

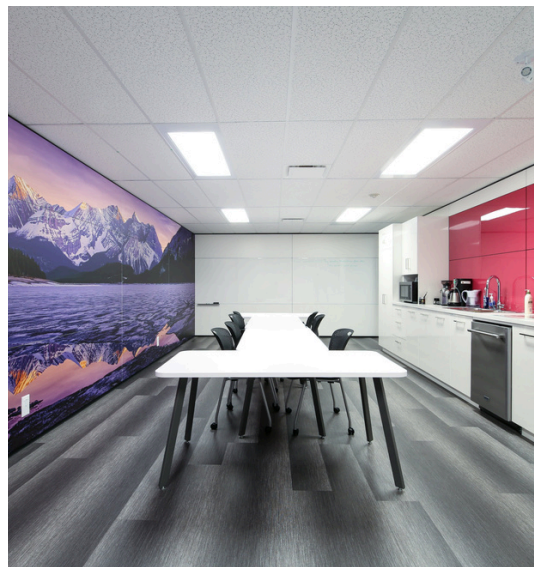


OUTSTANDING SUBLEASE OPPORTUNITY

**KENSINGTON HOUSE - 1167 KENSINGTON CRESCENT NW
SUITE 401 - 7,136 SF WITH TERM TO FEBRUARY 28, 2028**

BRIGHT, FRIENDLY & COLLABORATIVE SPACE

Scout



- High end DIRT demountable walls - thoughtful, flexible, well appointed design
- Furnished with happy colours throughout
- Interior build completed in 2018 with Green HVAC, electrical and lighting upgrades - shows 10/10!

Lori Suba (Lead)
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Brody Wyatt
Associate
(403)866-4166
bwyatt@scoutrealestate.ca

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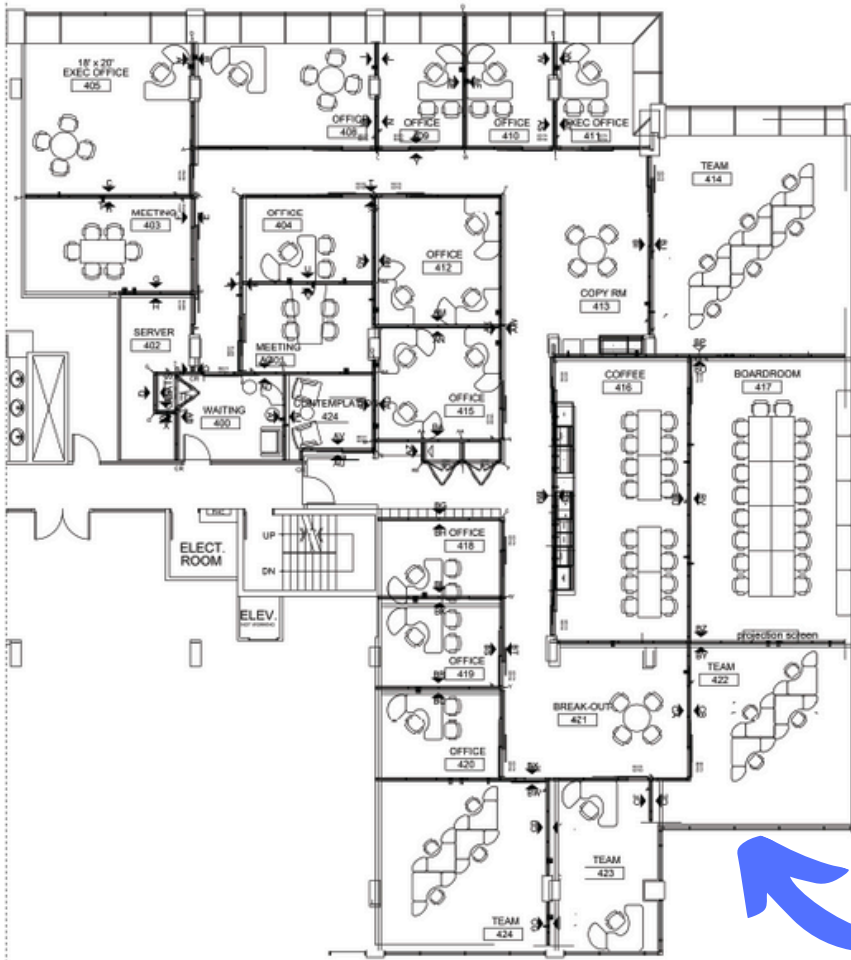
Property Features

- Kensington House is the premiere office building in Kensington, Calgary's urban village
- Building is BOMA Silver and Well Health & Safety Certified, 2024.
- Easy and quick access to downtown and all quadrants of the City.
- Underground parkade with secured bike storage
- The Hive (conference room amenity)
- Ample fitness, yoga studios, bicycle & running paths near the building
- Rooftop honey bees!

Sublease Opportunity

- Suite 401
- 7,136 SF
- Available Immediately
- Sublease Term to February 28, 2028
- Possible to extend on headlease basis
- Market sublease rates
- 2025 Op Costs & Taxes - \$21.18 PSF
- Parking allotment - 1 per 637 SF

Interior built to support 30+ people with ample meeting and gathering spaces



- Secured front entry
- Large staff lounge
- DIRT walls with whiteboards throughout
- Three conference rooms

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SUITE 401 - 7,136 SF



Happy Colours

**Flexible
Design**

**High end
finishes,
modern
upgrades**

**Ready for your
corporate
branding!**

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FIND US AND STAY A WHILE!



Walk Score
97

Walker's Paradise

Daily errands do not require a car.

Transit Score
78

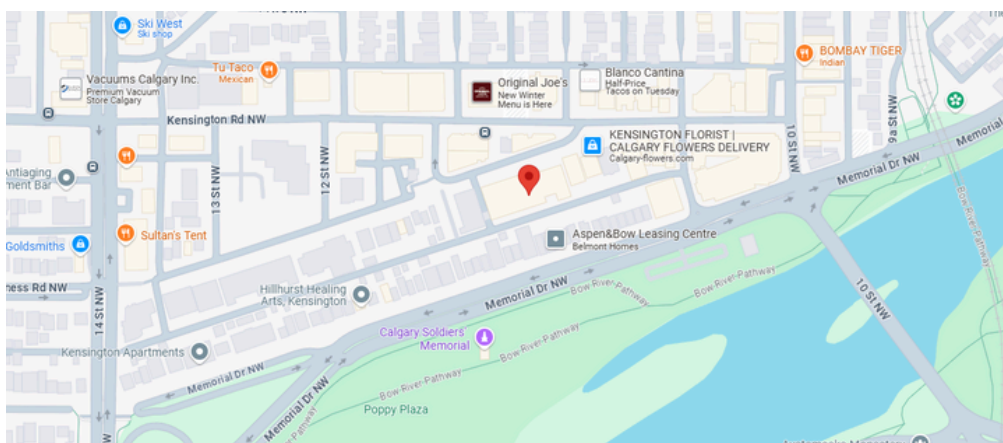
Excellent Transit

Transit is convenient for most trips.

Bike Score
99

Biker's Paradise

Daily errands can be accomplished on a bike.



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