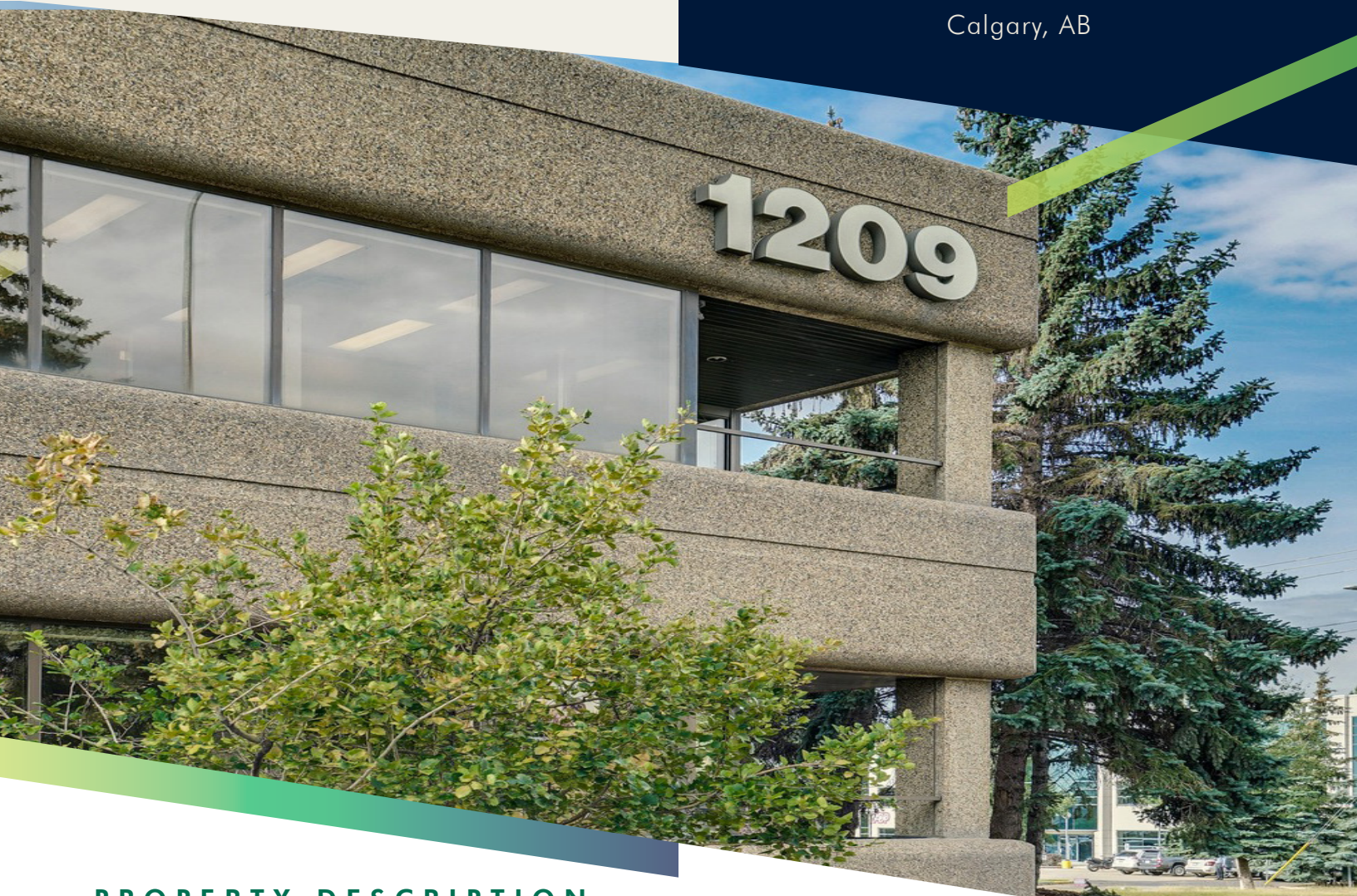


F O R L E A S E

# RIVERVIEW ATRIUM I

1209 59<sup>TH</sup> AVENUE SE

Calgary, AB



## PROPERTY DESCRIPTION

+ Year Built:  
1980

+Space Available:  
Suite 105: 2,641 SF  
Suite 145: 1,466 SF

+Space Available:  
Suite 180: 3,614 SF  
Suite 245: 3,785 SF

+ Available:  
Immediately

+ Basic Rent:  
Market

+ Operating Costs:  
\$17.74 per SF

+ Parking:  
Underground \$75  
105 = 4 underground  
145 = 2 underground  
180 = 6 underground  
245 = 6 underground

