



Office Space for Sublease

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Property: **suburban office park**

Class: **B**

Year Built: **1998**

Zoning: **I-G**

Parking: **12 reserved stalls**

Unit: **205**

Size: **±4,667 sq. ft.**

Sublease Rate: **market**

Additional Rent: **\$12.83 (2026)**

Lease Term Expiry: **30-Aug-2030**

Occupancy: **60-days**



- Space is efficiently laid out with welcoming entrance area, large boardroom, 10 generously sized offices, open workspace area with flexible configuration and multiple work stations, kitchen and additional small boardroom/office.
- Nice, modern improvements with large offices, LED lighting, full height windows with lots of natural light.
- Ample reserved surface parking in front of the premises.
- Well located suburban office park with easy access in and out of major routes such as Glenmore, Blackfoot and MacLeod Trails.
- Proximity to numerous amenities.



