



CLASS "A"  
SUBURBAN OFFICE  
CAMPUS

# DEERFOOT ATRIA

6715, 6815 & 6819 8<sup>TH</sup> STREET NE

CALGARY, ALBERTA

**CBRE**

NATIONAL INVESTMENT TEAM | CALGARY





## THE OFFERING

CBRE's National Investment Team - Calgary, on behalf of Sun Life Assurance Company of Canada, is pleased to offer for sale 100% interest in Deerfoot Atria (the "Property"), an institutionally owned and managed suburban office campus located next to Deerfoot City, one of Calgary's largest retail destinations. The Property is comprised of two buildings totaling 323,801 SF situated on a large 10.9-acre site with direct exposure to Deerfoot Trail. Deerfoot Atria offers secure cash flow from strong tenancy with a weighted average lease term of 4.4 years.

## INVESTMENT HIGHLIGHTS

- ▶ Excellent opportunity to acquire a Class "A" suburban office campus leased to a strong tenant base with term, providing secure cash flow
- ▶ Over \$6 million of capital improvements have been completed since 2010, reflecting the institutional ownership and management of the Property
- ▶ Property features grand atrium lobbies, renovated fitness facility and 997 parking stalls, providing a better than market parking ratio of 3.1 Stalls/1,000 SF
- ▶ Great exposure to Deerfoot Trail and in close proximity to Deerfoot City, a newly redesigned 1.1 million SF shopping centre providing many retail amenities

## FINANCIAL DETAILS

**OCCUPANCY:** 71%

### MAJOR TENANTS:

Alberta Teachers Association;  
CIMA Canada; Alberta Infrastructure;  
Respiratory Homecare; Alberta Boilers  
Safety Association; MPE Engineering;  
Alberta Gaming, Liquor & Cannabis;  
Canadian Cattlemen's Association;  
Alberta Beef Producers

**WALT REMAINING:** 4.4 Years

**IN-PLACE RENT:** \$16.63 PSF

**FINANCING:** Treat as Clear Title

## PROPERTY DETAILS

**MUNICIPAL ADDRESS:** 6715, 6815 & 6819 8<sup>TH</sup> Street NE

**NRA:** 323,801 SF

**YEAR BUILT:** 1980/1981

**SITE SIZE:** 10.9 Acres

**LAND USE:** I - B

**PARKING:** Underground: 410 Stalls  
Surface: 587 Stalls

**PARKING RATIO:** 3.1 Stalls per 1,000 SF

## OFFERING PROCESS

Deerfoot Atria is being offered without a list price or deadline for the submission of expressions of interest to purchase. Offers will be dealt with as they are received. The Vendor reserves the right to establish a date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.







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