

# Cheviot Professional Building

2,224 sf Sublease

CHEVIOT  
PROFESSIONAL BUILDING

**\$20.00 PER SF GROSS RATE**

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# Cheviot Professional Building



**2,224 sf well-appointed office space**

## Space Profile

Sublandlord	ATA Technics Inc
Subpremises:	Suite 301 - 2,224 sf
Availability:	30 days notice
Term Expiry:	January 30, 2022
Gross Rental Rate:	\$20.00 per sf
T.I.A.:	As is
Op. Costs:	\$11.97 per sf (est. 2020)
Parking Ratio:	1 stall per 1,000 sf
Parking Rates:	\$150 per month, per stall, random underground

## Building Information

Address:	1615 - 10 Avenue SW
Year of Completion:	1981
Number of Floors:	3
Rentable Area:	30,000 sf
Ave. Floor Plate:	10,000 sf
Landlord/Building Manager:	Blackstone Commercial

## Features & Amenities

Newly renovated common areas and washrooms

Open area can accommodate 18 workstations

Numerous amenities such as restaurants and professional services within walking distance

One block to the Sunalta C-train station

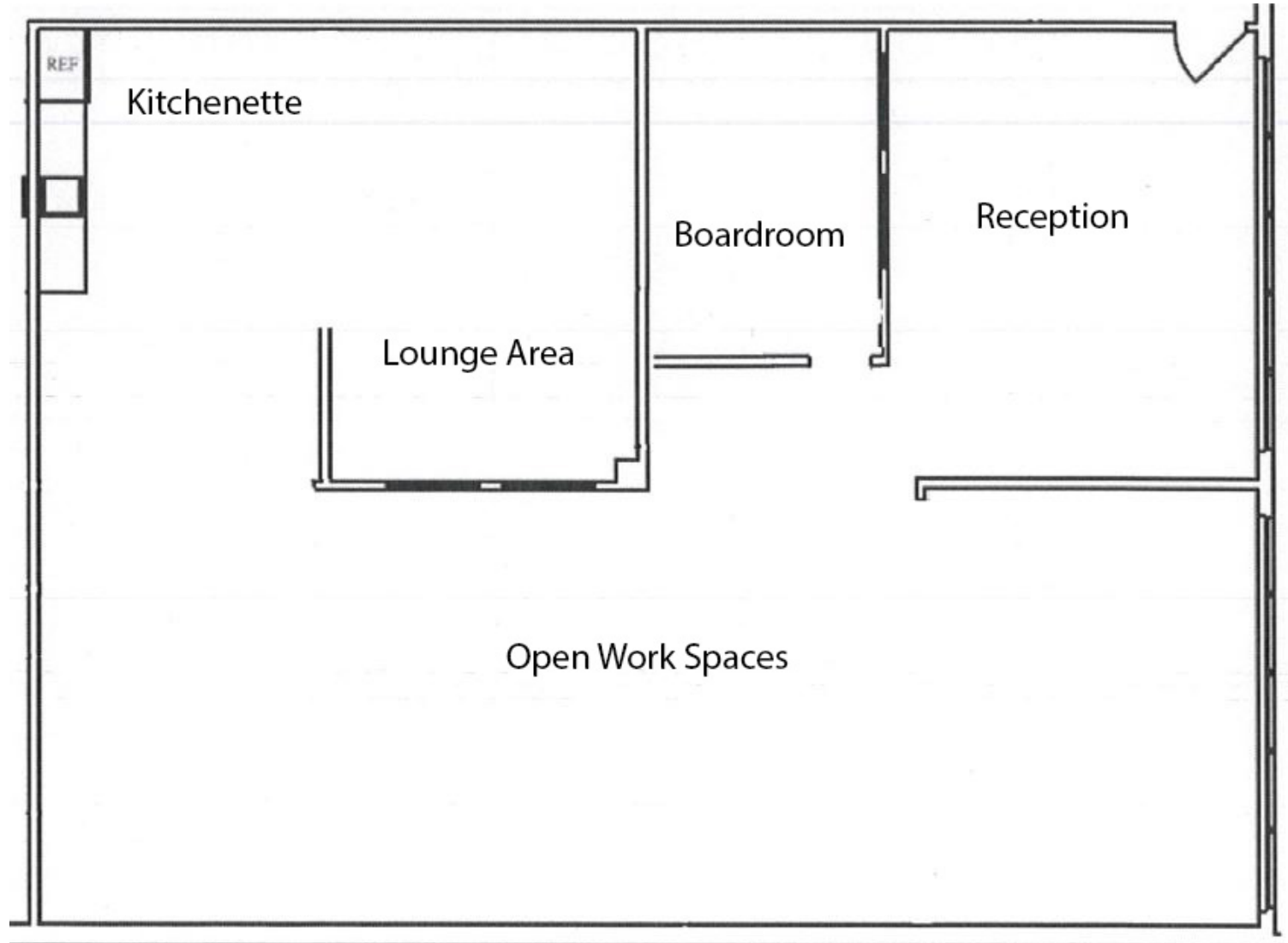
Quick access to 14th Street, Bow Trail, Memorial Drive, Crowchild Trail & Macleod Trail

