

FOR LEASE

DEERFOOT ATRIA SOUTH

6715 8TH STREET NE





PROPERTY OVERVIEW

BUILDING CLASS A Class Office Complex

AVAILABLE Immediately

OP. COSTS & TAXES \$15.42 PSF

NET RENTAL RATE Market

PARKING

- 3 stalls per 1,000 SF
- Surface: \$25.00/ stall/ month
- Underground: \$75.00/ stall/month
- Visitor Lot with short stay, hourly and daily parking available

www.cbre.ca/calgary

Highlights



Atrium in Each Building with Glass Skylights, Bistro Style Seating and Extensive Live Garden



Strong Parking Ratio with Surface, Underground and Visitor Lots



Conference Facility located in Deerfoot Atria North, for Tenant Use



Individual Tenant Storage Units Available on Underground Parking Levels



Tenant Fitness Facility, Showers and Change Rooms located on Ground Floor of Deerfoot Atria South



Secure bicycle parking storage located on P1 parking level of each Building



Signage Available with Exposure to Deerfoot Trail



Manned Security Desk in Deerfoot Atria North



Space Available

- SUITE S110:** 14,192 SF Developed to mostly open configuration.
- SUITE S140:** 4,941 SF Available Immediately.
- SUITE S142:** 4,947 SF Partially furnished move-in ready space.
- SUITE S230:** 18,000 SF Developed space. Divisible.
- SUITE S380:** 8,487 SF Available August 31, 2026

