



Scout

*Leasing Availabilities—*

# Kensington House

1167 Kensington Cres. NW, Calgary, Alberta





The Building —

# Kensington House

Kensington House was built in 1982, and is located just one Avenue south of Kensington Road at 11th Street NW. The building is surrounded by numerous restaurants such as Side Street Pub & Grill, Pulcinella, Original Joe's, Hexagon Board Game Cafe, and Hayden Block Smoke & Whiskey. Major thoroughfares such as Memorial Drive, 14th Street, and Kensington Road make Kensington House easily accessible. The Sunnyside C-Train Station is within walking distance of Kensington House. The building features on-site security as well as security cameras. After hours access is provided via proxy card.

## Building specs

Size	77,954 SF
Year Built	1982
Number of Floors	5
Operating Costs	\$18.51 (PSF/YR)
Realty tax	\$2.61 (PSF/YR)
Total additional rent	\$21.12 (PSF/YR)

[Learn more](#) ↗



## Building Hours

Monday – Friday, 6:00 AM – 6:00 PM  
Saturdays, Sundays & Holidays: closed to public

## Service Providers

Shaw, Telus, Bell, Rogers, Allstream

## Parking

- 122 parking stalls
- 30 above ground parking stalls: \$180/month
- 92 underground parking stalls: \$300/month
- Below ground ratio: 1/637 SF

## Sustainability & Certifications



BOMA Best Certified Silver



WELL Health and Safety Rated 2024

## Features

- Fibre optic capability
- Freight elevator
- 2 passenger elevators
- Fire detection system
- Security system
- Barrier free access
- Sprinkler system
- Manned security
- Surface transit route
- The Hive (conference room amenity)

The Hive (conference room amenity)






The Building —

# Leasing Opportunities

Suite	SF	Availability	Notes
300	1,698	Immediately	Shell condition ready for tenant improvements. Can be combined with adjacent suites for up to 6,433 sq. ft.
301	1,691	Immediately	Base building condition. May be combined with adjacent suites for up to 6,433 sq. ft. of contiguous space.
302	3,044	Immediately	Base building condition. Can be combined with adjacent suites for up to 6,433 sq.ft.
320	1,274	November 1, 2024	Move-in ready! Efficient, office intensive layout with quality improvements.
435	3,170	August 1, 2024	Built out suite with offices, meeting rooms and kitchenette.

