

## SUB-SUBLEASE OPPORTUNITY

1163 KENSINGTON  
CRESCENT NW

MAIN FLOOR RETAIL - 772 SF



- MAIN FLOOR RETAIL SUITE WITH DIRECT STREET FRONT ACCESS
- ZONING: C-COR1
- SUB-SUBLEASE TERM TO JANUARY 29, 2028 WITH POTENTIAL TO EXTEND ON HEADLEASE BASIS
- LOCATED IN THE HEART OF KENSINGTON AND WITHIN WALKING DISTANCE TO DOWNTOWN

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

## **SUB-SUBLEASE OPPORTUNITY**

- SUITE 1163 - 772 SF
- AVAILABLE IMMEDIATELY
- SUB-SUBLEASE TERM TO JANUARY 29, 2028
- MARKET NET RENT
- OPERATING COSTS (2025): \$21.18 PSF \*UTILITIES ARE INCLUDED\*
- SIGNAGE AVAILABLE
- LARGE STORAGE ROOM
- IN-SUITE WASHROOM
- ONE RESERVED ABOVE GROUND PARKING STALL AT CURRENT PARKING RATE OF \$180/MONTH
- AMPLE STREET PARKING

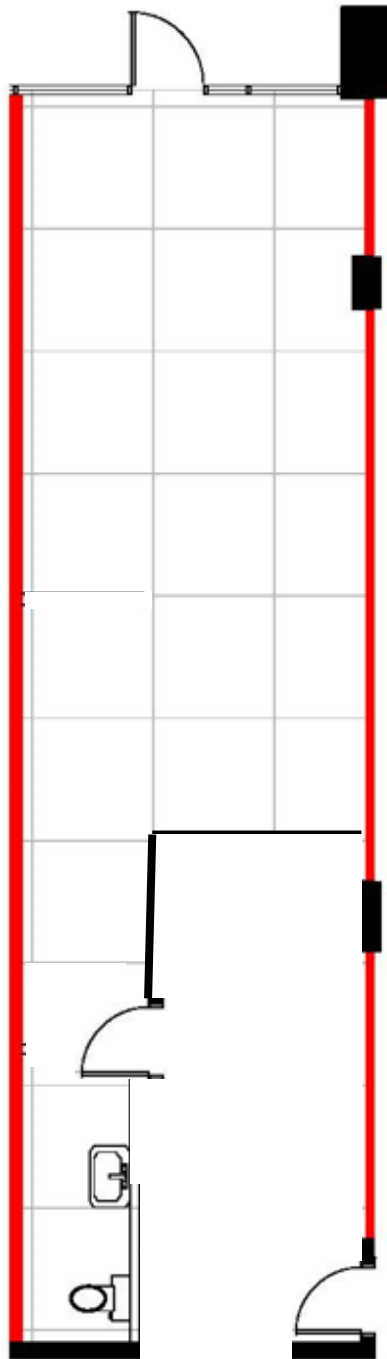


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FLOOR PLAN  
1163 KENSINGTON CRESCENT NW  
772 SF



approximate plan, may  
not be exactly to scale

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