

# CENTRAL SUBURBAN OFFICE LEASE OPPORTUNITY UNIT A120



## RAILWAY STREET CORPORATE CENTRE

6807 & 6835 Railway Street SE  
Calgary, AB T2H 2V6



AYRSHIRE



# HIGHLY SOUGHT-AFTER SUBURBAN CAMPUS LOCATION NEXT TO COSTCO

Locally-owned office campus operated by a thoughtful team of people that strive to provide a unique and personalized approach to property management. We view our tenants as partners, not as transactions. Given our low acquisition price and lean overhead we can offer very competitive gross rents and flexible terms. We hope to compete for your trust and business with our hands-on management, cleanliness, abundant parking and unmatched location for access and amenities.

## DIFFERENTIATORS

- |   |   |   |
|---|---|---|
|  ABUNDANT PARKING<br>BELOW & ABOVE GRADE    |  FLEXIBLE TERM<br>LEASES           |  SIGNAGE OPPORTUNITIES                 |
|  LOCAL OWNED                                |  TURN-KEY OCCUPANCY                |  FITNESS CENTRE                        |
|  NEW BUILDING DESIGNED<br>FOR NATURAL LIGHT |  HIGHLY COMPETITIVE<br>GROSS RENTS |  POTENTIAL EQUITY<br>OPPORTUNITY IN LP |
|  AHS CLEANING<br>PROTOCOLS                  |  STATE-OF-THE-ART HVAC             |  POTENTIAL VENTURE<br>CAPITAL SUPPORT  |