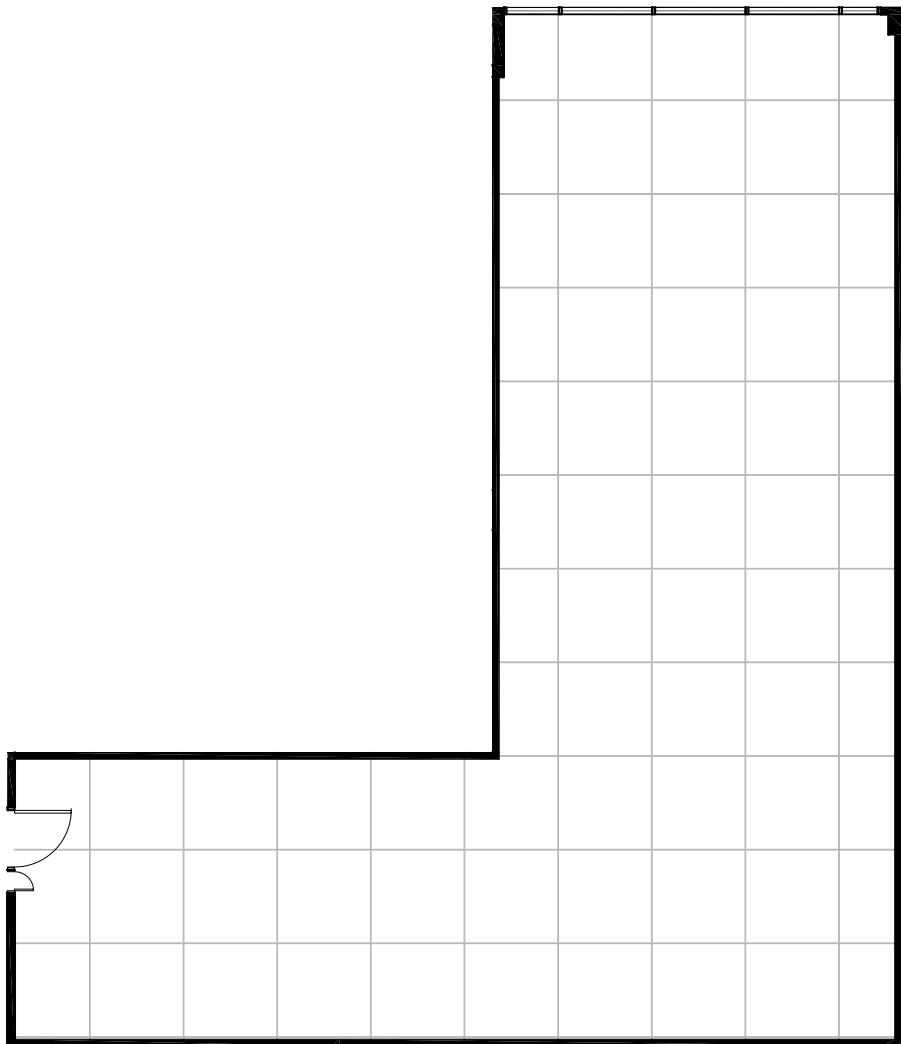
[Learn more](#) 



Floor plan —

# Suite 300

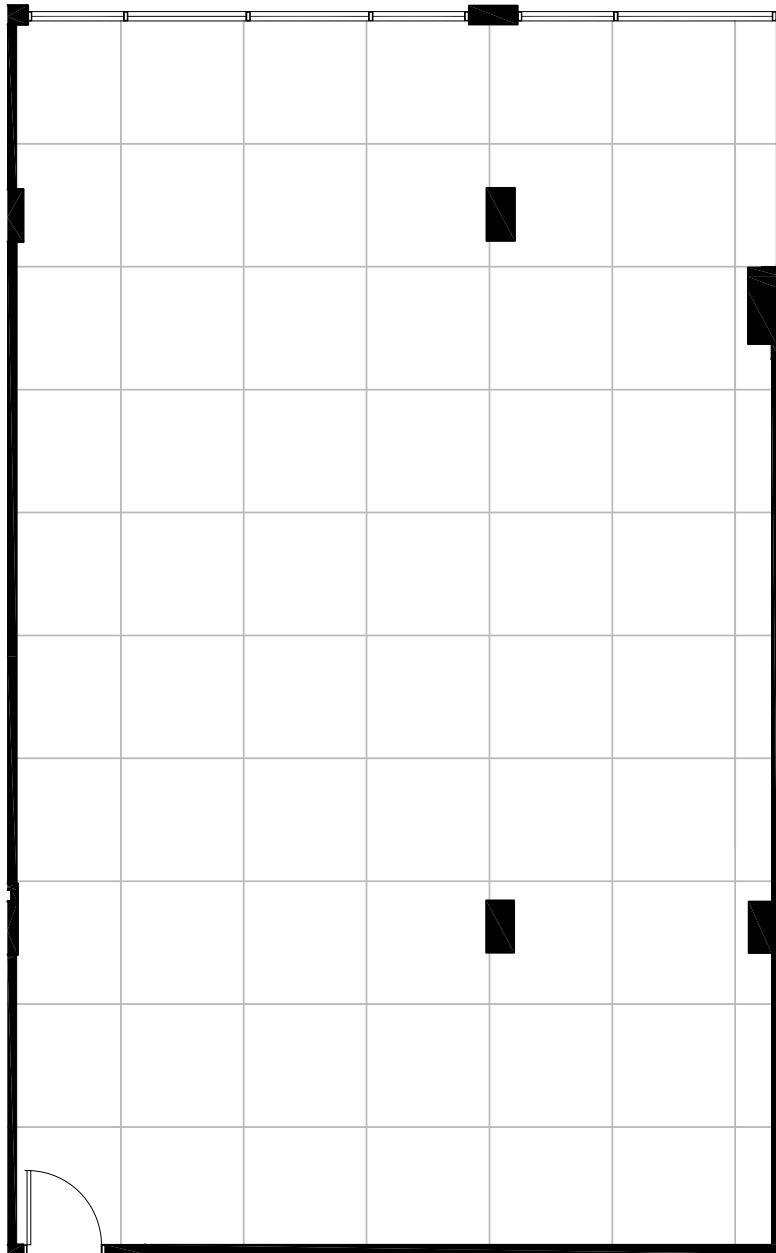
SF	Availability	Notes
1,698	Immediately	Shell condition ready for tenant improvements. Can be combined with adjacent suites for up to 6,433 sq. ft.



