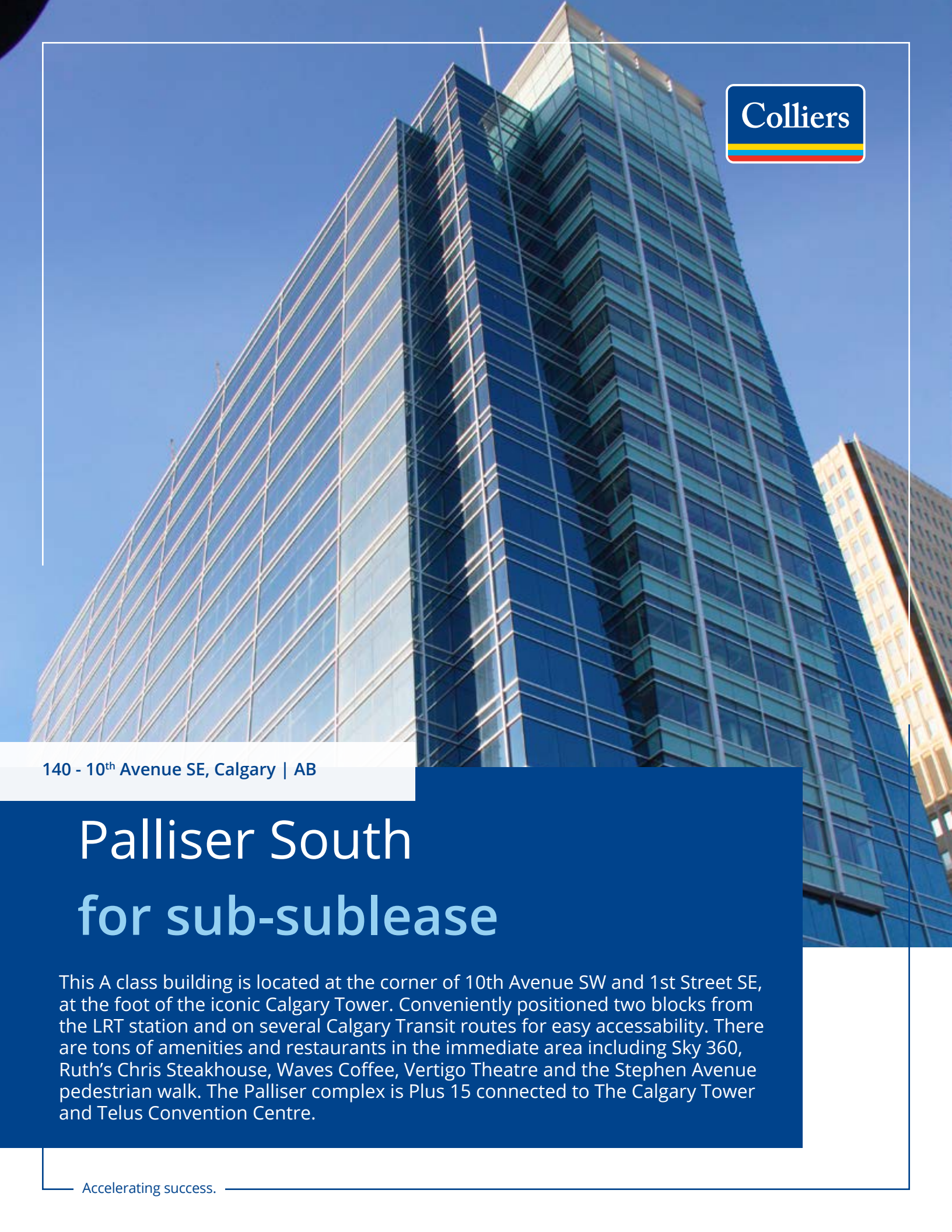


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140 - 10th Avenue SE, Calgary | AB

Palliser South for sub-sublease

This A class building is located at the corner of 10th Avenue SW and 1st Street SE, at the foot of the iconic Calgary Tower. Conveniently positioned two blocks from the LRT station and on several Calgary Transit routes for easy accessibility. There are tons of amenities and restaurants in the immediate area including Sky 360, Ruth's Chris Steakhouse, Waves Coffee, Vertigo Theatre and the Stephen Avenue pedestrian walk. The Palliser complex is Plus 15 connected to The Calgary Tower and Telus Convention Centre.

Property Overview



Sub-Sublease Information

Available Sub-Subpremises	Suite 910	5,801 SF
Sub-Sublandlord	Avanti Software Inc.	
Annual Net Rate	Market Sublease Rates	
Operating Costs & Taxes	\$18.60 (2024 estimate)	
Occupancy Date	90 Days Notice	
Term of Sub-Sublease	May 29, 2027	
Parking	1 unreserved stall @ \$250	

Building Information

Constructed	2010
Building Class	A
Rentable Area	302,066 square feet
Average Floorplate	12,500 - 21,800 square feet
Number of Floors	19
Landlord	Palliser Square Properties Ltd.

Key Highlights



Plus 15 and Plus 30 Connected



Tenant Exclusive Fitness Facility with Outdoor Hockey Rink



Golf Simulator



Range of Dining Options



Conference Facility



Tenant Lounge and Patio



Secured Bike Storage and Bicycle Sharing Program

Floor Plan

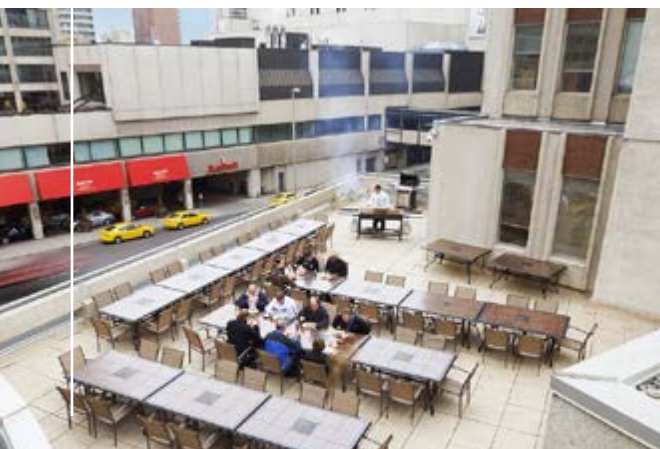
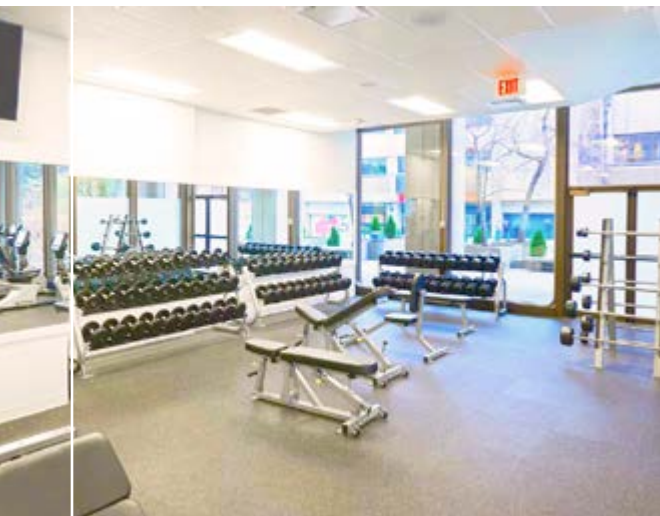
[Click to View Virtual Tour!](#)



Suite 910 - 5,801 SF

- 2 exterior offices
- large open area
- server room





140 - 10th Avenue SE, Calgary, AB

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