

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

A dark grey rectangular sign with white text is positioned in the foreground on the left side of the image. It displays the address "6125 11 STREET S.E." in a clean, sans-serif font.

6125  
11 STREET S.E.

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.

## Chris Law

Senior Vice President  
+1 403 571 8769  
chris.law@colliers.com

## Lee Fiala

Associate  
+1 403 571 8820  
lee.fiala@colliers.com

# Property Overview

<b>Address:</b>	6125 11 Street SE
<b>Term:</b>	Negotiable
<b>Availability:</b>	Negotiable
<b>Available Area:</b>	Suite 220: 1,982 SF Suite 230: 1,964 SF Suite 240: 4,640 SF
<b>Net Rent:</b>	Market
<b>Operating Costs:</b>	\$11.62 PSF
<b>Parking:</b>	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



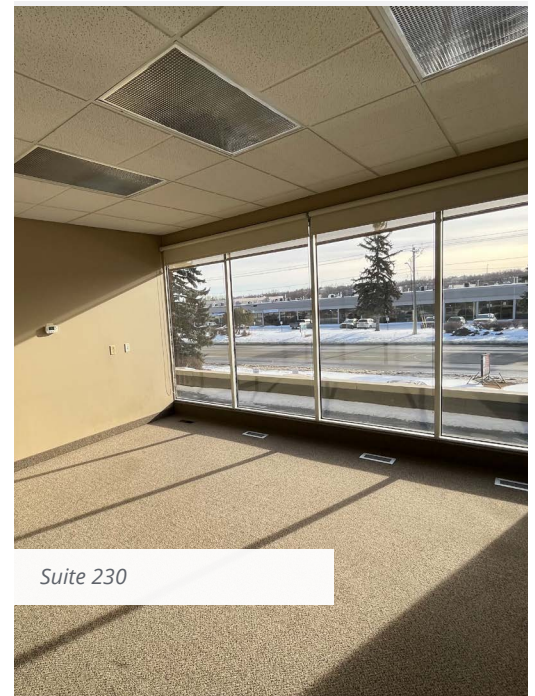
Close proximity to Deerfoot Meadows retail amenities