Floor plan —

# Suite 301

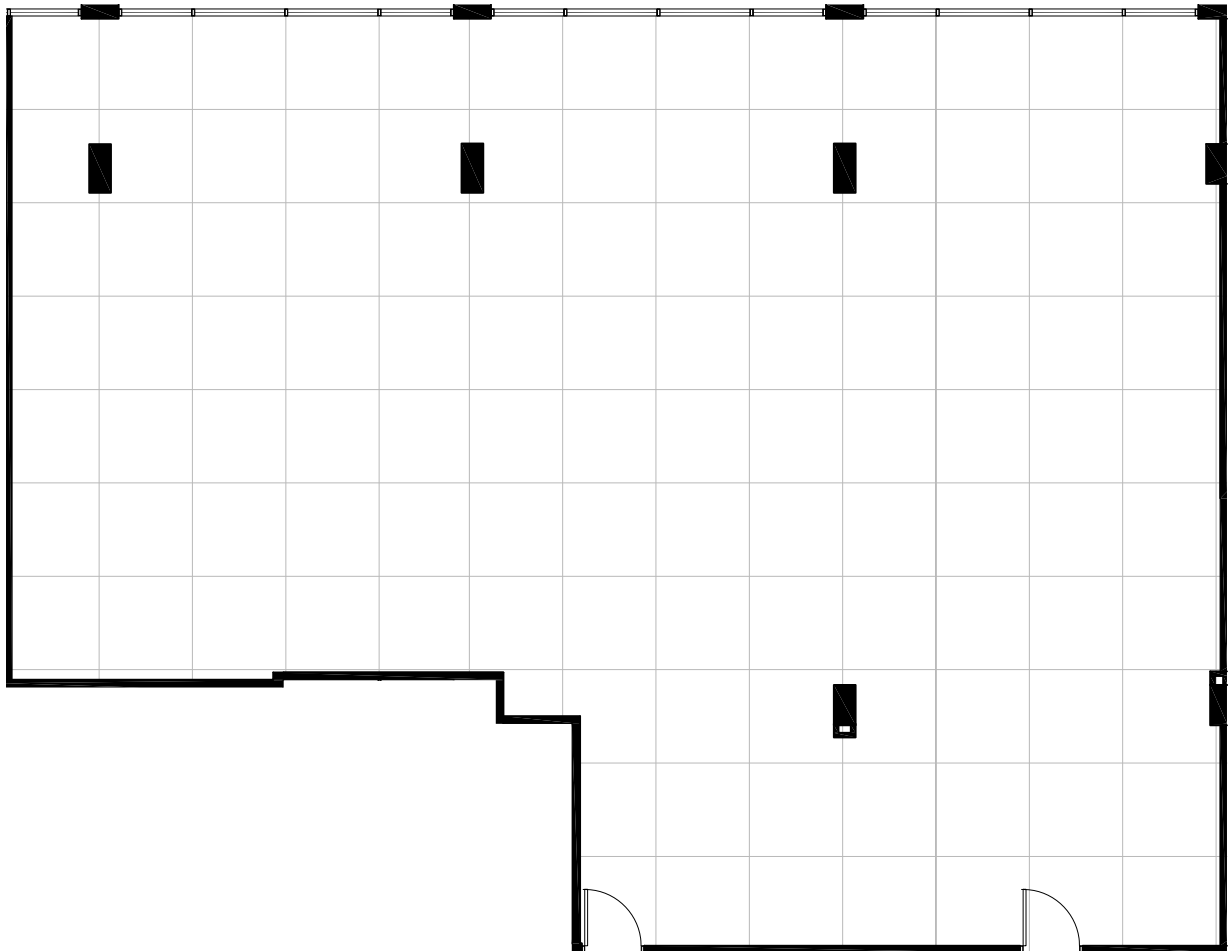
SF	Availability	Notes
1,691	Immediately	Base building condition. May be combined with adjacent suites for up to 6,433 sq. ft. of contiguous space.