EXCELLENT LOCATION WITH BUSINESS AND RETAIL SERVICES IN DIRECT VICINITY

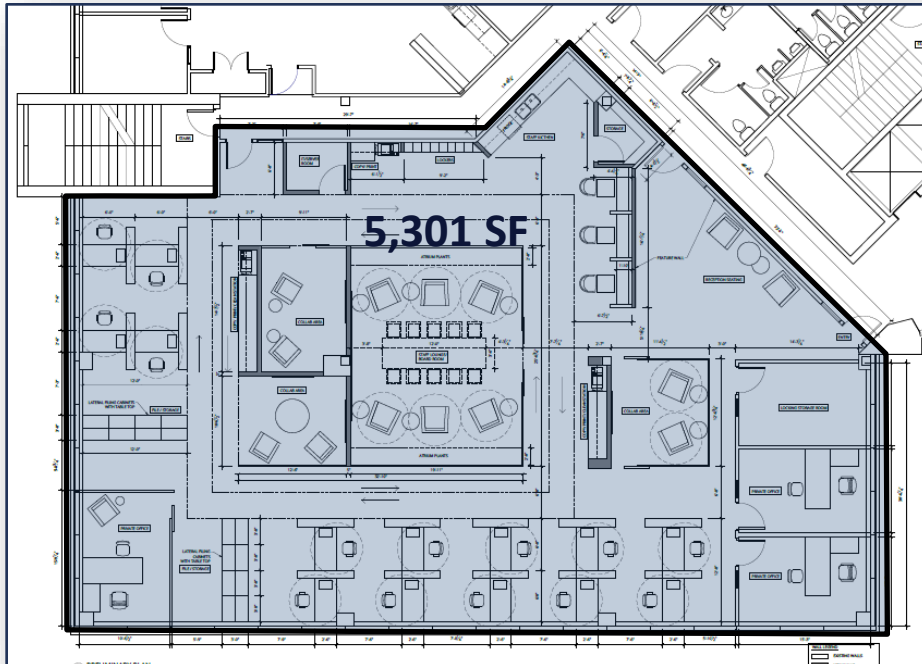




# FIRST FLOOR

6835 Railway Street  
Unit A120

360° Virtual Tour

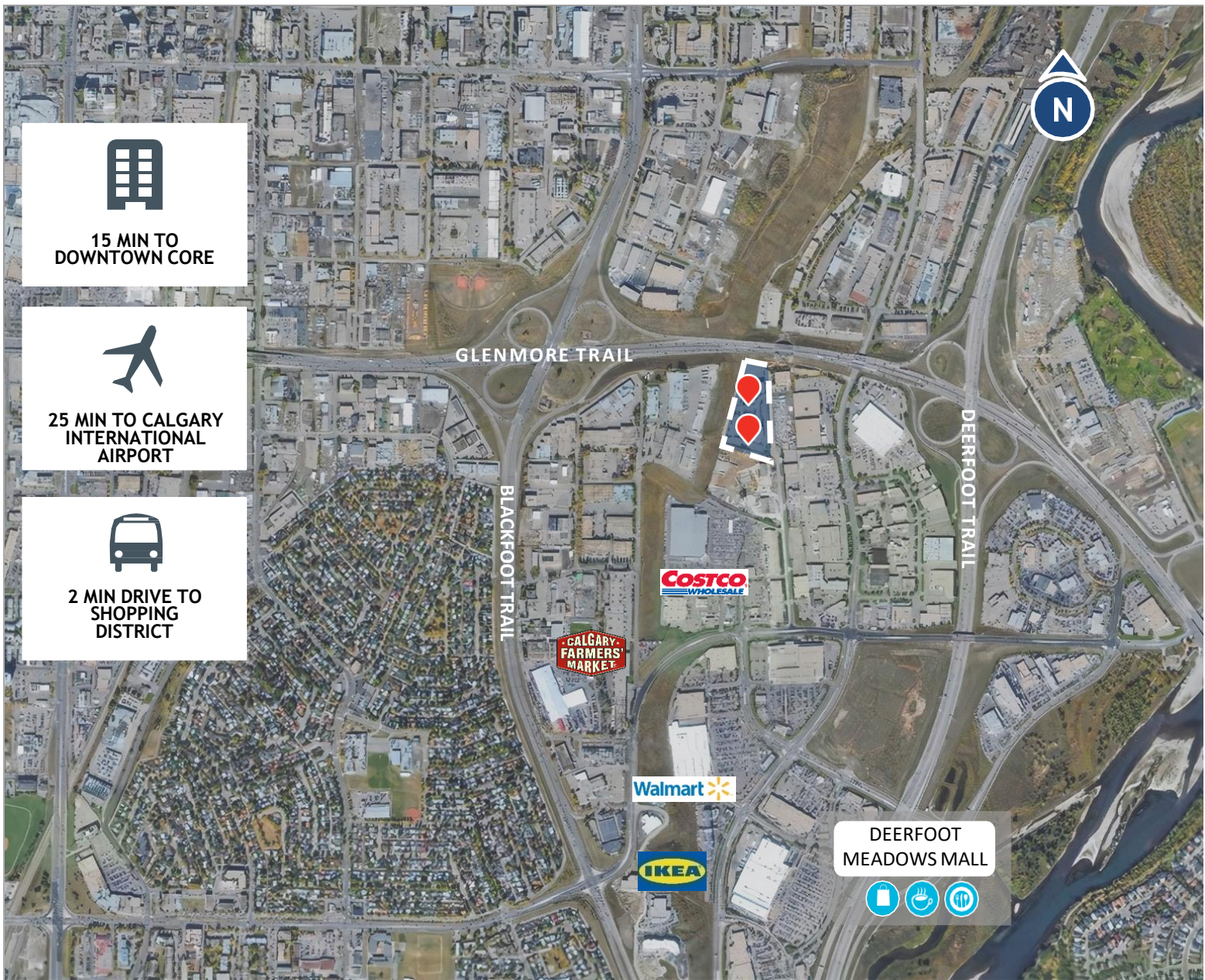


NET RENT	COMPETITIVE
OPERATING COSTS	\$12.00/SF INCL. PROPERTY TAXES
TENANT IMPROVEMENT ALLOWANCE	\$0-\$100/SF DEPENDING ON NET RENT, TERM, COVENANT
TERM	FLEXIBLE
PARKING:	3.4 STALLS/1,000 SF INCLUDING U/G STALLS
AVAILABLE:	Q2 2021



NOTE: SAMPLE RENDERINGS OF UNIT A120





Railway Street Corporate Centre is a conveniently and highly sought after suburban office location. Located in Calgary's southeast, the office campus is easily accessed by Deerfoot Trail to the east, Glenmore Trail to the North, and Blackfoot Trail to the West. Bus routes #43 and #306 are within 5 minute walking distance to the property.

[RAILWAYSTREET.CA](http://RAILWAYSTREET.CA)



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