

# EDINBURGH PLACE

900 6 AVENUE SW

OFFICE SPACE FOR  
SALE OR LEASE



**CBRE**



# EDINBURGH PLACE

## OFFICE SPACE

### FOR SALE OR LEASE

Edinburgh Place is located in the west end district of the downtown core with close proximity to Calgary's Bow River pathway system. Conveniently located with great access and egress in and out of the downtown core, as well as being walking distance to many amenities and services. Located two blocks from the LRT with access to multiple bus routes.



## Availability

### Available Space

6<sup>th</sup> Floor Up to 5,700 square feet

### Availability

Immediate

### Lease Term

Flexible

### Parking

1 stall available

### Purchase Price

\$749,000

### Gross Rent

Aggressive Lease Rates

### Individual Offices Available for Rent

Large executive office	\$ 650 per month
Regular office	\$ 550 per month
3 offices	\$ 1,450 per month
Technology and reception rate per tenant (optional)	\$ 300 per month

### Lease Allowance

Negotiable

### Monthly Condo Fees

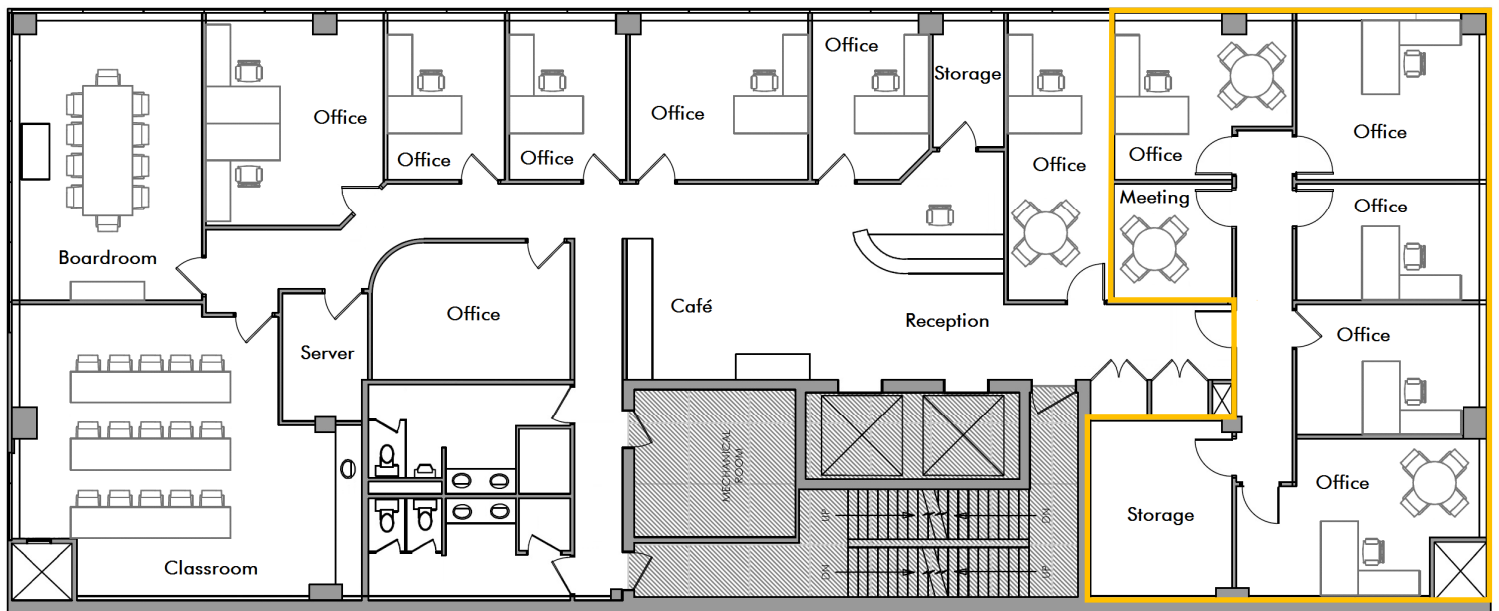
\$4,091.00

### 2024 Property Taxes

\$20,757.57

### Highlights

- Shows well
- Office intensive layout with large training room
- Flexible lease arrangements
- Furniture included



**Full Floor**

5,700 square feet

- 11 exterior offices
- 1 interior office
- Boardroom
- Meeting room
- Training room
- Café
- Reception
- 2 storage rooms
- Server room

