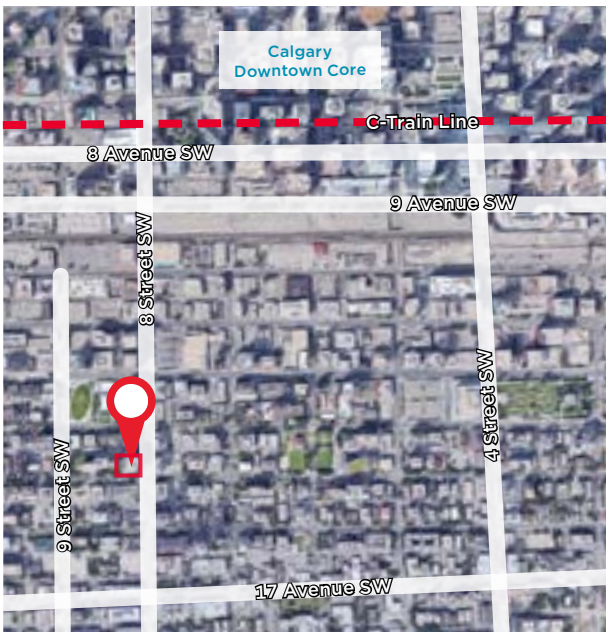


### Property Details

Location	Southwest
Total Building Size	101,333 SF
Building Class	B
Year Built	1981

### Sublease Particulars

Area Available	Floor 7 - 9,988 SF Floor 10 - 2,322 SF
Rental Rate	Market Sublease Rates
OP Costs	TBV
Parking Ratio	TBV
Parking Stalls	TBV
Parking Costs	TBV
Possession	Immediate
Term	April 29, 2019
Sublandlord	Investors Group



FULL FLOOR AVAILABLE

#### A. David Walsh

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 cushmanwakefield.com



### Property Highlights

- Fully furnished
- Full floor option available
- Located 5 blocks south of Calgary's downtown core and 2 blocks north of 17<sup>th</sup> Avenue
- Walking distance to LRT
- Kawa Espresso coffee bar and Edges Salon & Spa located on the main floor
- Numerous amenities in the area including: restaurants, shopping and fitness facilities
- Underground parking and storage
- Excellent views
- Office intensive layout



**A. David Walsh**

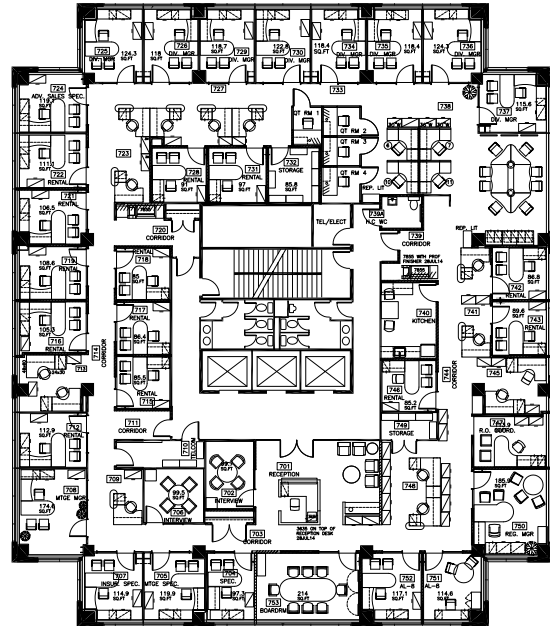
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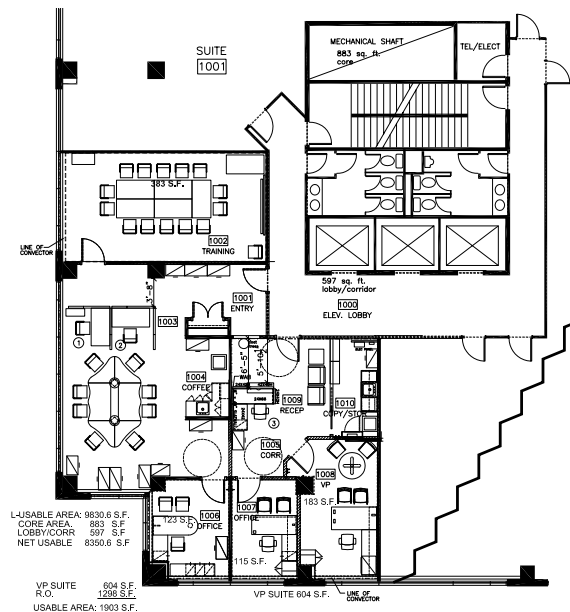
### 7<sup>th</sup> Floor Plan Information

- Reception & waiting room
- Kitchen
- 1 large boardroom
- 2 meeting rooms
- 30 offices
- 22 workstations
- 1 large open work space
- 1 storage room
- 1 storage closet



### 10<sup>th</sup> Floor Plan Information

- Reception
- Copy room / storage
- 2 kitchenettes
- 1 executive office
- 2 offices
- 1 large 14 person boardroom
- 6 workstations



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