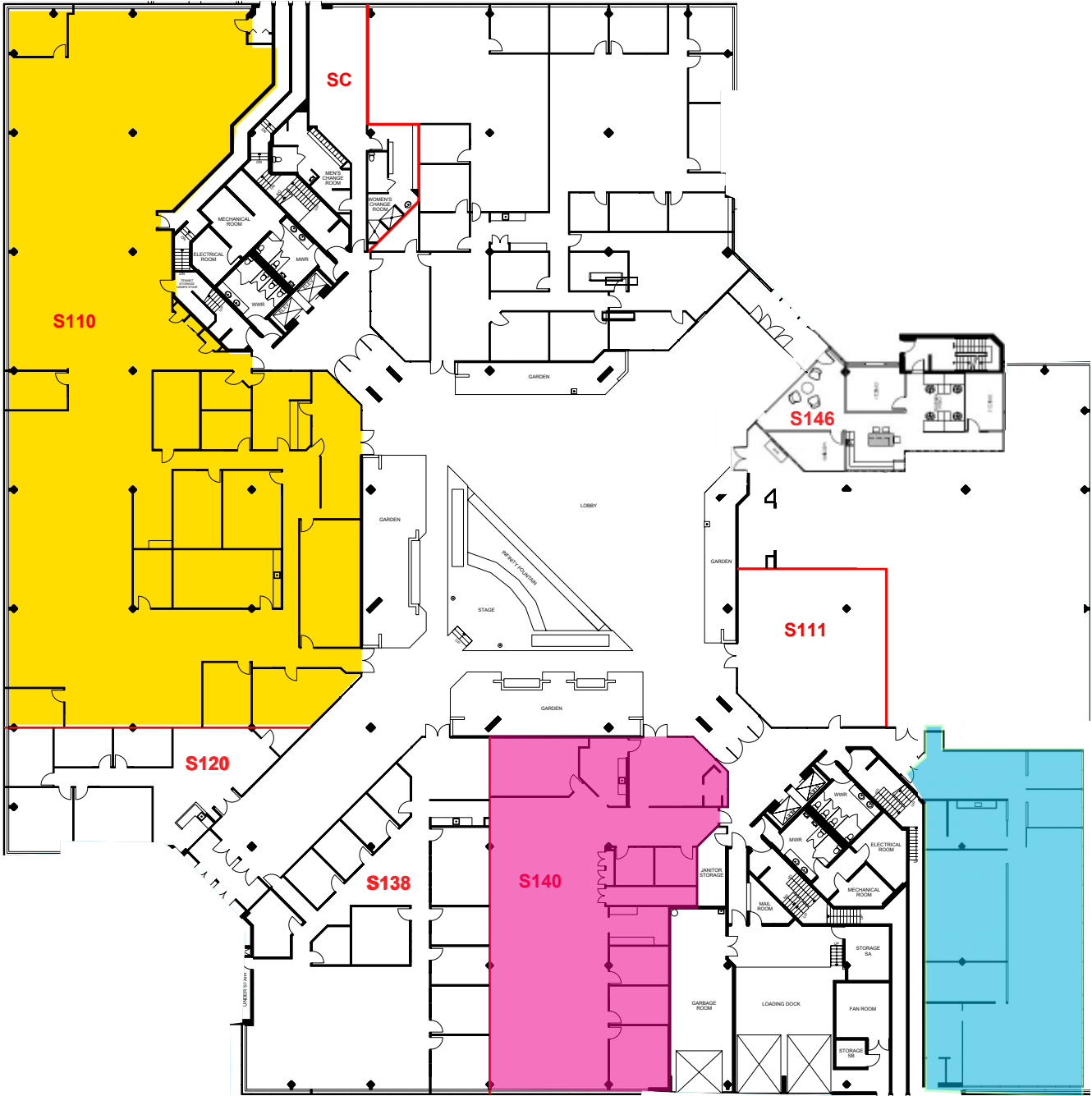


Floor Plan

SUITE S110: 14,192 SF

SUITE S140: 4,941 SF

SUITE S142: 4,947 SF



Floor Plan

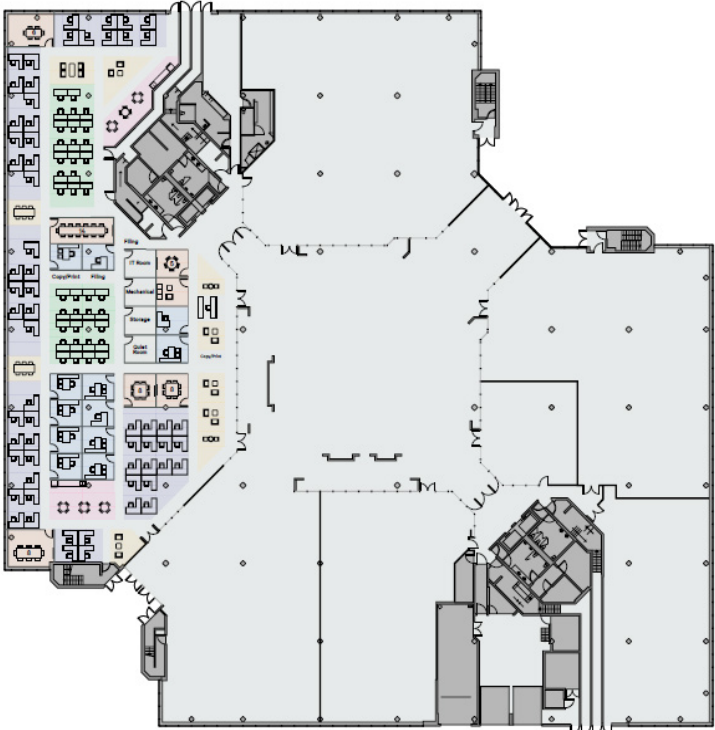
SUITE S110: 14,192 SF

Proposed Configuration

OPTION 1

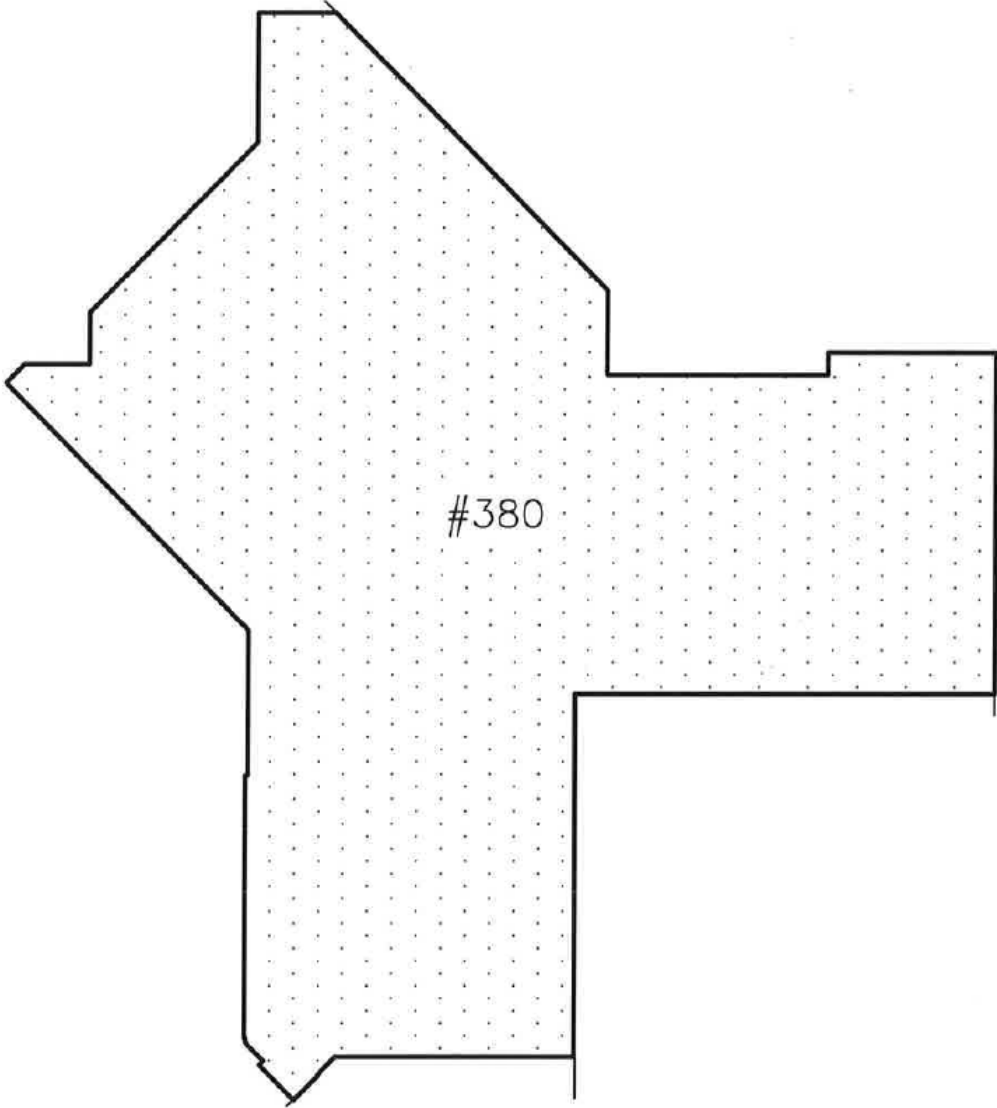


