



DREAM
COLLECTION



PREMIUM OFFICE LEASING OPPORTUNITIES

1167 Kensington Cres NW

Kensington House

Leasing Opportunities

Building Specifications

Size	77,954 SF
Number Of Floors	5
Operating Costs	\$18.50 (PSF/YR)
Realty Tax	\$2.68 (PSF/YR)
Total Additional Rent	\$21.18 (PSF/YR)

Certifications



BOMA Best
Certified Silver 2023



WELL Health and Safety
Rated 2024

Building Features

- Fibre optic capability - Telus provider
- Freight elevator
- 2 passenger elevators
- Fire detection system
- Security system
- Barrier free access
- Building Hours: 7:00am to 6:00pm
- HVAC hours: 7:00am to 6:00pm. After hours A/C cost \$55 p/h full HVAC

On-site Amenities

- Side Street Pub & Grill
- The Hive (Conference room amenity)

Nearby Amenities

- Pulcinella
- Original Joe's
- Hexagon Board Game Cafe
- Hayden Block Smoke & Whiskey
- Good Trade Coffee Company

Parking

- 122 parking stalls
- 30 above ground parking stalls: \$180/month
- 92 underground parking stalls: \$300/month
- Below ground ratio: 1/637 SF
- Clear heights: 6'4 covered & 6'2 underground



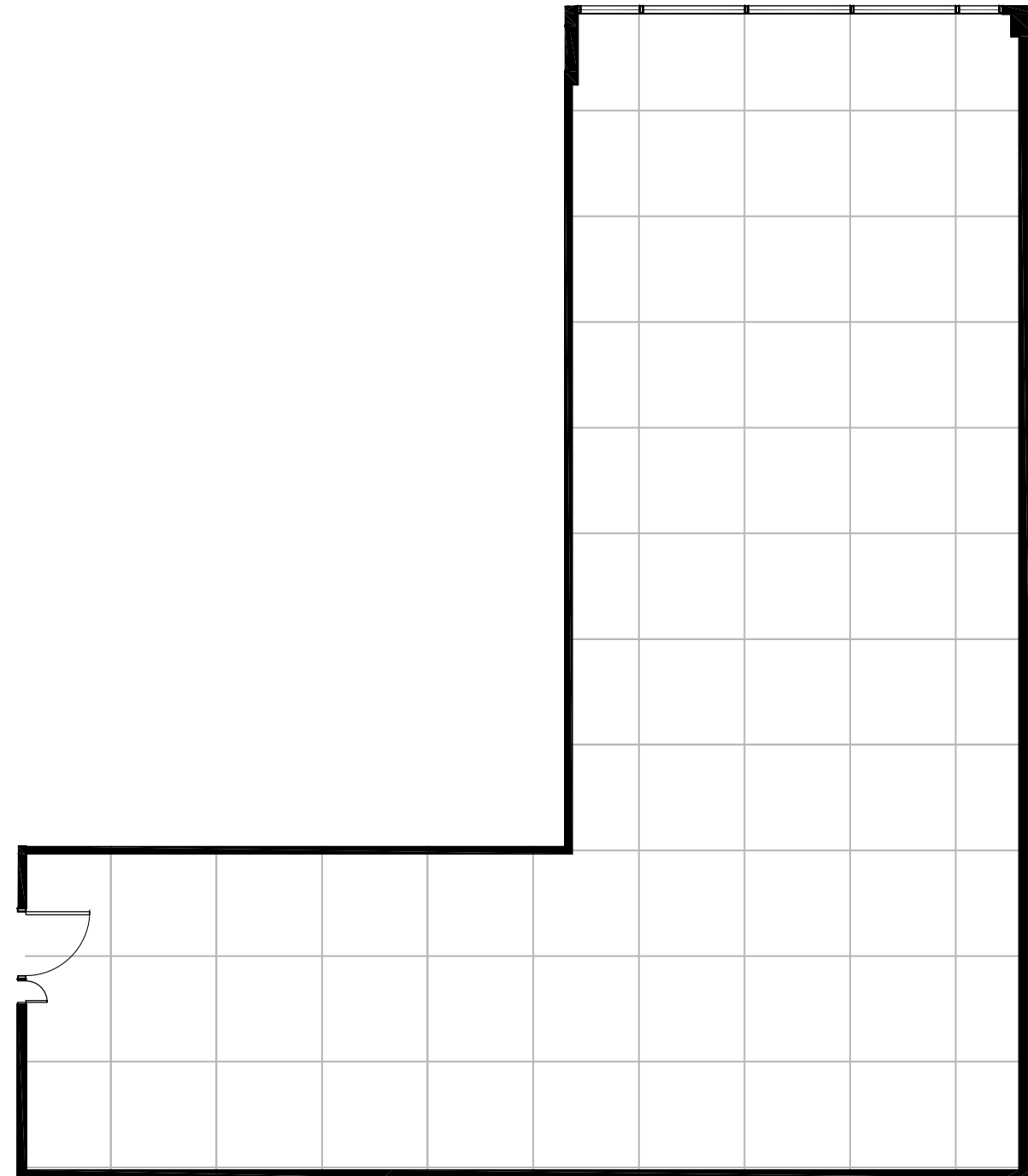
4th Floor
Suite 435: 3,141 SF
Suite 401: 7,146 SF

