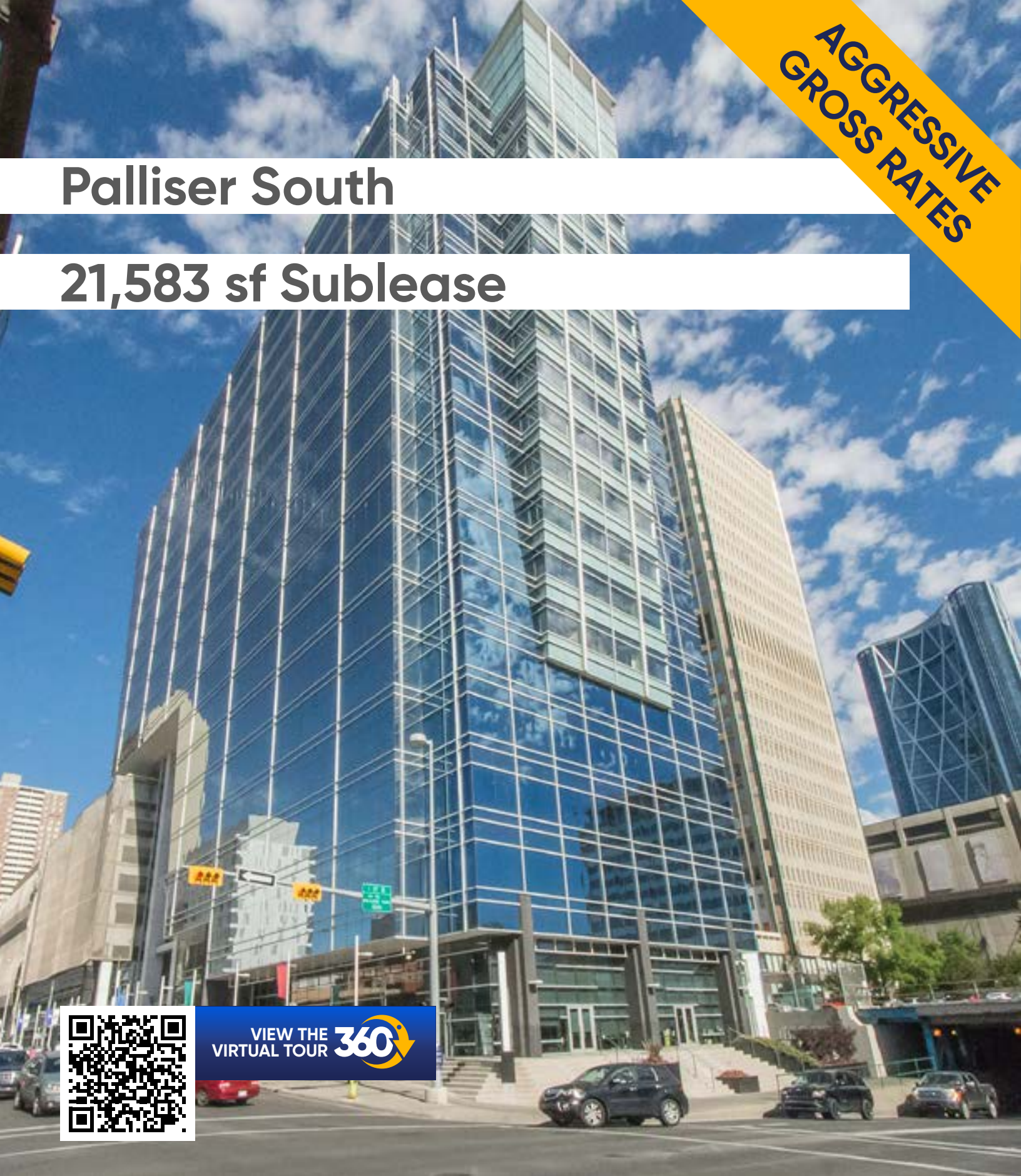


**AGGRESSIVE
GROSS RATES**

Palliser South

21,583 sf Sublease



VIEW THE
VIRTUAL TOUR **360**

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cresa

Palliser South



**21,583 sf available
immediately**

Space Profile

Sublandlord:	R360 Environmental Solutions Canada Inc.
Subpremises:	18th Floor: 21,583 sf
Availability:	Immediately
Term Expiry:	May 30, 2027
Rental Rate:	Aggressive Gross Rates
T.I.A.:	As-is
Op. Costs:	\$19.94 per sf (est. 2025)
Parking:	1 stall per 1,500 sf

