

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. Chalkline options available with shared space.

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:	16,555 sf total area Chalkline options available with shared common areas
Available:	Immediately
Term:	2-5 years
Rental Rate:	Aggressive sublease rates
T.I.A.:	As-is
Op Costs.:	\$15.42 per sf (est. 2025)
Parking:	4 stalls per 1,000 sf at market rates

Property Information

Flexible chalk-line demising options available, including the full premises

Shared boardroom, meeting rooms and reception

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

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



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Suite 350: Total 16,555 sf

Option A (4,533 sf):

- 6 offices
- 1 meeting room
- 2 phone room
- 6 workstations
- Kitchen
- Photo copy area

Options B (5,651 sf):

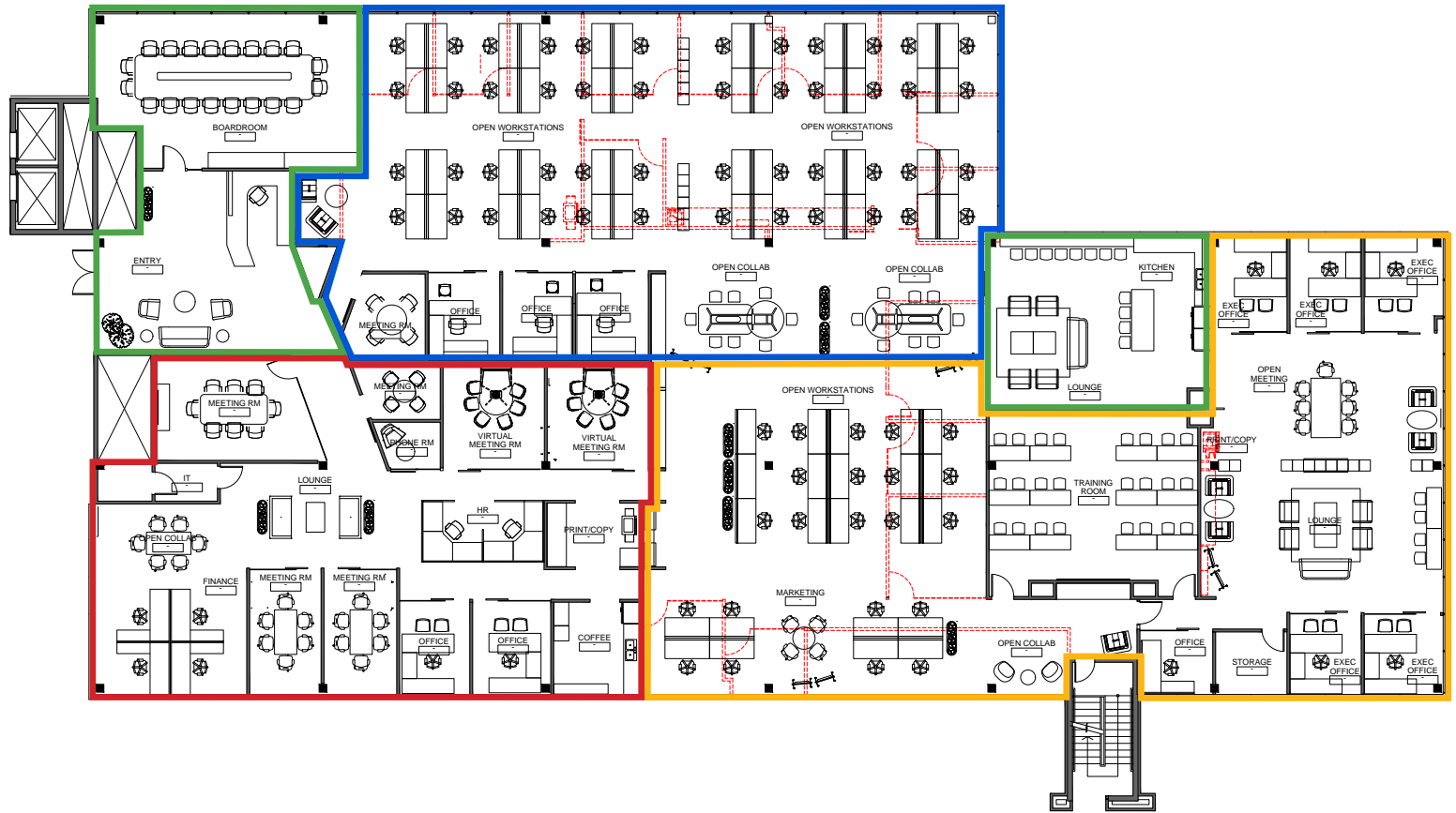
- 3 offices
- 1 meeting room
- Open area for workstations and collaboration

Optional C (6,232 sf):

- 6 offices
- Open area for workstations and collaboration
- Training room
- Print copy area
- Lounge

Shared space

- Large boardroom
- Reception
- Kitchen/lounge (for Option B and C)





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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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