

# MEREDITH BLOCK

**AVAILABLE RETAIL:** 4,810 sq. ft.

**LEASED:** 161,789 sq. ft.

**AVAILABLE OFFICE:** 16,137 sq. ft.

**TOTAL RENTABLE:** 182,736 sq. ft.



**HIGHLIGHTS:**

- Located at 611 Meredith Road NE with excellent access to Memorial Drive, Edmonton Trail, 4<sup>th</sup> Street and the Trans-Canada Highway
- Organic market and fitness studio on main floor
- Numerous amenities surrounding the area, such as restaurants, coffee shops, banks, boutique shops and various other merchants
- Less than 15 min. walk to Calgary's downtown core and 5 min. walk to Bridgeland LRT station
- 289 underground parking stalls

**OCCUPANCY:**

Immediately; ready for fixturing

**SERVICES:**

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

**RATES:**

Office: \$30.95 per sq. ft. Base Rent  
\$45.00 per sq. ft. TIA after T-Bar, HVAC & Lighting  
Retail: Market Rates

**OPERATING COSTS AND TAXES:**

Budgeted for 2018 at \$14.66 per sq. ft. for Office  
\$12.61 per sq. ft. for Retail

**PARKING:**

- 1.5 stalls/1,000 sq. ft. underground reserved at \$300 per stall/month.
- In addition to monthly parking there are 55 public parking stalls free of charge for the first half hour.

**TAFFIC COUNTS:**

- 30,000 vehicles per day on Edmonton Trail/4<sup>th</sup> Street NE (avg. 2016)
- 32,000 vehicles per day on Memorial Drive (avg. 2016)