

FOR LEASE

# DEERFOOT ATRIA SOUTH

6715 8<sup>TH</sup> 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](http://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 S110: 14,192 SF Developed to mostly open configuration
- SUITE S140: ✨ 4,941 SF Available December 1, 2025
- SUITE S142: 4,947 SF Available Immediately
- SUITE S230: 18,000 SF Developed space. Divisible

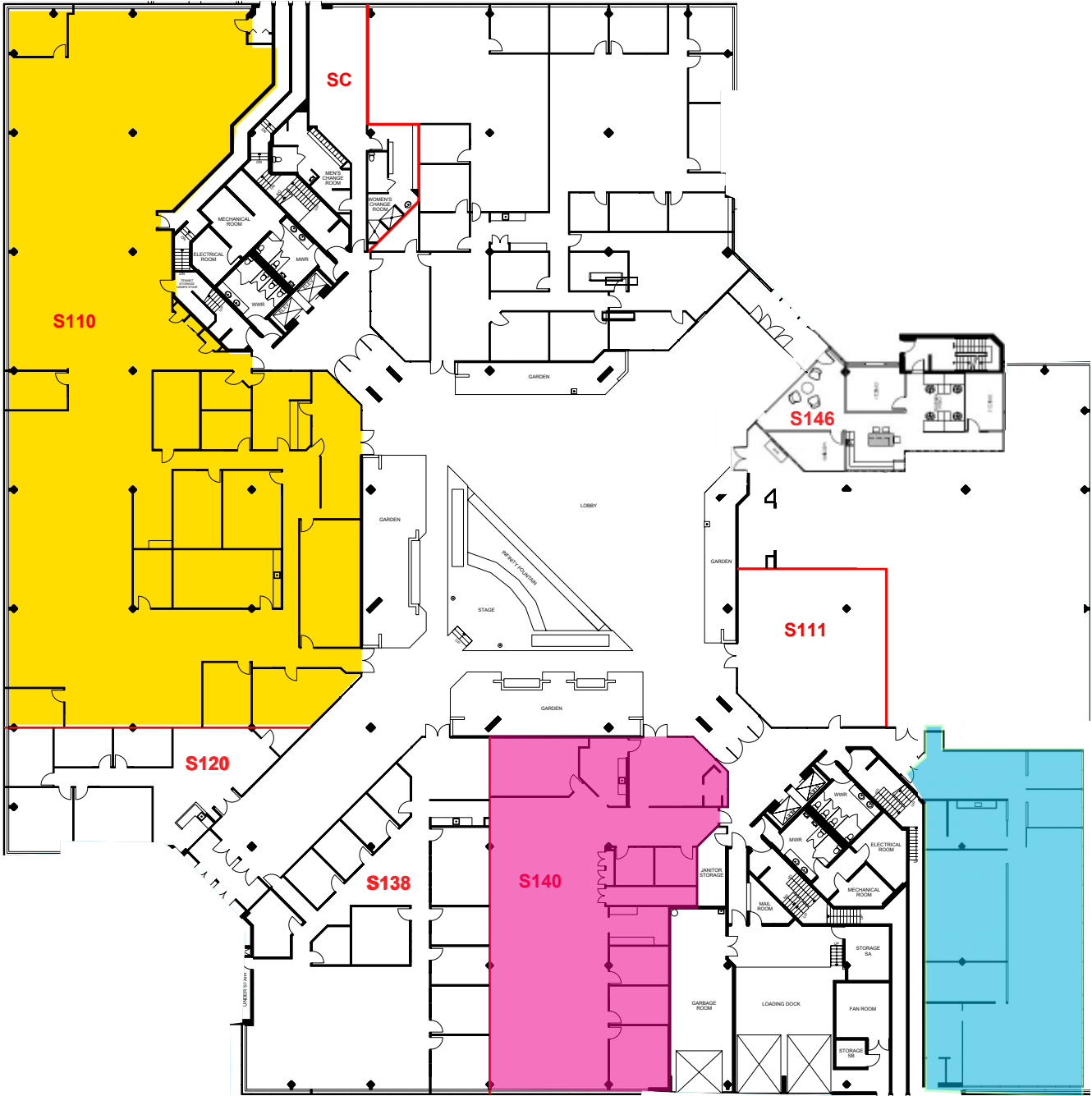


# Floor Plan

SUITE S110: 14,192 SF

SUITE S140: 4,941 SF

SUITE S142: 4,947 SF



*Floor Plan*

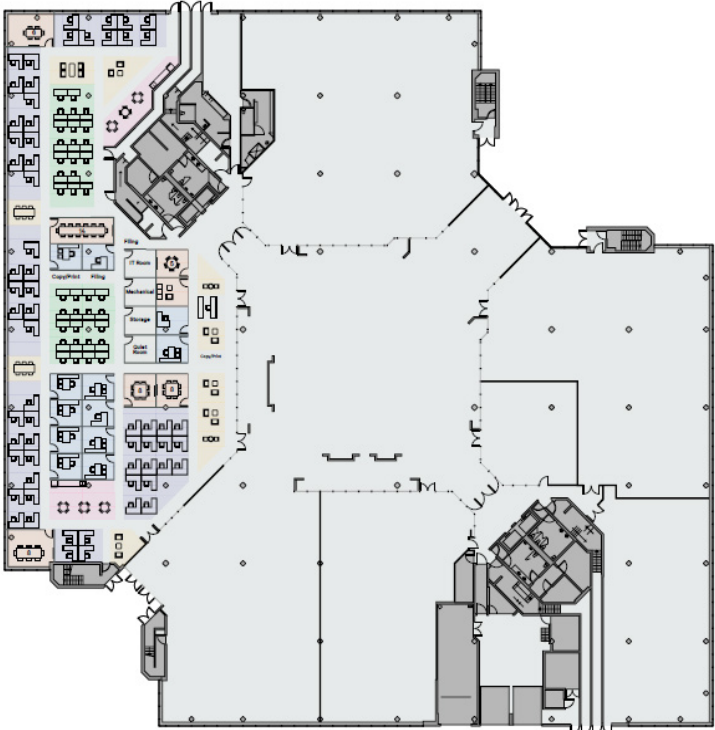
SUITE S110: 14,192 SF

Proposed Configuration

OPTION 1

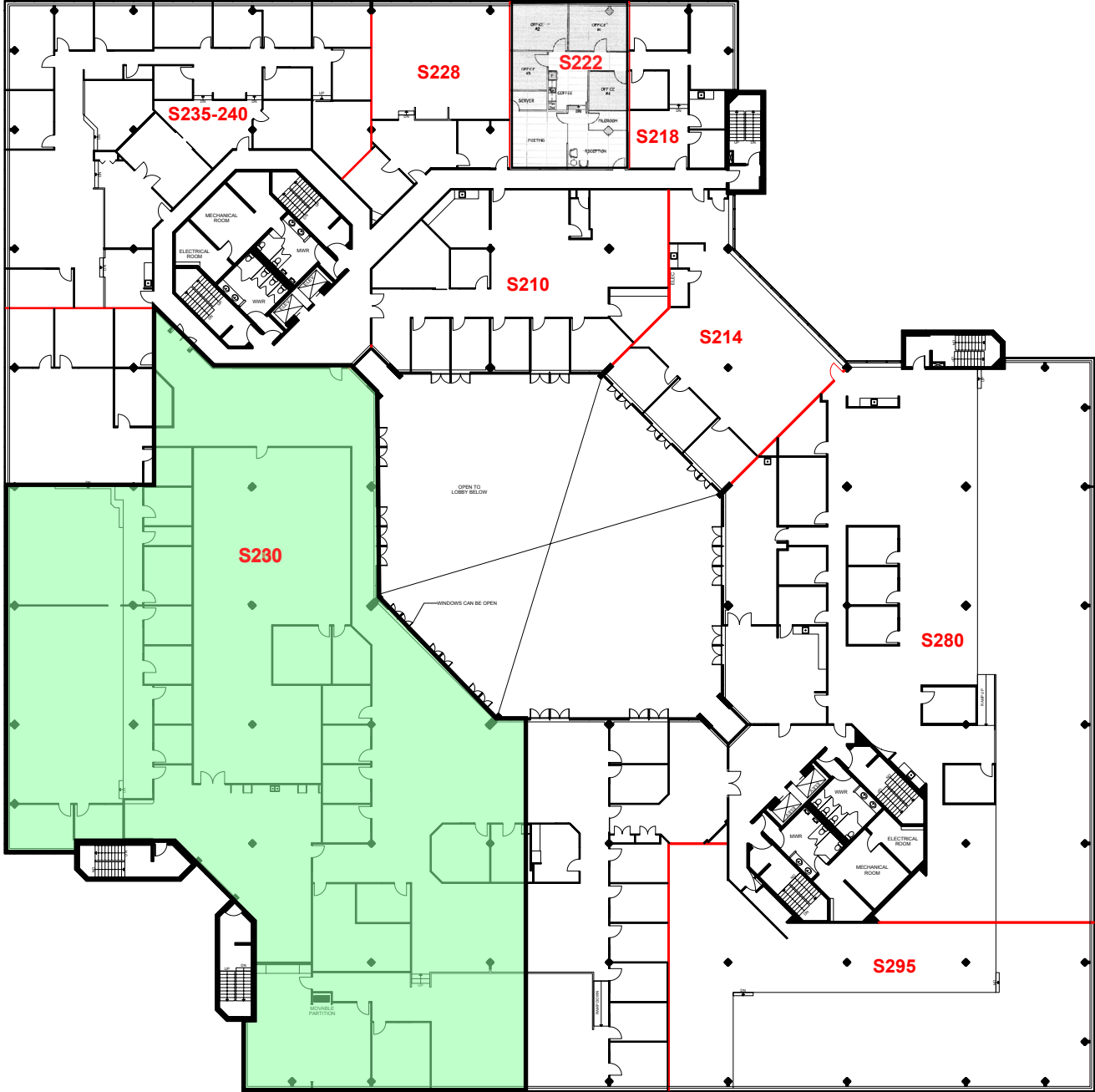


OPTION 2



# Floor Plan

SUITE S230: 18,000 SF



# Nearby Amenities



400m to  
Deerfoot City  
Shopping Mall



650m to  
Deerfoot Trail



7 min drive to  
Calgary Airport



# DEERFOOT ATRIA SOUTH

---

## PLEASE CONTACT:

### Stuart Watson

Senior Vice President  
T 403 750 0540  
[stuart.watson@cbre.com](mailto:stuart.watson@cbre.com)

### Katie Sapiuha

Senior Vice President  
T 403 750 0529  
[katie.sapiuha@cbre.com](mailto:katie.sapiuha@cbre.com)

### Sara Atchison

Associate  
T 403 750 0526  
[sara.atchison@cbre.com](mailto:sara.atchison@cbre.com)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved

