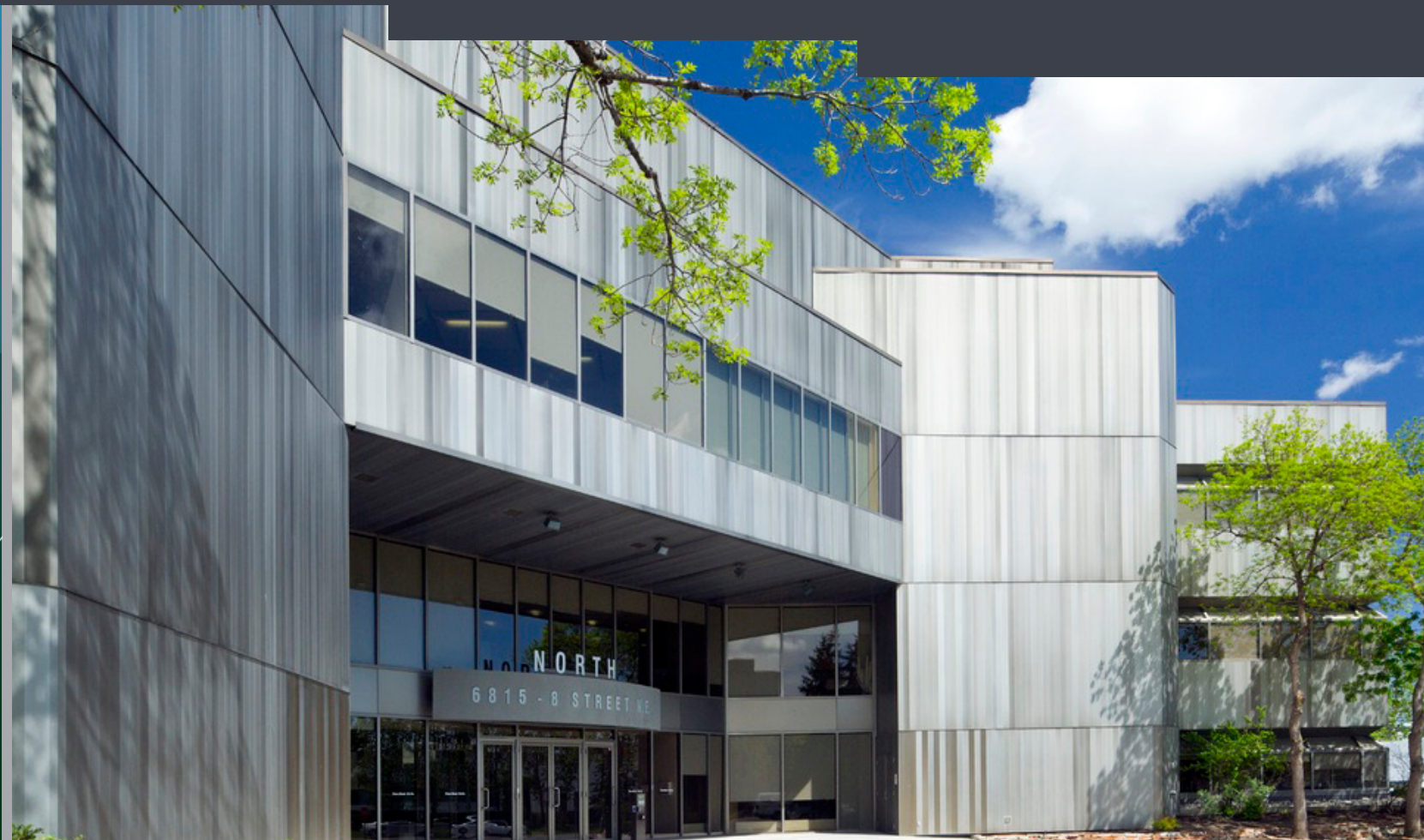


FOR LEASE

DEERFOOT ATRIA NORTH

6815 8TH STREET NE





PROPERTY OVERVIEW

BUILDING CLASS A Class Office Complex

AVAILABLE Immediately

OP. COSTS & TAXES \$15.86 PSF

NET RENTAL RATE Market

PARKING

- 3 stalls per 1,000 SF
- Surface: \$25.00/ stall/ month
- Underground: \$75.00/ stall/month
- Visitor Lot with short stay, hourly and daily parking available

www.cbre.ca/calgary

Highlights



Atrium in Each Building with Glass Skylights, Bistro Style Seating and Extensive Live Garden



