

COLLIERS INTERNATIONAL

900, 335 8<sup>th</sup> Avenue SW  
Calgary, AB T2P 1C9  
[www.colliers.com/calgary](http://www.colliers.com/calgary)

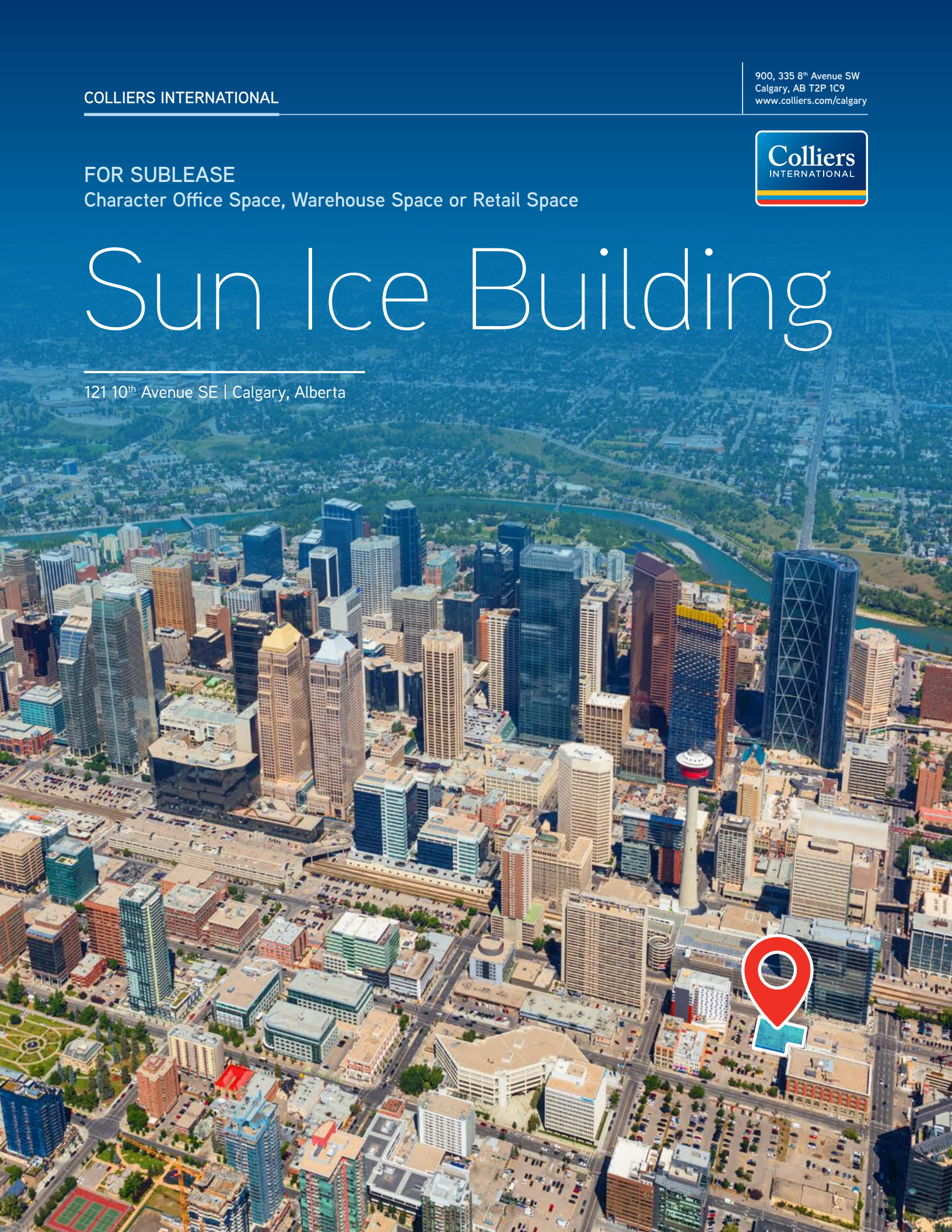
FOR SUBLEASE

Character Office Space, Warehouse Space or Retail Space



# Sun Ice Building

121 10<sup>th</sup> Avenue SE | Calgary, Alberta





# Available Space & Costs

Building Name	Sun Ice Building		
Civic Address	121 10 <sup>th</sup> Avenue SE		
Location	The Property is located on 10 <sup>th</sup> Ave SE in the heart of the Beltline. Just south of downtown Calgary, the area is highly popular and surrounded by food, entertainment, and medical amenities.		
Constructed	1987		
Number of Floors	2		
Listing Type	Sublease		
Landlord	2154313 Alberta Ltd.		
Sublandlord	Crescent Point Energy Corp.		
Available Subpremises	28,800 SF		
	MAIN FLOOR	15,000 SF	
	LOWER LEVEL	13,800 SF	
Occupancy Date	Q1 2020		
Term Expiry	July 31 <sup>st</sup> 2029		
Annual Net Rent	Market Sublease Rates		
Operating Costs	\$14.27 PSF (Main Floor Only)		
Furnishings	Furniture can be made available for use during term.		
Parking Ratio	1:1067		
Parking Details	SURFACE RESERVED		22
Additional Information	<ul style="list-style-type: none"><li>• 800 AMP 3 Phase Electrical</li><li>• Loading dock</li><li>• Commercial grade service elevator</li><li>• Hardwood floors throughout main floor - Heavy Load Capacity (12" x 2" boards on edge)</li><li>• Current rolling filing systems and furniture potentially included</li><li>• Previously used as warehouse, printing shop facility, retail furniture store and engineering offices</li></ul>		













# Neighbourhood Amenities

Voted Calgary’s best neighbourhood by Avenue Magazine Calgary, the Beltline is one of Calgary’s most densely populated urban districts, home to approximately 23,000 Calgarians and numerous amenities.

Along with the Rivers District and the Downtown East Village, The Beltline district is in the midst of an ambitious urban planning and rejuvenation venture planned by the city’s municipal government to increase the residential density of central Calgary.

## ● Restaurants, Cafés, & Breweries

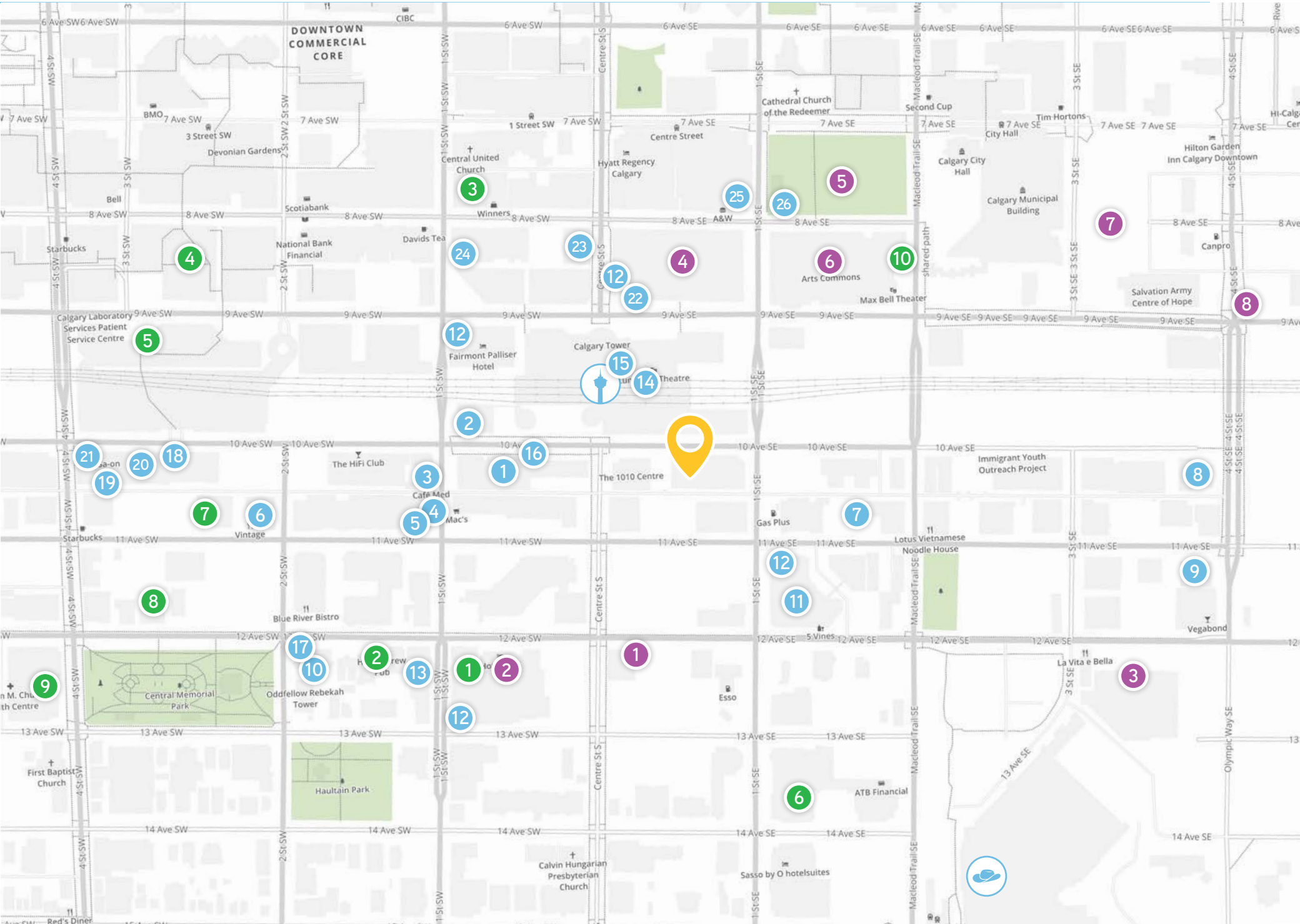
- |                              |                                 |
|------------------------------|---------------------------------|
| 1 Michael’s Pizza            | 14 Ruth’s Chris Steak House     |
| 2 Bottlescrew Bill’s Pub     | 15 Sky 360                      |
| 3 Bar Von Der Fels           | 16 Suki-yaki House              |
| 4 Koi                        | 17 The Beltliner                |
| 5 Foreign Concept            | 18 Japanese Village             |
| 6 Vintage Chophouse & Tavern | 19 CRAFT Beer Market            |
| 7 Grumans Catering           | 20 National on 10 <sup>th</sup> |
| 8 Village Ice Cream          | 21 Rodney’s Oyster House        |
| 9 Rosso Coffee Roasters      | 22 ONE18                        |
| 10 Native Tongues            | 23 Saltlik Calgary              |
| 11 Sunterra Food Market      | 24 Murrieta’s                   |
| 12 Starbucks                 | 25 Centini Restaurant & Lounge  |
| 13 Ten Foot Henry            | 26 Teatro Ristorante            |

## ● Fitness, Medical Services

- |                              |                                 |
|------------------------------|---------------------------------|
| 1 Anytime Fitness            | 6 Kult YYC Fitness              |
| 2 Beltline Aquatic & Fitness | 7 Canheal                       |
| 3 Goodlife Fitness           | 8 Summit Integrated Health      |
| 4 Bankers Hall Club          | 9 Southern Alberta Clinic       |
| 5 World Gym                  | 10 Calgary West Central Primary |

## ● Arts & Entertainment

- |                             |                           |
|-----------------------------|---------------------------|
| 1 Decidedly Jazz Danceworks | 5 Olympic Plaza           |
| 2 Hotel Arts                | 6 Arts Commons            |
| 3 Cowboys Casino            | 7 Calgary Central Library |
| 4 Telus Convention Centre   | 8 Studio Bell             |

