

# FOR SUBLEASE

233 MAYLAND PLACE NE, CALGARY, AB

**FULL BUILDING OPPORTUNITY**



Partnership. Performance.



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and, while thought to be correct, is not guaranteed by Avison Young.

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## 233 Mayland Place NE, CALGARY, AB

### PROPERTY DETAILS

#### Premises:

Available Space	
Floor	Size
Option A Main Floor	3,000 sf ±
Option B Third Floor	7,000 sf ±
Option C (A +B)	10,000 sf ±
Option D FULL BUILDING	22,000 sf ±

#### Tenant Improvement Allowance:

Negotiable

#### Net Rental Rate:

Market Sublease Rates

#### Op Costs:

\$10.09 psf (2016 est.)

#### Available:

Immediately

#### Term:

1 - 4 years

#### Parking:

Ample free parking



#### Comments:

- Full building opportunity
- Low operating costs
- Private patios
- 15 minutes to Downtown and multiple amenities & professional services

Building also available for sale through  
RE/MAX: D'Arcy Browning  
403.730.8755 [www.darcybrowning.com](http://www.darcybrowning.com)



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## 233 Mayland Place NE, CALGARY, AB

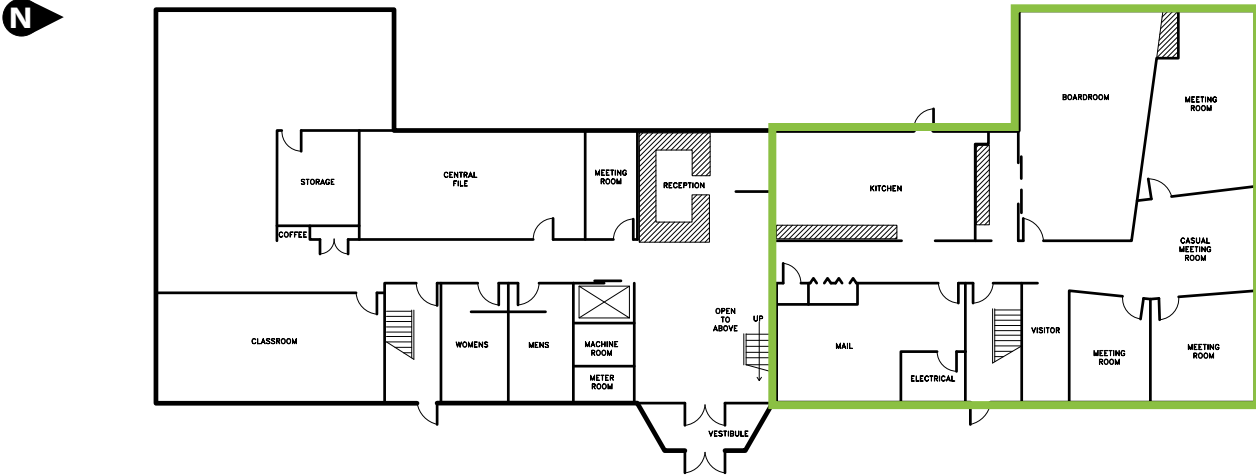
OPTION A - 3,000 sf ±

OPTION B - 7,000 sf ±

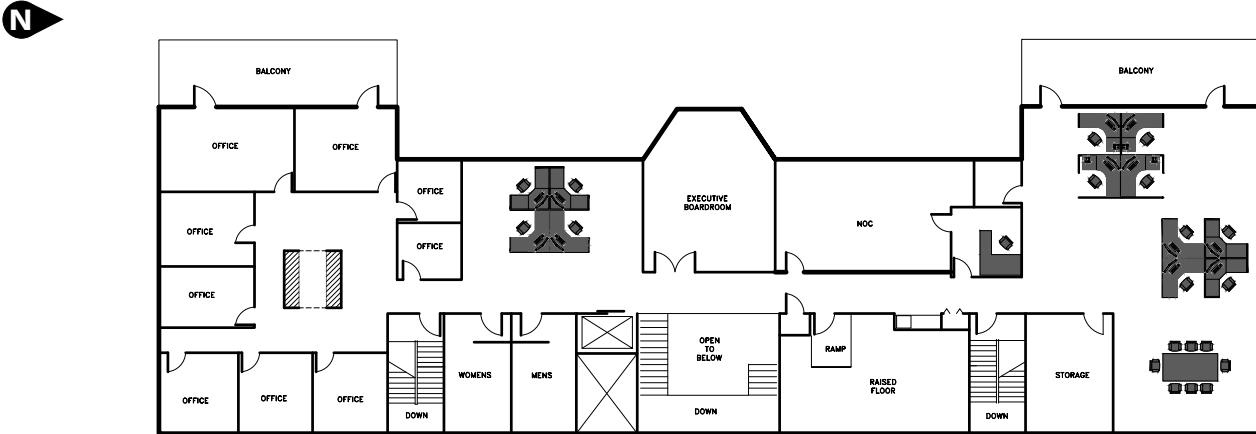
OPTION C  
A + B = 10,000 sf ±

OPTION D  
Full Building = 22,000 sf ±

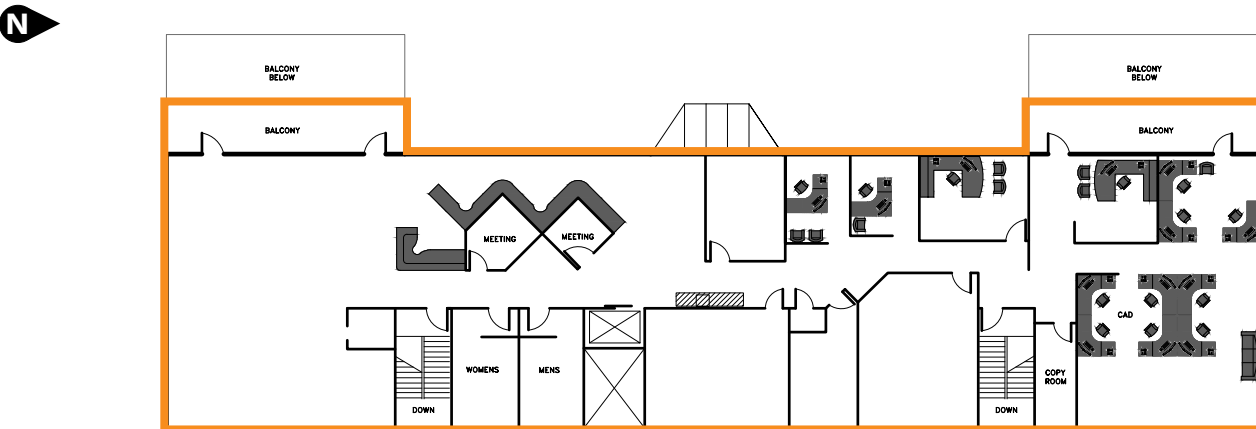
### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



### THIRD FLOOR PLAN



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### LOCATION



**AVISON  
YOUNG**

**CANADA'S  
BEST  
MANAGED  
COMPANIES**

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