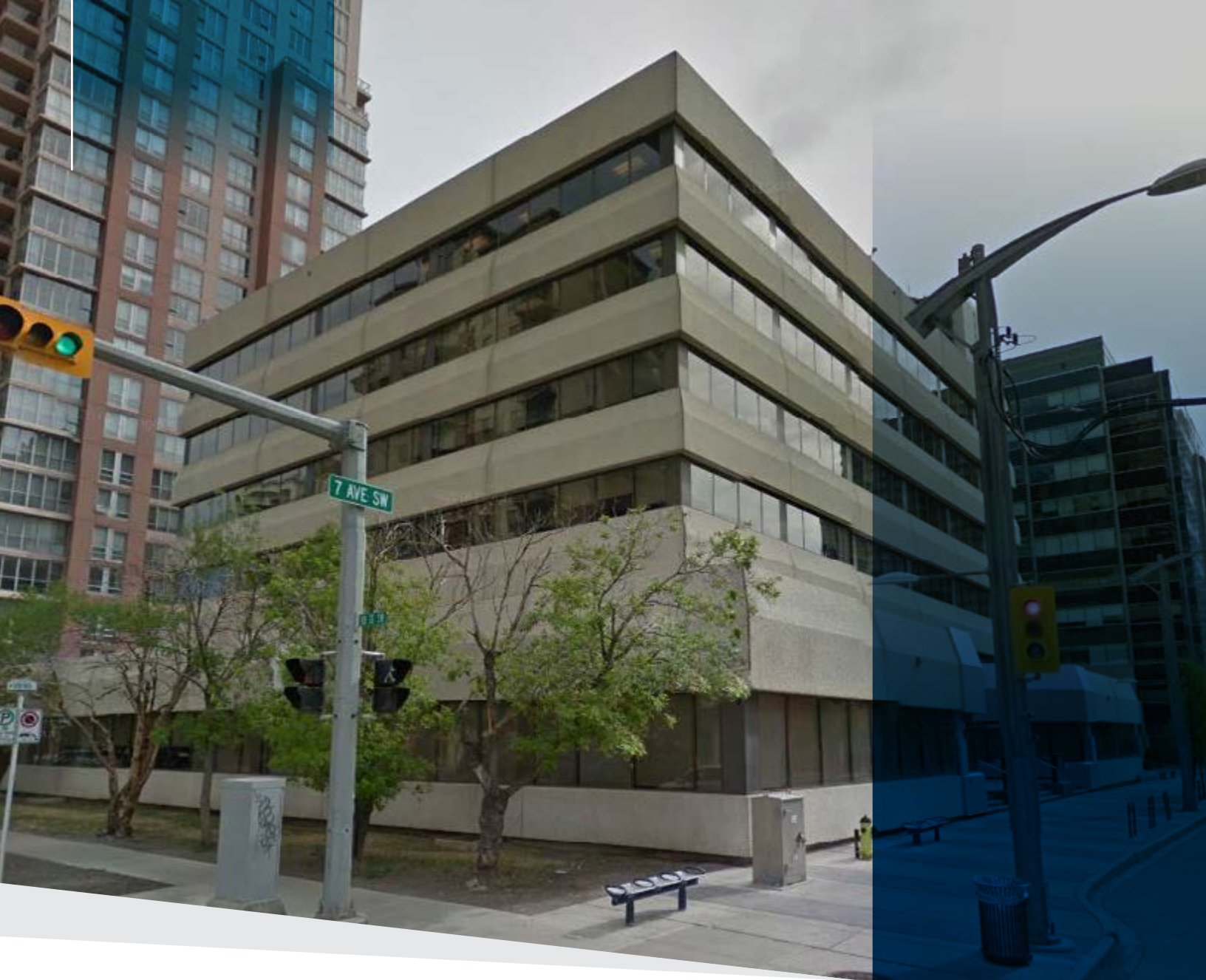




FOR SUBLEASE | 1040 - 7th Avenue SW, Calgary, AB

Parallel Centre

Parallel Centre is located in the west-end of Downtown. The property is located adjacent to the C-train, surrounded by various retail locations and amenities and is a short walk to Shaw Millennium Park and the Bow River pathways

