

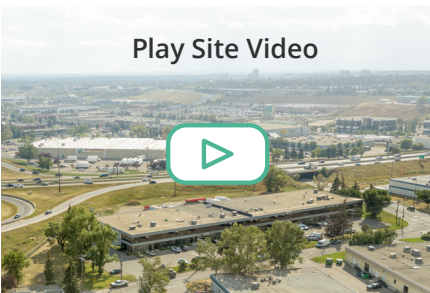
**For Lease**

# Riverview Business Park

1235 - 64 Avenue SE, Calgary AB



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** Suites Available
- New **Office Warehouse** Unit Available

## Get more info.

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**Allan Zivot**

Principal

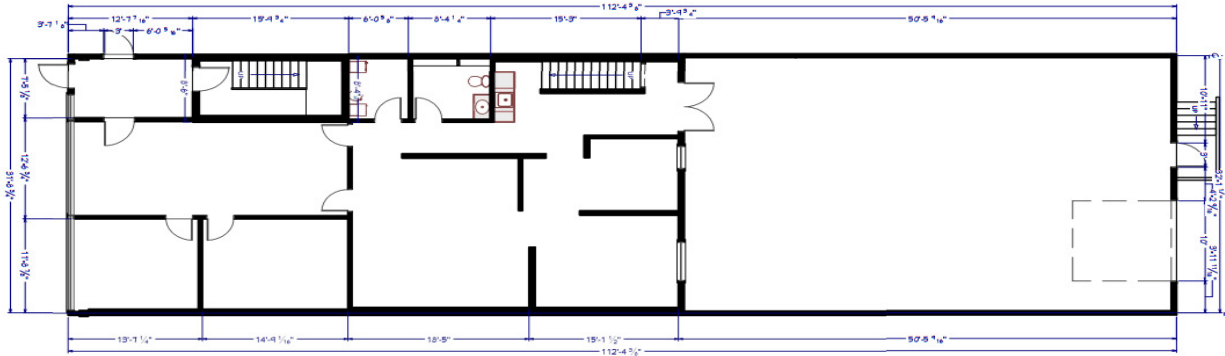
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# Availability Summary

## Unit 6 - Main Floor Warehouse

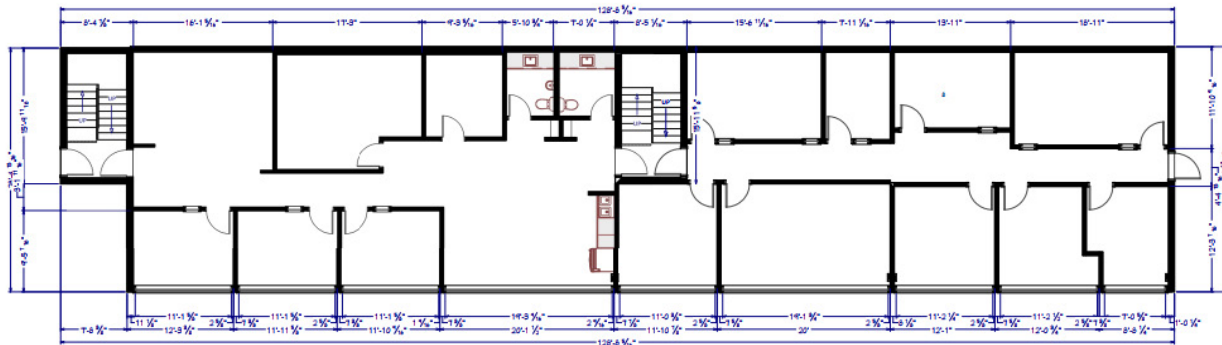


### Particulars

Space Available: Unit 6  
 Zoning: I-G (Industrial General)  
 Area:  
     Main Floor Office           1,830 sq.ft.  
     Warehouse                   1,668 sq.ft.  
     Total Area                    3,498 sq.ft.  
 Basic Rent: Market  
 Op. Costs: \$6.07 / sq.ft. (2026) + Admin Fee & Utilities

Available: September 1, 2026  
 Loading: 1 Dock Door (10' x 10')  
 Ceiling Height: 20'  
 Power: 200A  
 Sprinklered: TBV  
 Make Up Air: No  
 Parking: Double-row scramble parking

