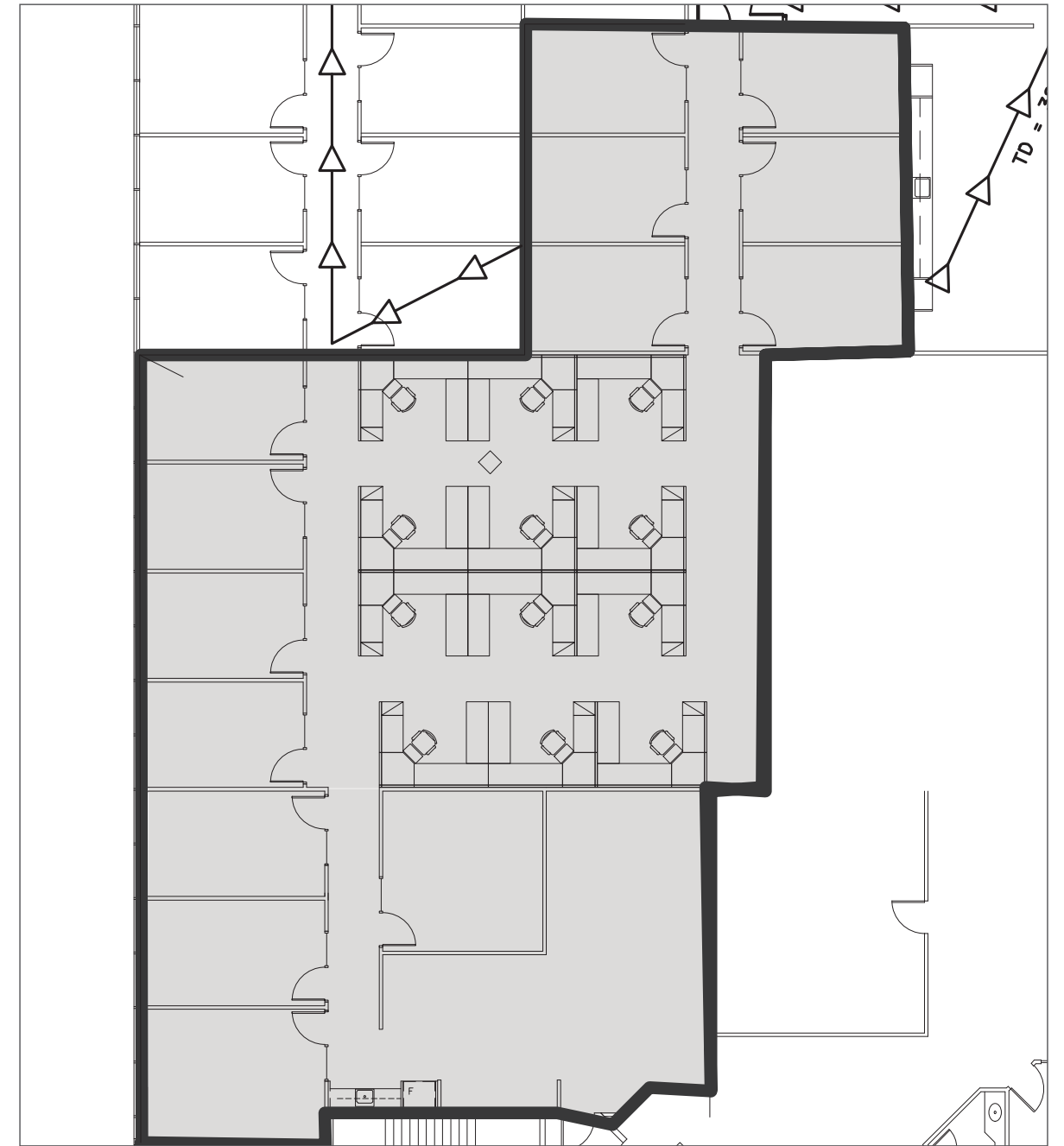


Specifications

Municipal Address	Suite 320, 6715 - 8th Street NE
Year Built	1981
Building Class	A
Available Space	4,875 SF
Term	October 31, 2024
Sublandlord	MPE Engineering Ltd.
Net Rent	Market Sublease Rates
Op Costs (2019 est.)	\$17.24 PSF
Availability	Immediately
Parking	25 surface stalls at no charge
Security	Security card access

Comments

- > Fully equipped fitness facility available with men's & women's change rooms and showers
- > Perimeter and interior offices and large open workstation area
- > Furniture available
- > Direct access from elevator lobby
- > Conference facility within the building for tenant use only