LEIGH KIRNBAUER

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CODY WATSON

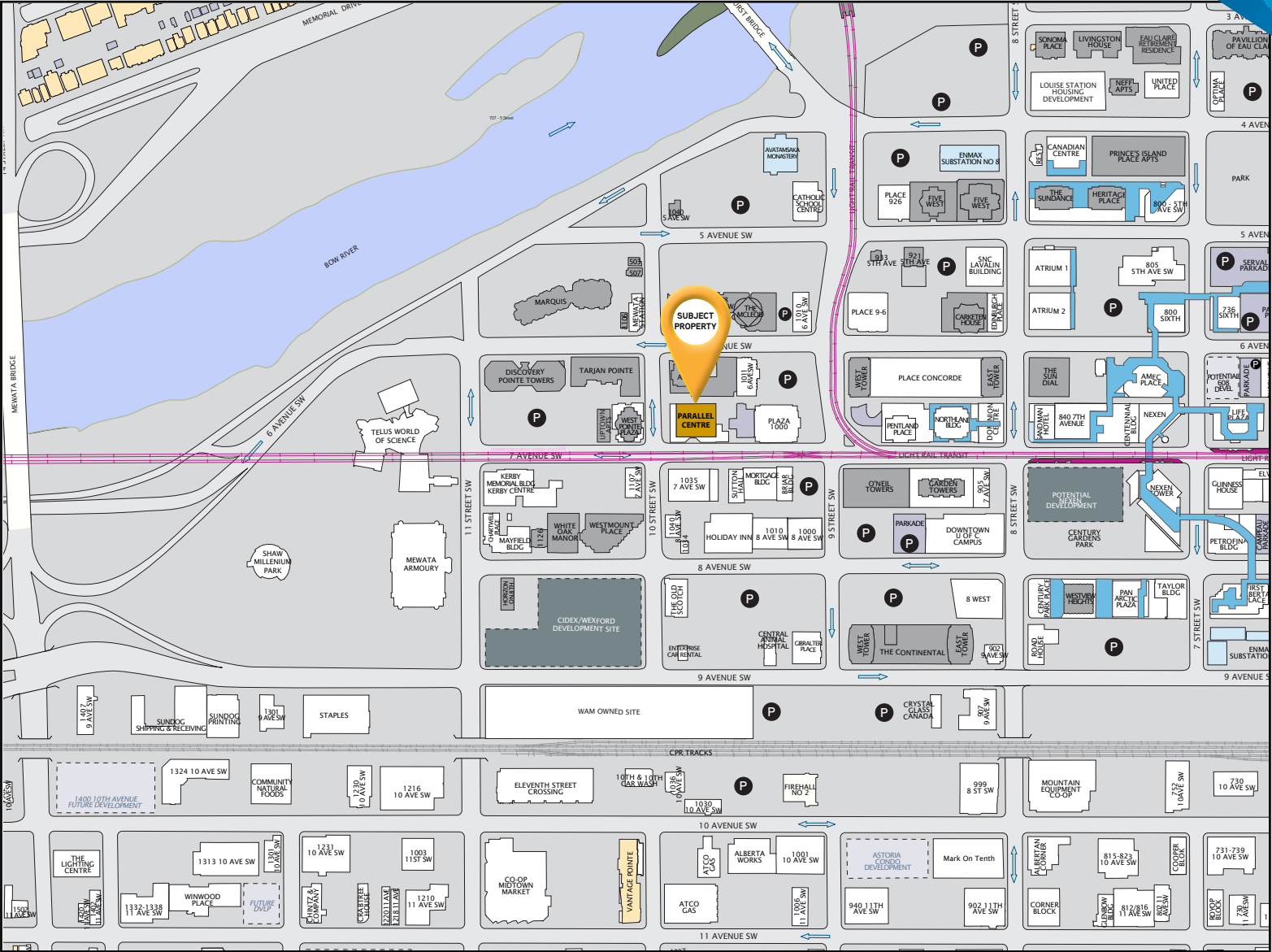
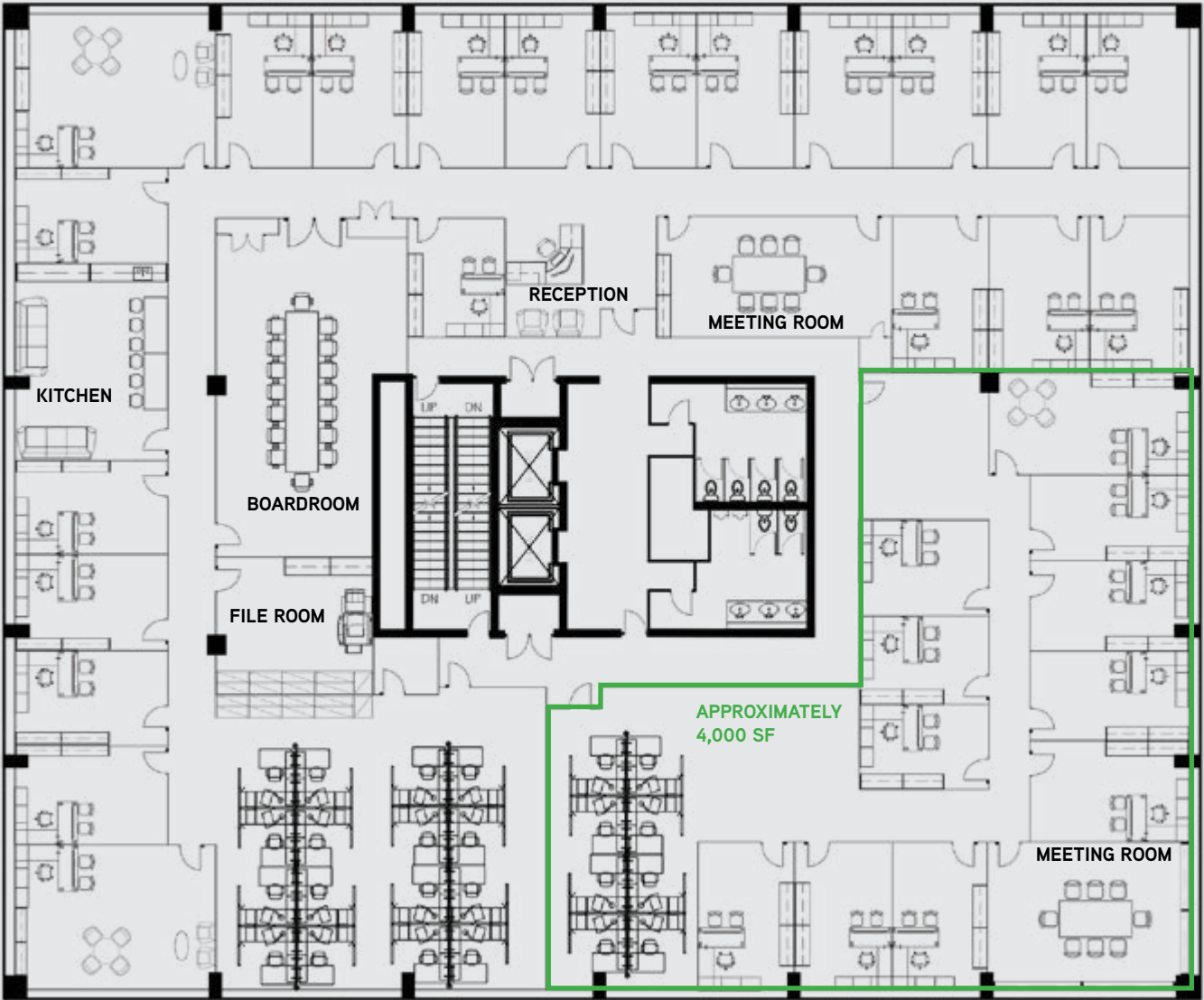
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Sublease Information

Available Subpremises	Suite 300 - 12,933 SF (Suite can be demised to approximately 4,000 SF)
Sublandlord	Whaler Industrial Contracting Inc.
Annual Net Rent	Below Market Rates
Operating Costs and Taxes	\$18.63 per SF (2017 estimate)
Occupancy Date	30 - 60 days notice
Term of Sublease	July 30, 2019
Parking	1 underground stall per 1,875 SF @ \$390.00 per stall per month

Building Details

Constructed	1979
Rentable Area	74,163 SF
Average Floorplate	13,241 SF
Number of Floors	6
Landlord	Parallel Centre Ltd.
HVAC	Monday - Friday 6:00 am - 6:00 pm Saturday 8:00 am - 4:00 pm

CALGARY DOWNTOWN MAP

LEGEND

- UNDER CONSTRUCTION
- FUTURE/POTENTIAL CONSTRUCTION SITE
- COMMERCIAL
- RESIDENTIAL
- COVERED SURFACE PARKING
- +15 WALKWAY
- FUTURE +15 WALKWAY

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