OPTION 2



Floor Plan

SUITE S380: 8,487 SF



Nearby Amenities



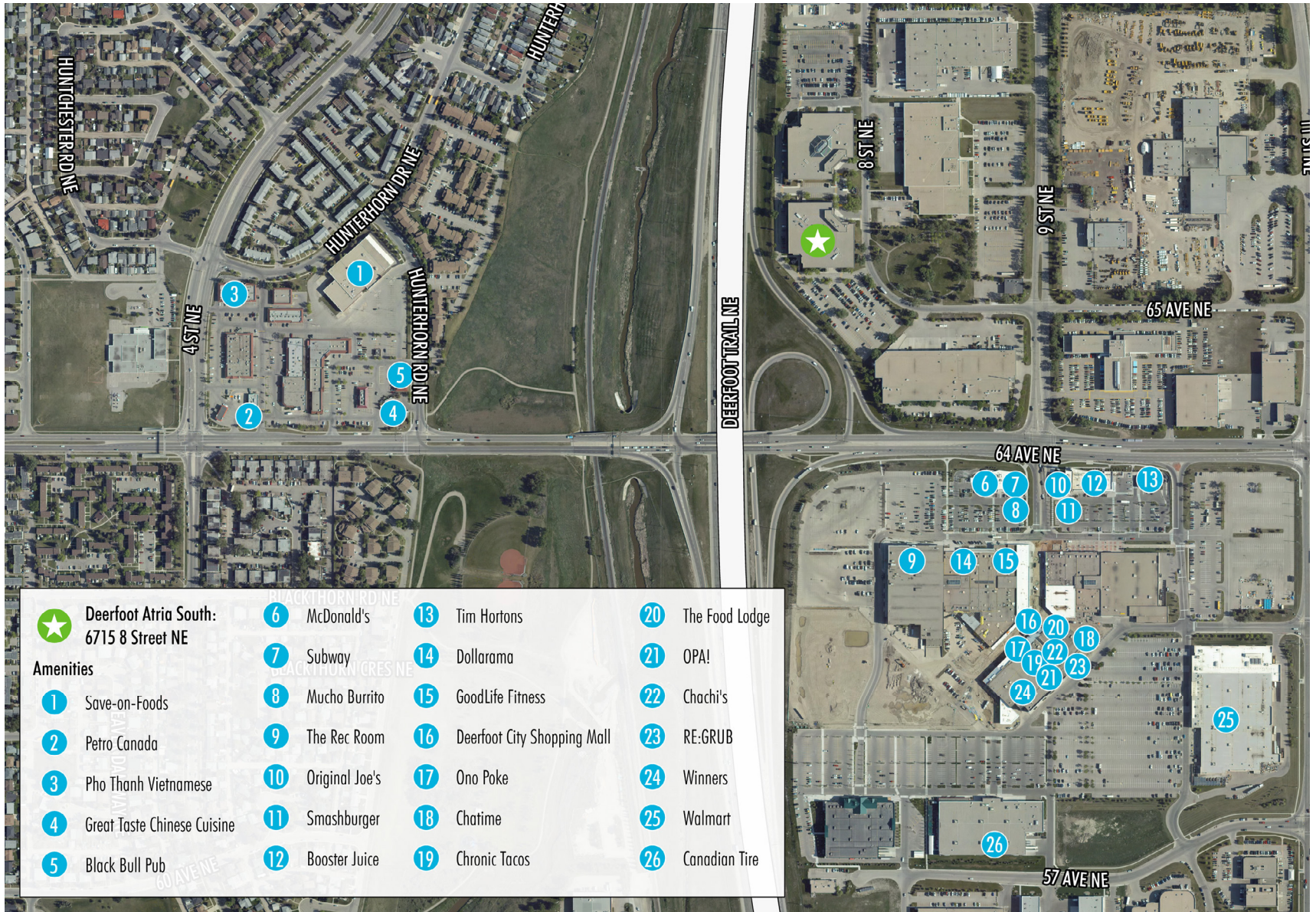
400m to Deerfoot City Shopping Mall



650m to Deerfoot Trail



7 min drive to Calgary Airport



DEERFOOT ATRIA SOUTH

PLEASE CONTACT:

Stuart Watson

Senior Vice President
T 403 750 0540
stuart.watson@cbre.com

Katie Sapiuha

Senior Vice President
T 403 750 0529
katie.sapiuha@cbre.com

Sara Atchison

Associate
T 403 750 0526
sara.atchison@cbre.com

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