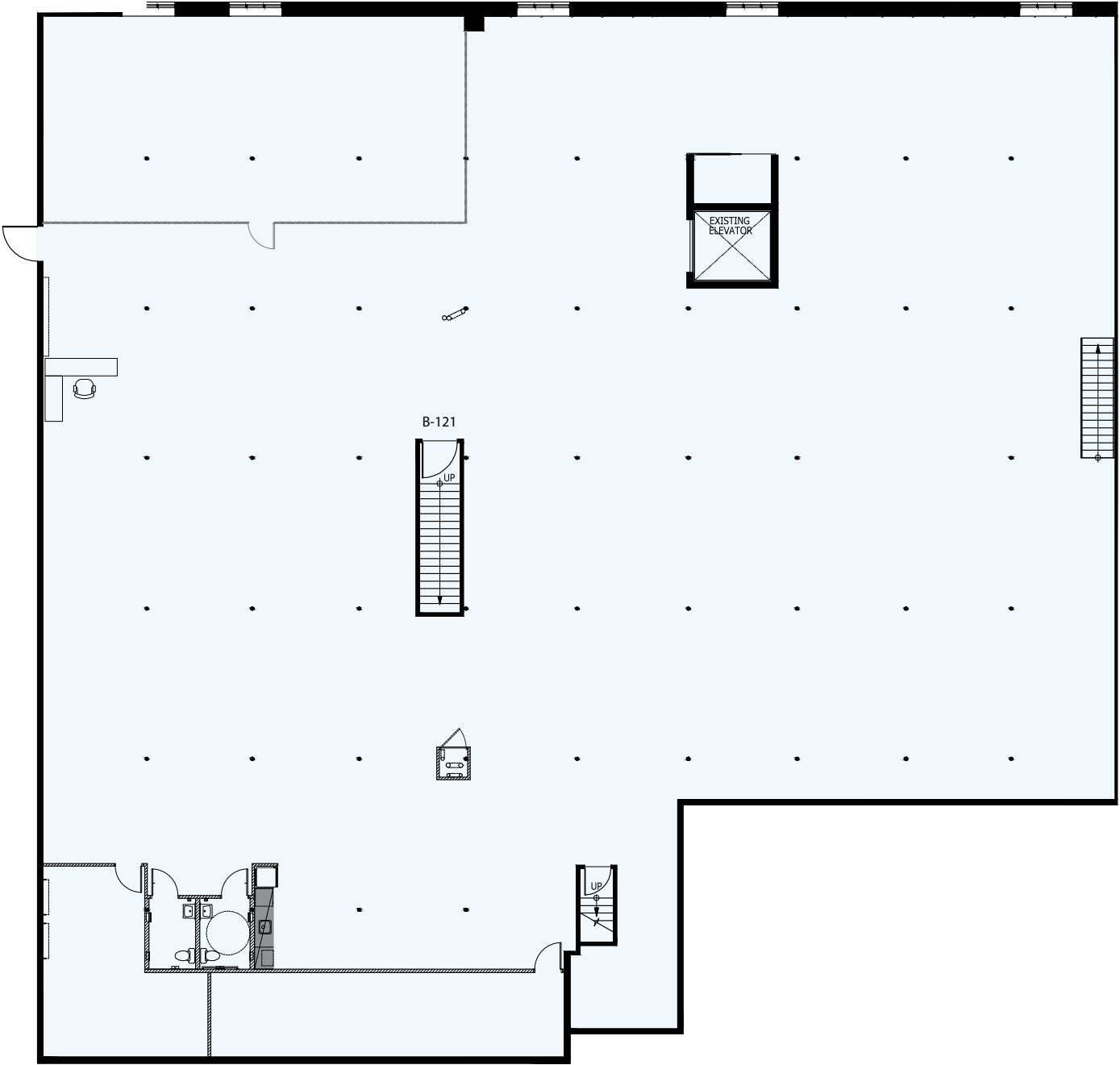


# Current Floorplan Main Floor



- 32 Workstations
- 5 Offices
- Meeting Room
- Boardroom
- Kitchen
- Reception
- 2 Copy/Print Rooms
- Loading Dock

# Current Floorplan Lower Level



- 3 Storage Rooms
- Kitchen
- Open Area
- Washrooms



**Kevin McGillis**

Senior Vice President  
+1 403 571 8758  
[kevin.mcgillis@colliers.com](mailto:kevin.mcgillis@colliers.com)

**Patrick McGillis**

Associate  
+1 403 298 0405  
[patrick.mcgillis@colliers.com](mailto:patrick.mcgillis@colliers.com)

**Michael Massing**

Vice President  
+1 403 298 0404  
[michael.massing@colliers.com](mailto:michael.massing@colliers.com)



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.