Strong Parking Ratio with Surface, UnderGround and Visitor Lots



Conference Facility located in Deerfoot Atria North, for Tenant Use



Individual Tenant Storage Units Available on Underground Parking Levels



Tenant Fitness Facility, Showers and Change Rooms located on Ground Floor of Deerfoot Atria South



Secure bicycle parking storage located on P1 parking level of each Building



Signage Available with Exposure to Deerfoot Trail



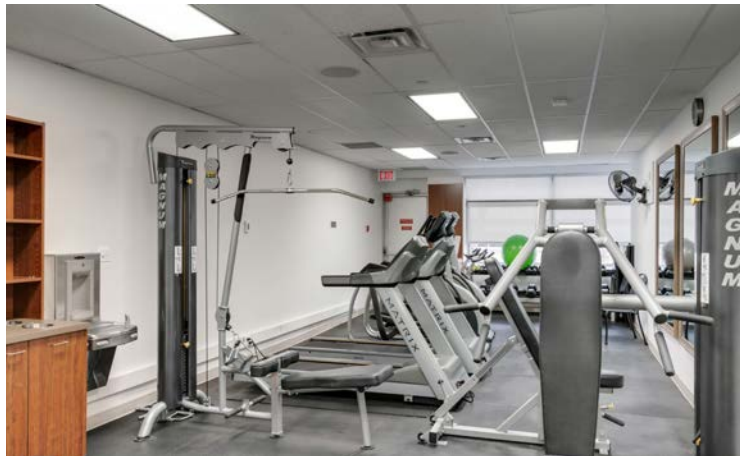
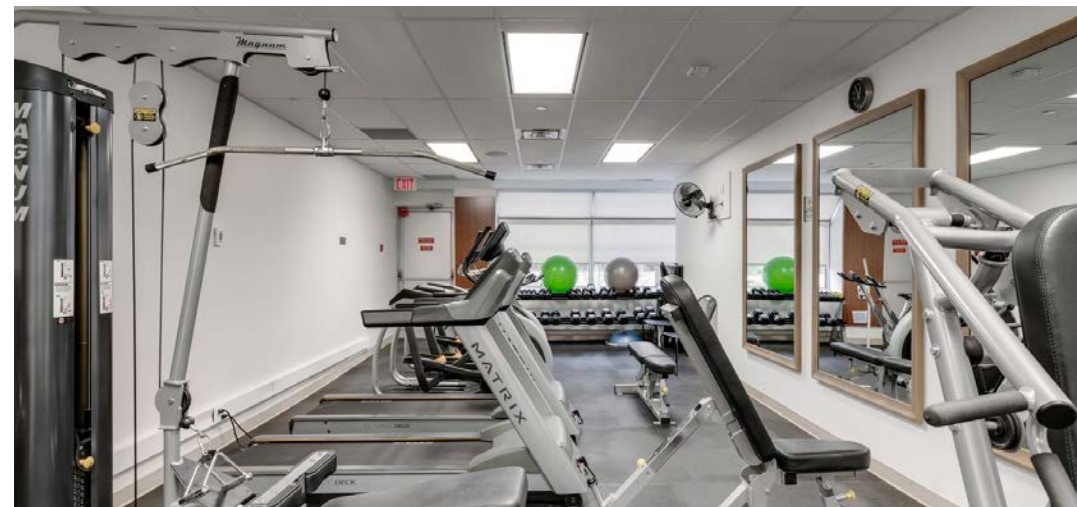
Manned Security Desk in Deerfoot Atria North

Space Available

SUITE N120: 6,375 SF Developed space with perimeter offices and open area

SUITE N150: 5,596 SF Developed space with perimeter offices and open area. 14 existing workstations

