



CUSHMAN &  
WAKEFIELD

# OFFICE SPACE FOR LEASE



6807 & 6835  
Railway Street SE  
Calgary, AB

## Prime Office Space for Lease

Railway Street Corporate Centre is a locally owned office campus operated by a thoughtful team of people that strive to provide a unique and personalized approach to commercial real estate and property management.

- Superior quality construction
- State-of-the-art HVAC upgrades with pathogen killing technology
- Underground & surface parking
- Parkade storage
- Exclusive tenant only fitness facility
- Abundant retail amenities nearby at Deerfoot Meadows
- Building top signage facing Glenmore Trail is available

## Property Details

### 6807 Railway Street SE

Suite 200: 5,000 sf - 26,326 sf (multiple demising options)

Suite 300: 5,000 sf - 19,648 sf (multiple demising options)

Availability: Suite 200 - May 2026

Suite 300 - August 2025

### 6835 Railway Street SE

Suite 210 — 5,622 sf - **LEASED**  
Fully Furnished Show Suite

Suite 320 - 1,700 sf

Suite 350 — 3,420 sf - **LEASED**

Availability: Immediately

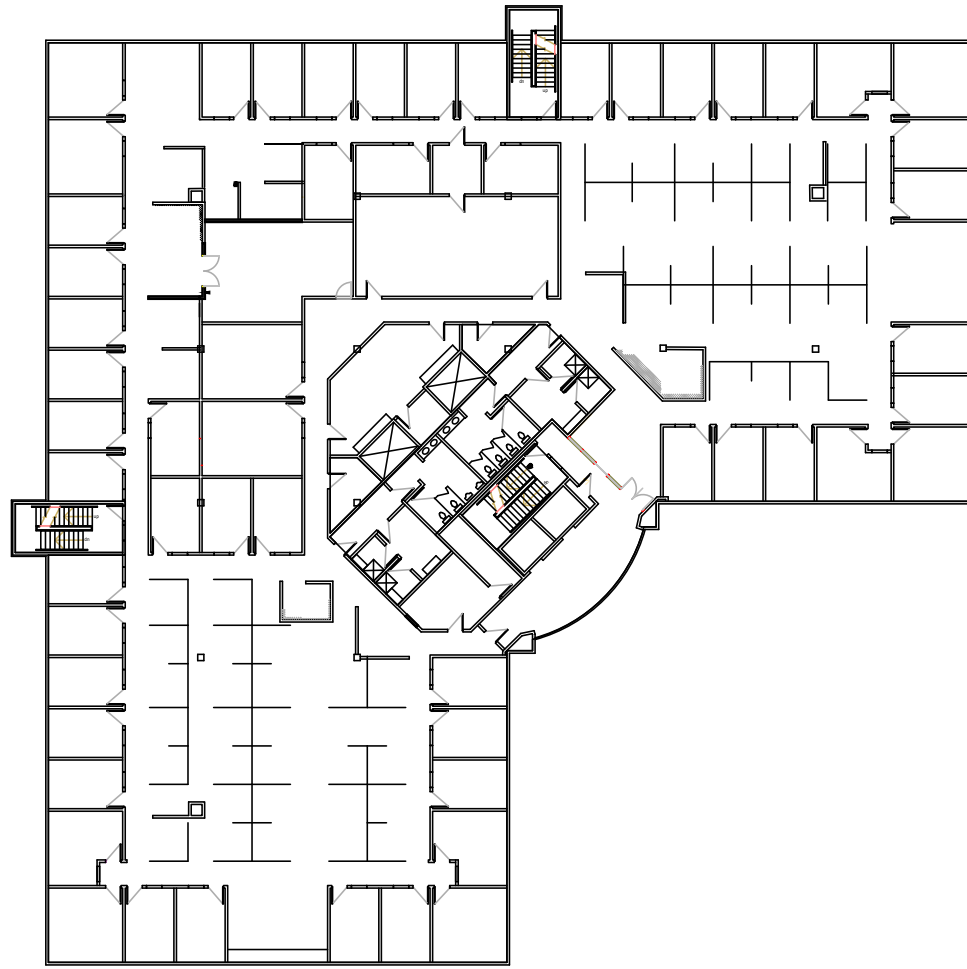
Operating Costs: \$14.64 psf (est. 2024)