Floor plan —

# Suite 302

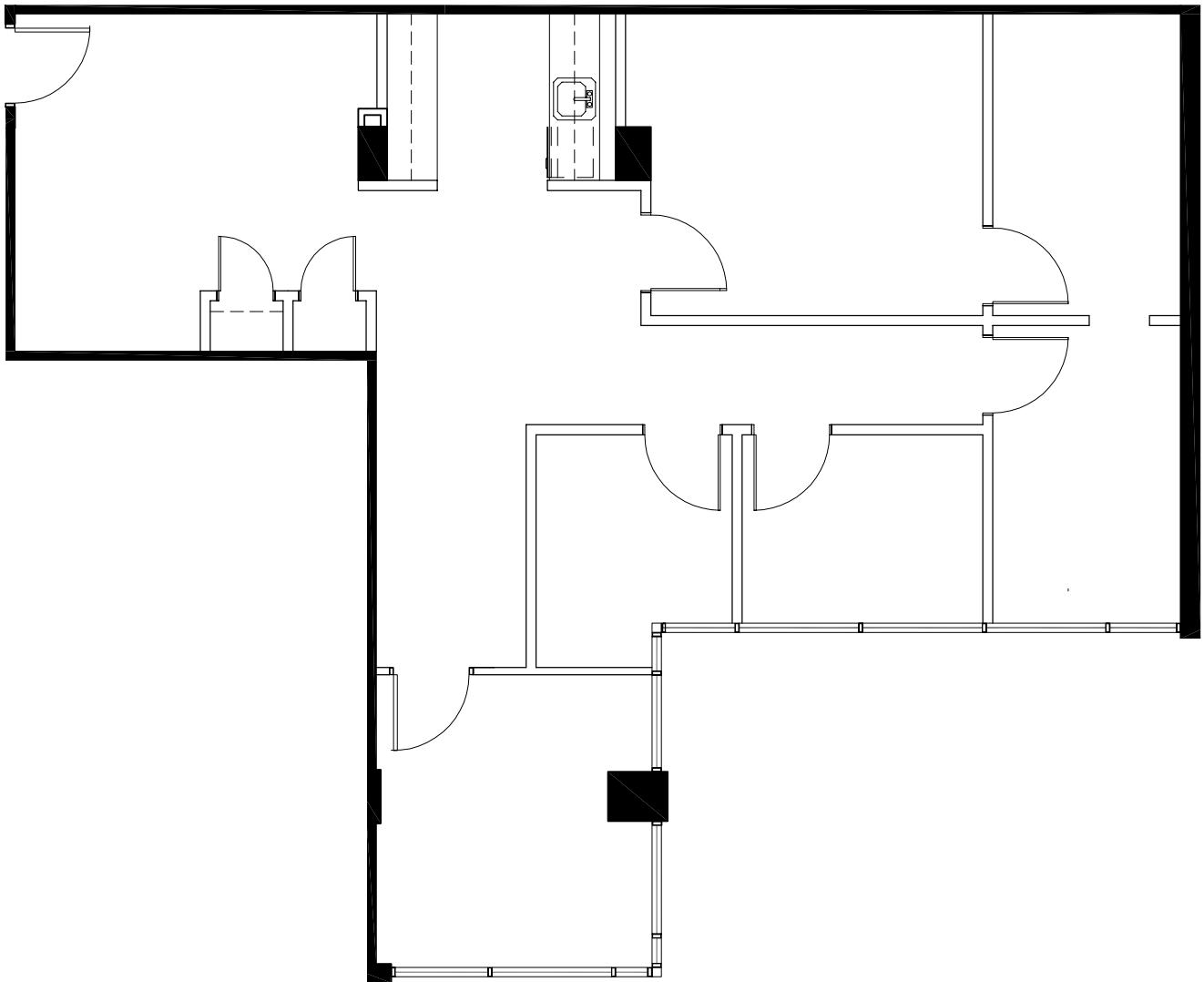
SF	Availability	Notes
3,044	Immediately	Base building condition. Can be combined with adjacent suites for up to 6,433 sq.ft.