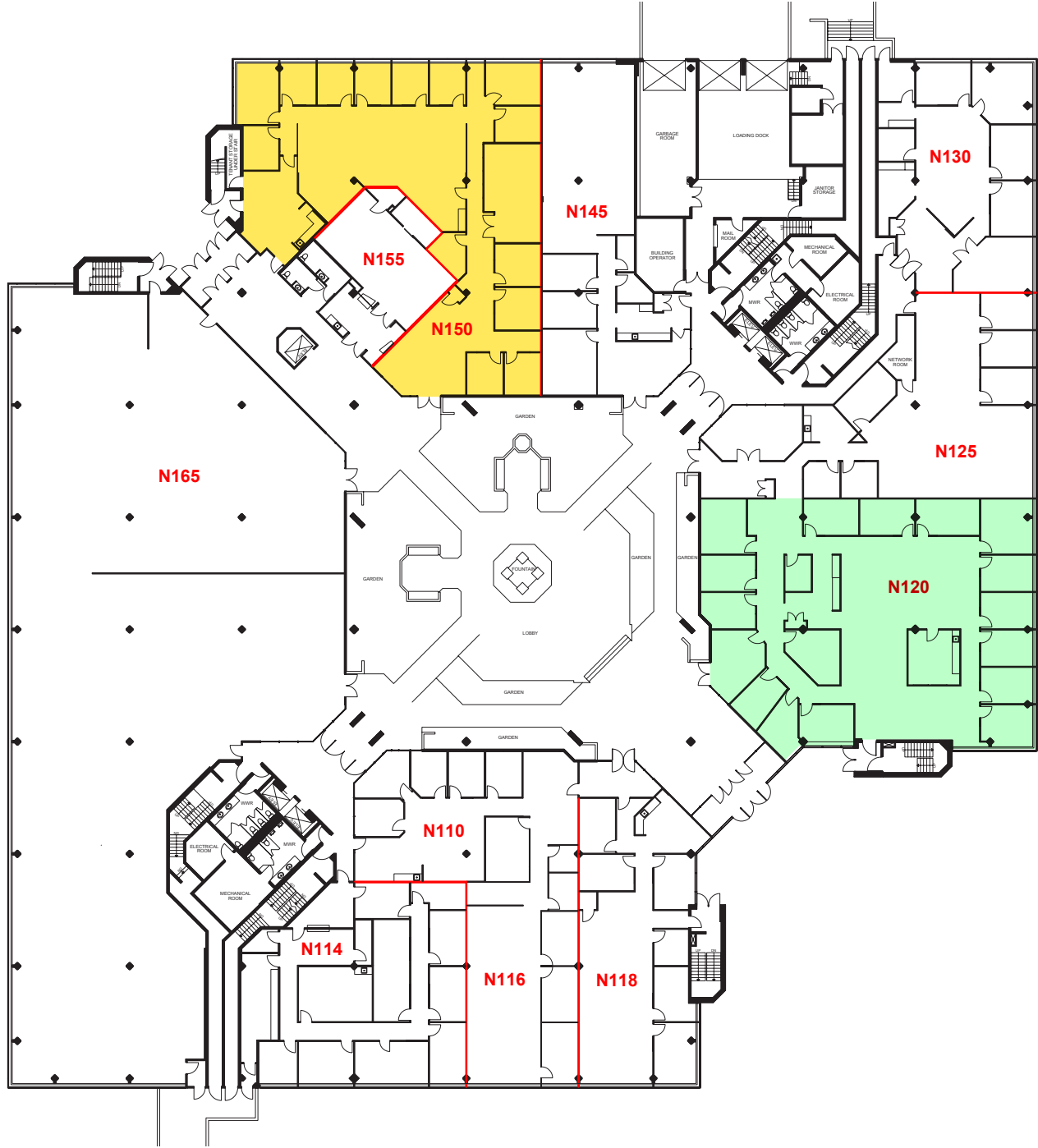
SUITE N275: 3,597 SF Developed office intensive space



