

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with rounded corners. Below the text are three horizontal stripes in yellow, red, and blue.A black address sign with white text is positioned in the foreground on the left. It displays the address "6125 11 STREET S.E." in a bold, sans-serif font. The sign is mounted on a dark, textured base. In the background, a modern office building with large windows and a parking lot with several cars are visible under a clear blue sky.

6125 11 Street SE, Calgary AB

Southeast Office Space For Lease

Located in the Alyth/Bonnybrook/Manchester industrial area. Close proximity to the Deerfoot Meadows shopping centre, and great access to Blackfoot Glenmore and Deerfoot Trails. Good access to public transportation.

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Property Overview

Address:	6125 11 Street SE
Term:	1-10 Years
Availability:	Suite 200: Available Immediately Suite 220: Available Immediately Suite 250: Mid 2026
Available Area:	Suite 200: 3,059 SF (Move-in Ready) Suite 220: 1,982 SF Suite 250: 4,640 SF
Net Rent:	Market
Operating Costs:	\$11.62 PSF
Parking:	Surface parking, free of charge (72 total stalls)

- Comments:**
- Landlord will consider upgrades to space to meet a tenant's requirements
 - Plenty of natural light from large perimeter offices with floor to ceiling windows

Key Highlights



Minutes away from Glenmore & Deerfoot Trails



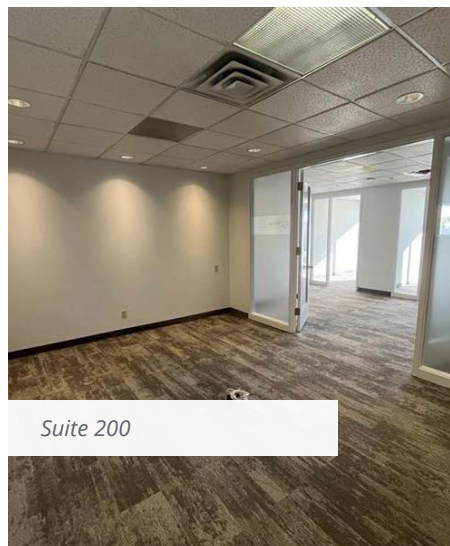
Close proximity to Deerfoot Meadows retail amenities



