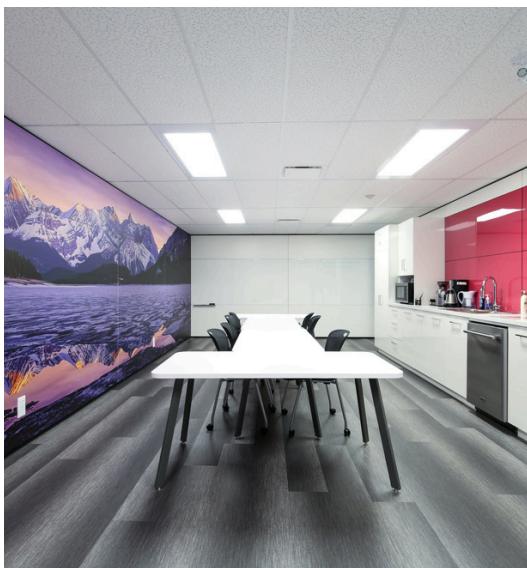


## OUTSTANDING SUBLICENSE OPPORTUNITY

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

**BRIGHT, FRIENDLY & COLLABORATIVE SPACE**

# Scout



- High end DIRTT 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!

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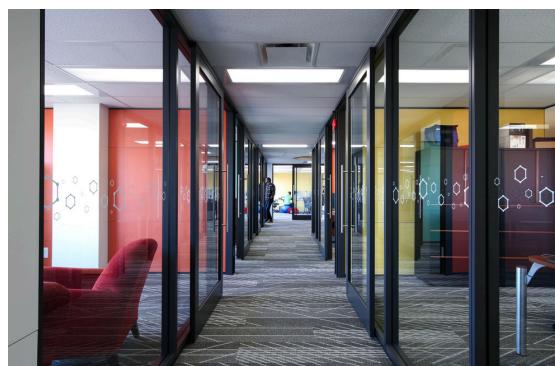
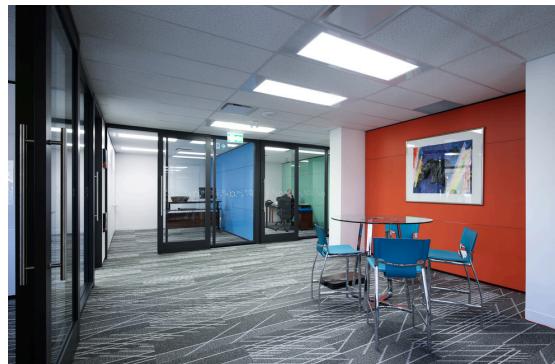
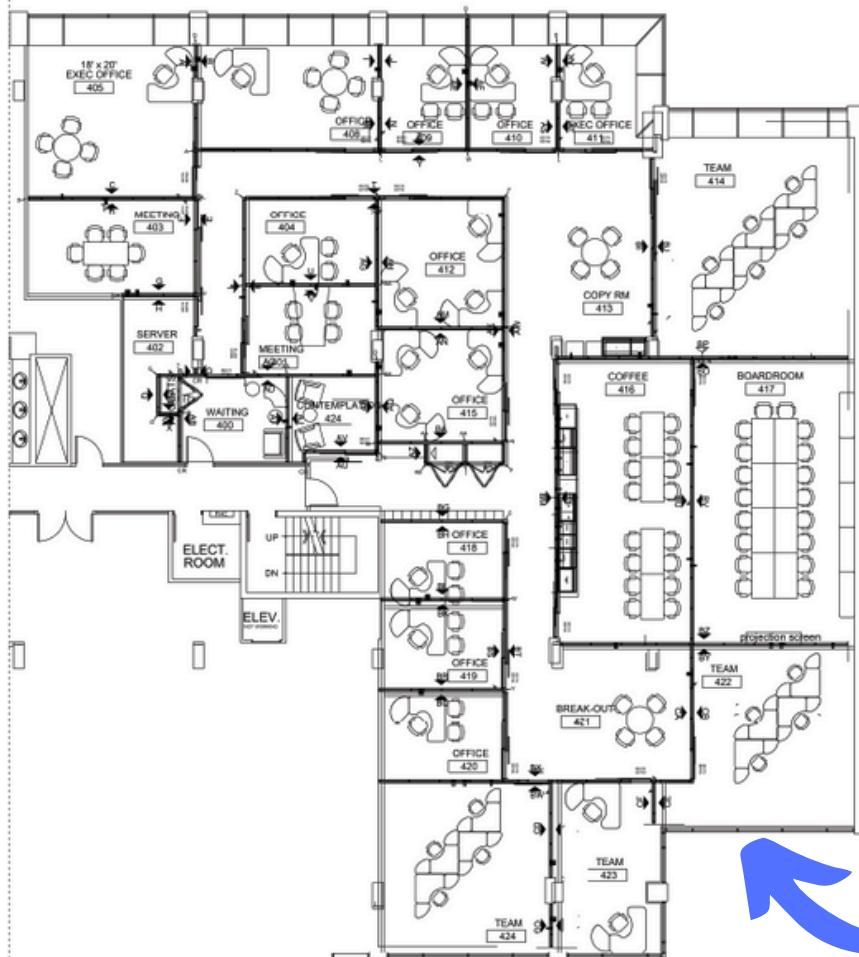
## Property Features

