

FOR SUBLEASE

PALLISER ONE

125 9 AVENUE SE
CALGARY, AB



FOR SUBLEASE PALLISER ONE



SUBLEASE PARTICULARS

+ AVAILABLE PREMISES:

14th Floor
16,322 square feet

+ SUBLANDLORD:

Meloche Monnex Inc.

+ AVAILABILITY:

Immediate

+ SUBLEASE TERM:

Expires March 30, 2019

+ PARKING:

None

+ NET RENTAL RATE:

Aggressive Sublease Rates

+ ALLOWANCE:

As – is

+ 2017 OP COSTS & TAXES:

\$17.28 per sq. ft.



BUILDING INFORMATION

+ NUMBER OF FLOORS:

27

+ TOTAL AREA:

393,400 sq. ft.

+ TYPICAL FLOOR:

16,700 sq. ft.

+ SECURITY:

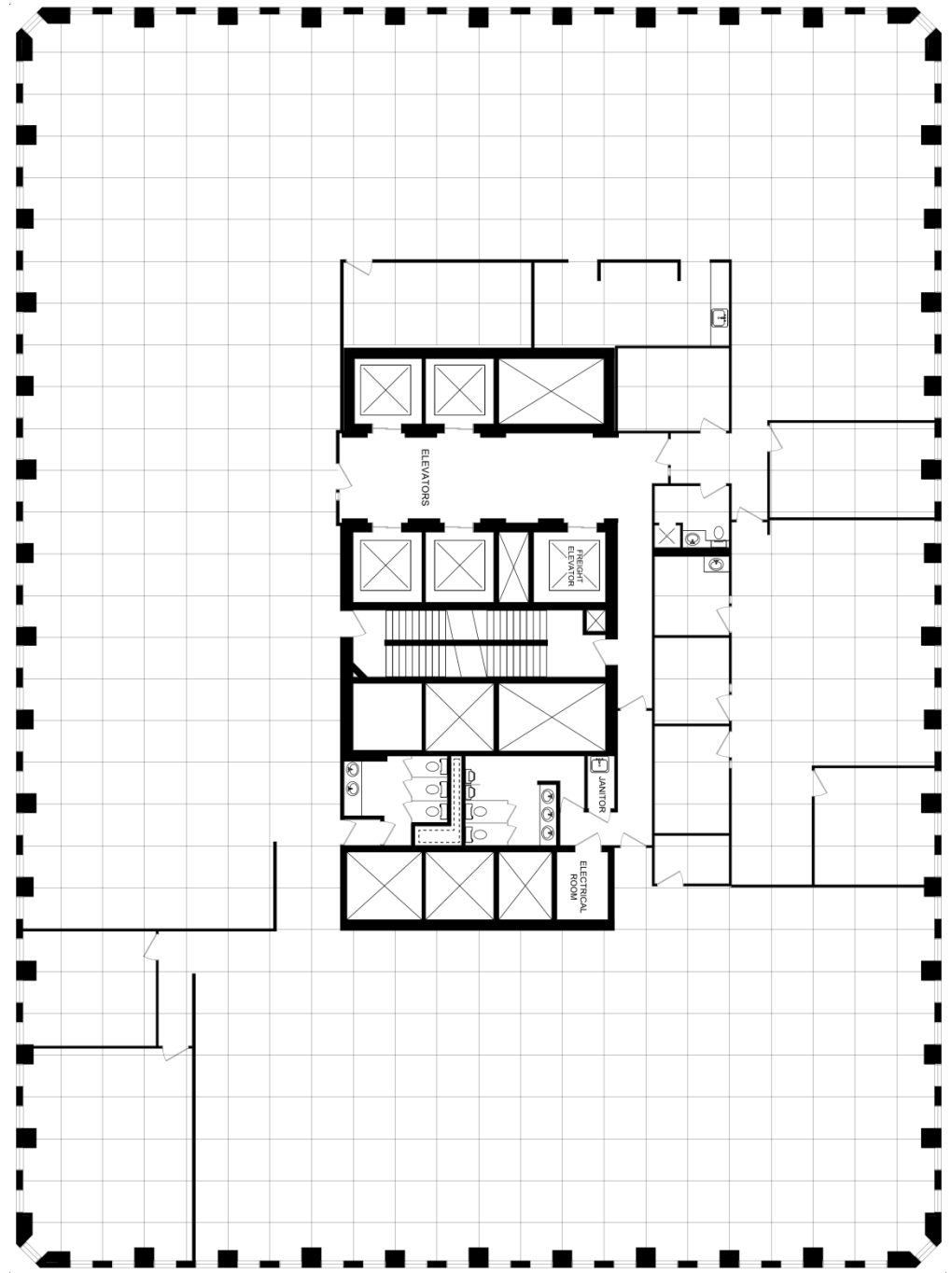
24 hour manned security

+ PARKING RATIO:

1 stall per 1,500 sq. ft.

+ PLUS 15 CONNECTIONS:

Marriott Hotel
Telus Convention Centre



SPACE FEATURES

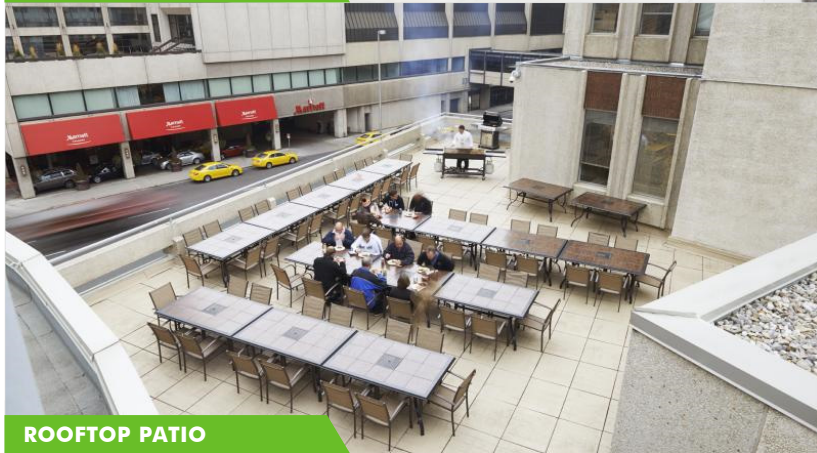
- + Mostly open plan layout with 4 exterior offices, kitchen, meeting room and bathroom with shower



MAIN LOBBY



2ND FLOOR LOBBY



ROOFTOP PATIO



FITNESS CENTRE



CONFERENCE CENTRE



FITNESS CENTRE



AMPHITHEATRE



PALLISER PARK



DOWNTOWN MAP



BUILDING HIGHLIGHTS & AMENITIES

- + 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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