7 minutes away from Chinook Centre



Suite 200



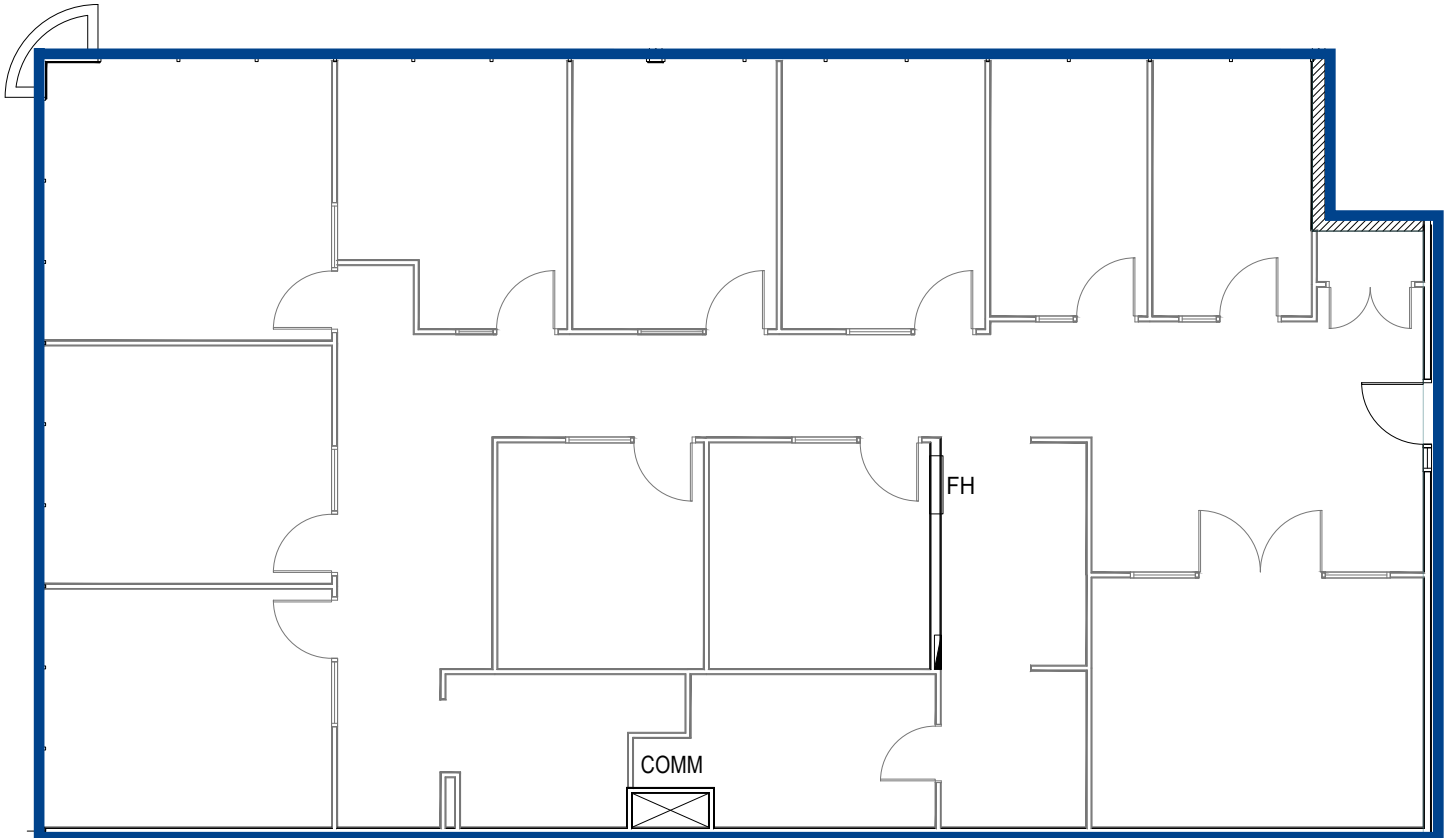
Suite 200



Suite 200

Floor Plans

Suite 200



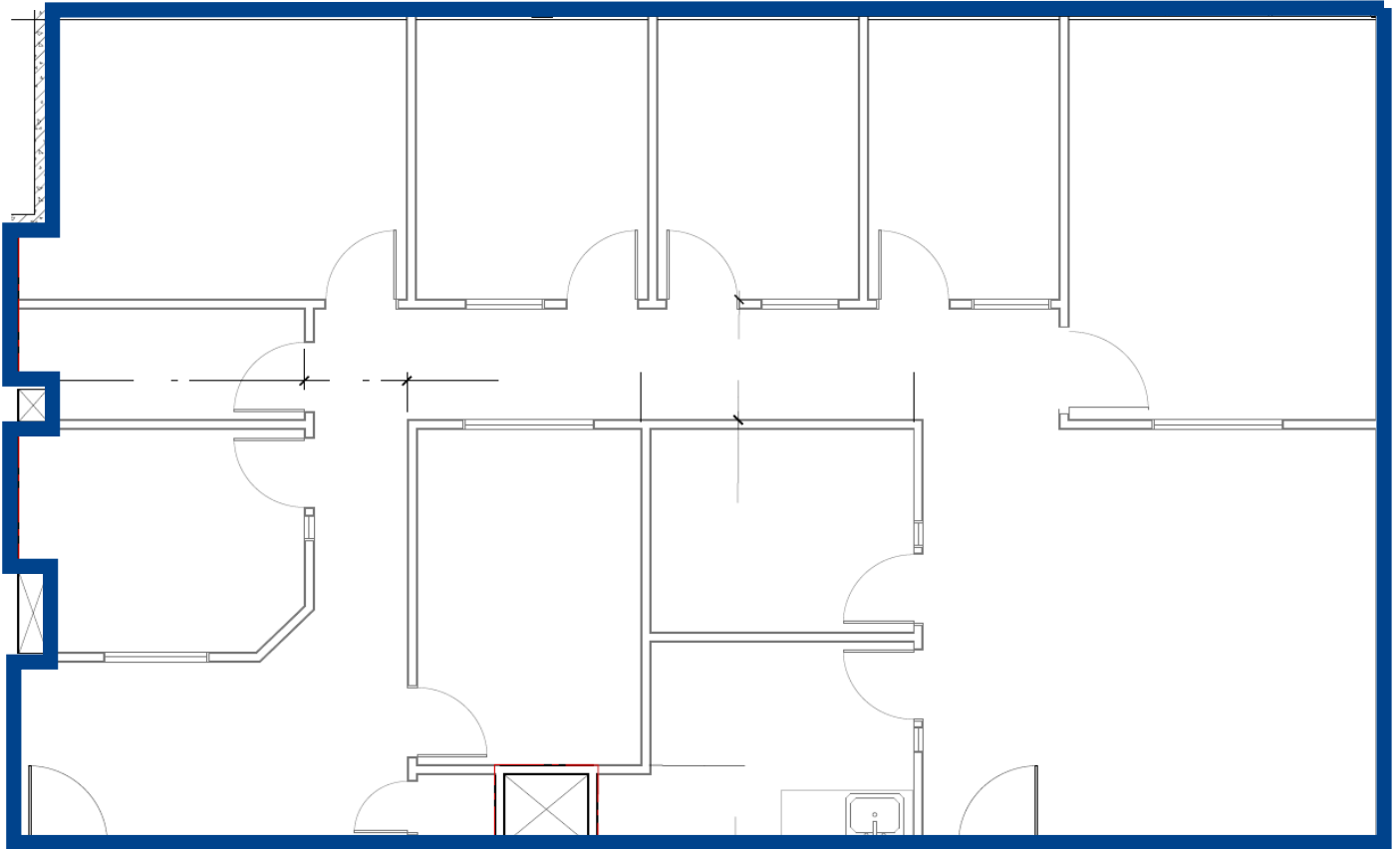
3,059 SF | Available Immediately

Move-in Ready

- 10 Offices
- Boardroom
- Kitchen
- Storage | IT Room

Floor Plans

Suite 220

