

# Scout

Real Estate Ltd

## SLOANE SQUARE

OFFICE SPACE FOR SUBLLEASE

1,924 SF

SUITE 112

5920 1A STREET SW  
CALGARY, AB



Move-in ready, high quality leaseholds!

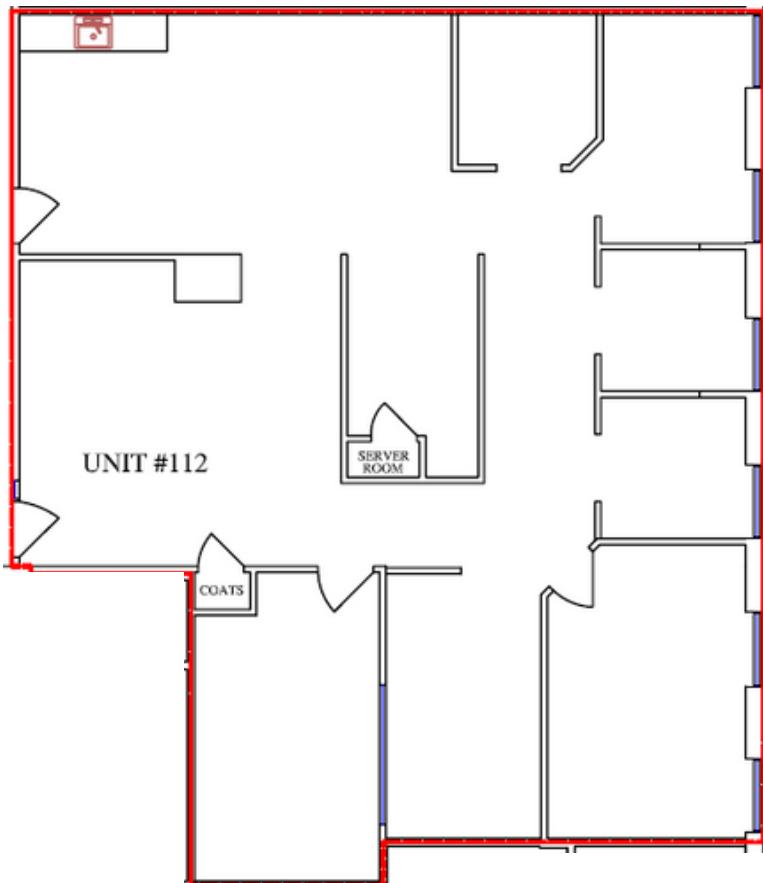
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## SUBLEASE OPPORTUNITY

- MAIN FLOOR - SUITE 112 - 1,924 SF - AVAILABLE IMMEDIATELY
- SUBLEASE TERM TO OCTOBER 30, 2023 (OPPORTUNITY TO EXTEND ON A HEADLEASE)
- 5 SURFACE PARKING STALLS, \$35.00 PER STALL PER MONTH FOR SUBLEASE TERM
- HIGH QUALITY LEASEHOLDS, FURNITURE POTENTIALLY AVAILABLE
- MARKET NET RENT
- OPERATING COSTS (2022 EST): \$15.45 PSF
- 2 HOUR VISITOR PARKING AVAILABLE
- CURRENTLY A PSYCHOLOGY OFFICE WITH SOUND REDUCTION SYSTEMS IN PLACE
- LANDSCAPED ATRIUM AVAILABLE FOR TENANT USE
- GREAT ACCESS TO GLENMORE, BLACKFOOT, MACLEOD AND DEERFOOT



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