Close proximity to downtown



**Suite 301**  
**2,224 sf**

- Boardroom
- Kitchen and lounge area
- Break-out room
- Storage room
- Open work pace
- Reception with living wall

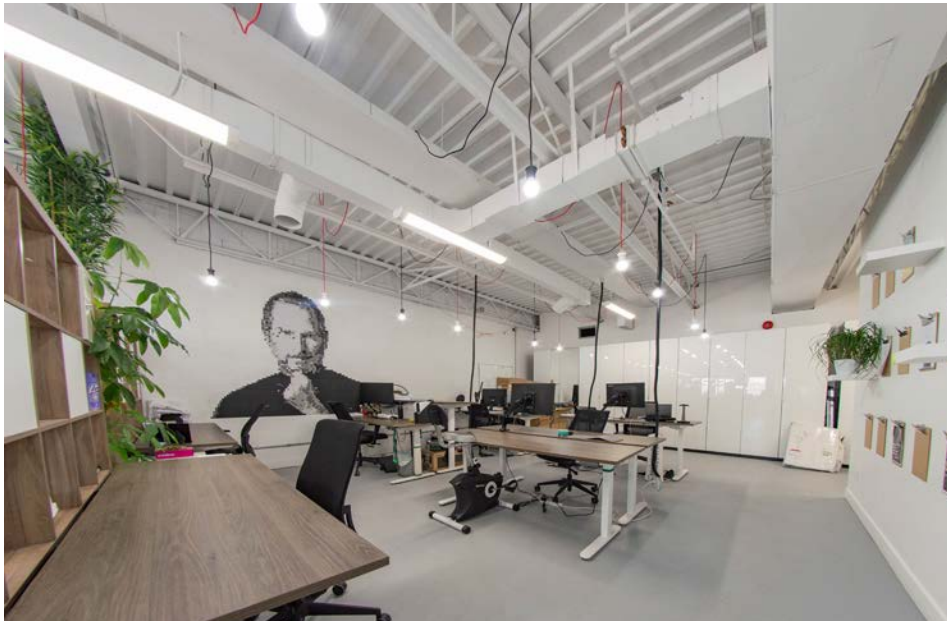


## Cheviot Professional Building

### Well appointed space with modern finishes

Modern finishes and natural light are the focal points for this office suite. Ideally built-out for creative firms or businesses that require a good amount of collaboration space. Exposed ceilings and concrete floors round out the space.

