



IMPROVED OFFICE SPACE FOR SUBLEASE

6210 - 333 96 AVENUE N.E.

HARVEST HILLS OFFICE PARK

SITINGS REALTY LTD.

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AERIAL

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Calgary, AB



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DETAILS

✦ Size: 3,500 SF

✦ Available: March 1, 2026

✦ Base Rent: Contact Listing Agent

✦ Improved office available for Sublease

✦ Additional Rent: \$12.92 PSF (2025)

✦ Furniture available

✦ Term until December 31, 2028

✦ Parking: 41 unreserved surface stalls

AREA TENANTS

Tim Hortons

T&T Supermarket

THE
CANADIAN
BREWHOUSE

Rexall

COUNTRY HILLS
GOLF CLUB

HIGHLIGHTS



Class A Building with premium finishings



On-site parking for tenants and visitors



Close proximity to transit, shops, and restaurants



20 minute drive to downtown Calgary

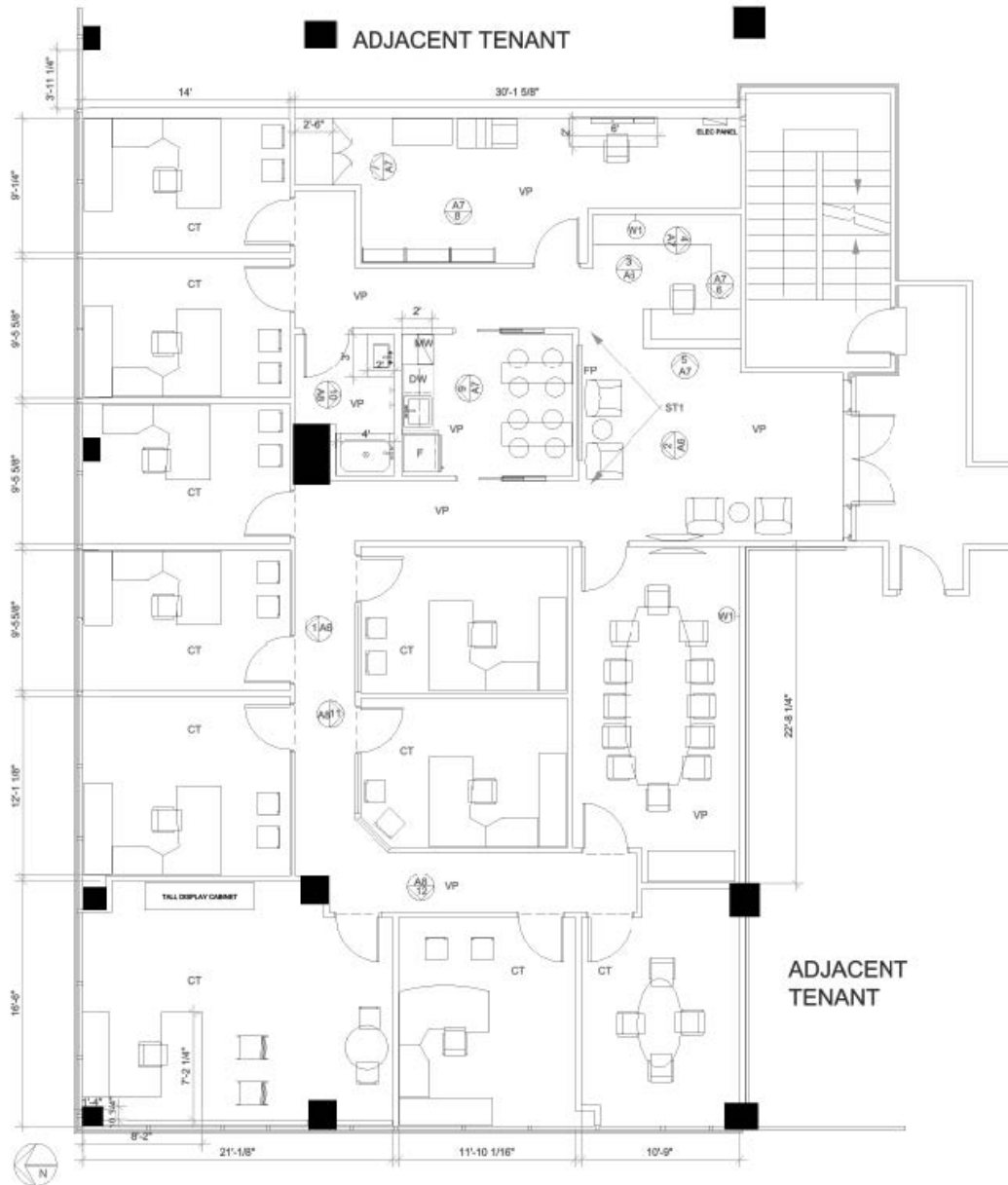
CONTACT

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FLOOR PLAN



PHOTOS - INTERIOR



PHOTOS - EXTERIOR

