

MEREDITH BLOCK

AVAILABLE RETAIL: 2,088 sq. ft.

LEASED: 164,511 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, 4th 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:

Market Rates

**OPERATING COSTS
AND TAXES:**

Budgeted for 2018 at \$12.61 per sq. ft. (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/4th Street NE (avg. 2016)
- 32,000 vehicles per day on Memorial Drive (avg. 2016)