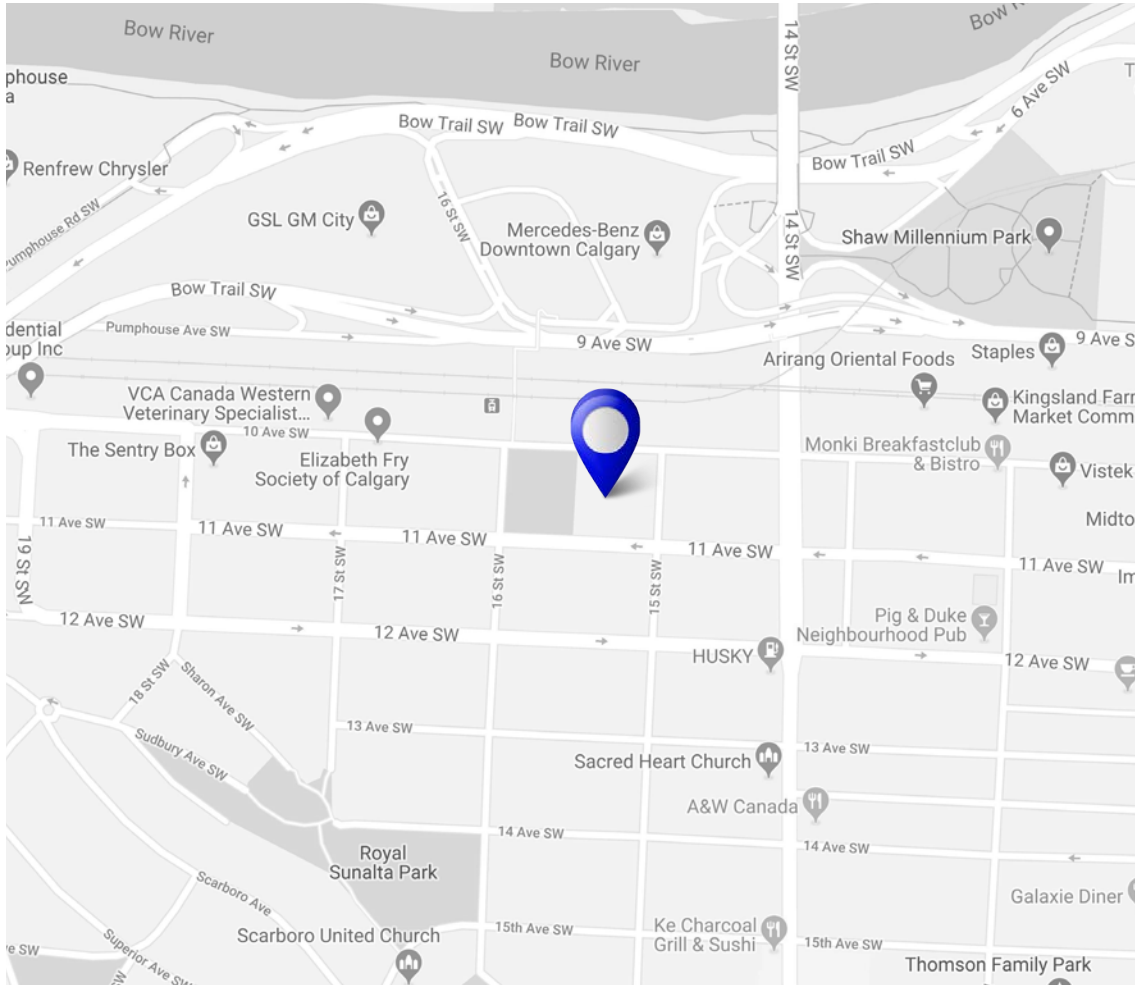
Cheviot Professional Building is conveniently located in the community of Sunalta and is easily accessible from 14th Street. Public transit routes including the SW CTrain line is withing walking distance and the downtown core is a quick 5 minute drive from the building.



Suite 301 | 2,224 sf

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# Cheviot Professional Building, Suite 301



## Agent Information

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## Cresa

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