## PROPERTY HIGHLIGHTS



"B" Class suburban office building



Short drive to Deerfoot Meadows Shopping Centre retail amenities



Bus route #43 located in front of the buildings

## THE ATRIUM

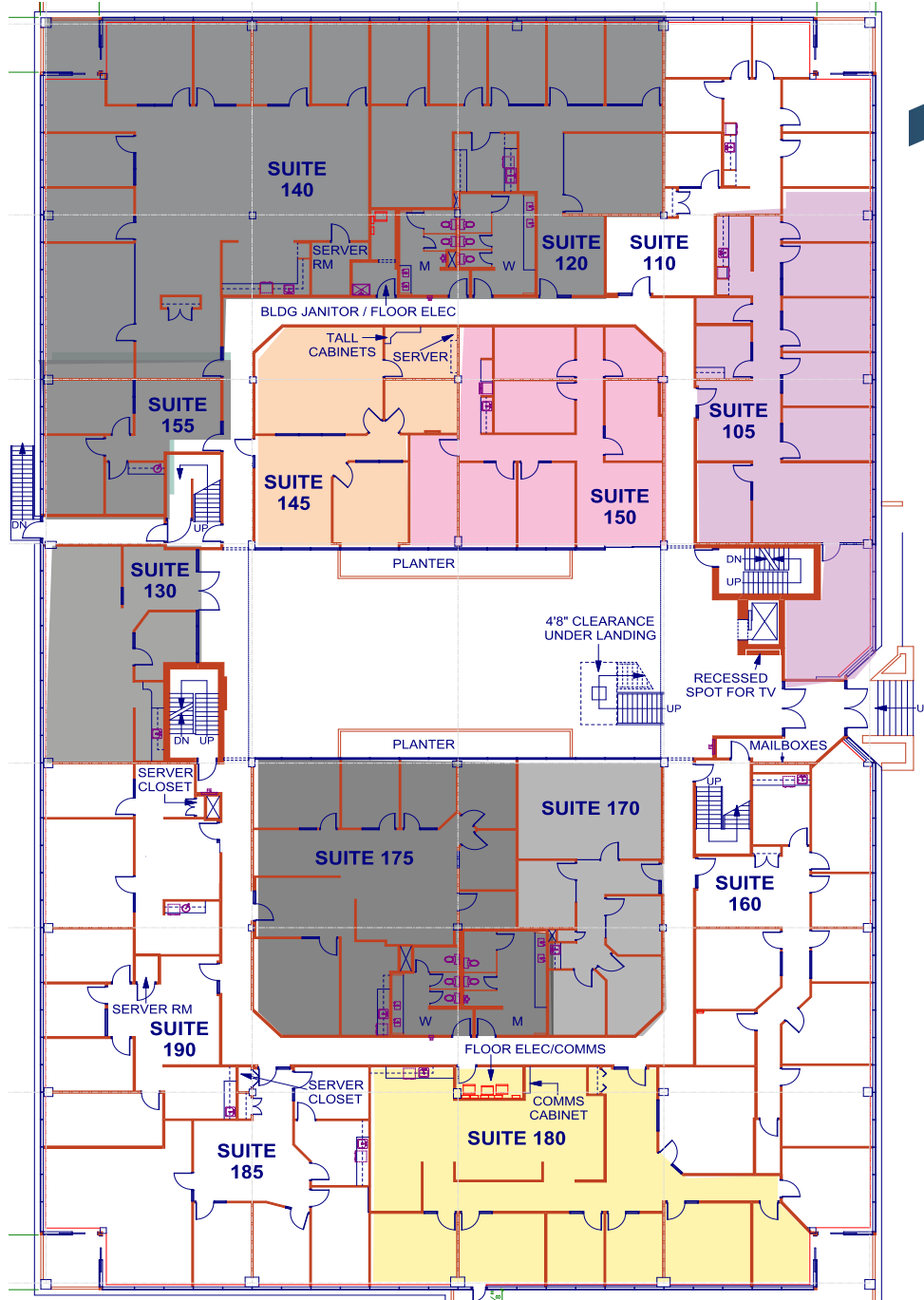
*Atrium renovation complete as of January, 2023.*



