

MEREDITH BLOCK

AVAILABLE RETAIL: 4,973 sq. ft. **AVAILABLE OFFICE:** 15,898 sq. ft.

LEASED: 161,610 sq. ft. **TOTAL RENTABLE AREA:** 182,481 sq. ft.



HIGHLIGHTS:

- Located at 611 Meredith Road NE with excellent access to Memorial Drive, Edmonton Trail, 4th Street and the Trans-Canada Highway
- Organic market and fitness studio on main floor
- Numerous amenities surrounding the area, such as restaurants, coffee shops, banks, boutique shops and various other merchants
- Less than 15 min. walk to Calgary's downtown core and 5 min. walk to Bridgeland LRT station
- 289 underground parking stalls

OCCUPANCY: Immediately; ready for fixturing

SERVICES: City of Calgary Transit via routes 4, 5, & 90

RATES: Office: \$30.95 per sq. ft. Base Rent
\$40.00 per sq. ft. TIA after T-Bar, HVAC, & Lighting
Retail: Market Rates

OPERATING COSTS AND TAXES: Budgeted for 2017 at: \$15.36 per sq. ft. for Office
\$12.28 per sq. ft. for Retail

PARKING: 1.5 stalls/1,000 sq. ft. underground reserved at \$300 per stall/month.