## Office Suite 3 - 6A - Second Floor



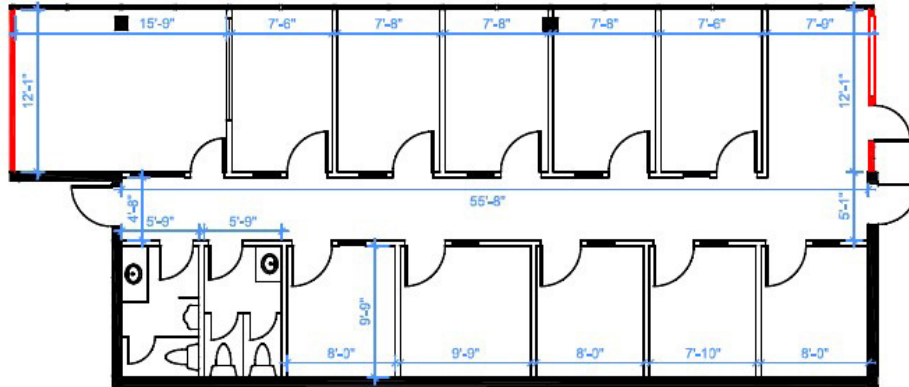
### Particulars

Space Available: Suite 3 - 6A  
 Zoning: I-G (Industrial General)  
 Area: 3,303 sq.ft.  
 Basic Rent: Market  
 Op. Costs: \$6.07/ sq.ft. (2026) + Admin Fees & Utilities

Available: September 1, 2026  
 Parking: Double-row scramble parking  
 Details: Second Floor Office Space  
           10 offices  
           Full kitchen  
           Open staff area

