

# Edinburgh Place

## 5,812 sf for Lease



VIEW THE  
VIRTUAL TOUR **360**

**Damon Harmon, CPA, CGA**  
403.875.3133  
dharmon@cresa.com

**Nicole Bennett**  
403.585.7959  
nbennett@cresa.com

**cresa**



# Edinburgh Place



**5,812 sf available  
immediately**

## Space Profile

Premises:	3rd Floor: 5,812 sf
Availability:	Immediately
Term:	Flexible
Gross Rental Rate:	Market rates
T.I.A.:	As-is
Op. Costs & Taxes:	\$12.28 per sf (est. 2023)
Parking:	1 stall at market rates



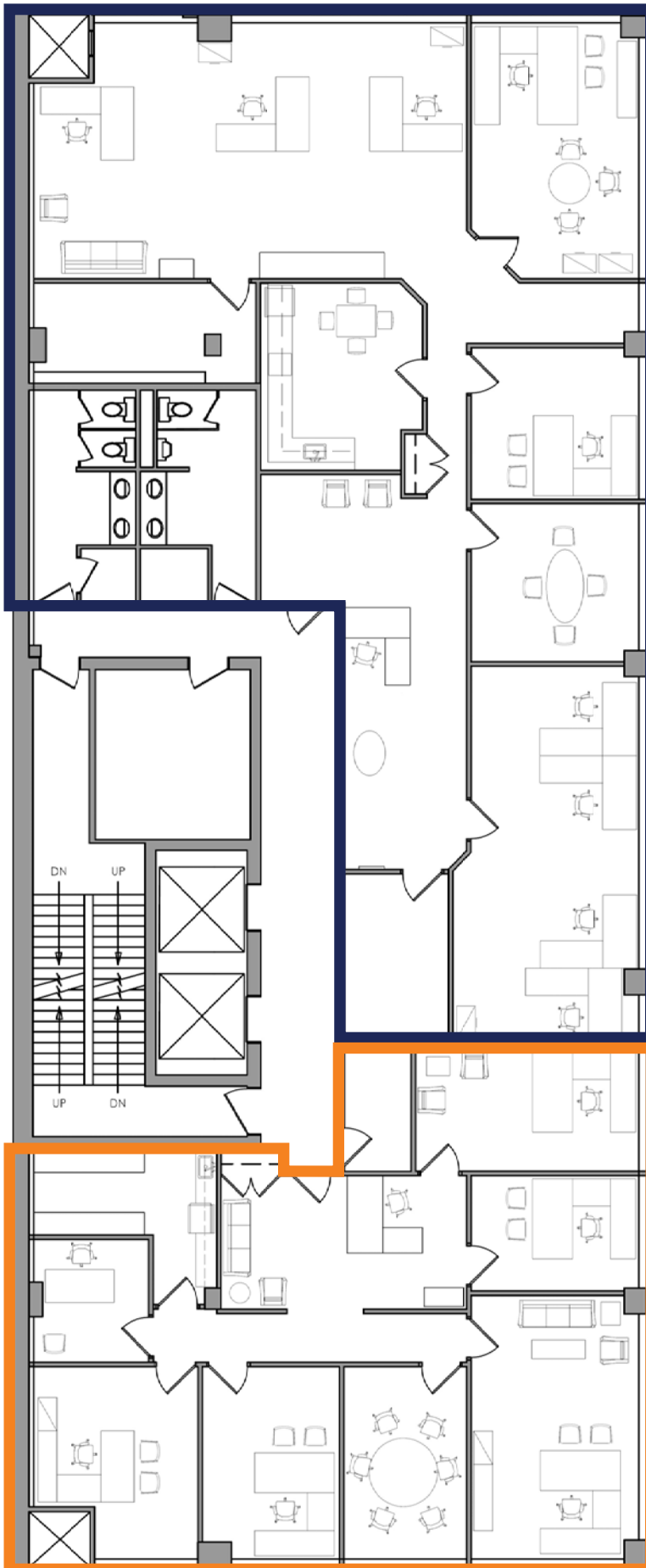
## Building Information

Address:	900 Sixth Avenue SW
Year of Completion:	1980
Number of Floors:	10
Rentable Area:	52,000 sf
Average Floor plate:	5,625 sf
Landlord/ Building Manager:	Amhurst Property Management

## Features & Amenities

- Floor is currently demised into two separate suites
- Exposure to an abundance of natural light
- Full floor opportunity
- Furniture is available
- Walking distance to Bow River pathway system
- Half a block to Plus 15 access
- Two blocks to LRT

