

# Scout

Real Estate Ltd

## FOR SUBLEASE

HIGH QUALITY, FURNISHED  
SECOND FLOOR OFFICE

### 2,134 SF

A17, 6120 2ND STREET SE  
PHILLIPS PARK  
CALGARY, ALBERTA



*High, exposed ceiling  
with ample glass  
throughout*

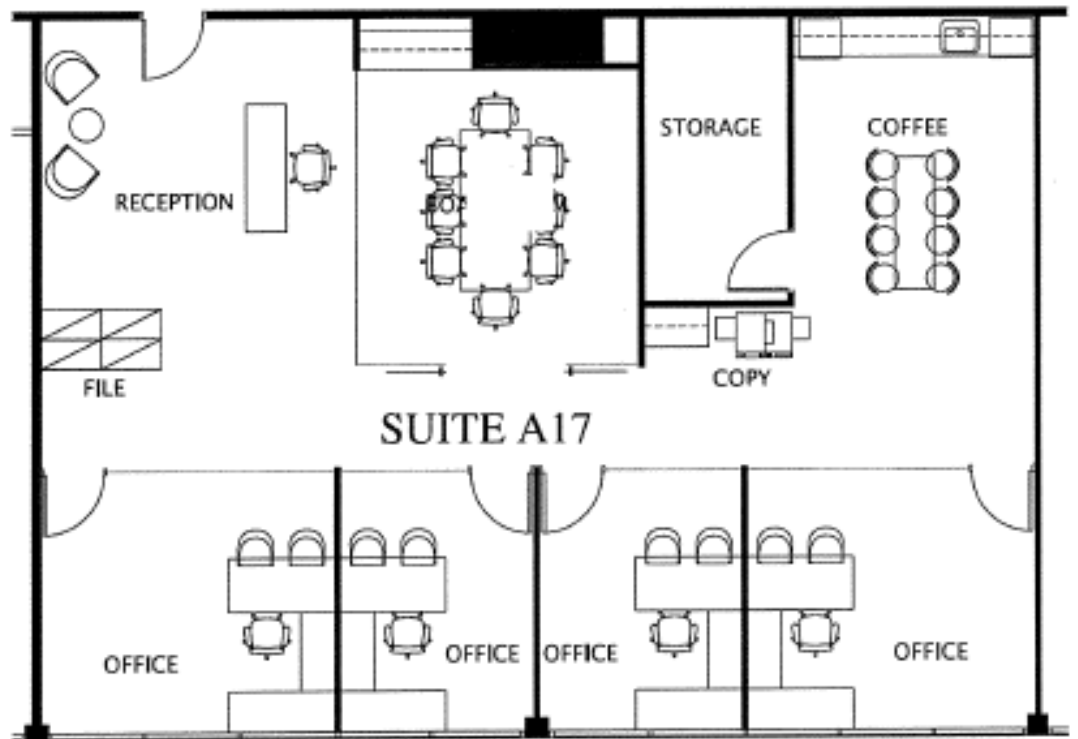
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**SCOUT REAL ESTATE LTD.**

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## **SUBLEASE OPPORTUNITY A17, 6120 2 STREET SE**

- 2,134 SF OR SHARED SPACE WITH 2 OFFICES
- AVAILABLE IMMEDIATELY
- SUBLEASE TERM - JUNE 29, 2023
- OPPORTUNITY FOR HEADLEASE WRAP
- MARKET NET RENT
- LOW OPERATING COSTS: \$9.30 PSF (2021)
- FREE SCRAMBLE SURFACE PARKING
- NEW QUALITY FINISHES, FURNISHED, NEW LED LIGHTS



- *Low operating costs*
- *Furnished*
- *Free surface parking*
- *New elevator and common areas*
- *Central location*

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