



SUBLEASE OPPORTUNITY

PHILLIPS PARK - BUILDING "A" 6120 - 2 STREET SE
SUITE A23 - UP TO 1,379 SF
TERM TO APRIL 29, 2026

Scout



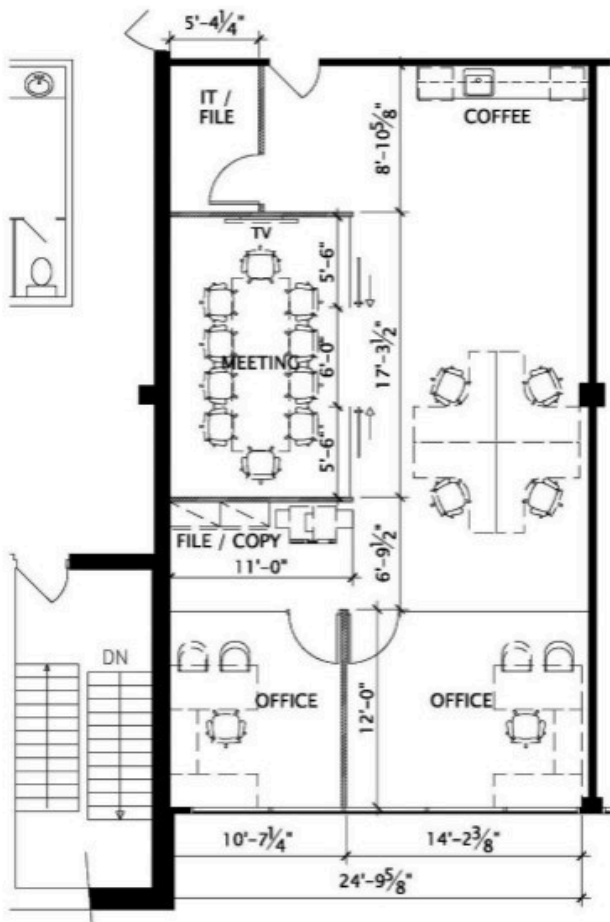
- Full premises may be subleased or various shared space options available
- Sharing space with a psychology group using the premises part-time
- High quality leaseholds, furnished with free scramble surface parking

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Property Features

- Phillips Park is centrally located with easy access to Macleod Trail, Blackfoot Trail & Glenmore Trail.
- Secure FOB access after hours
- Free scramble surface parking
- Elevator access the building
- Black Apron Restaurant located on main floor



Sublease Opportunity

- Suite A23
- 1,379 SF - Full premises or shared
- Available Immediately
- Sublease Term to April 30, 2026
- Furniture negotiable
- Market sublease rates
- 2025 Op Costs & Taxes - \$11.29 PSF

Shared Scenario #1 -

Alternating Days Occupying the Full Premises (2 - 3 days/week)

Shared Scenario #2 -

Select Desks/Offices Shared on Full Time Basis

Layout:

2 Offices

- 1 office contains two desks
- 1 office contains one desk & sitting area
- Boardroom seats 8 with television and whiteboard
- Open space with 6 available desks
- Sitting area - couch + 2 chairs
- Kitchen

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