Building Information

Address:	140 Tenth Avenue SE
Year of Completion:	2009
Number of Floors:	19
Rentable Area:	293,000 sf
Average Floor plate:	16,000 sf
Security:	7 days per week, 24 hours per day Manned security
HVAC:	Sat - Sun: 6:00 am - 6:00 pm
Landlord/ Building Manager:	Aspen Properties Ltd.

Features & Amenities

Premises in excellent, move-in condition

Good mix of office and open area

Furniture is available

Several amenities are tenant exclusive and available at no additional cost and conveniently located on the Plus 15 level. Amenities include:

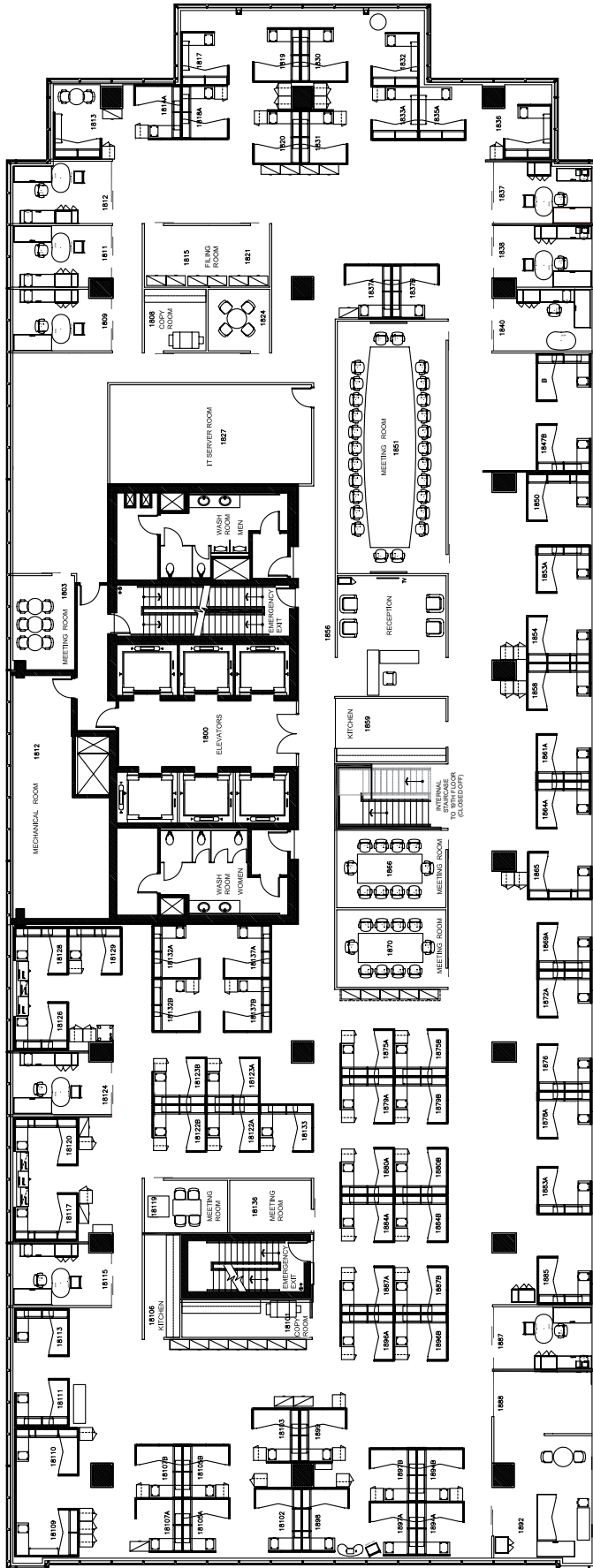
- Brand new club-quality fitness facility
- Brand new conference facility located on the Plus 15 with various sized meeting rooms and fully equipped with the latest audio-visual technology
- Brand new tenant lounge including state-of-the-art golf simulator
- Secure bicycle storage and bicycle share program via Bloom

