

UP TO  
**28,344 SF**  
AVAILABLE

**MEREDITH BLOCK**

611 MEREDITH ROAD NE

Colliers



**28,344 SF**

LOCATION AND CONVENIENCE.  
OPEN FLOOR PLANS.  
UNOBSTRUCTED VIEWS.  
WINNER FOR YOUR BUSINESS.  
THE CENTRE OF IT ALL.



## KEY HIGHLIGHTS

- Year Built:** 2015
- Premises:** 5<sup>th</sup> Floor: 28,344 SF\*
- Sublease Term:** August 31, 2031
- Rental Rate:** Market Sublease Rates
- Additional Rent:** \$13.66 (2025 estimate)
- Furniture:** Available
- Parking:** 1.5 Stalls / 1000 SF  
\$300 per Stall / Month

\*4th floor is also available on a headlease basis for a combined 56,728 SF of Rentable Area



Lockers and Showers



Secure Underground Bicycle Storage



Underground Storage

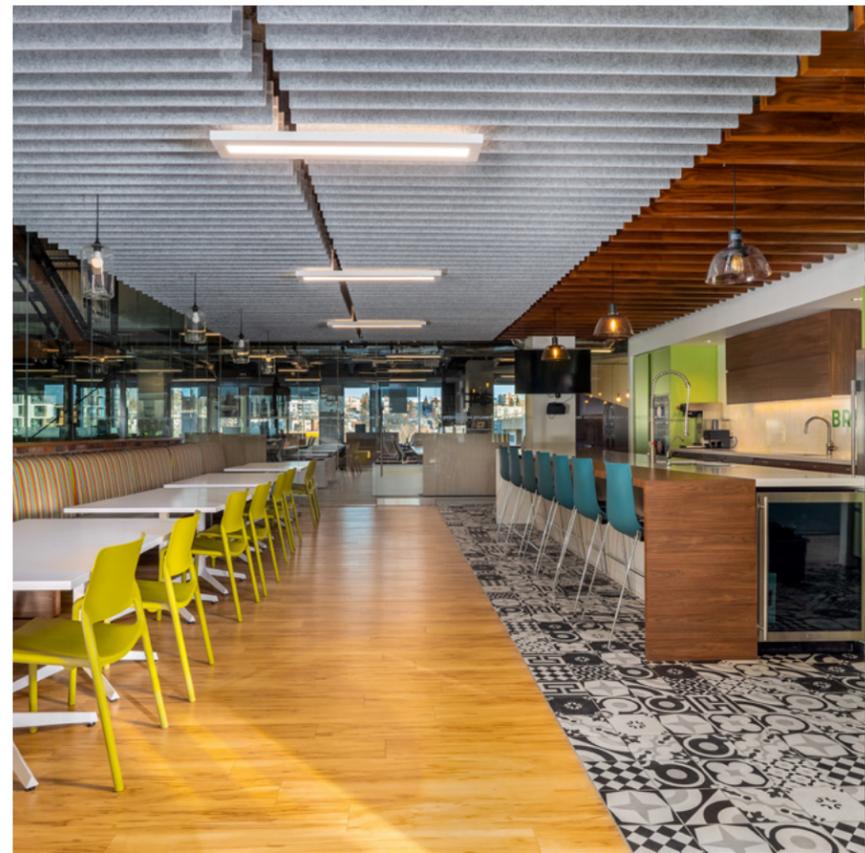


Car Charging Stations

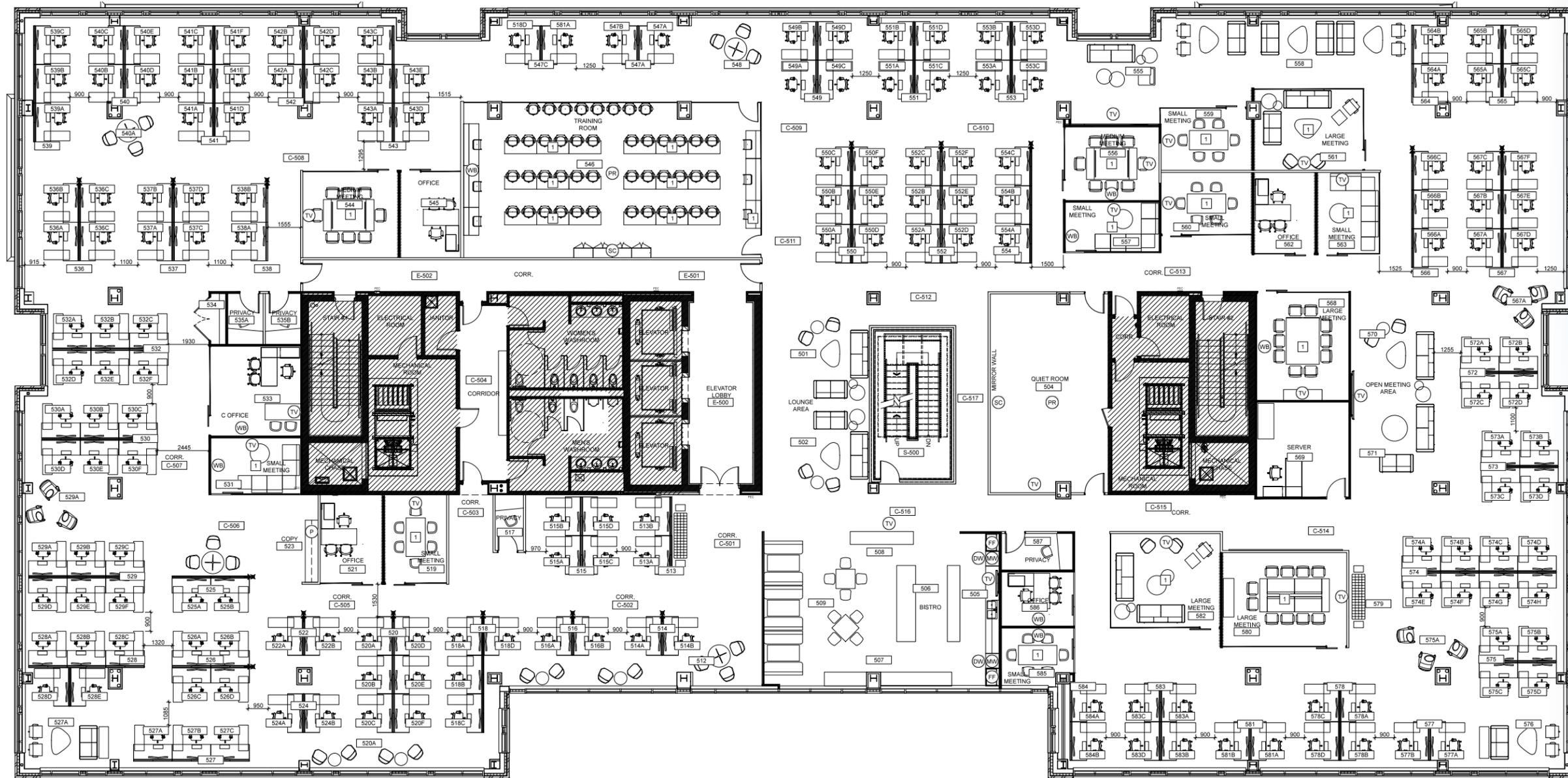


Dog Friendly Building





# 5th Floor

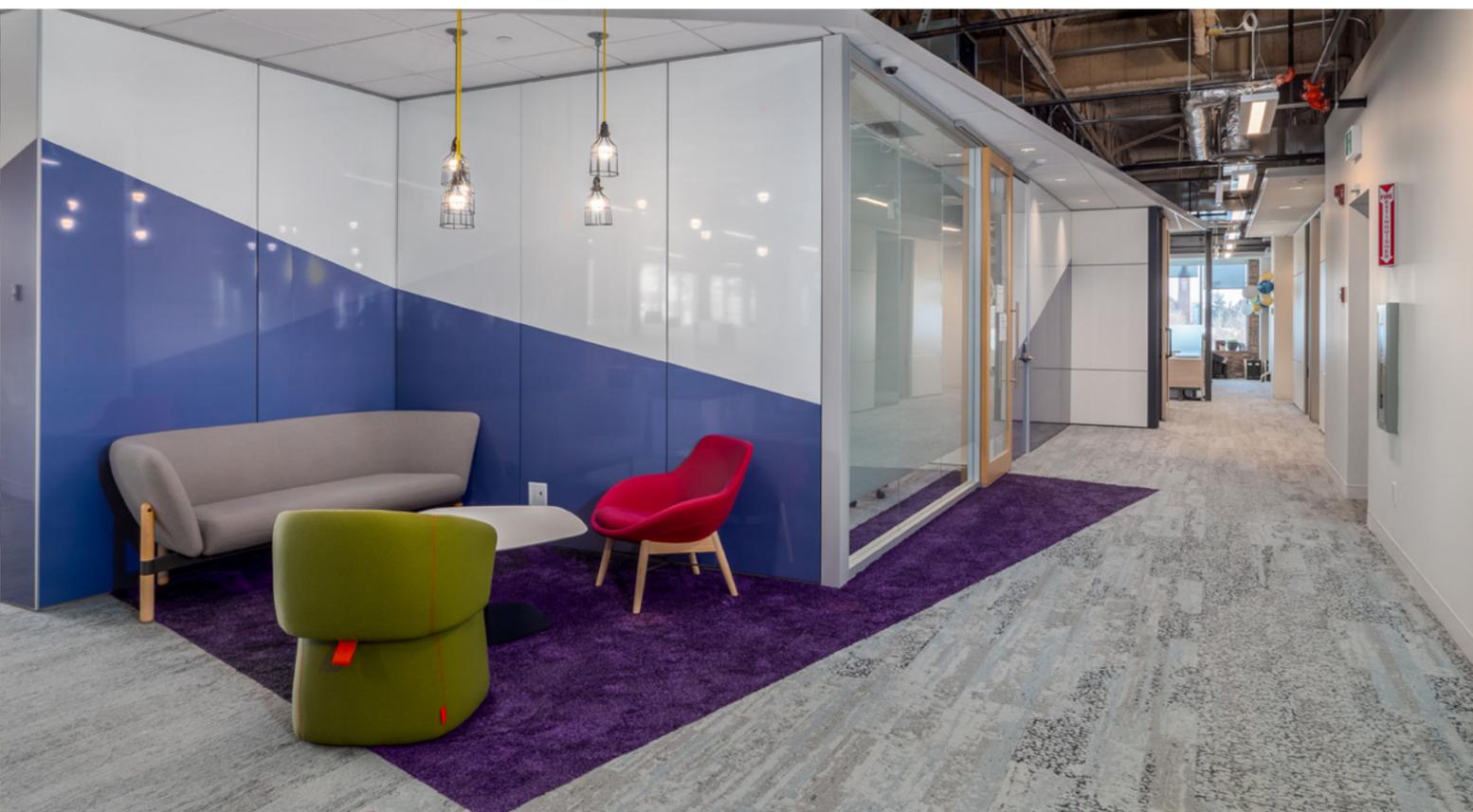
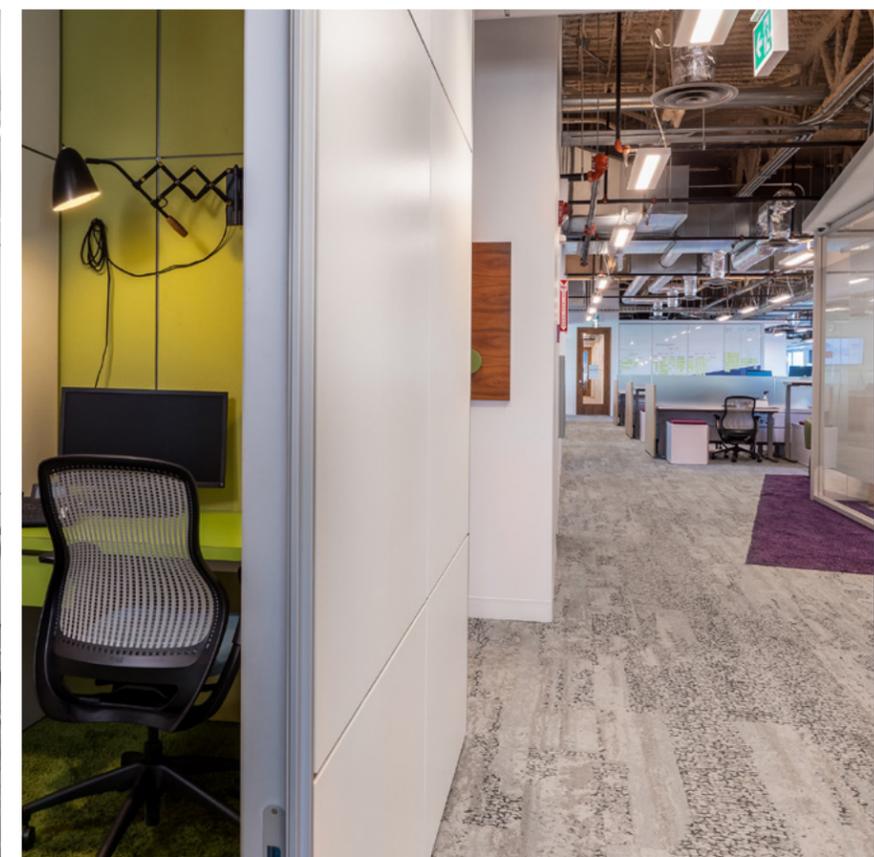


