

FOR SUBLEASE

MODERN, MOVE-IN READY SUBURBAN
OFFICE SPACE

Airstate Centre

Turnkey plug-and-play office space featuring stylish finishes with a mix of office and open area and well-appointed shared areas.

Contact:

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VIEW THE
VIRTUAL TOUR **360**

Photo Credit: CoStar Group

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1200 - 59 AVENUE SE

Property Profile

| | |
|--------------|--|
| Sublandlord | Zeno Renewables |
| Subpremises: | Approximately 3,886 sf |
| Available: | Immediately |
| Term: | 2-3 years |
| Rental Rate: | Aggressive sublease rates |
| T.I.A.: | As-is |
| Op Costs.: | \$15.42 per sf (est. 2025) |
| Parking: | 12 surface stalls at market rates Surface visitor parking at no charge |

Property Information

Sublandlord will either chalkline or partially demise the premises

Shared boardroom, meeting rooms and reception

Newly built-out office space; premises are in excellent, move-in condition

Four workstations available

Tenant exclusive access to fitness centre

Several amenities located in the immediate area including Chinook Centre and Deerfoot Meadows

Conveniently located 5 minutes from major arteries including Deerfoot Trail, 58th Avenue, Blackfoot Trail and Glenmore Trail SE



1200 - 59 AVENUE SE

Suite 350: 3,886 sf

Subpremises:

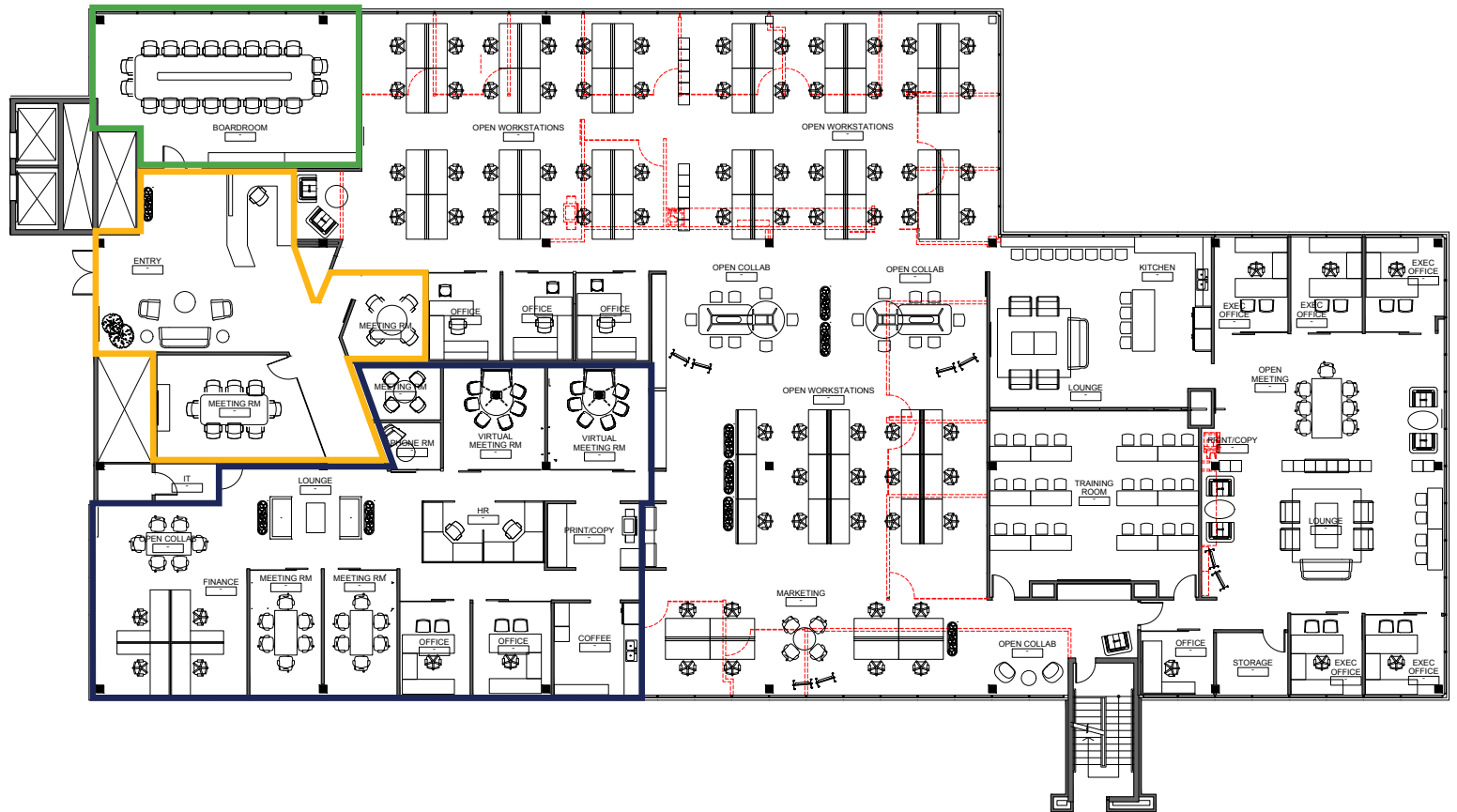
- 4 large offices
- 2 standard offices
- 6 workstations
- Staff lounge area
- Kitchen
- Print/copy area

Shared Areas Include:

- 2 meeting rooms
- Reception

Optional Shared Area:

- Boardroom





Airstate Centre





Drive times to major arteries in the area

5 minute drive-time to Deerfoot Trail SE, Glenmore Trail SE via 11th Street.

4 minute drive-time to Blackfoot Trail.

15 minute drive-time to the downtown core.

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