

**For Lease**

# Riverview Business Park

1235 - 64 Avenue SE, Calgary AB



## Under New Ownership

Play Site Video



## Property Highlights

- Great South Central location
- Quick access to Deerfoot Trail and Glenmore Trail
- **I-G Zoning**
- Double row scramble parking
- Good Exposure onto Glenmore Trail and 11 Street SE
- Built Out **Second Floor Office** Suite Available

## Get more info.

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Principal

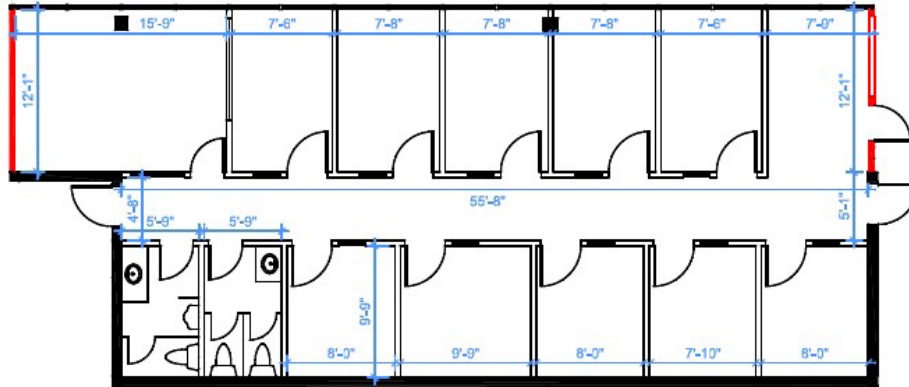
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# Availability Summary

## Office Suite 9 - 10A - Second Floor



### Particulars

Space Available: Suite 9 - 10A

Zoning: I-G (Industrial General)

Area: 1,699 sq.ft.

Basic Rent: Market

Op. Costs: \$6.07 / sq.ft. (2026) + Util. & Mgmt Fees

Utilities are NOT included

Available: Immediately

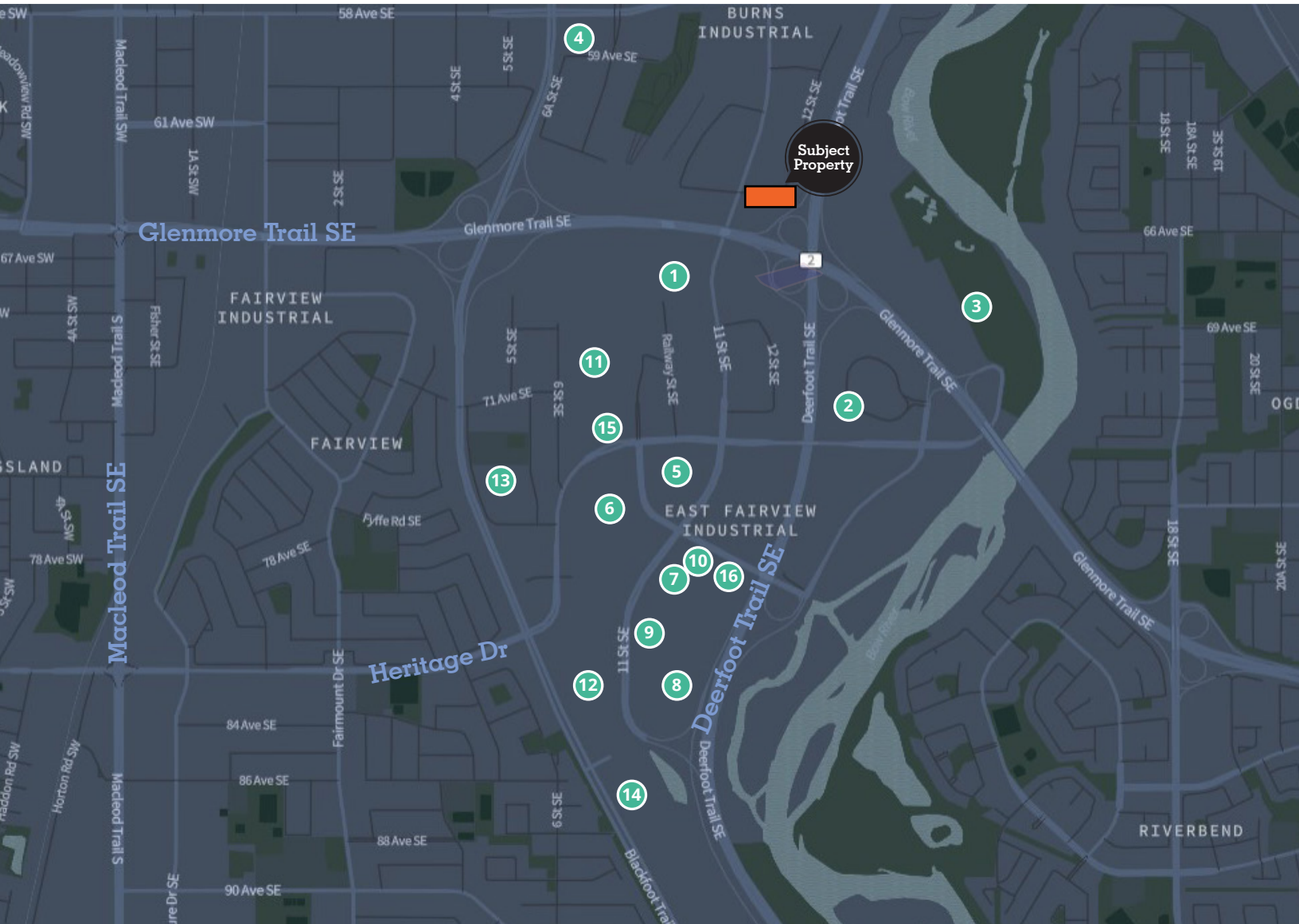
Parking: Double-row scramble parking

Details: Second Floor Office Space  
10 Built out offices and 1 Boardroom  
in-suite washrooms

Landlord will build out kitchenette



# Amenity Map



## Amenities

- |                             |                          |                             |
|-----------------------------|--------------------------|-----------------------------|
| 1. Leon's Furniture         | 7. Nordstrom Rack        | 13. Calgary Farmers' Market |
| 2. Calgary Auto Mall        | 8. Deerfoot Meadows      | 14. Blackfoot Business Park |
| 3. Golffuture YYC           | 9. IKEA Calgary          | 15. Tim Hortons             |
| 4. Hotel Blackfoot          | 10. Starbucks            | 16. McDonald's              |
| 5. Real Canadian Superstore | 11. Costco Wholesale     |                             |
| 6. T&T Supermarket          | 12. Holiday Inn & Suites |                             |



# Thank you for your interest!

If you would like more  
information on any of our  
services, please call or  
visit us online.

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