Floor Plan

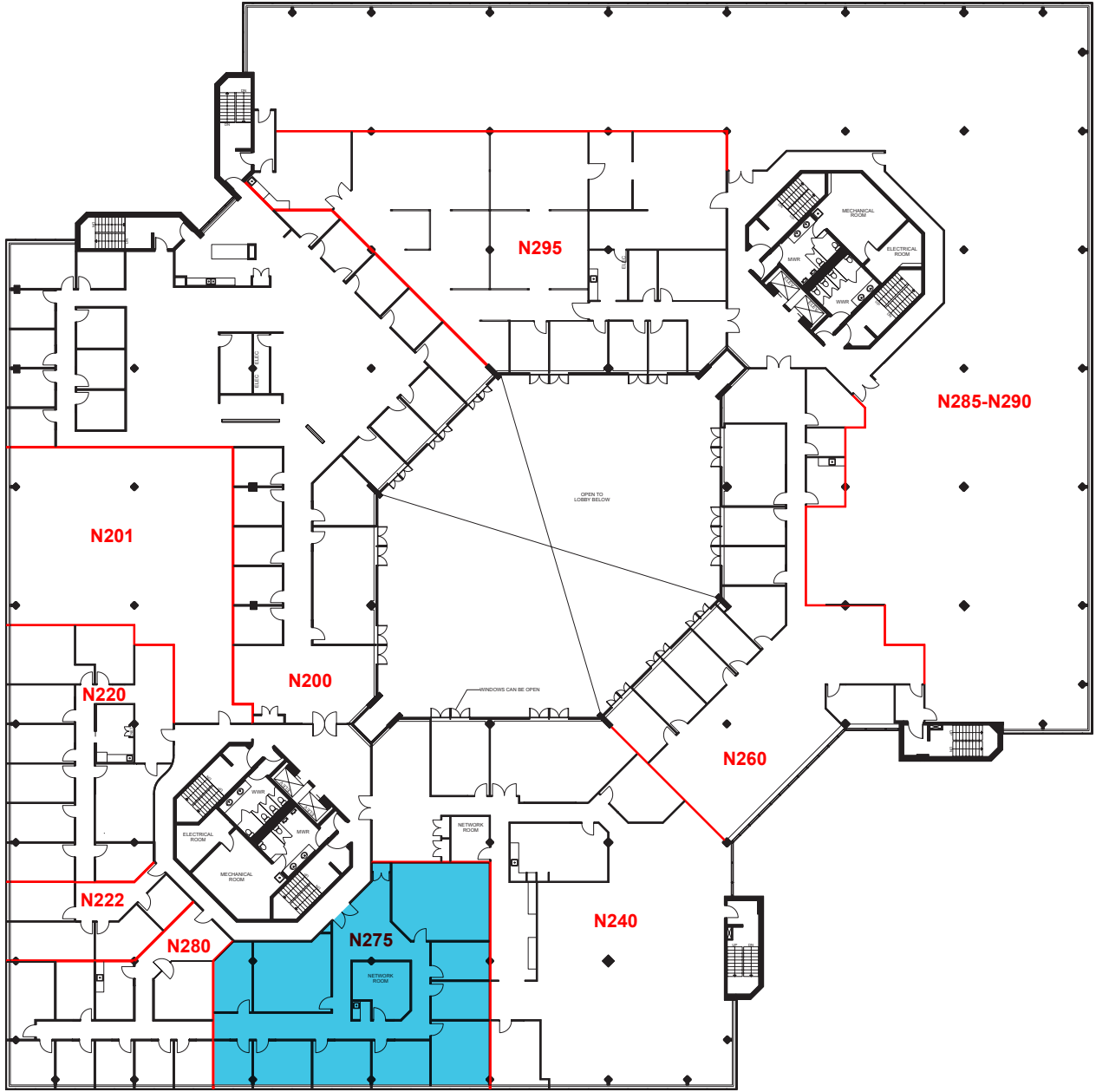
SUITE N120: 6,375 SF

SUITE N150: 5,596 SF ✨



Floor Plan

SUITE N275: 3,597 SF



Suite Photos

SUITE N150: 5,596 SF

 Click for
Virtual Tour



Floor Plan

SUITE N150: 5,596 SF

 Click for
Virtual Tour

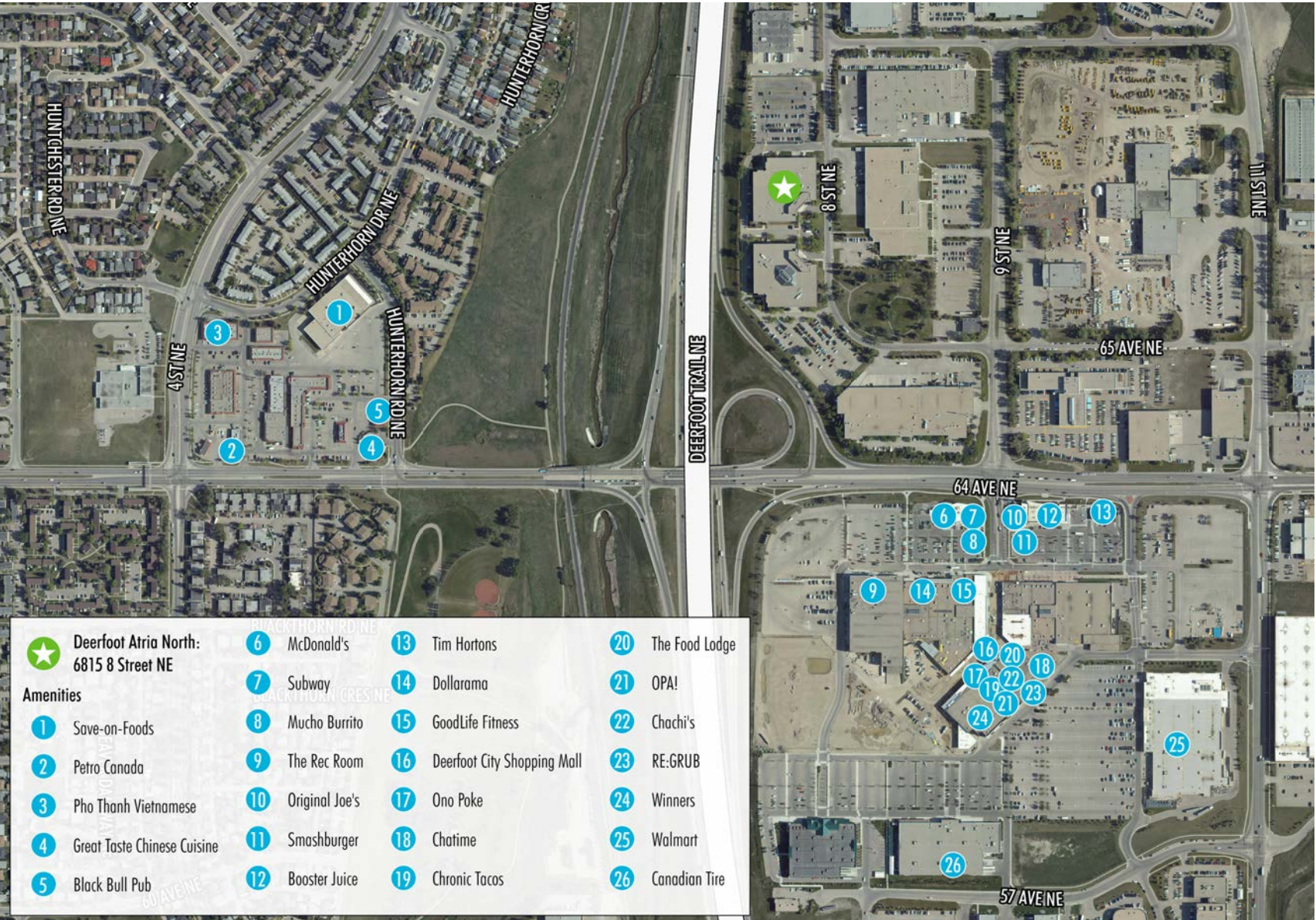


400m to
Deerfoot City
Shopping Mall

650m to
Deerfoot Trail

7 min drive to
Calgary Airport

Nearby Amenities



MAPPING SOURCES: CANADIAN MAPPING SERVICES CANADAMAPPING@CBRE.COM, DMTI SPATIAL, ENVIRONICS ANALYTICS, MICROSOFT BING, GOOGLE EARTH.

DEERFOOT
ATRIA NORTH

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