

FOR SUBLEASE

PALLISER ONE

125 9 AVENUE SE
CALGARY, AB



www.cbre.ca

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FOR SUBLEASE PALLISER ONE



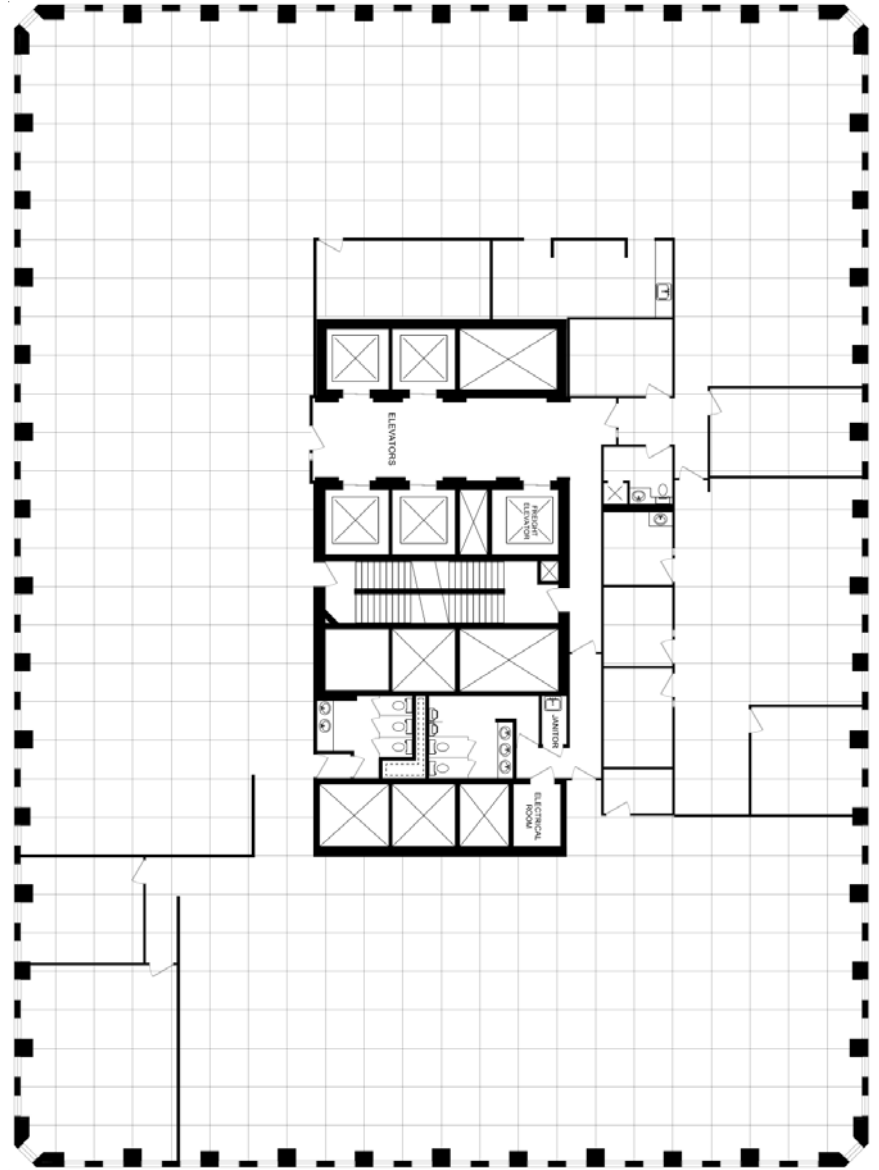
SUBLEASE PARTICULARS

- + **AVAILABLE PREMISES:**
14th 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
- + **2017 OP. COSTS & TAXES:**
\$17.28 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



