

FOR SUBLEASE

7315 8th St NE

Uniquely designed single tenant office building with Deerfoot Trail exposure.

7315 8th Street N.E. is a single tenant office building located in the Deerfoot Business Park just east of Deerfoot Trail and north of 64th Avenue.

Deerfoot Business Park has immediate proximity to a wide variety of services and amenities such as bus routes, major hotels, restaurants, day care facilities and retail centres.

This property has achieved a BOMA BEST Silver certification.



VIRTUAL TOUR

19,390 square feet of A-Class Office Space

Demisable

Stand-alone building on 1.94 acres

Fully furnished - plug and play

Office space is in "as new" condition

Building Amenities: 5,010 sq. ft. of employee club quality fitness area on lower level and storage (not included in rentable area)

Parking: 72 surface parking stalls at no charge



CORE Commercial.ca

Bow Valley Square 4, Suite 1230

250 6th Avenue SW

Calgary, AB T2P3H7

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Quality improvements throughout
Premises is in "as new" condition.



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Sublandlord: Traffic tech
Landlord: Morguard
Premises: 19,930 (Can be split)
Term: June 2032
Available: 90 Days
Op Costs & Taxes: \$22.65 PSF
Base Rent: Aggressive Market
Sublease Rates
Parking: 72 surface stalls; free of charge

5,010 sq. ft. of storage and employee club quality fitness area on lower level (not included in rentable area)

FITNESS CENTRE VIRTUAL TOUR



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FOR SUBLEASE

7315 8th St NE

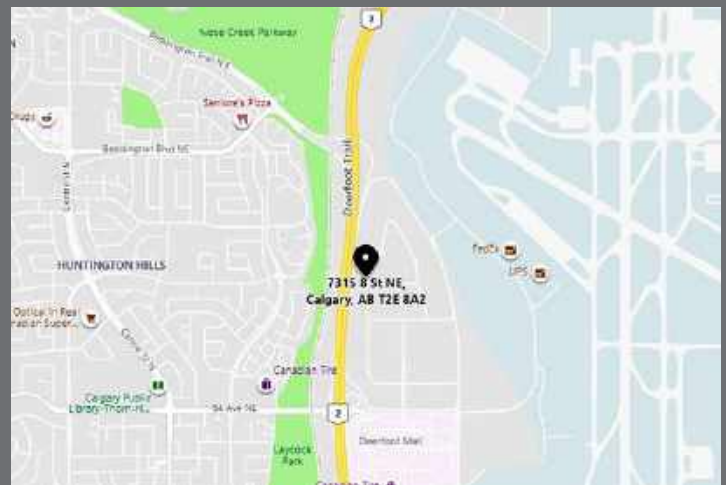
FLOOR PLANS



Prominent west elevation/Deerfoot Trail exposure



72 surface parking stalls at no charge



Immediate proximity to a wide variety of services and amenities such as Deerfoot City, bus routes, major hotels, restaurants, daycare facilities, grocery and retail centers

CONTACT

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