

FOR SUBLEASE

# PALLISER ONE

125 9 AVENUE SE  
CALGARY, AB



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**CBRE**

# FOR SUBLEASE PALLISER ONE



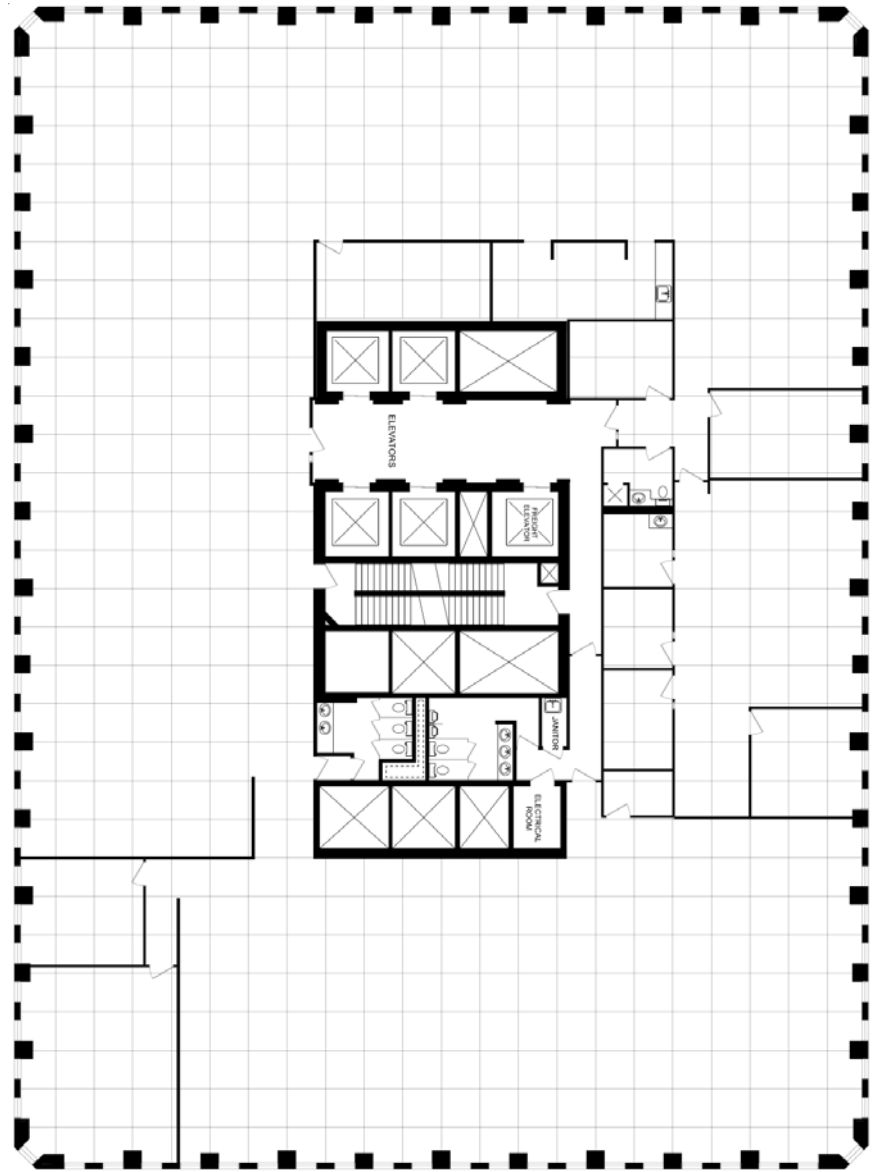
## SUBLEASE PARTICULARS

- + **AVAILABLE PREMISES:**  
14<sup>th</sup> Floor  
16,322 square feet
- + **SUBLANDLORD:**  
Meloche Monnex Inc.
- + **AVAILABILITY:**  
Immediate
- + **TERM:**  
Expires March 30, 2019
- + **NET RENTAL RATE:**  
Aggressive Sublease Rates
- + **ALLOWANCE:**  
As – is
- + **2018 OP. COSTS & TAXES:**  
\$16.93 per square feet
- + **HIGHLIGHTS:**
  - Mostly open plan layout
  - 4 exterior offices, kitchen, meeting room and bathroom with shower