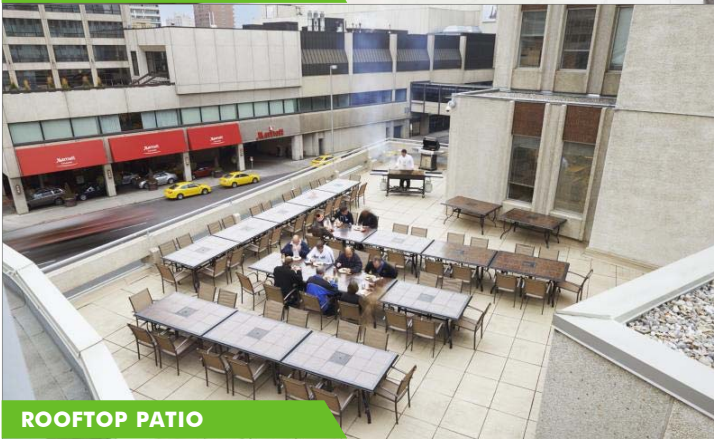
FOR SUBLEASE **PALLISER ONE**



MAIN LOBBY



2ND FLOOR LOBBY



ROOFTOP PATIO



FITNESS CENTRE



CONFERENCE CENTRE



FITNESS CENTRE



AMPHITHEATRE



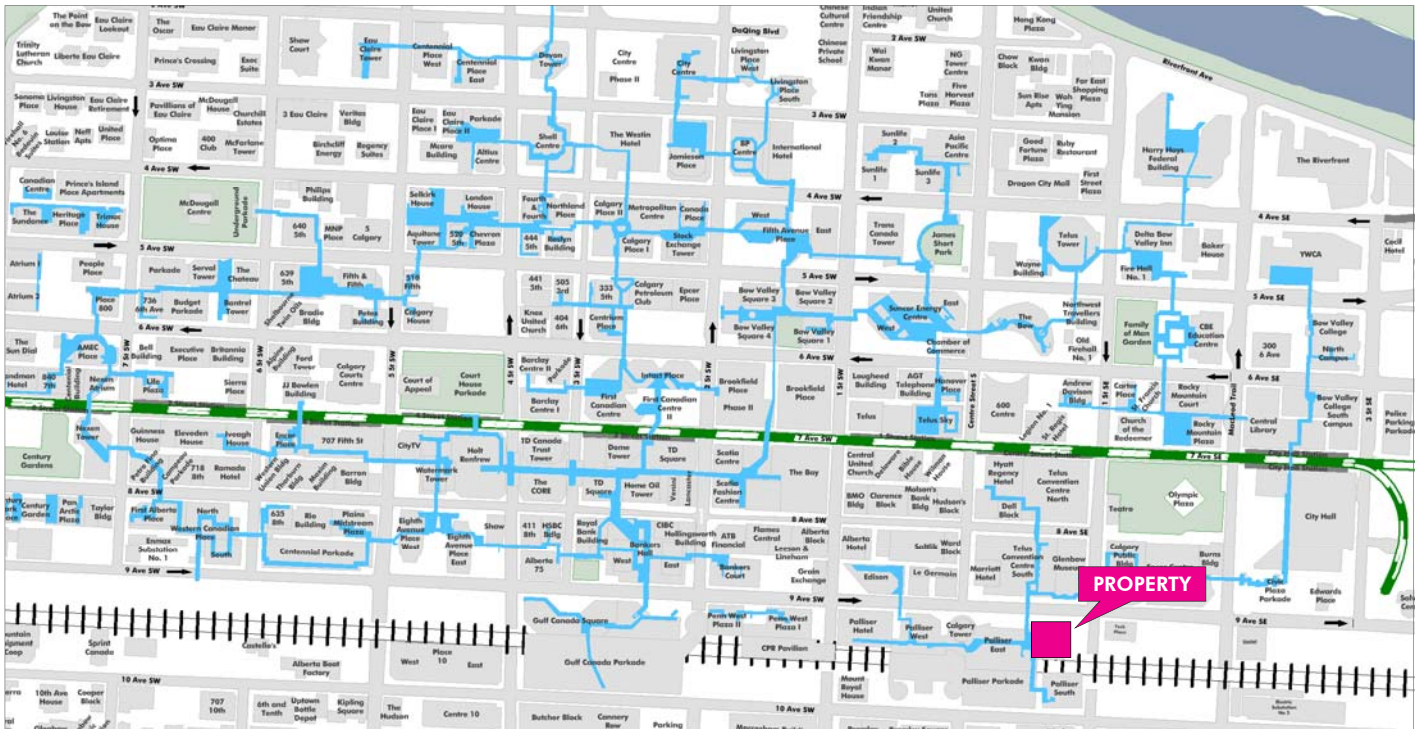
PALLISER PARK

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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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