

MEREDITH BLOCK



AVAILABLE: **19,716 sf Office Space for Lease** on the 2nd & 3rd Floor at 611 Meredith Road NE, Calgary, AB

HIGHLIGHTS:

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

PARKING:

- 1.5 stalls/1,000 sf underground reserved at \$300 per stall/month
- 55 public parking stalls free of charge for the first half hour

OCCUPANCY: Immediately

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

RATES: \$30.95 psf Base Rent
\$55.00 psf TIA after T-Bar, HVAC & Lighting

OPERATING COSTS & TAXES: Budgeted for 2022 at \$14.10 psf for office space

TRAFFIC COUNTS:

- 33,000 vehicles per day on 4th Avenue Flyover (avg. 2019)
- 70,000 vehicles per day on Memorial Drive (avg. 2019)