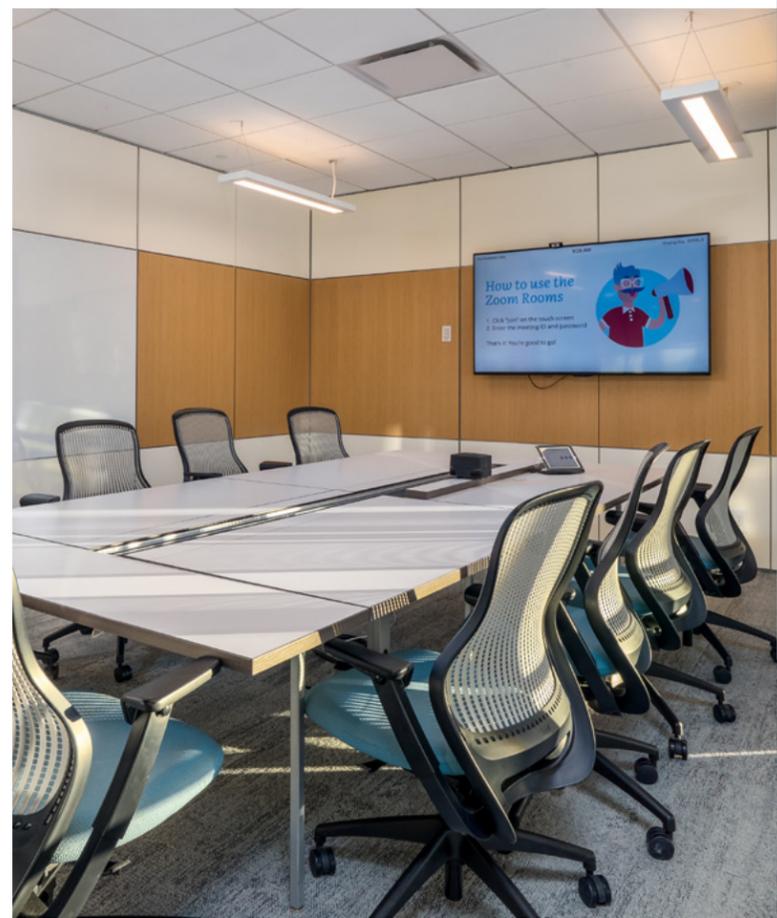
- 168 Workstations
- 2 Large Office
- 4 Small Offices
- 7 Small Meeting Rooms
- 2 Medium Meeting Rooms
- 4 Large Meeting Rooms
- 4 Privacy Rooms
- 2 Training Room (Large Multipurpose)
- 1 Print Station
- 2 In Suite Washrooms
- Large Kitchen Bistro



