

**AVISON  
YOUNG**

For Lease  
1400 Kensington Road NW

Office/Retail Space Available



**Eric DeMaere**  
Associate Vice President  
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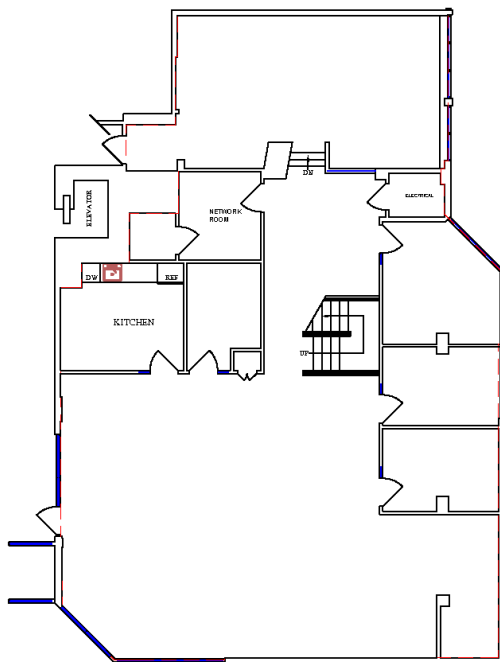
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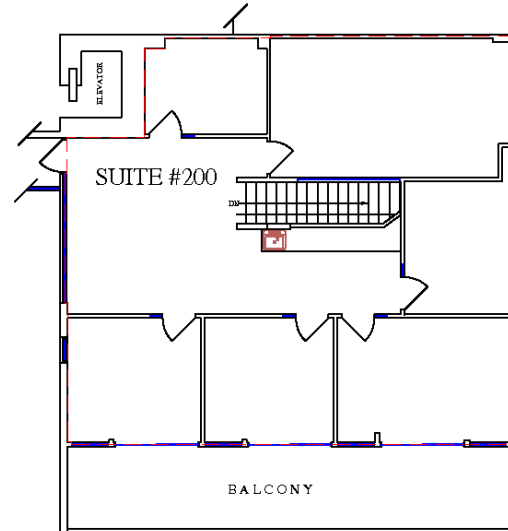
<b>Landlord:</b>	Atlas Developments Inc.
<b>Rentable Area:</b>	Suite 100/200: 5,103 sf
<b>Occupancy:</b>	Immediately
<b>Rent:</b>	Market Rates
<b>Inducement:</b>	Negotiable TIA
<b>Operating Costs:</b>	\$16.63 psf (2023 est.)
<b>Term:</b>	5 – 10 years
<b>Parking:</b>	1 : 500 sf

**Comments:**

- Prominently located along desirable Kensington Road NW
- Street front visibility with floor to ceiling glass
- 2nd floor balcony space with downtown skyline views
- 5 minute walk to the Bow River pathway system, 12 minute walk to Sunnyside LRT
- Retail amenities within walking distance include: Kensington Wine Market, Shoppers Drug Mart, Shijo Sushi, Peppino, Subway, Side Street Pub, Free House Beer & Food Hall, Higher Ground Café, and many more



Suite 100

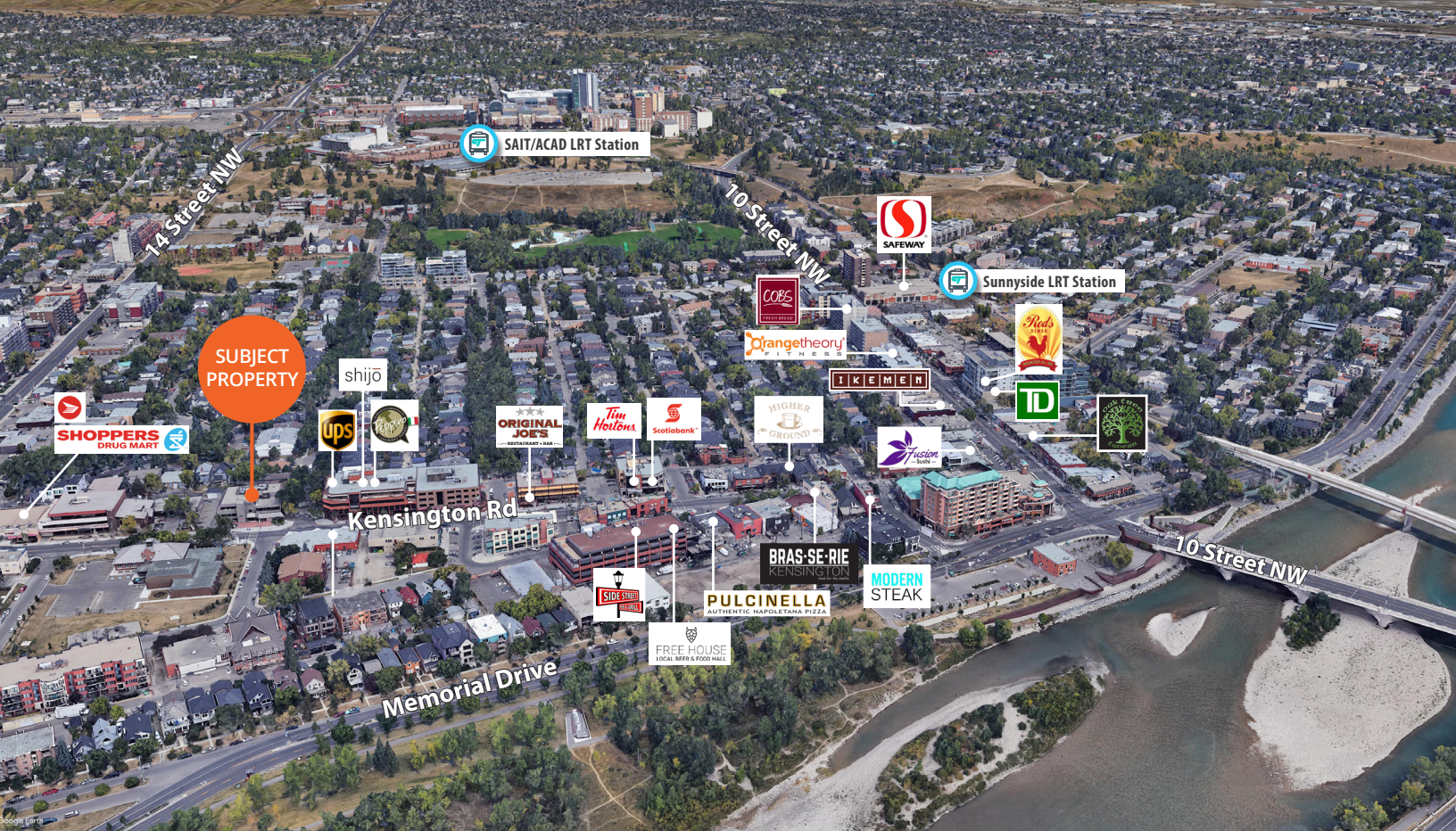


Suite 200

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Contact us for more information about this unique opportunity.

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