## BUILDING INFORMATION

- + **NUMBER OF FLOORS:**  
27
- + **TOTAL AREA:**  
393,400 square feet
- + **TYPICAL FLOOR:**  
16,700 square feet
- + **SECURITY:**  
24 hour manned security
- + **PLUS 15 CONNECTIONS:**  
Marriott Hotel  
Telus Convention Centre



# FOR SUBLEASE **PALLISER ONE**



**MAIN LOBBY**



**2ND FLOOR LOBBY**



**ROOFTOP PATIO**



**FITNESS CENTRE**



**CONFERENCE CENTRE**



**FITNESS CENTRE**



**AMPHITHEATRE**



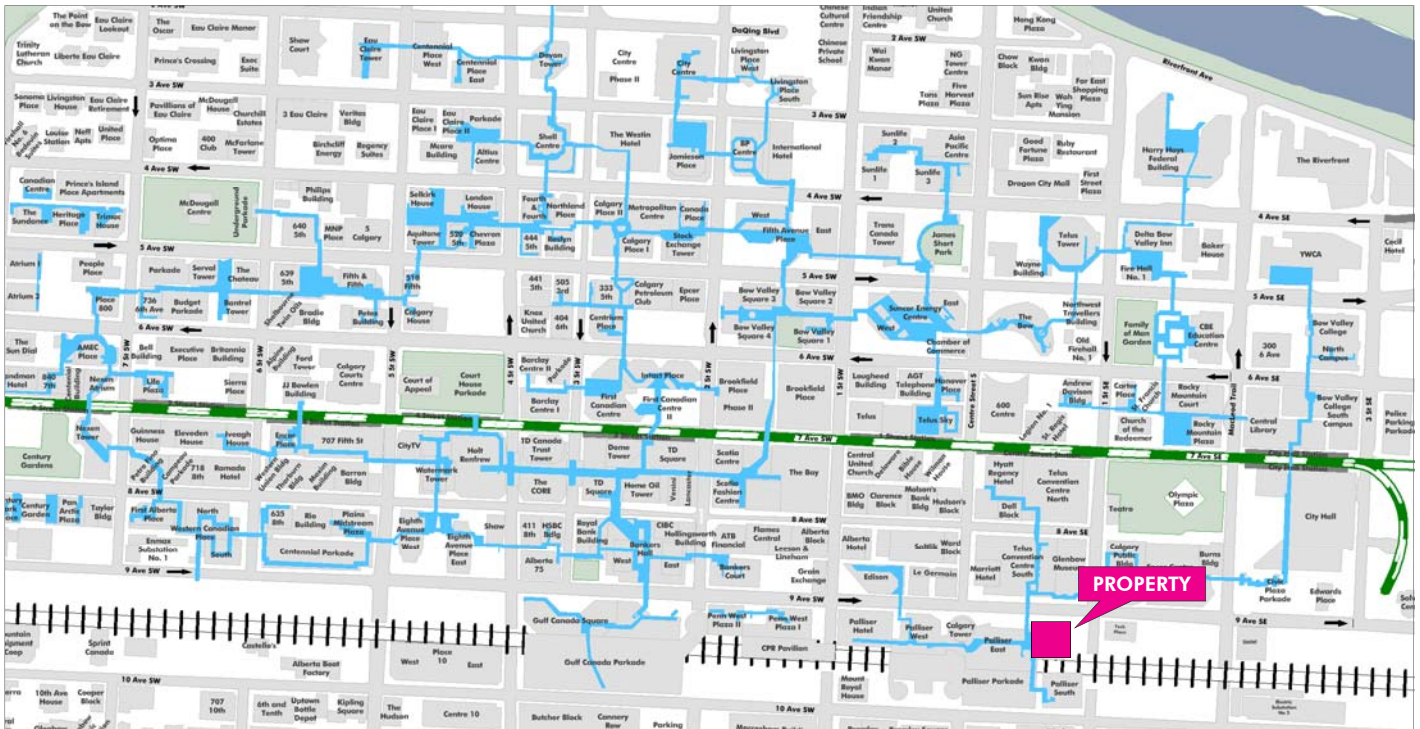
**PALLISER PARK**

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125  
9 AVENUE SE  
Calgary, AB



## DOWNTOWN MAP



## BUILDING HIGHLIGHTS

- + Excellent amenities in the building available for tenant use including fitness facilities and a conference centre with an 82 seat amphitheatre
- + Quality restaurants such as Sky 360 and Ruth's Chris Steak House located in the Palliser Complex



## CONTACT US

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