

## SUBLEASE OPPORTUNITY

PHILLIPS PARK  
B20, 6020 - 2 STREET SE

2,584 SF AVAILABLE

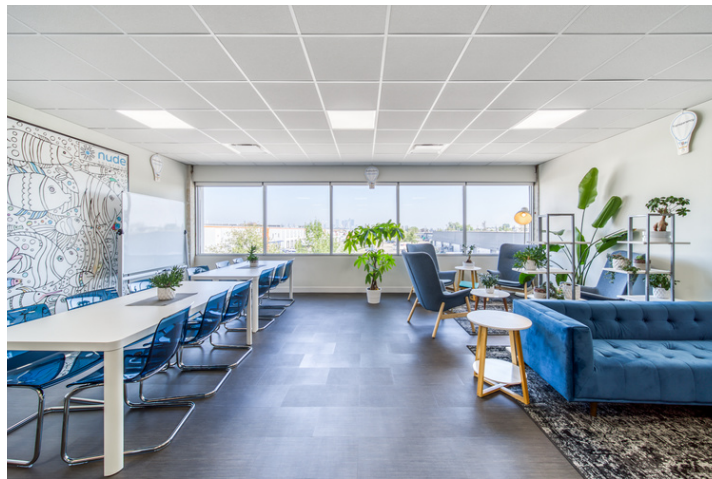


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## SUBLEASE OPPORTUNITY

- SECOND FLOOR - 2,584 SF AVAILABLE
- SUBLEASE TERM TO JANUARY 30, 2026 (FLEXIBLE TERMS CONSIDERED)
- FULLY FURNISHED WITH HIGH END FINISHES
- SHARED KITCHEN
- BEAUTIFUL SEATING AREAS FOR TEAM BUILDING AND BREAKS
- MARKET RENT
- OPERATING COSTS (2024 EST): \$10.97 PSF (UTILITIES ARE INCLUDED)
- AMPLE FREE SURFACE PARKING
- EASY ACCESS/EGRESS TO MACLEOD, BLACKFOOT TRAIL AND GLENMORE TRAIL
- ELEVATOR/STAIR ACCESS

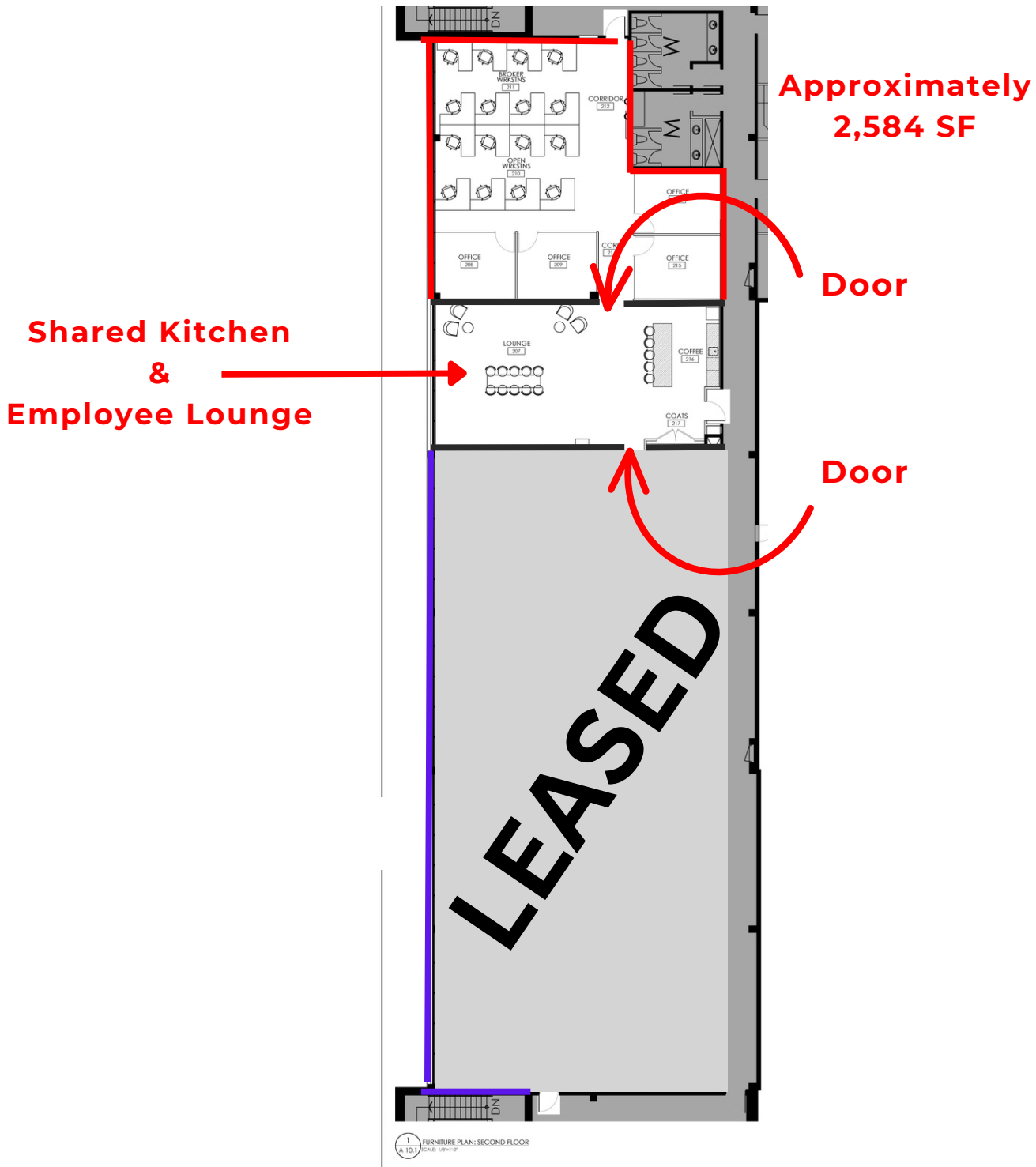


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# FLOOR PLAN - B20, 6020 2 STREET SE



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