7 minutes away from Chinook Centre



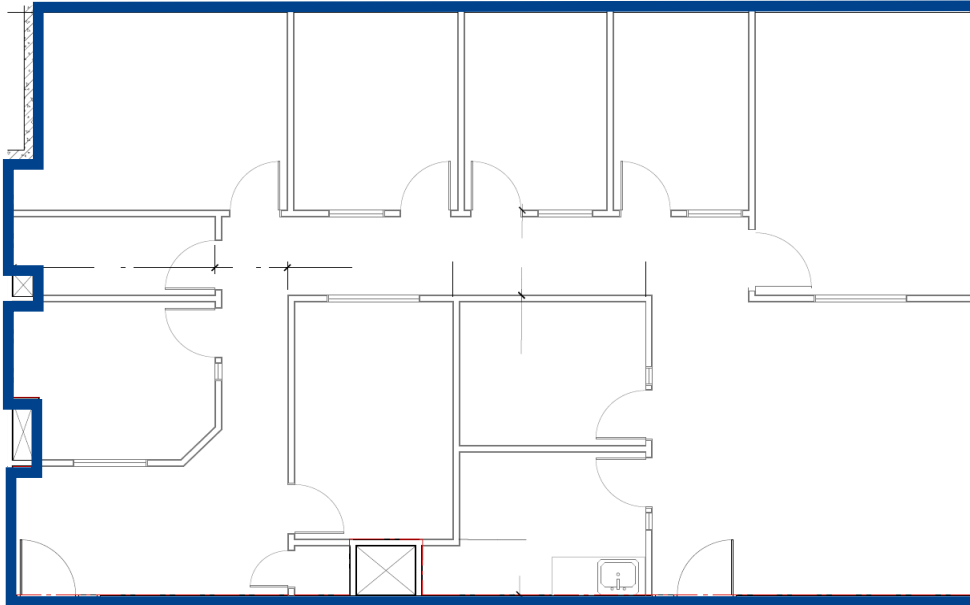
Suite 230



Suite 230

# Floor Plans

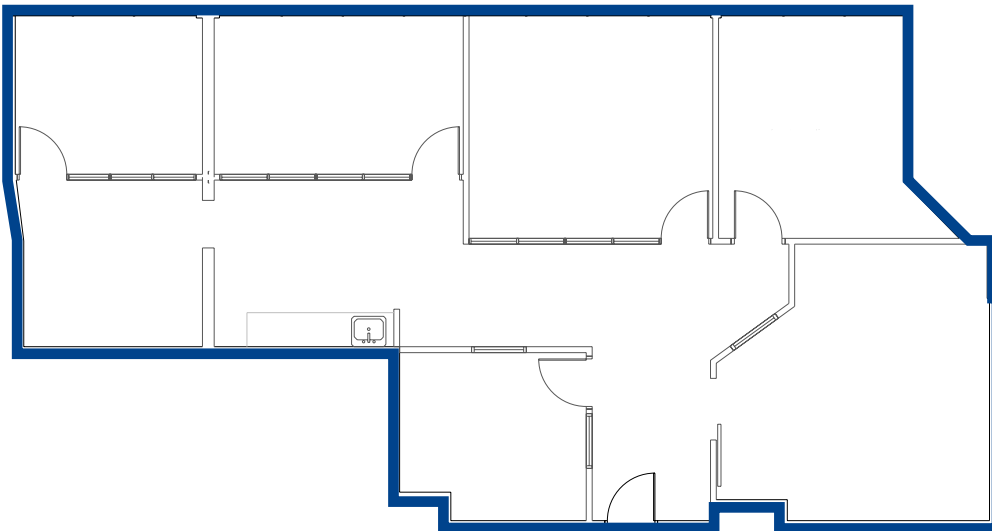
## Suite 220



1,982 SF | Available Immediately

- 5 Large perimeter offices
- Boardroom
- Kitchenette

## Suite 230

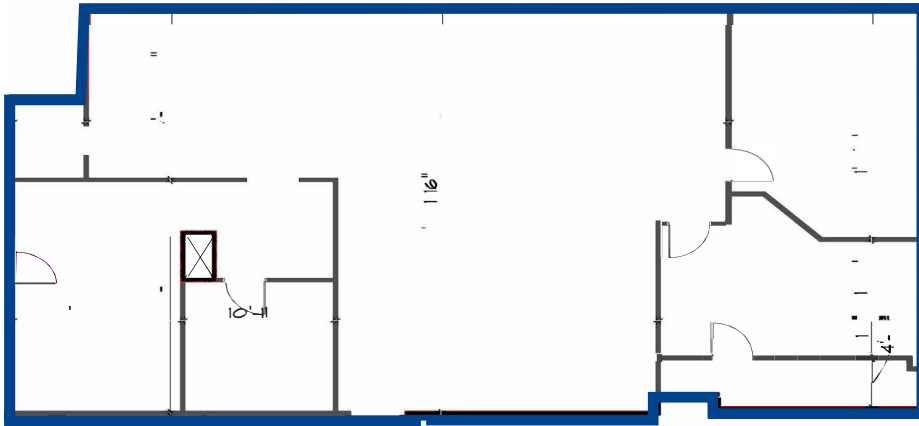


1,964 SF | Available Immediately

- 5 Large perimeter offices
- Boardroom
- Kitchenette

# Floor Plans

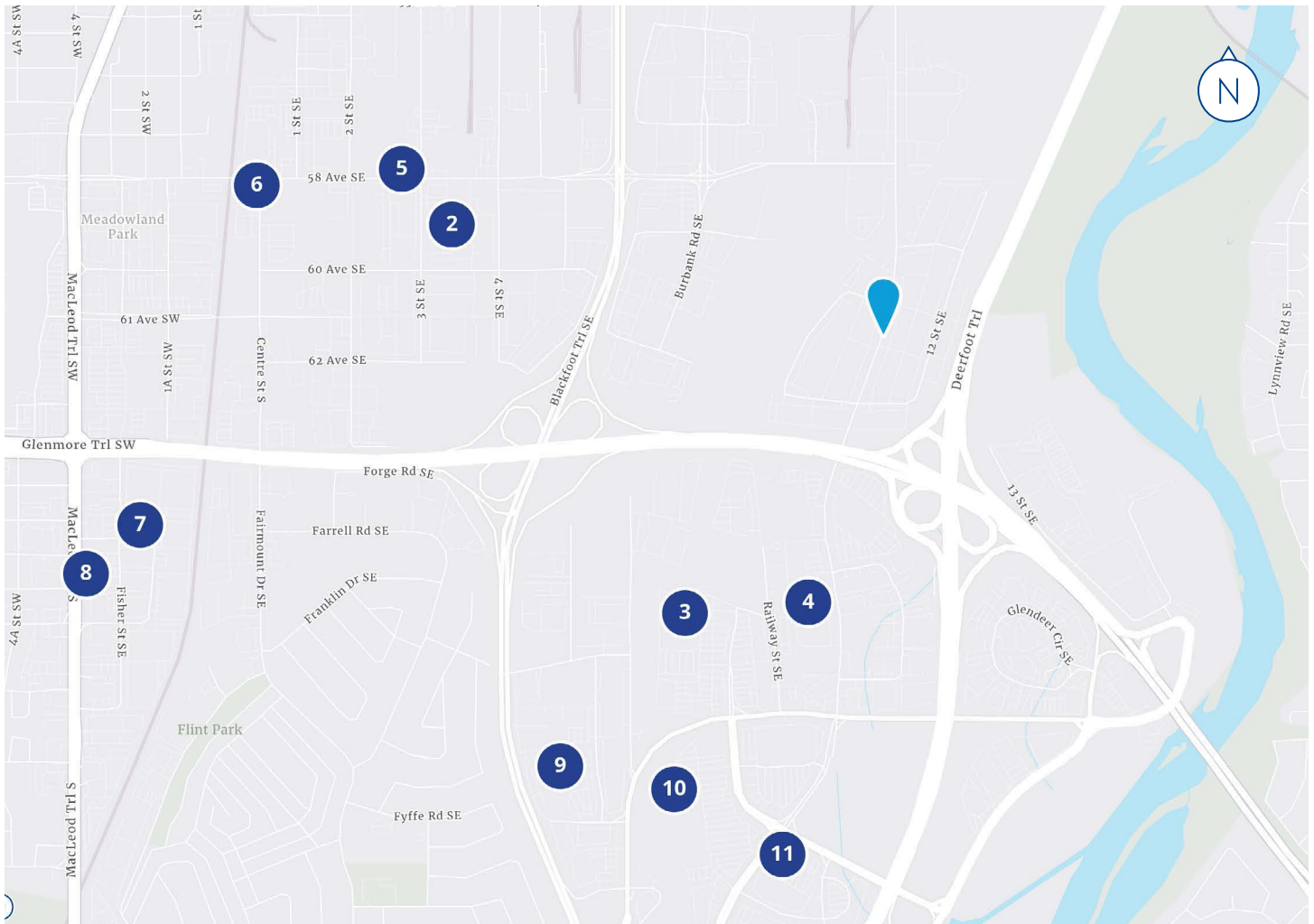
## Suite 240



4,640 SF

- 2 Offices
- Flex room
- 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



6125 11 Street SE, Calgary | AB

**Chris Law**

Senior Vice President  
+1 403 571 8769  
chris.law@colliers.com

**Lee Fiala**

Associate  
+1 403 571 8820  
lee.fiala@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024 CMN Calgary Inc.

**Royal Bank Building**  
900, 335 - 8th Avenue SW  
Calgary, AB T2P 1C9  
+1 403 266 5544