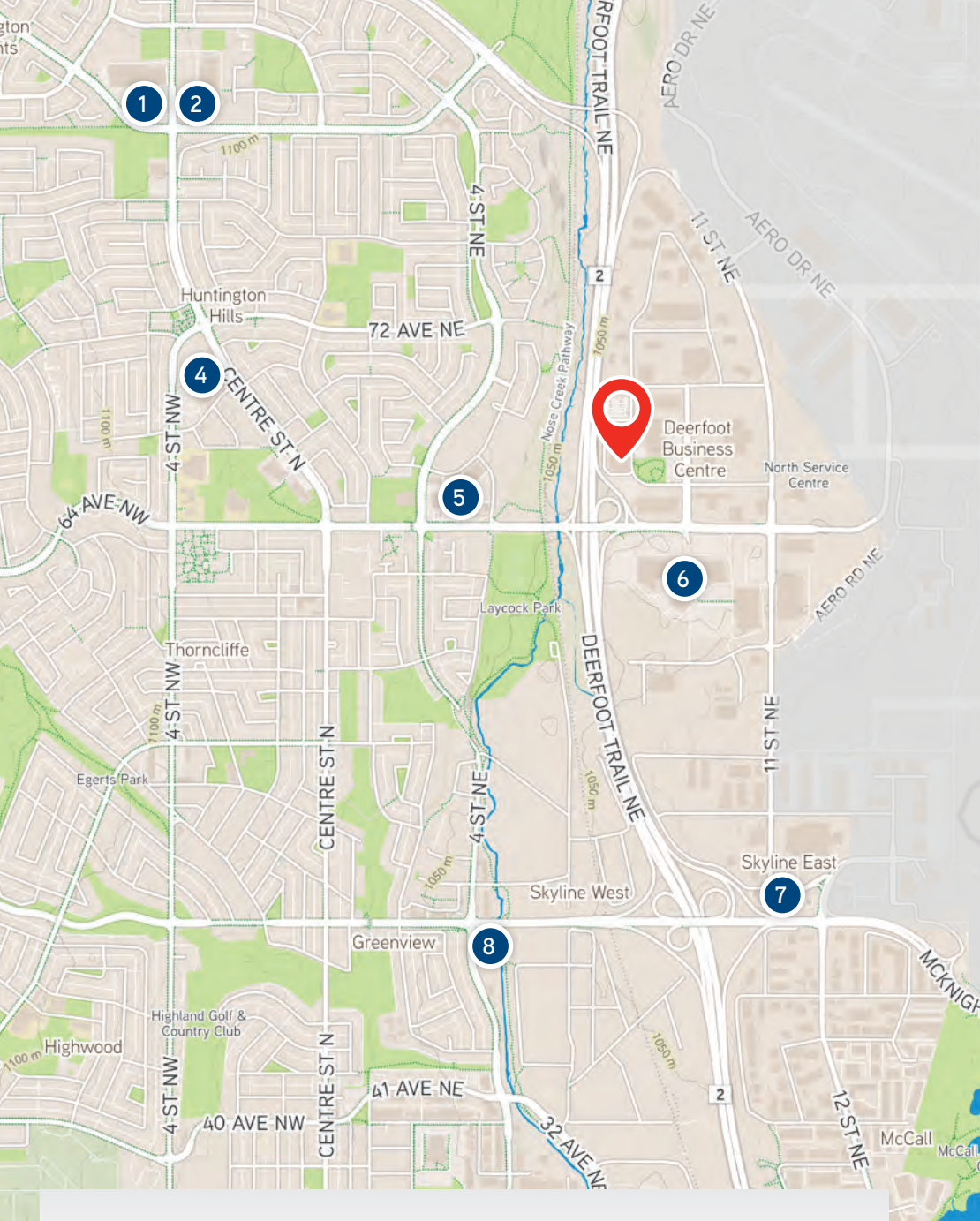
Close proximity to YYC Airport



Various bus routes in the immediate area



20-minutes driving distance to downtown



Calgary  
International Airport

Calgary International  
Airport

## Surrounding Amenities

1. Boston Pizza
2. RBC Royal Bank
3. Calgary International Airport
4. Real Canadian Superstore/  
Starbucks/Goodlife Fitness
5. Hunterhorn Plaza
6. Deerfoot City
7. Starbucks/Tim Hortons
8. Fusion Sushi

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