## 28,344 SF

SCAN QR CODE FOR A VIRTUAL WALKTHROUGH

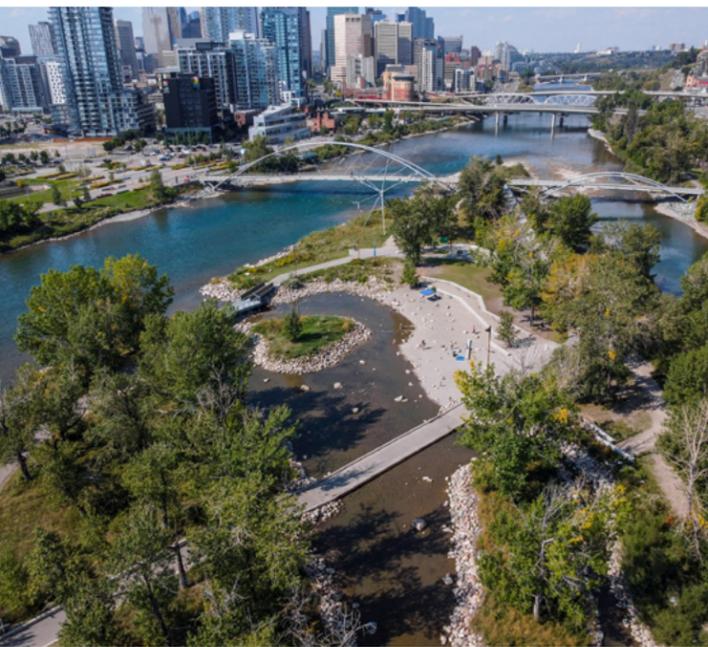




# ALL WALKING DISTANCE

THE RIVERWALK PATH SYSTEM MAKES DOWNTOWN LEISURE AND RECREATION CONVENIENT BY CONNECTING URBAN STREETSAPES WITH PARKS FOUND ALONG THE BOW RIVER - LIKE PRINCE'S ISLAND PARK AND ST. PATRICK'S ISLAND.



