

# FOR SUBLEASE

## Deerfoot Atria South

6715 8th St NE



### Suite S138

- Office space in move in ready condition
- Quality finishes throughout
- Fully furnished - plug and play
- Office opens on to indoor garden
- Building amenities include fitness centre and conference centre
- Easy access to Deerfoot Trail

## VIRTUAL TOUR



CORE Commercial.ca

Canada Place  
830, 407 2nd Street SW  
Calgary, AB T2P 2Y3

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Landlord: Deerfoot Atria Partners Ltd.  
Sublandlord: Western EcoSystem Technology, ULC  
Premises: S138 4,992 SF  
Term: March 2029  
Op Costs & Taxes: \$15.86 PSF  
Available: 30 days  
Base Rent: Market Sublease Rates  
Parking: 4 underground stalls  
10 surface stalls



Contact:

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- Mix of office and open area with 16 workstations
- Boardroom
- Kitchen
- Storage



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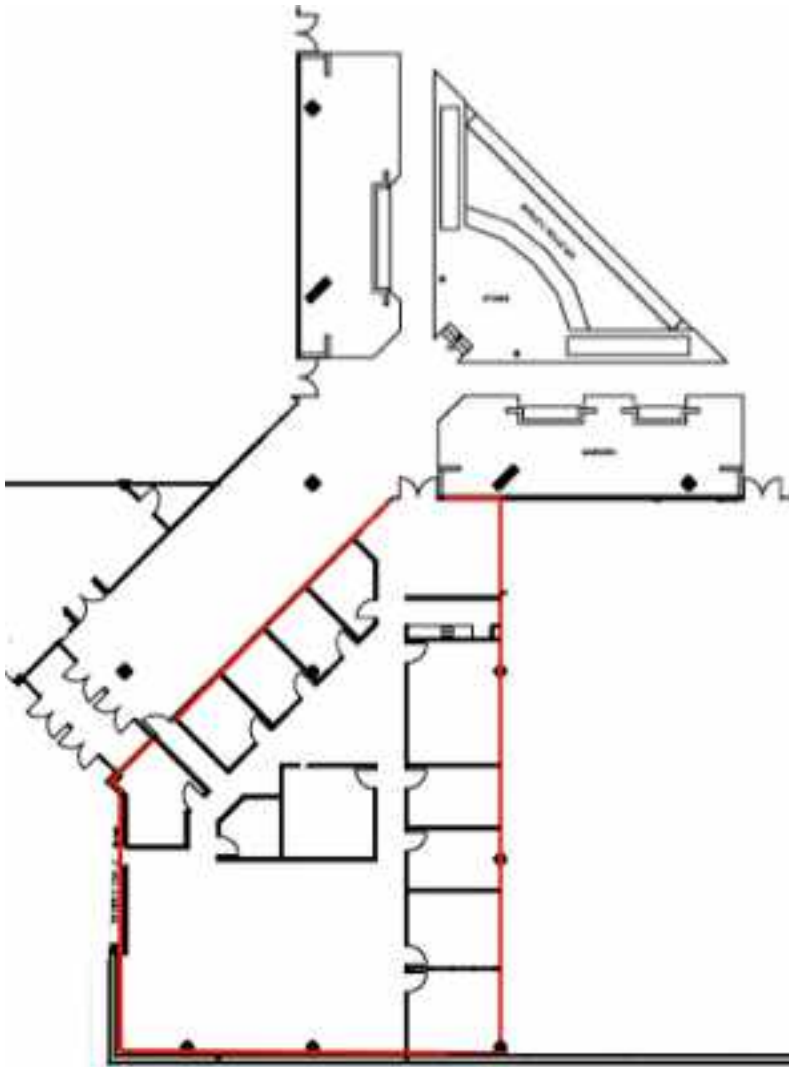
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## FLOOR PLAN



Office space opens to the atrium with glass skylights, bistro style seating and extensive live garden