Lease Rates: Market Lease Rates

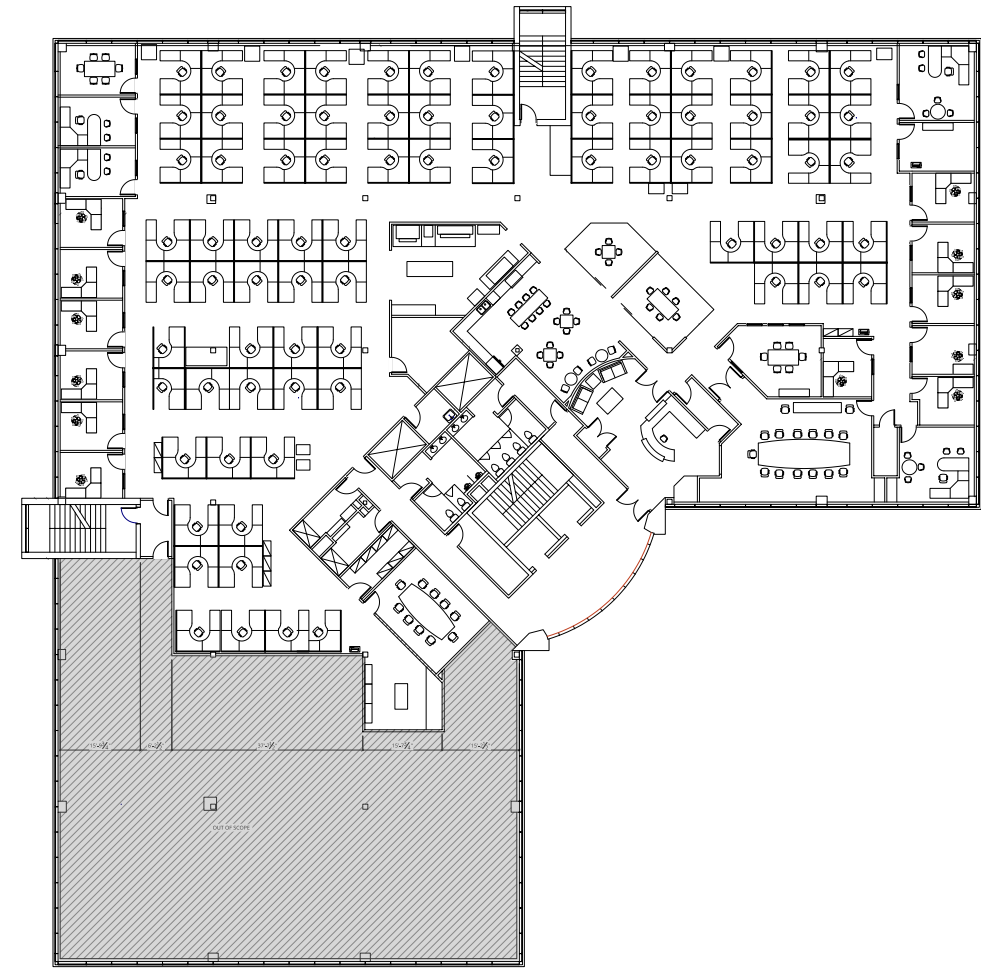
Underground & Surface Parking Ratio:  
1 per 295 sf

Underground Parking Rates:  
\$150.00 per stall, per month

**6807 Railway Street SE**  
**Floorplan | Suite 200: 5,000 sf - 26,326 sf (demisable)**



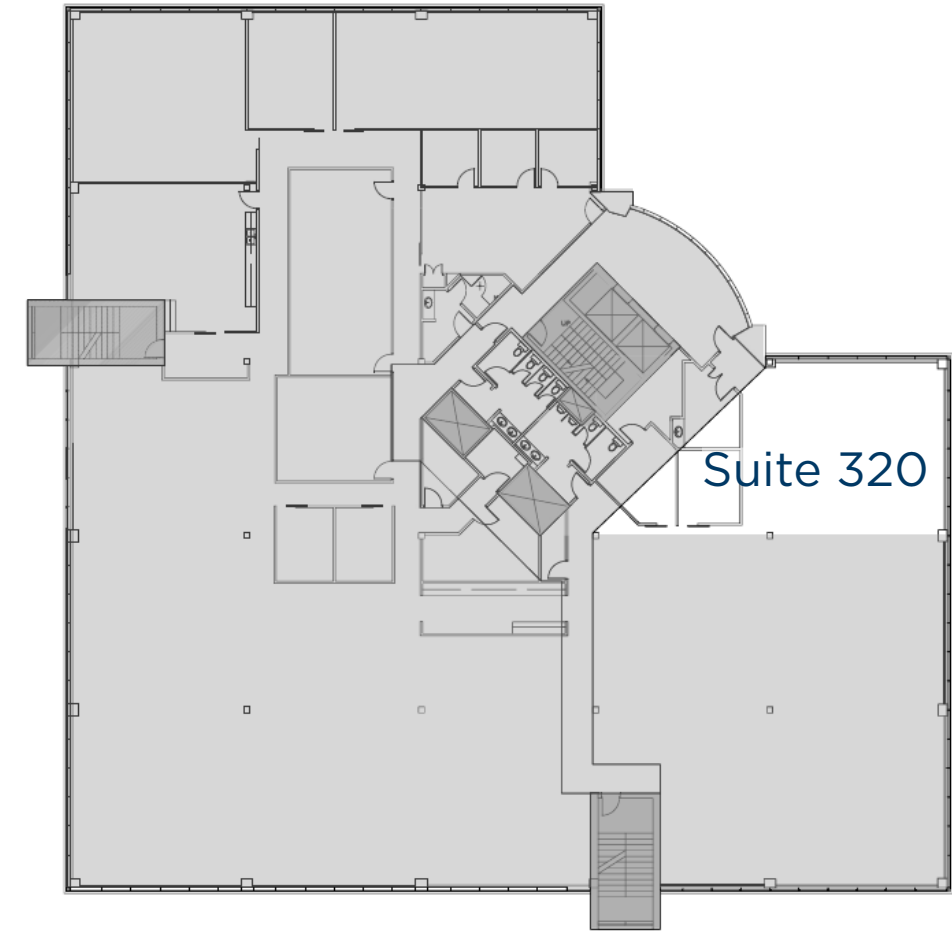
**6807 Railway Street SE**  
**Floorplan | Suite 300: 5,000 sf - 19,648 sf (demisable)**



6835 Railway Street SE  
Floorplan | Suite 210: 5,622 sf (show suite) **LEASED**



6835 Railway Street SE  
Floorplan | Suite 320: 1,700 sf



LOCATION / AMENITIES



Chinook LRT & Transit Station 



DEERFOOT MEADOWS AMENITIES:



DEERFOOT MEADOWS

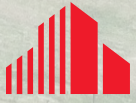
RAILWAY STREET SE

11th STREET SE

BLACKFOOT TRAIL SE

GLENMORE TRAIL SE

DEERFOOT TRAIL SE



**CUSHMAN &  
WAKEFIELD**

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