Building is dog-friendly

Plus 15 connection to the Palliser Complex and Telus Convention Centre

Within walking distance to public transit routes and LRT stations

Building security is 24 hours per day, on-site and provides a safe-walk program



18th Floor 21,583 sf

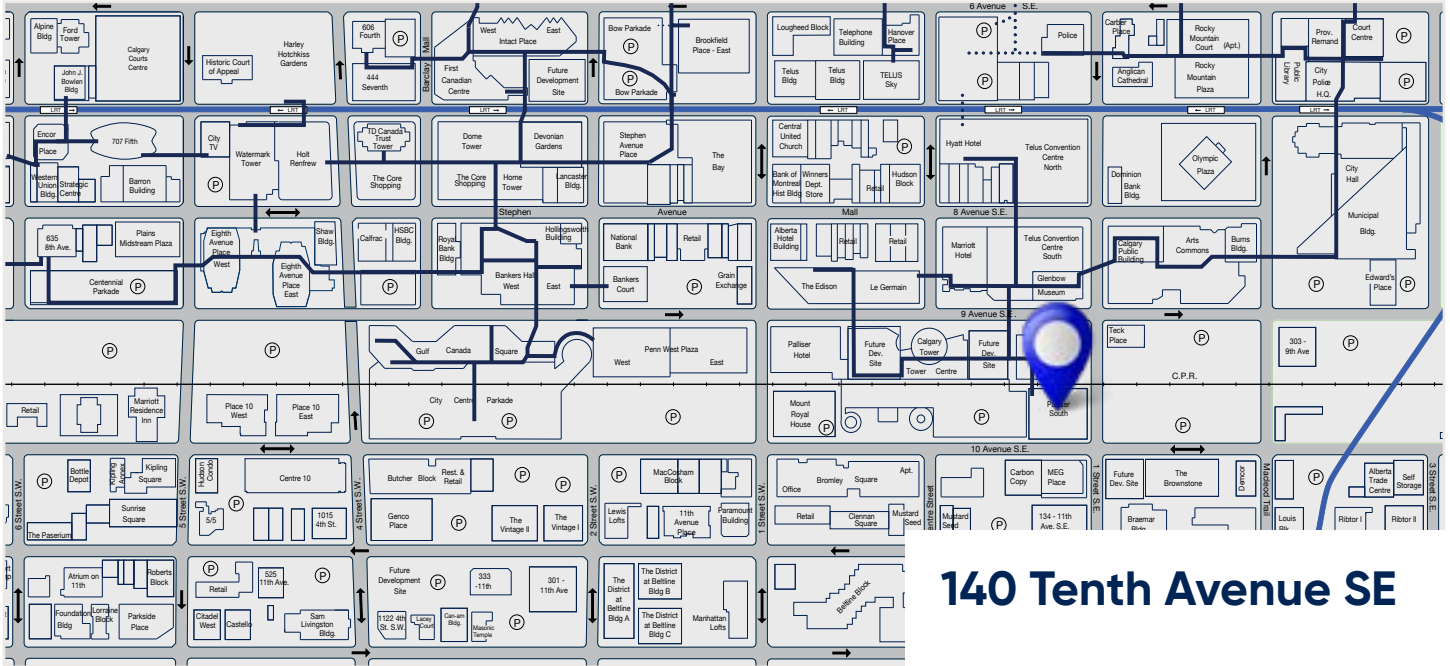
- 9 perimeter offices
- 70 workstations
- Reception
- Large boardroom
- 6 meeting rooms
- 2 kitchens
- 1 filing room
- 2 copy rooms
- IT server room



Palliser South



Palliser South



140 Tenth Avenue SE

Photo Credit: Aspen Properties



Photo Credit: Aspen Properties



Photo Credit: Aspen Properties



Agent Information

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