# Availability Summary

## Office Suite 9 - 10A - Second Floor



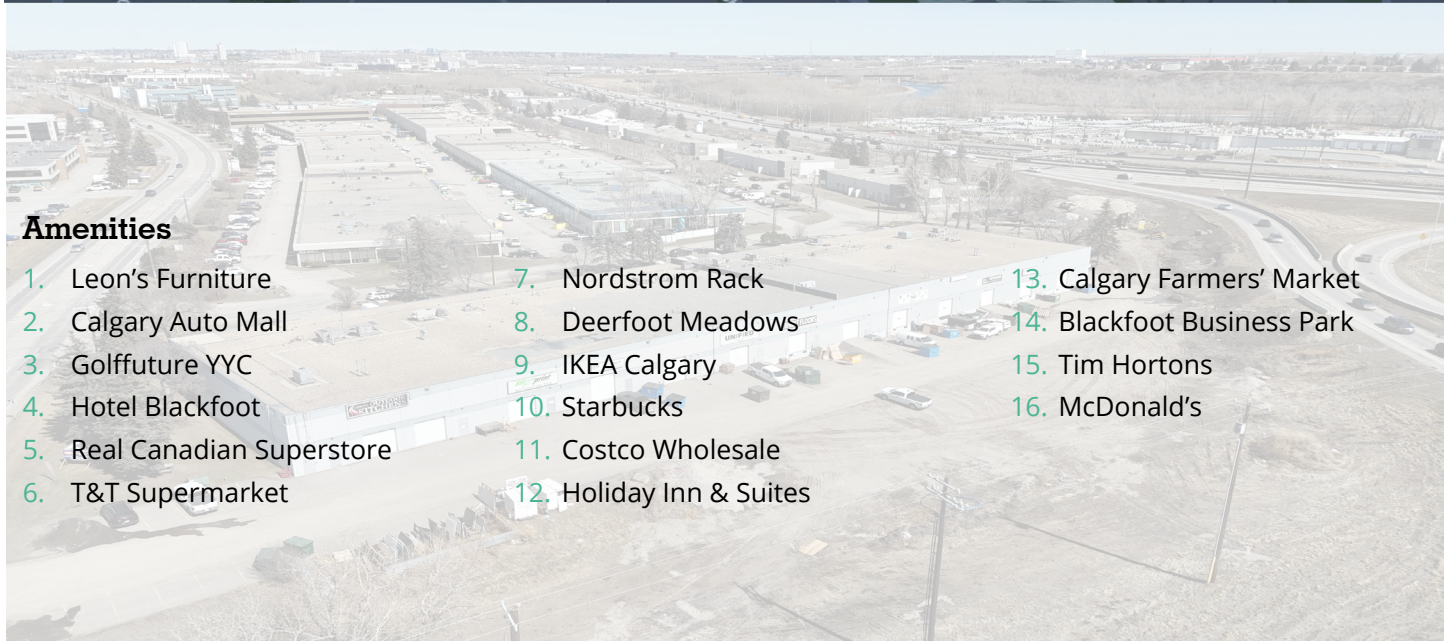
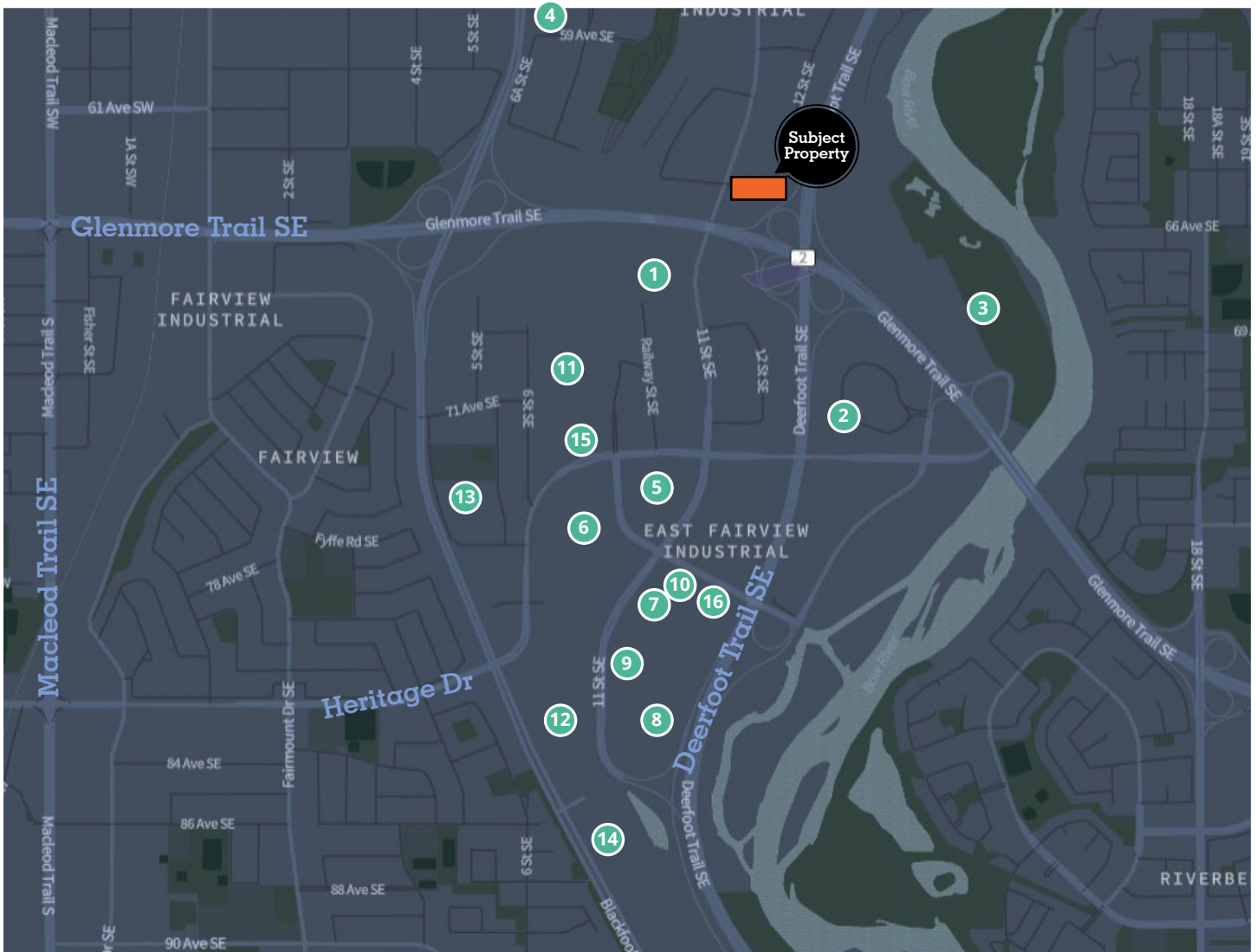
### Particulars

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. Golfuture 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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