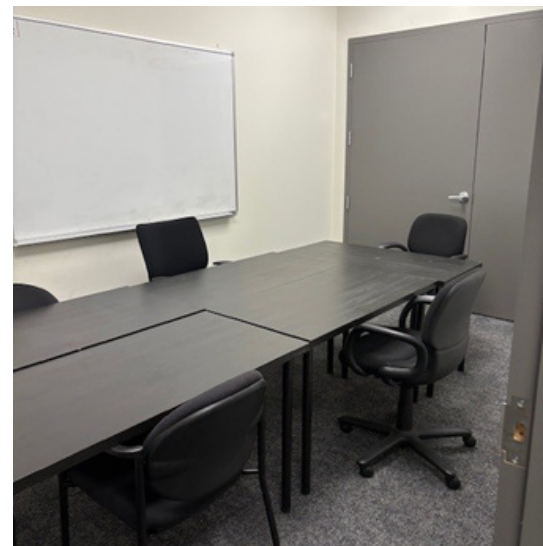
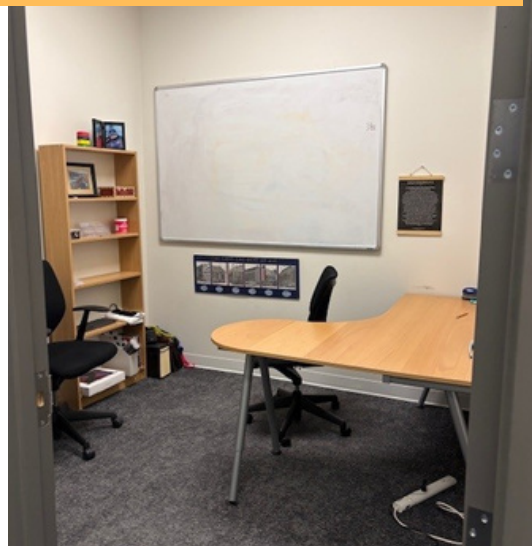




SUBLEASE OPPORTUNITY - OFFICE ONLY
PHILLIPS PARK - BUILDING "D" - 6115 3 STREET SE
SUITE D12 - +/- 1,500 SF
TERM TO APRIL 29, 2028

Scout



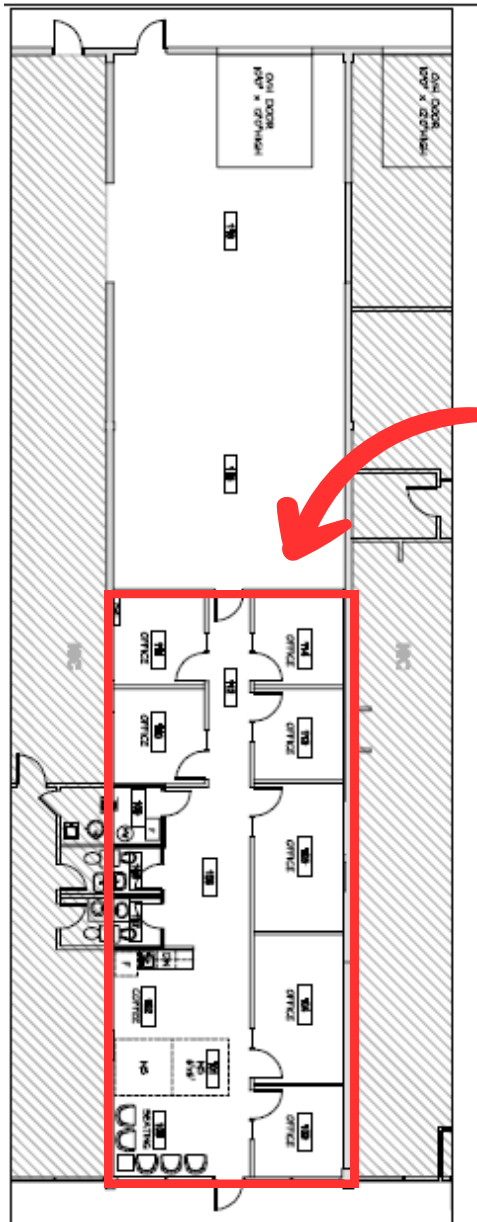
- Sublease of office portion of industrial bay - fully separated from warehouse
- Fitness facility utilizing warehouse bay, opportunities for Subtenant to utilize gym
- High quality leaseholds with furniture in place, free scramble surface parking

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

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Property Features

- Phillips Park is centrally located with easy access to Macleod Trail, Blackfoot Trail & Glenmore Trail.
- Free scramble surface parking
- Signage opportunities

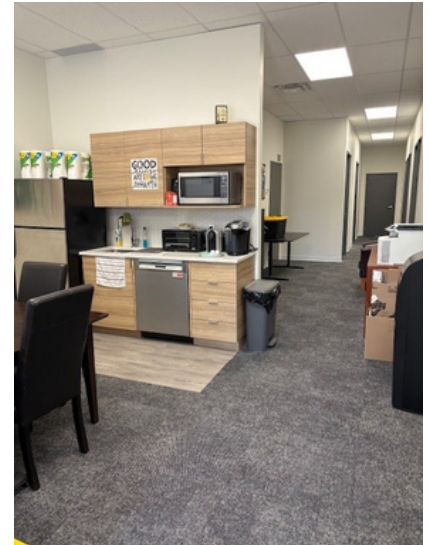


Sublease Opportunity

- Suite D12
- Approx 1,500 SF (office portion)
- Available immediately
- Sublease Term to April 29, 2028
- Furniture for Subtenant use
- Market sublease rates
- 2025 Op Costs & Taxes - \$7.26 PSF + utilities

Layout:

- 5 offices
- Two meeting rooms (can be combined into one large boardroom)
- 2 private washrooms
- Reception/sitting area
- Kitchen



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