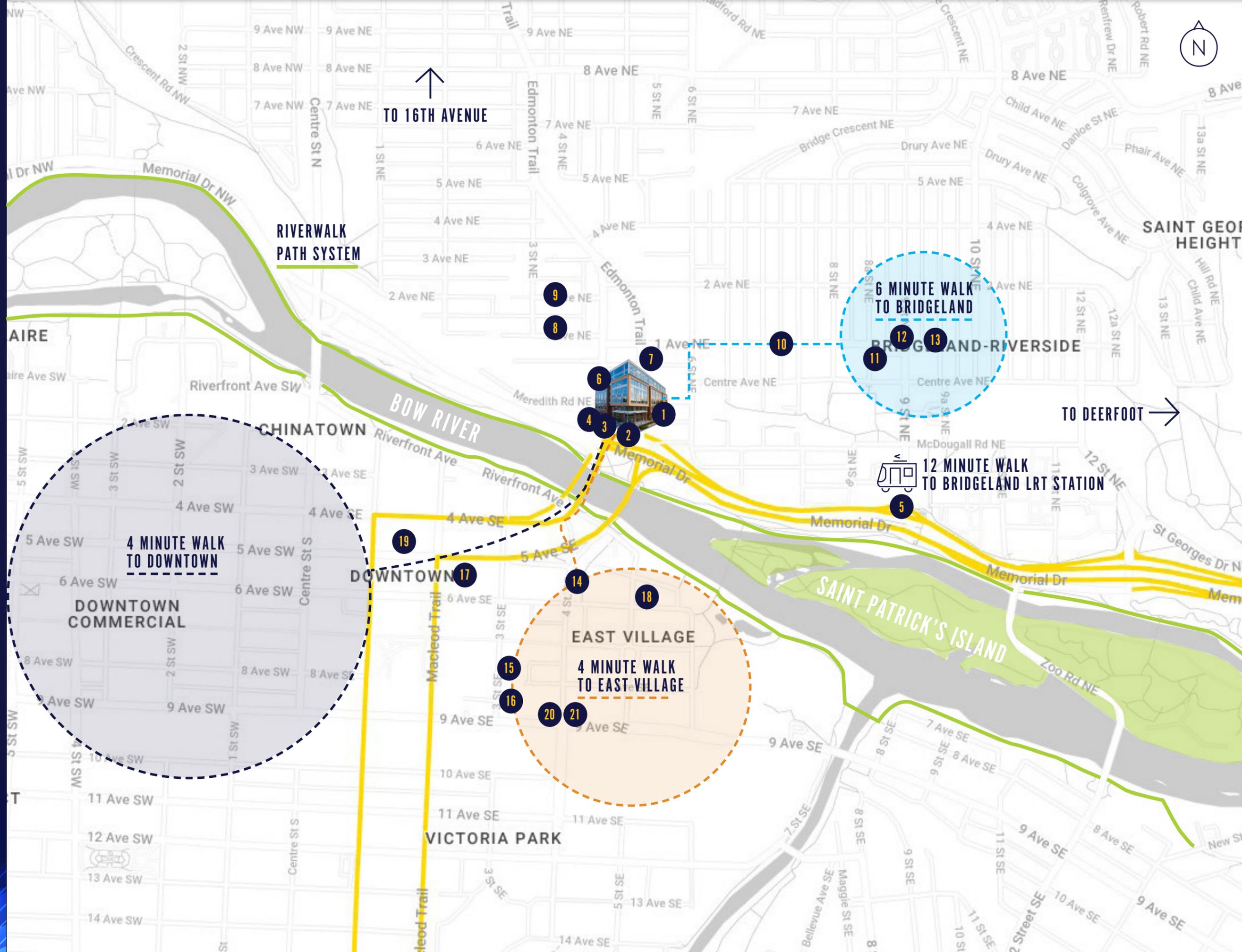


# ALL WALKING DISTANCE

NUMEROUS AMENITIES SURROUNDING THE AREA,  
SUCH AS RESTAURANTS, COFFEE SHOPS, LIBRARIES,  
BOUTIQUE SHOPS AND MORE.

**4 MINUTE WALK TO DOWNTOWN**

- 1 Blush Lane Organic Market
- 2 Starbucks
- 3 Garbanzo's
- 4 YYC Crossfit
- 5 Bridgeland LRT Station
- 6 Jinbar
- 7 Bridgeland Distillery
- 8 Shawarma Ave
- 9 Riverside Pharmacy
- 10 Blue Star Diner
- 11 Bike and Brew
- 12 Le Brezza Ristorante
- 13 Sushi Bar Zipang
- 14 Charbar
- 15 Central Library
- 16 Tim Hortons
- 17 Real Canadian Superstore
- 18 Alt Hotel Calgary
- 19 Studio Bell
- 20 King Eddy
- 21 Studio Bell



↑  
TO 16TH AVENUE

RIVERWALK  
PATH SYSTEM

6 MINUTE WALK  
TO BRIDGELAND

→  
TO DEERFOOT

4 MINUTE WALK  
TO DOWNTOWN

4 MINUTE WALK  
TO EAST VILLAGE

12 MINUTE WALK  
TO BRIDGELAND LRT STATION

# MEREDITH BLOCK

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