

**2635 – 37 Avenue NE**

**Horizon Business Center  
Office Space for Sub-Lease**



**Brody Wyatt**

Associate

(403) 866-4166

[Brody.Wyatt@bedrockrealty.ca](mailto:Brody.Wyatt@bedrockrealty.ca)

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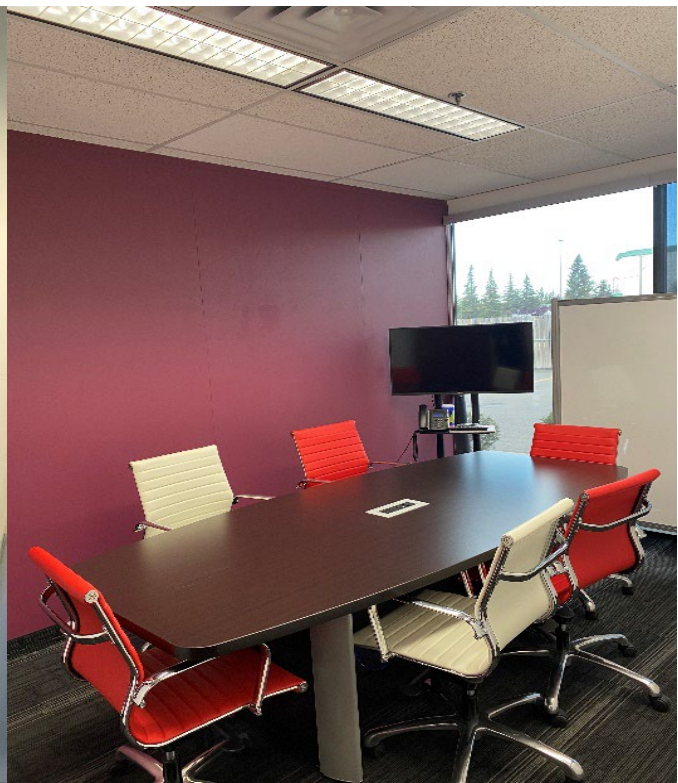
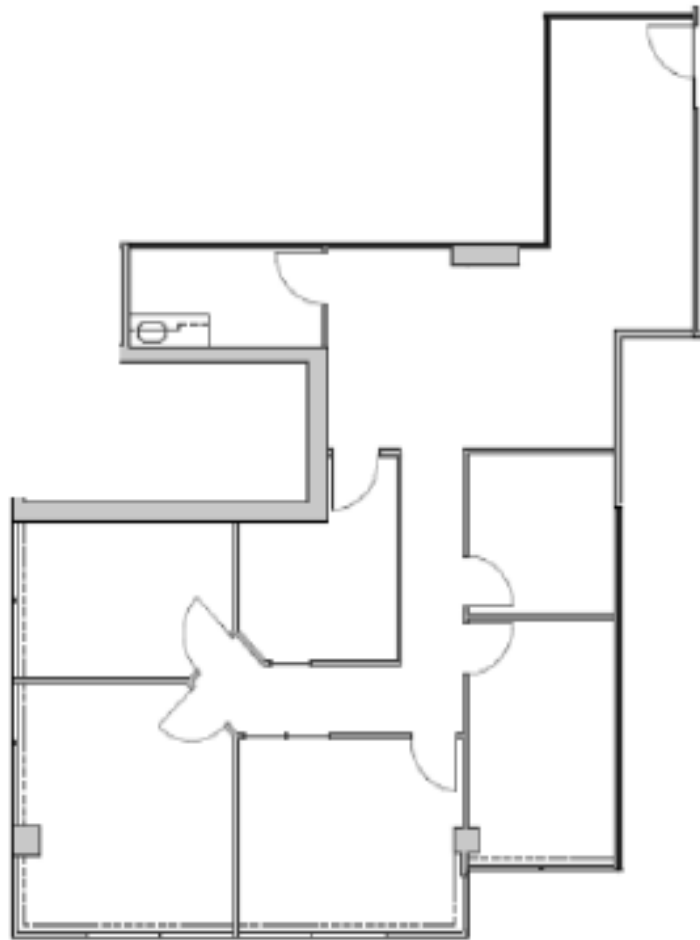
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# Highlights

- Suite 106
- Area : 1,619 sq. ft.
- 4 Offices
- Boardroom
- Kitchen
- Reception
- Main Floor Suite
- Professional Building

# Lease information

- Net Rent : Market Sublease Rates
- Op. Costs : \$ 13.70
- Move In : Immediate
- Sublease Expiry : August 30, 2024
- Parking : Ample Free Surface Parking





## Particulars

- Move-in ready
- Unfurnished
- 10 Minute Drive to Downtown
- 15 Minute Drive to Airport
- Easy access to Barlow Trail, 32 Avenue, and Deerfoot Trail.





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