- 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



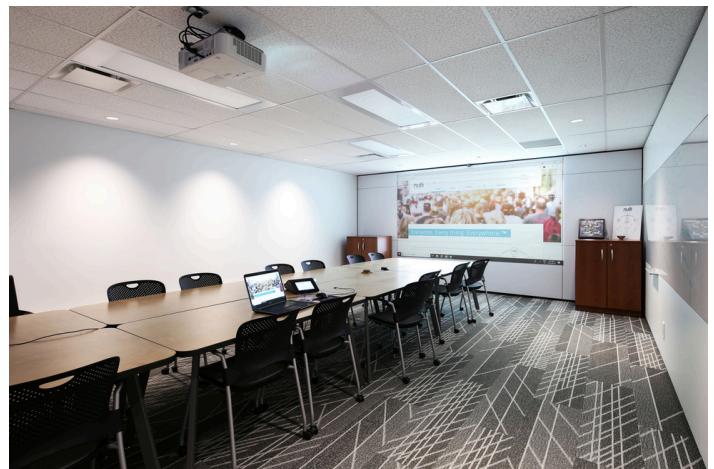
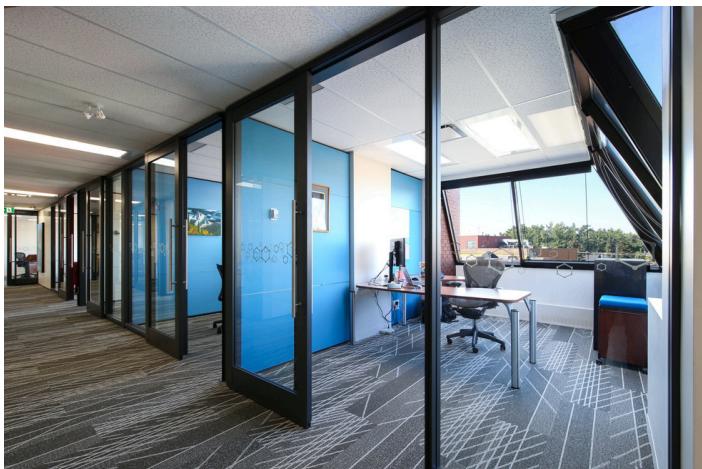
- Secured front entry
- Large staff lounge
- DIRTT walls with whiteboards throughout
- Three conference rooms

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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!



## KENSINGTON: ACCESSIBLE, WALKABLE, & CONVENIENT!

Walk Score  
**97**

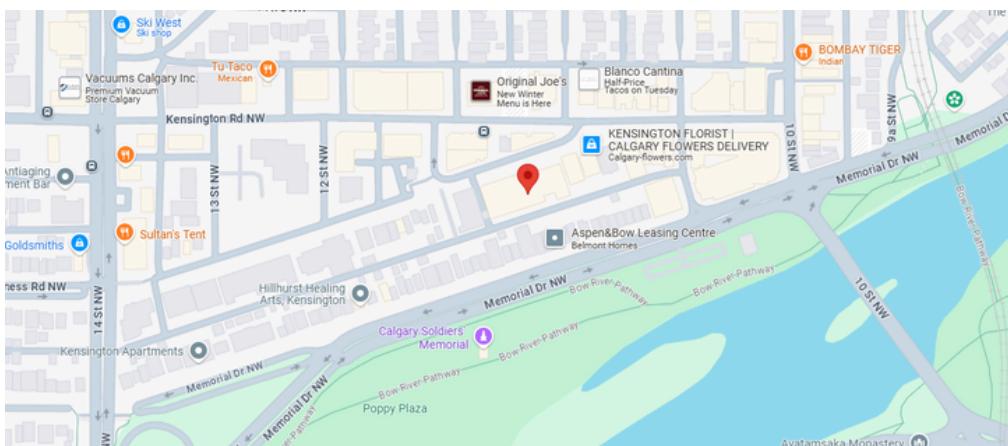
**Walker's Paradise**  
Daily errands do not require a car.

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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