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### NEARBY AMENITIES

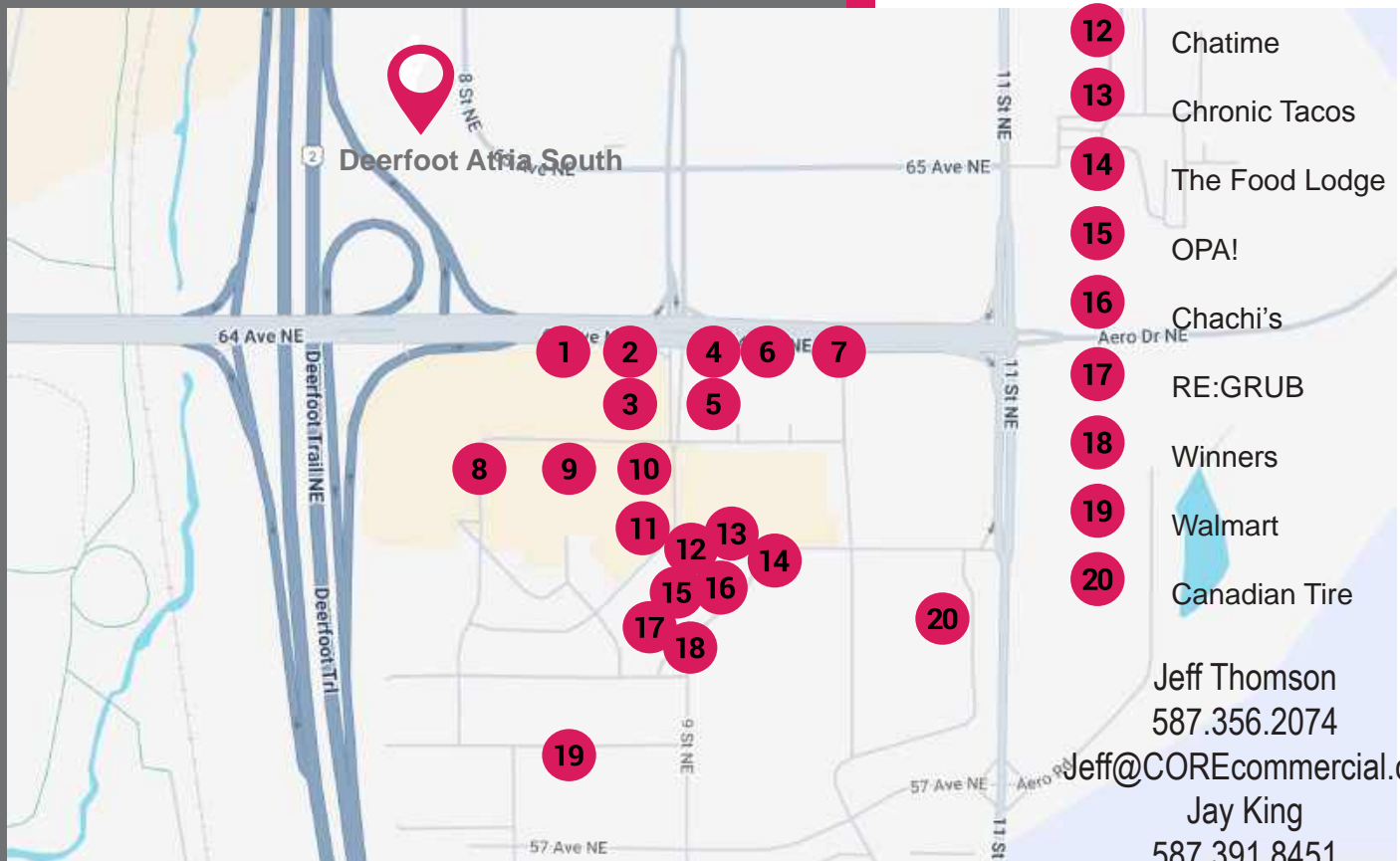
400m to Deerfoot City Mall, Calgary's vibrant open-air shopping and entertainment destination featuring 39 brand-name stores, dining, and professional services.

650 m To Deerfoot Trail

7 minute drive to Calgary Airport



- 1 McDonald's
- 2 Subway
- 3 Mucho Burrito
- 4 Original Joe's
- 5 Smashburger
- 6 Booster Juice
- 7 Tim Hortons
- 8 The Rec Room
- 9 Dollarama
- 10 GoodLife Fitness
- 11 Ono Poke
- 12 Chatime
- 13 Chronic Tacos
- 14 The Food Lodge
- 15 OPA!
- 16 Chachi's
- 17 RE:GRUB
- 18 Winners
- 19 Walmart
- 20 Canadian Tire



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