

OFFICE SPACE FOR SUBLEASE

Rare High-End Office Space in the
Heart of South West Calgary



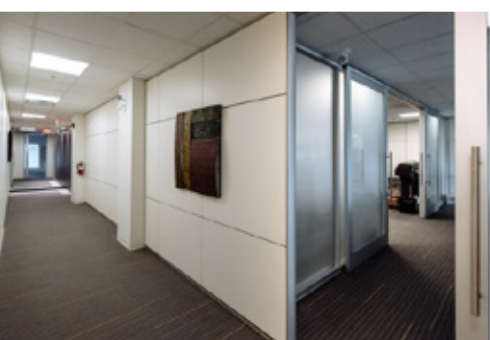
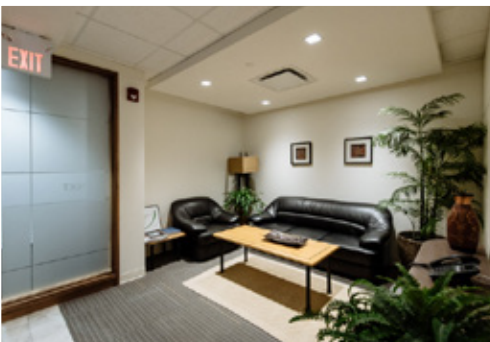
Corus Block 3320 - 17th Avenue SW

HIGH-END TOP FLOOR OPPORTUNITY



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BUILDING DETAILS

Constructed	2015
Rentable Area	55,000
Average Floorplate	18,374
Number of Floors	3
Landlord	Interloq Capital Corp.

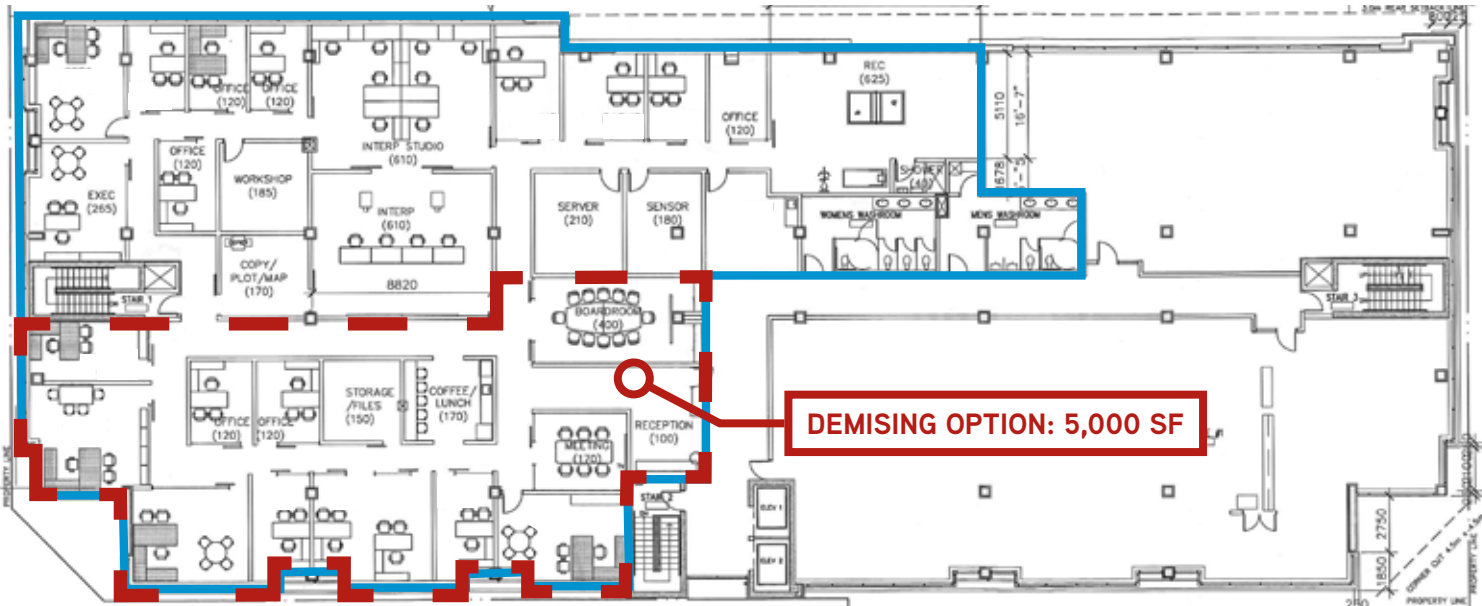
- “A” class mixed use office/medical/retail building, well situated on 17th Avenue S.W.
- Approximately 10 minutes to the downtown core. East access to Bow, Crowchild and Sarcee Trails.
- 75 meters from the Westbrook LRT station.
- Excellent signage opportunities and exposure to 17th Avenue.

SUBLEASE INFORMATION

Available Subpremises	Suite 302: 5,000 - 11,333 SF
Sublandlord	NXT Energy Solutions
Annual Rent	Market Rates
Operating Costs & Taxes	\$16.95
Occupancy Date	30 - 90 Days
Term of Sublease	March 31, 2025
Parking	Street and Underground Client Parking 1 Stall Per 500 SF (Staff Parking) Reserved Underground: \$150/stall/month

FLOORPLAN

SUITE 302 - 11,333 SF
*Demising Option - 5,000 SF





SHAGANAPPI GOLF COURSE

BMO BANK OF MONTREAL



WESTBROOK LRT STATION

DONEGAL IRISH PUB

Bow Trail SW

JOEY'S SEAFOOD RESTAURANT

17th Avenue SW

NEWCASTLE PUB

MURDOCH'S BAR & GRILL

SCOTIABANK

SPIROS PIZZA

KILLARNEY AQUATIC & RECREATION CENTRE



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