# FLOOR PLAN

SUITE 105: 2,641 SF    SUITE 145: 1,466 SF

SUITE 180: 3,614 SF



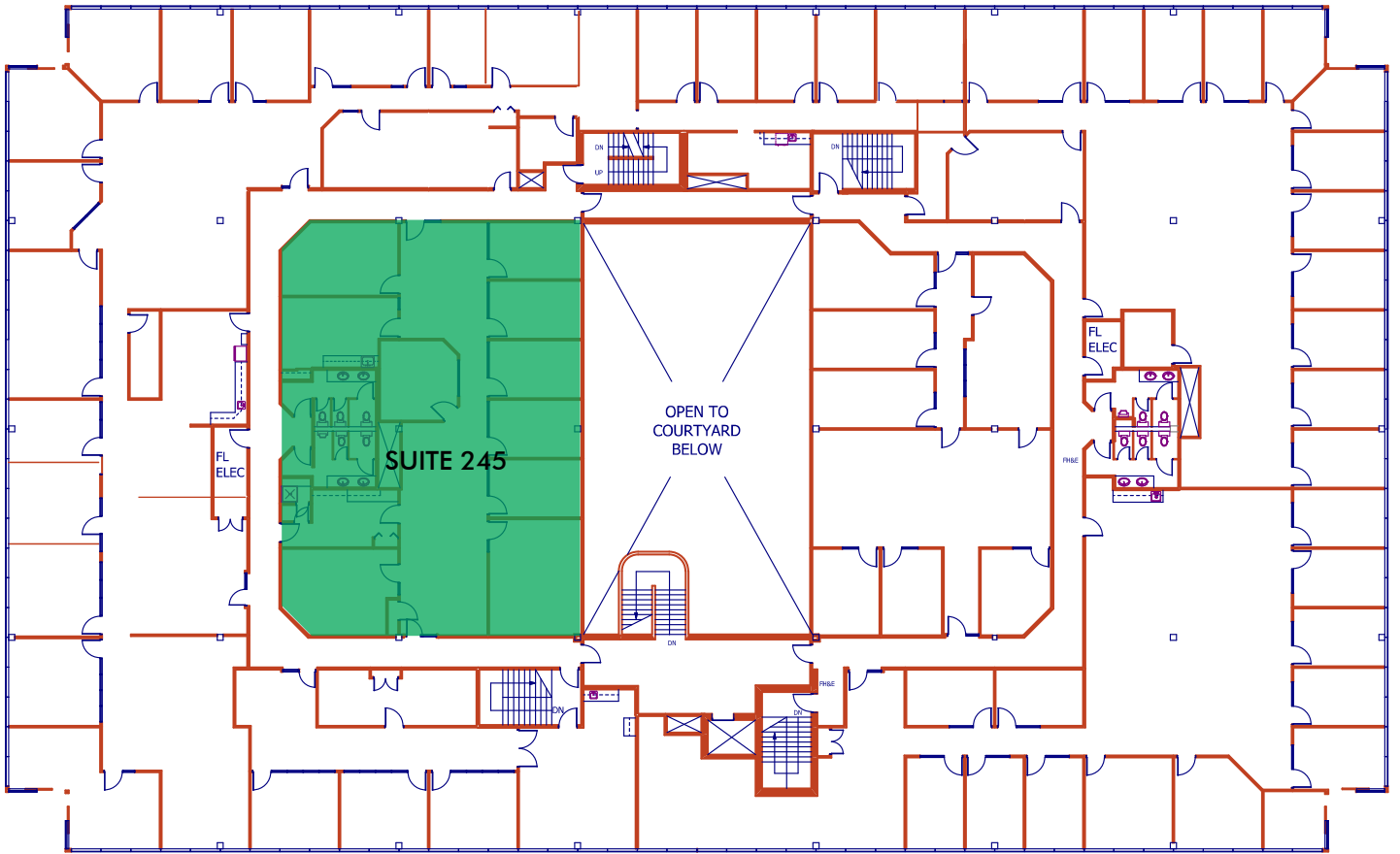
# PHOTOS

\*Furniture Potentially Available  
SUITE 105:

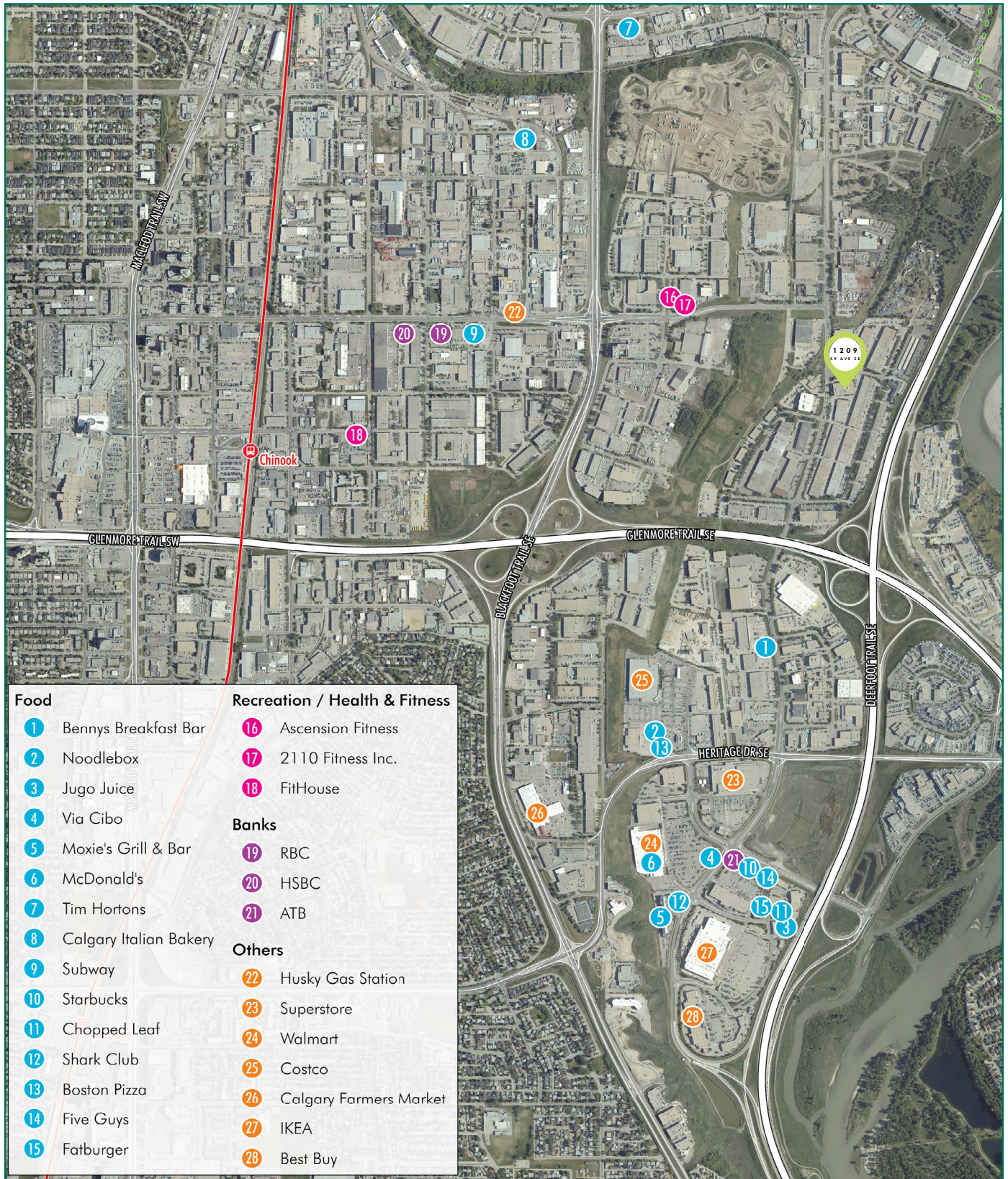


# FLOOR PLAN

SUITE 245: 3,785 SF



# NEARBY AMENITIES



RIVERVIEW ATRIUM I  
1209 59<sup>TH</sup> AVENUE SE  
Calgary, AB

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