

CENTRAL SUBURBAN OFFICE LEASE OPPORTUNITY UNIT B210



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

EXCELLENT LOCATION WITH BUSINESS AND RETAIL SERVICES IN DIRECT VICINITY

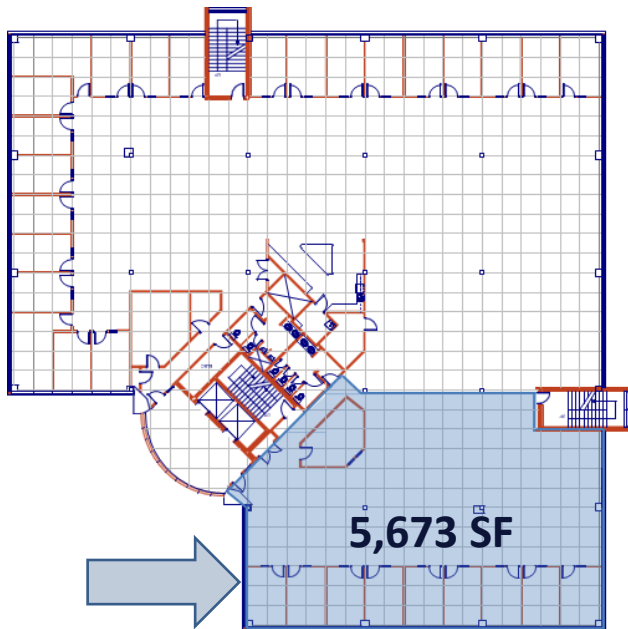


SECOND FLOOR

6835 Railway Street
Unit B210

360° Virtual Tour

(sample of A120)



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:

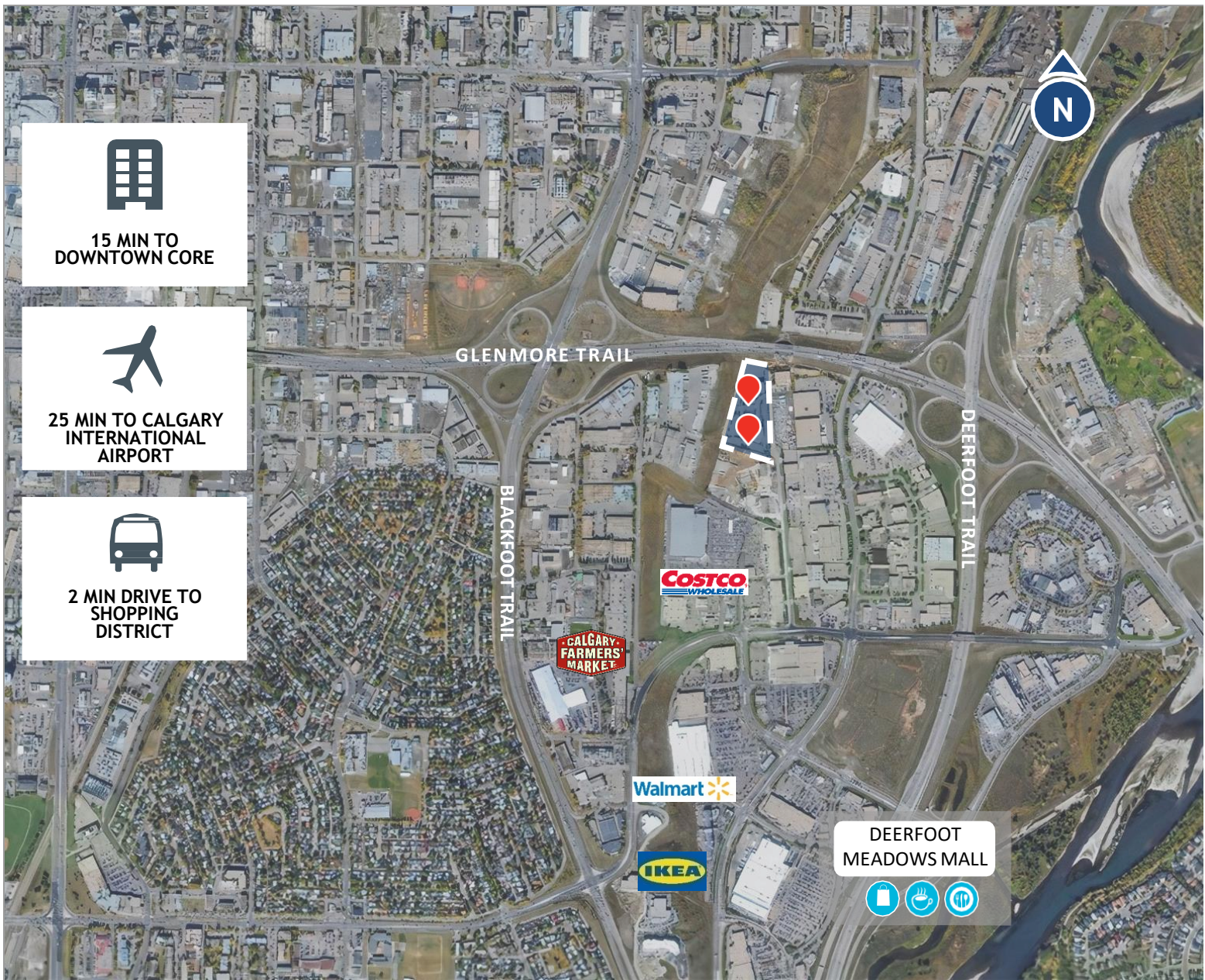
3.4 STALLS/1,000 SF
INCLUDING U/G STALLS

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



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