

FOR SUBLEASE

233 MAYLAND PLACE NE, CALGARY, AB

FULL BUILDING OPPORTUNITY



Partnership. Performance.



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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:

\$13.23 psf (2018 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



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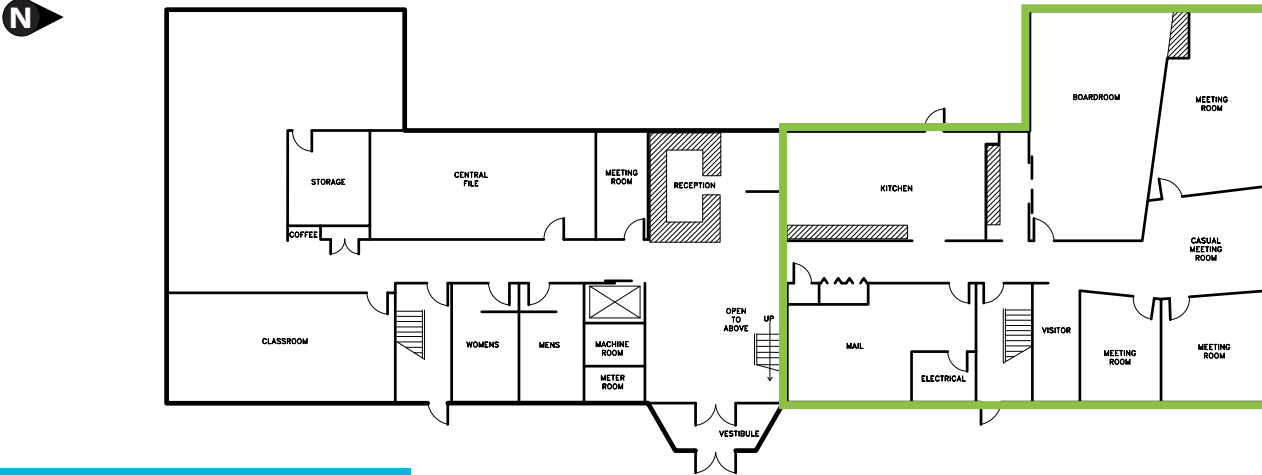
OPTION A - 3,000 sf ±

OPTION B - 7,000 sf ±

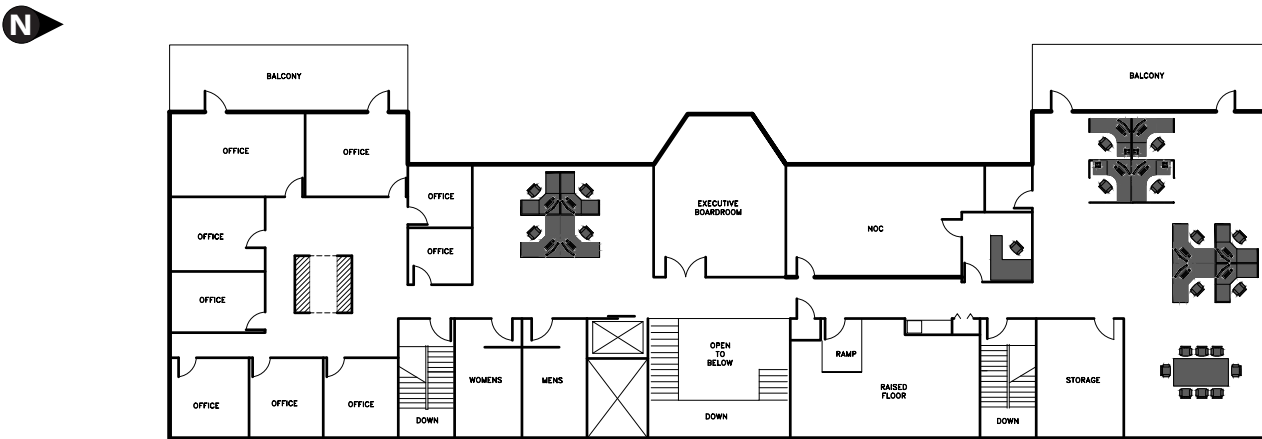
OPTION C
A + B = 10,000 sf ±

OPTION D
Full Building = 22,000 sf ±

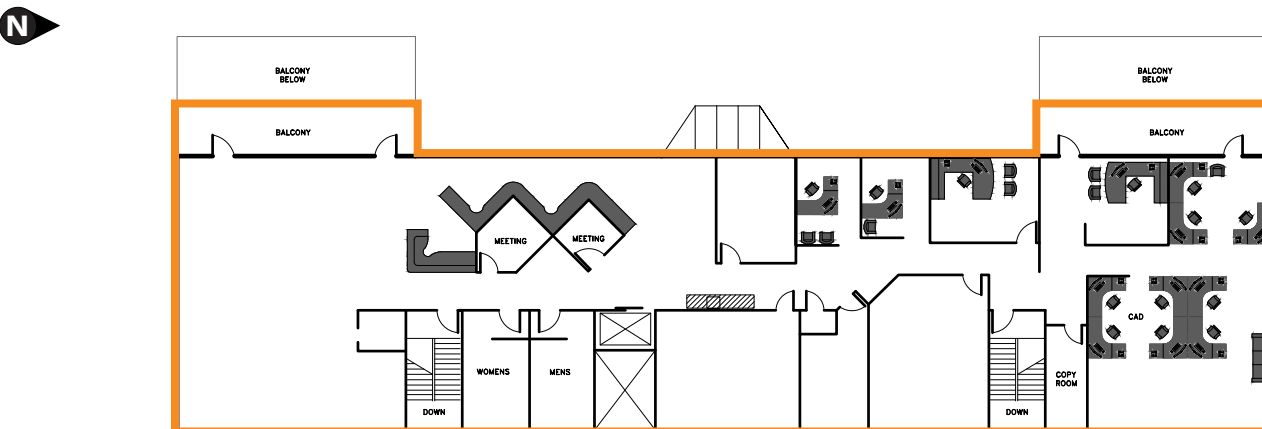
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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LOCATION



**AVISON
YOUNG**

**CANADA'S
BEST
MANAGED
COMPANIES**

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