

CDNGLOBAL[®]



For Sublease

Suite 260, 2891 Sunridge Way NE
Calgary | AB
10,936 SF

Paul Rudolf, Senior Associate |
Capital Markets
403.801.9648
prudolf@cdnglobal.com

PROPERTY DETAILS

- Building name Intrinsic Place
- Building class "A"
- Building size 87,241 SF
- Year built 2001
- Number of floors 3
- Typical floor size 29,080 SF
- Landlord 2003875 Alberta Ltd.
- Parking Random surface (free)

SUBLEASE DETAILS

- Sublandlord Yellow Pages Digital and Media Solutions Ltd.
- Suite 260
- Size 10,936 SF
- Term April 29, 2025
- Asking Rate \$3.00 PSF
- TIA \$10.00 PSF
- Operating Expenses \$14.55 (est. 2019)
- Availability Immediately



Suite 260, 2891 Sunridge Way NE | Calgary, AB



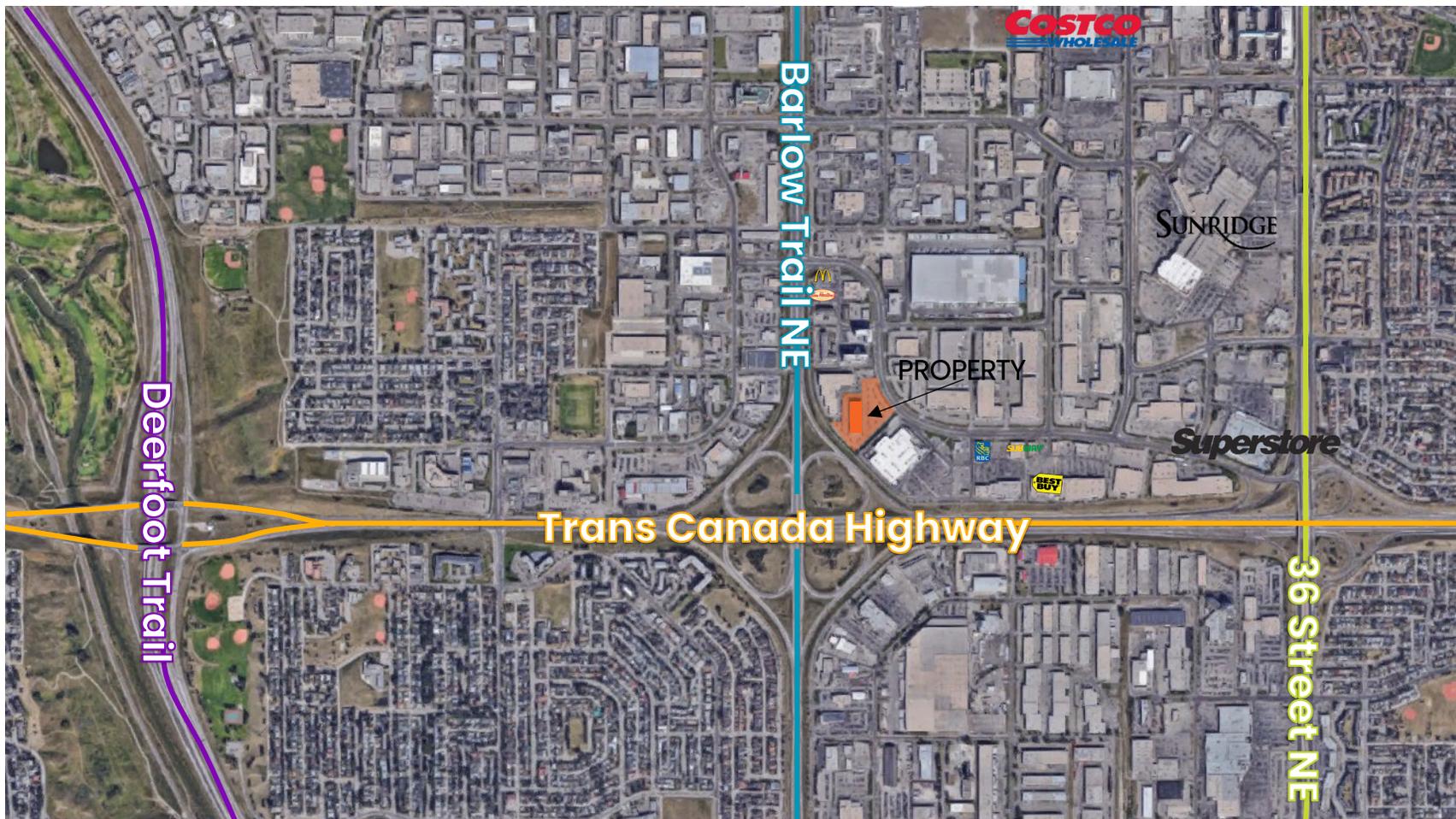
Suite 260 | Floor Plan | 10,936 SF

- One executive office
- Two 12 seat board rooms
- One 8 seat meeting room
- ± 70 cubicles
- Flex room
- Staff / lunch room

Suite 260 is move in ready, complete with furniture*! With abundant natural light from three walls of windows and an open work environment, the space is bright and airy.

PROPERTY HIGHLIGHTS

- High profile “A” class office building
- Excellent parking ratio (1:356 SF) with 30 random unreserved stalls available free of charge
- Space is in excellent condition
- Furniture is available*
- Area amenities include Sunridge Mall, Tim Horton , McDonald’s and Subway among many other retail offerings
- Easily accessible with direct LRT connection to Rundle station by bus excellent connectivity to Barlow Trail and Trans Canada Highway



Suite 260, 2891 Sunridge Way NE | Calgary, AB