## Edinburgh Place



### 3rd Floor 5,812 sf, total

#### Suite A

2 perimeter offices

2 large open areas for  
workstations

Meeting room

Reception

Kitchen/staff room

Storage/filing

#### Suite B

6 perimeter offices

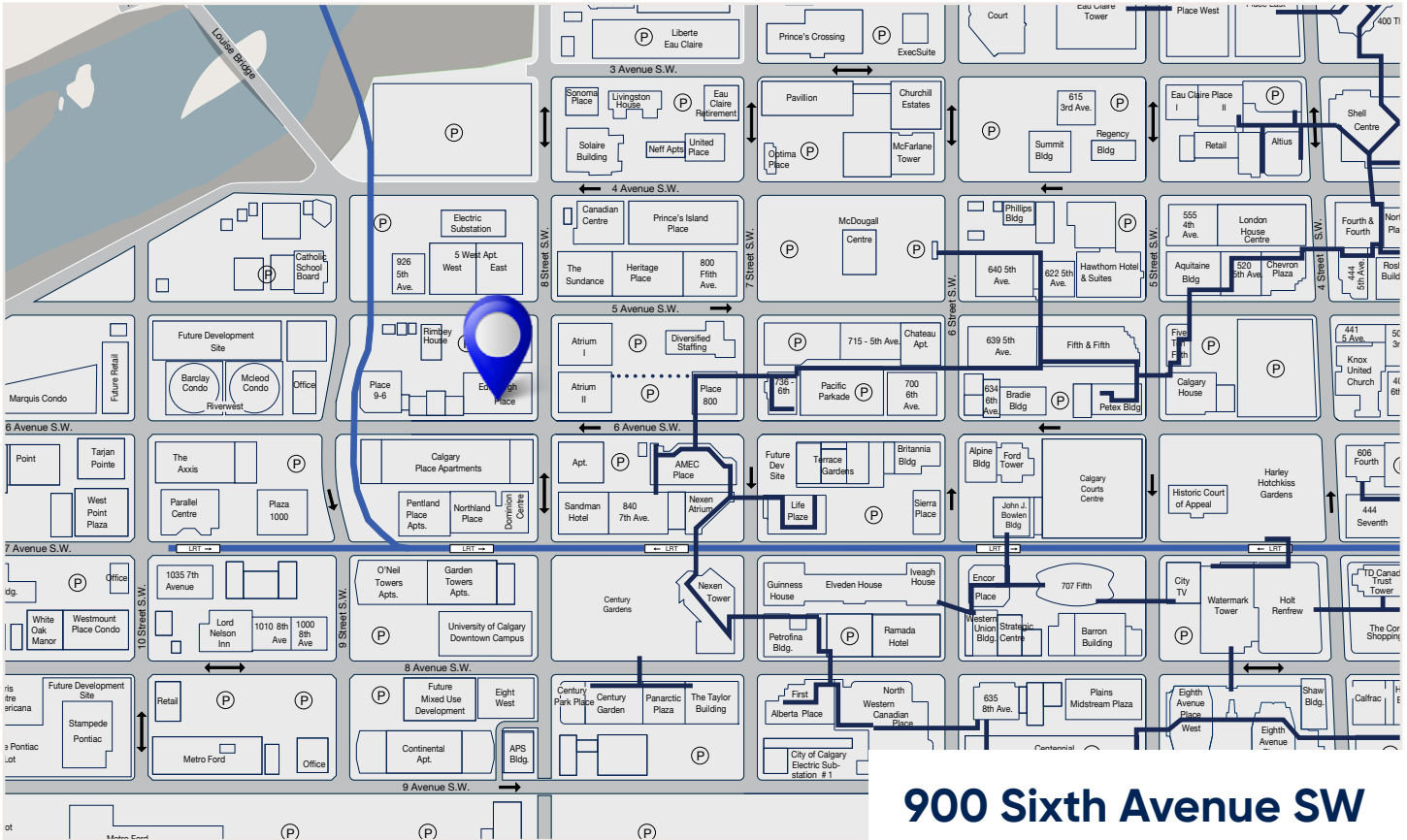
Meeting room

Reception

Kitchen/storage



# Edinburgh Place



**900 Sixth Avenue SW**



## Agent Information

**Damon Harmon, CPA, CGA**  
403.875.3133  
dharmon@cresa.com

**Nicole Bennett**  
403.585.7959  
nbennett@cresa.com

## Cresa

324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