Floor plan —

# Suite 320

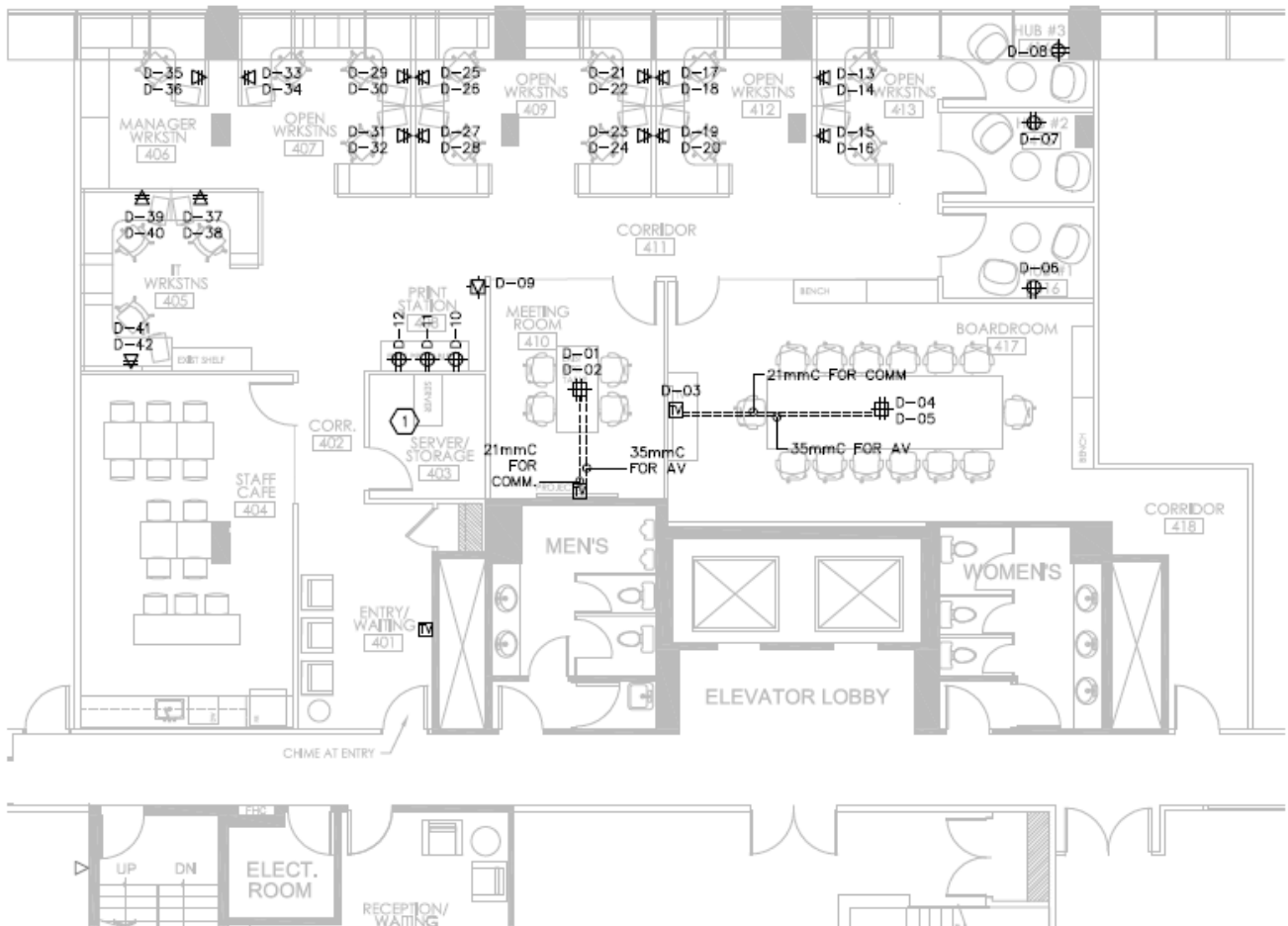
SF	Availability	Notes
1,274	November 1, 2024	Move-in ready! Efficient, office intensive layout with quality improvements.