**Partial Floor**

**\$4,000 per month**

- 5 exterior offices
- Meeting room
- Storage

**Month-to-Month Office Rates**

Large Executive Office	\$ 650 per month
Regular Office	\$ 550 per month
3 Offices	\$ 1,450 per month

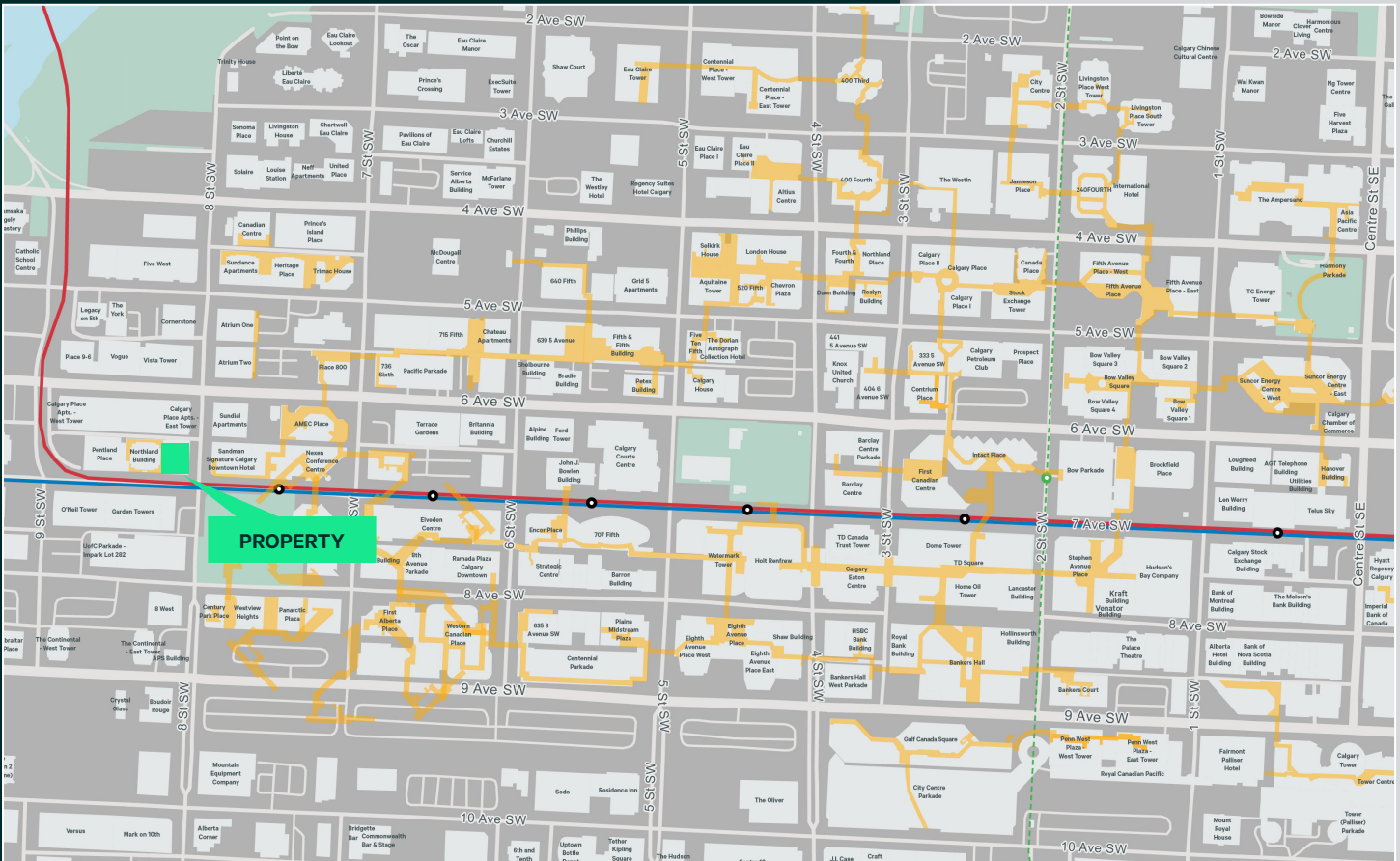
**Technology and Reception Rate per Tenant**

(optional)	\$ 300 per month
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## CBRE Limited

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[www.cbre.ca](http://www.cbre.ca)

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