

OFFICE SPACE FOR SUBLEASE

SUITE 202 - 942 SF
2705 CENTRE STREET NW



- SECOND FLOOR WALK UP WITH STREETFRONT STAIRWELL ACCESS
- AMPLE FREE SURFACE NEIGHBOURHOOD PARKING FOR CLIENTS AND STAFF
- OUTSTANDING CENTRAL LOCATION
- QUALITY LEASEHOLDS, CURRENTLY UTILIZED AS A PSYCHOLOGY OFFICE

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

Andrew Kay
Associate
(403) 354-3434
akay@scoutrealestate.ca

SUBLEASE OPPORTUNITY

- SUITE 202
- RENTABLE AREA: 942 SF
- MARKET RENT
- OPERATING COSTS (2024 EST): \$15.35 PSF

- AVAILABLE MARCH 15, 2024
- SUBLEASE EXPIRY: JUNE 29, 2025

- 1 RESERVED SURFACE STALL + 1 MONTH-BY-MONTH SURFACE STALL
- BRIGHT, MODERN OFFICE FINISHES

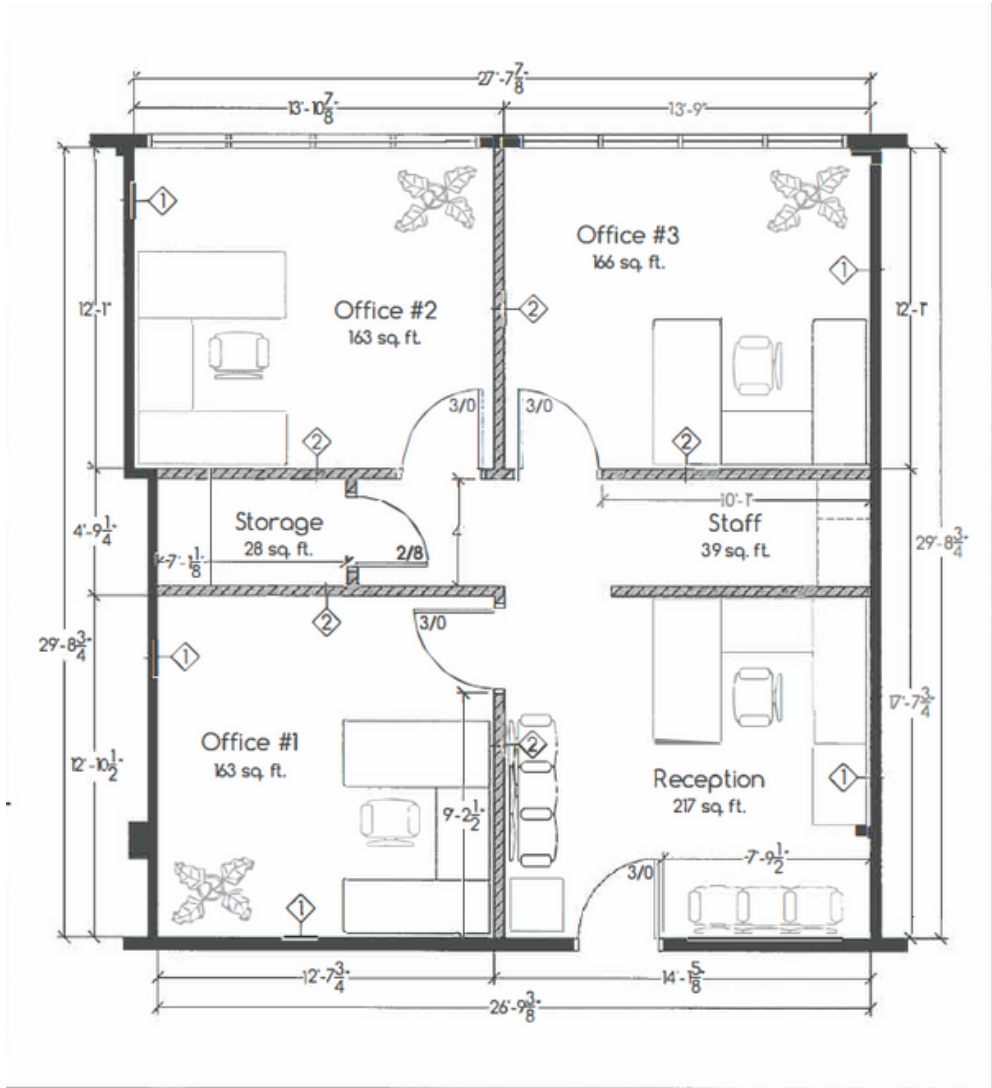


THE INFORMATION IS INTENDED FOR INFORMATIONAL PURPOSE ONLY AND SHOULD NOT BE RELIED UPON BY RECIPIENTS HEREOF. SCOUT REAL ESTATE LTD. NEITHER GUARANTEES, WARRANTS OR ASSUMES ANY RESPONSIBILITY OR LIABILITY WITH RESPECT TO THE ACCURACY, CORRECTNESS, COMPLETENESS, OR SUITABILITY OF, OR DECISIONS BASED UPON OR IN CONNECTION WITH, THE INFORMATION. THE INFORMATION MAY CHANGE AND ANY PROPERTY DESCRIBED HEREIN MAY BE WITHDRAWN FROM THE MARKET AT ANY TIME WITHOUT NOTICE OR OBLIGATION OF ANY KIND ON THE PART OF SCOUT REAL ESTATE LTD.

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

Andrew Kay
Associate
(403) 354-3434
akay@scoutrealestate.ca

FLOOR PLAN SUITE 202



THE INFORMATION IS INTENDED FOR INFORMATIONAL PURPOSE ONLY AND SHOULD NOT BE RELIED UPON BY RECIPIENTS HEREOF. SCOUT REAL ESTATE LTD. NEITHER GUARANTEES, WARRANTS OR ASSUMES ANY RESPONSIBILITY OR LIABILITY WITH RESPECT TO THE ACCURACY, CORRECTNESS, COMPLETENESS, OR SUITABILITY OF, OR DECISIONS BASED UPON OR IN CONNECTION WITH, THE INFORMATION. THE INFORMATION MAY CHANGE AND ANY PROPERTY DESCRIBED HEREIN MAY BE WITHDRAWN FROM THE MARKET AT ANY TIME WITHOUT NOTICE OR OBLIGATION OF ANY KIND ON THE PART OF SCOUT REAL ESTATE LTD.

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

Andrew Kay
Associate
(403) 354-3434
akay@scoutrealestate.ca