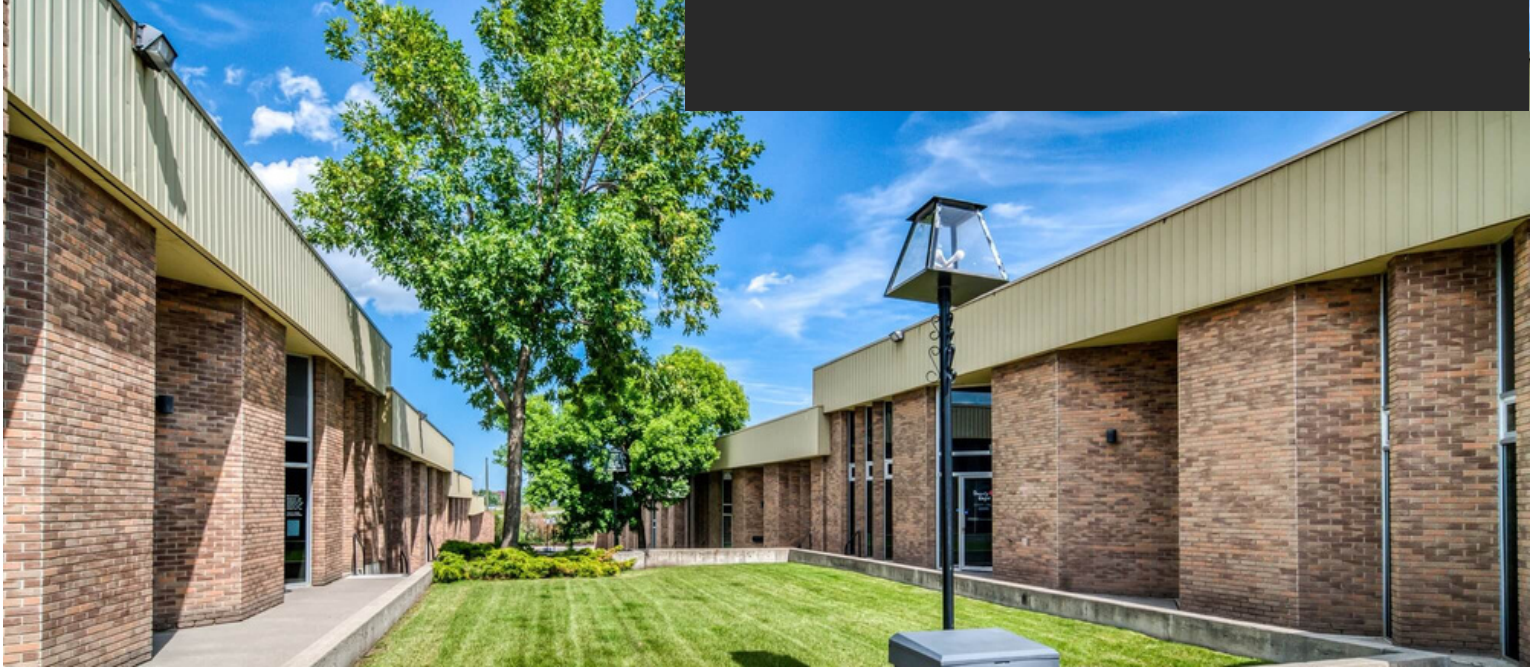


## OFFICE SPACE FOR SUBLEASE

PHILLIPS COURT  
7058B FARRELL ROAD SE

1,343 SF AVAILABLE



### SUBLEASE OPPORTUNITY

- 1,343 SF OF OFFICE INTENSIVE SPACE WITH GREAT EXPOSURE TO FARRELL ROAD SE
- AVAILABLE IMMEDIATELY, SUBLEASE TERM TO JULY 30, 2025
- MARKET RENT
- OPERATING COSTS (2024 EST): \$7.64 PSF (UTILITIES NOT INCLUDED)
- AMPLE FREE SURFACE PARKING
- EASY ACCESS/EGRESS TO MACLEOD AND GLENMORE TRAIL
- I-C ZONING

*\*NOTE NO WAREHOUSE COMPONENT / LOADING FOR THIS UNIT*

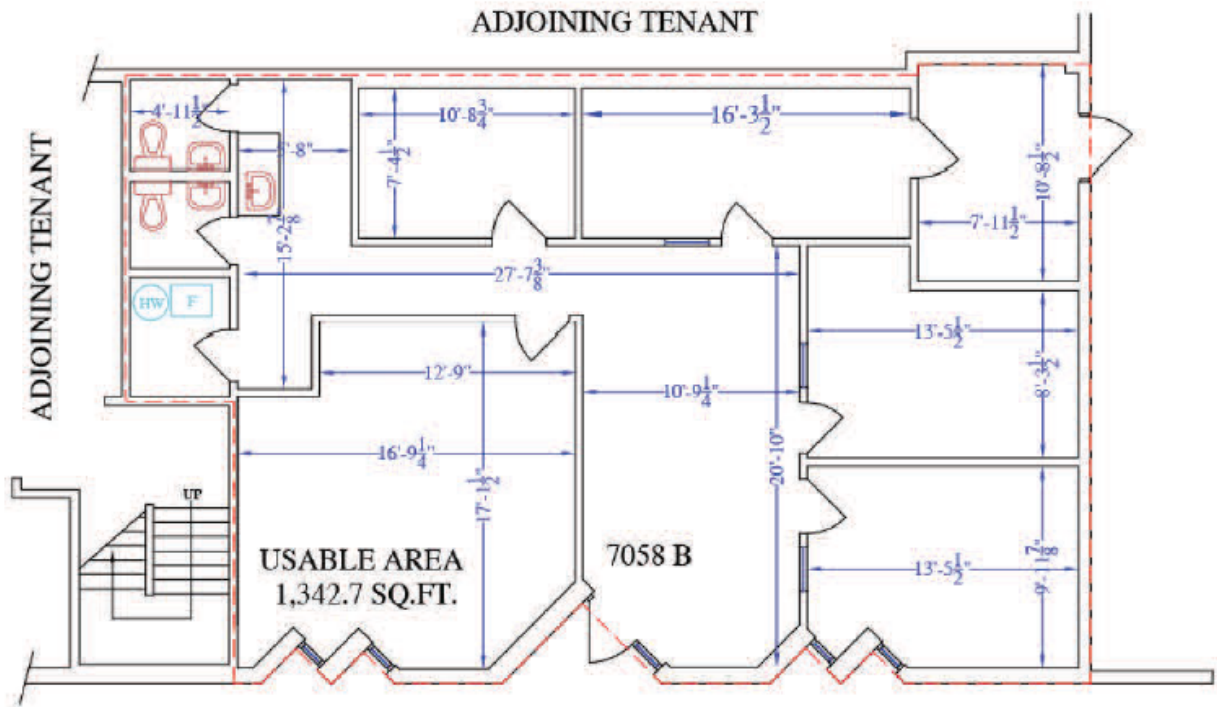
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# FLOOR PLAN

## 7058B FARRELL ROAD SE



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