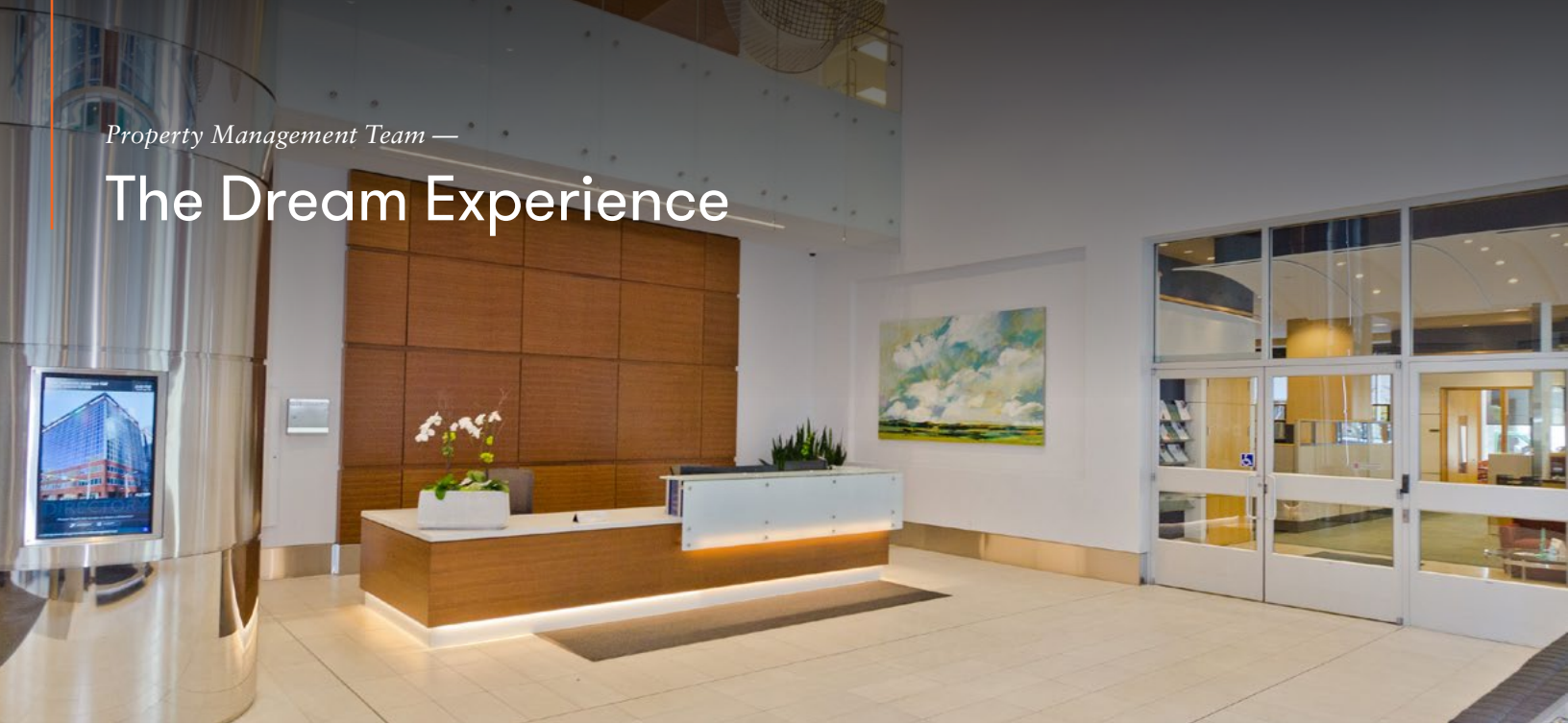
# Suite 435

SF	Availability	Notes
3,170	August 1, 2024	Built out suite with offices, meeting rooms and kitchenette.



Property Management Team —

# The Dream Experience



Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.

## Online service requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

[Log in to Dream+](#) ↗

## Live property updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

[Download the Dream+ App](#) ↗

## Online payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

[About DreamConnect](#) ↗

## Fast and accountable service

Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

## Onboarding made easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

## A strong sense of community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.

# Our Enhanced Standards in Dealing With COVID-19

We are making space and services updates to maintain hygiene safety and physical distancing best practices in 10 ways.

## 1 Public Spaces

Increased frequency of sanitization in all high touch point areas to effectively disinfect; lobby, entrances, and elevators.

## 2 Cleaning

Applied stringent practices around sanitization, disinfection and cleaning which now includes medical grade cleaning products. We have specially trained COVID-19 cleaning teams on standby should there be an identified case in our buildings.

## 3 Supplies

Our service team will monitor supplies to ensure that proper hygiene can be met to help reduce the spread of infection.

## 4 Behavioural & Directional Signage

We have added floor markers and signage in our lobbies, elevators, and washrooms to provide an extra level of precaution.

## 5 Physical Distancing

We're encouraging anyone who enters our buildings to be aware of their surroundings and maintain a 6 foot distance at all times.

## 06 Sanitization

We have placed hand sanitizing stations in all of our lobbies.

## 7 Building & Employee PPE

All customer facing Dream Employees will be required to wear Personal Protective Equipment including a face mask and gloves while conducting their daily tasks to ensure the safety of themselves, and those around them.

## 8 HVAC

Indoor Air Quality checks have been conducted throughout the building and water systems have been flushed and are ready for daily use.

We are also upgrading filters to MERV 13 and implementing a new operational checklist to ensure we run the building as efficiently as possible as you begin phasing back into the office.

## 9 Tenant Requested Cleaning Services

Above and beyond the rigorous cleaning we're enforcing in our buildings, tenants can request additional, enhanced cleaning of their spaces at an additional cost.

## 10 Spectrum Antimicrobial

We're using Spectrum Bio Clean System on all common area, high touch surfaces to keep you safe. It uses an environmentally friendly solution to disinfect and eliminate 99.9% of all viruses and bacteria. This system provides continuous protection against microbes for up to a year.







**Scout**  
Real Estate Ltd

Lori Suba (Lead)  
*President & Broker*

403.850.4248  
lsuba@scoutrealestate.ca

Andrew Kay  
*Associate*

403.354.3434  
akay@scoutrealestate.ca

Matthew Weiss  
*Associate*

403.689.1393  
mweiss@scoutrealestate.ca

[dream.ca/office](http://dream.ca/office)