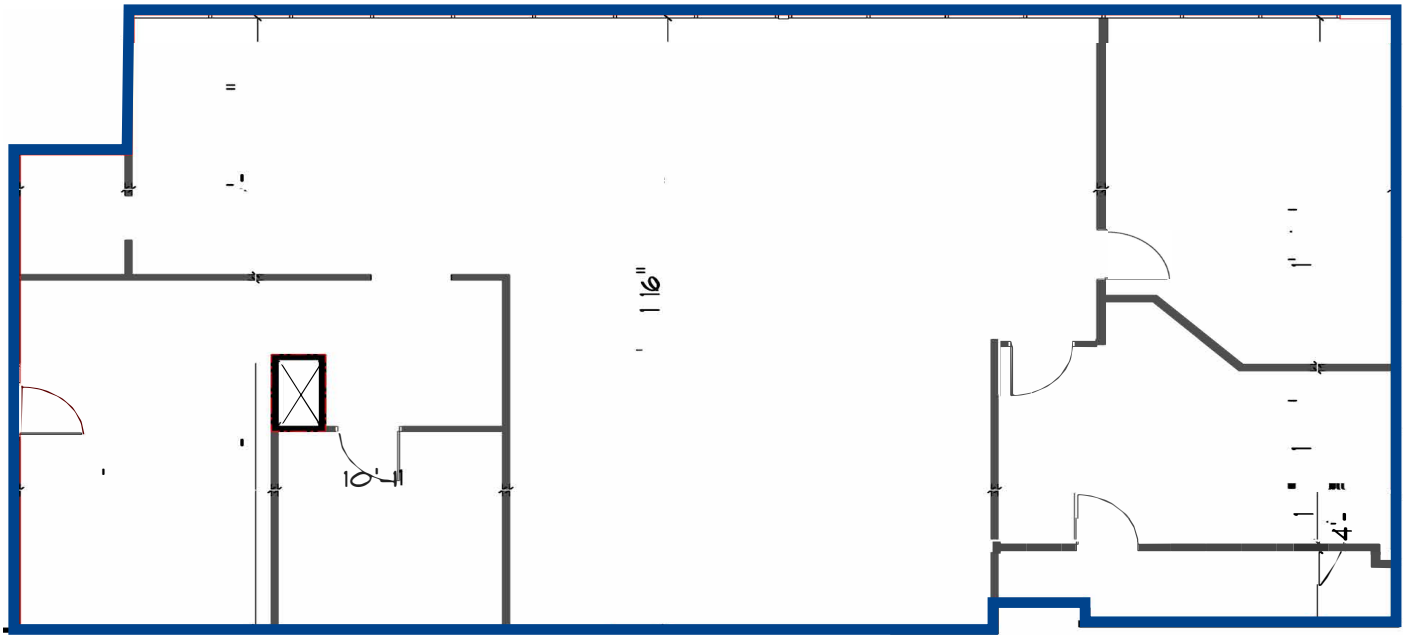


1,982 SF | Available Immediately

- 5 Large perimeter offices
- Boardroom
- Kitchenette

Floor Plans

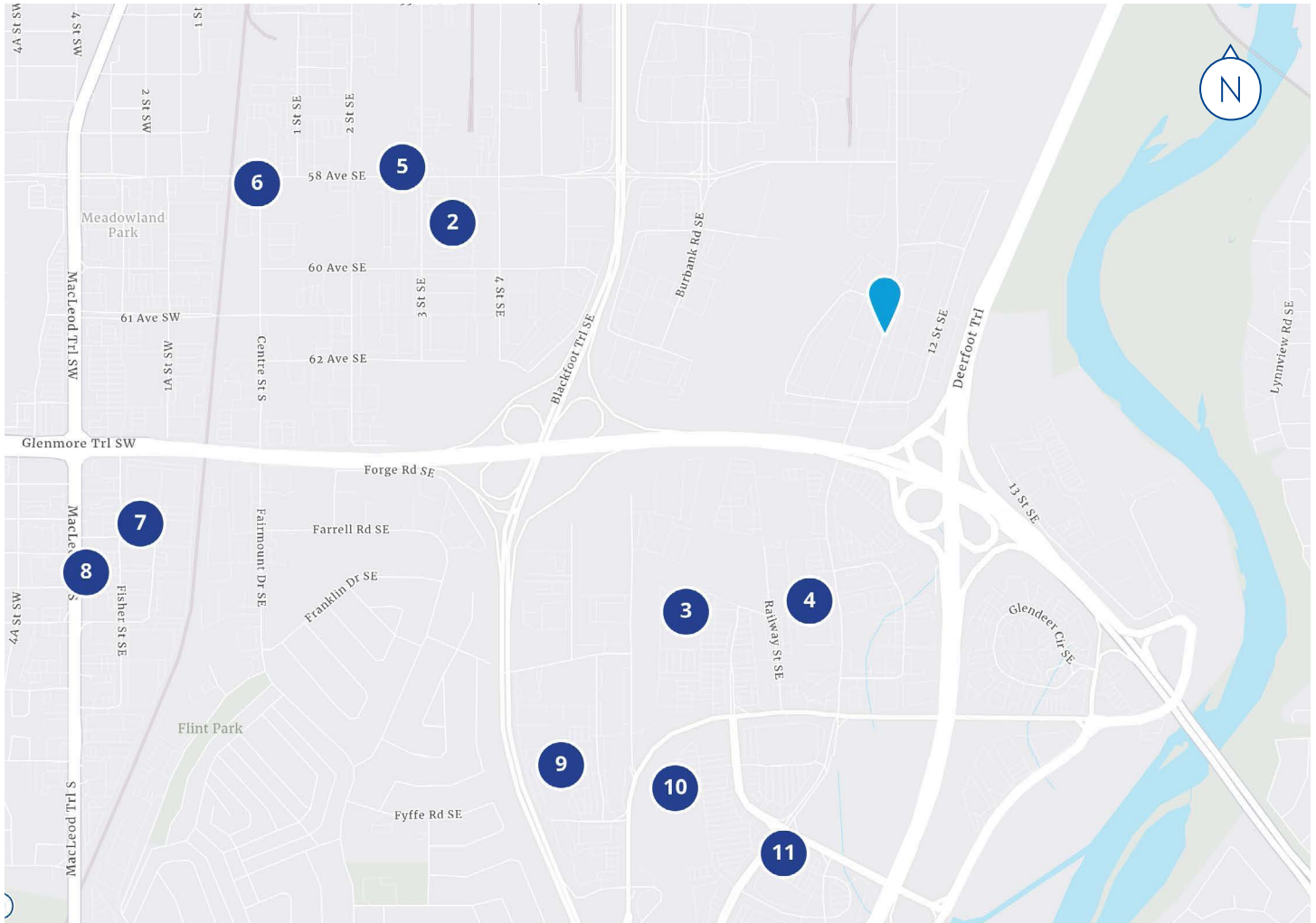
Suite 250



4,640 SF | Early 2026

- 3 Offices
- Open area for workstations
- Conference room
- Reception
- Storage & server room
- Kitchenette & lunch area

Surrounding Amenities



1 Tim Hortons

2 RBC Royal Bank

3 Costco

4 European Deli and Produce Market

5 Petro Canada

6 Oriental Phoenix

7 Smuggler's Inn

8 Kinjo Sushi

9 Calgary Farmers' Market

10 Walmart Supercentre

11 Deerfoot Meadows



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