3rd Floor
Suite 300: 1,687 SF
Suite 302: 3,044 SF

THE BUILDING -

Suite 300 Floor Plan

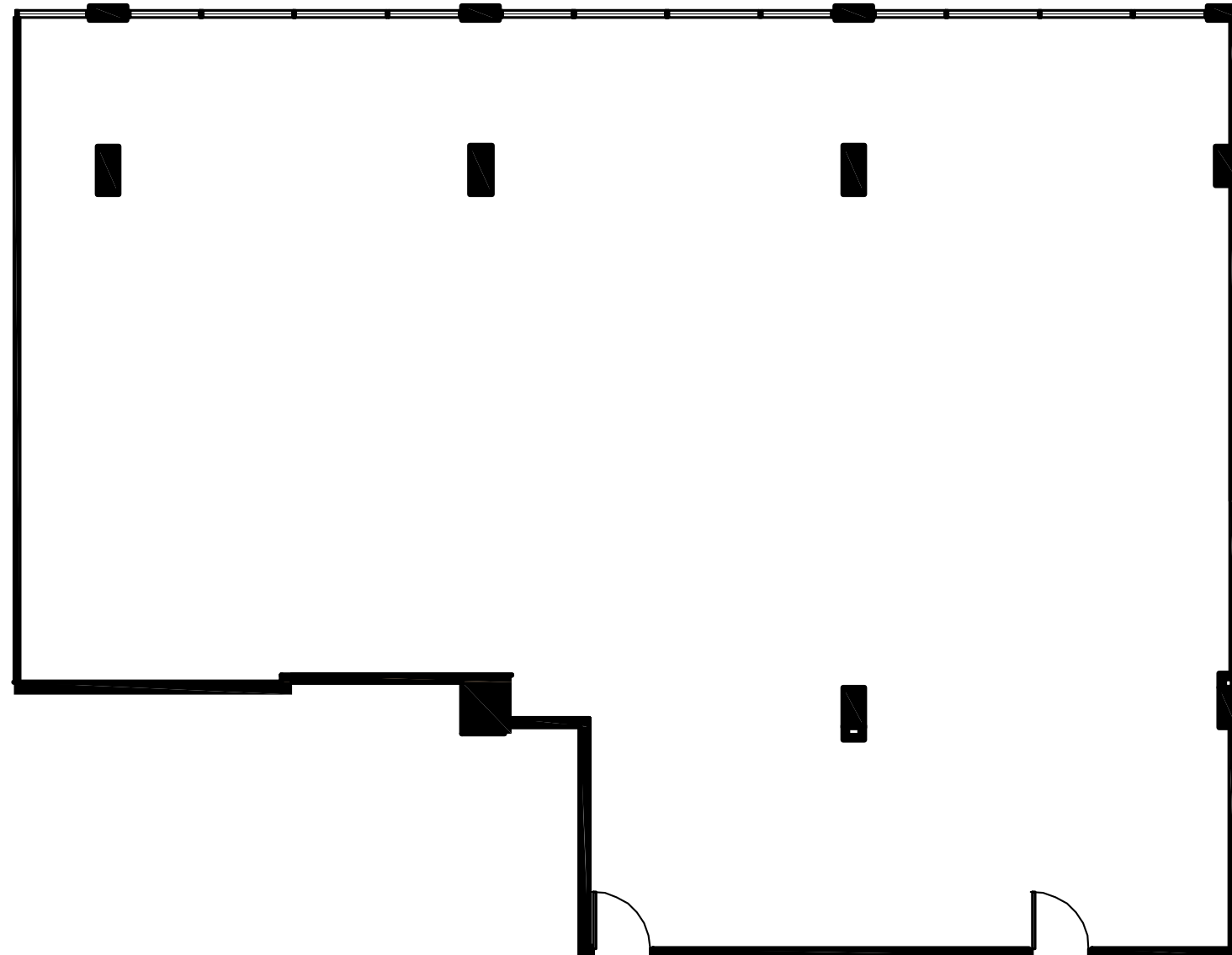
1,687 SF | Shell condition | Combine up to 6,433 SF of contiguous space



THE BUILDING -

Suite 302 Floor Plan

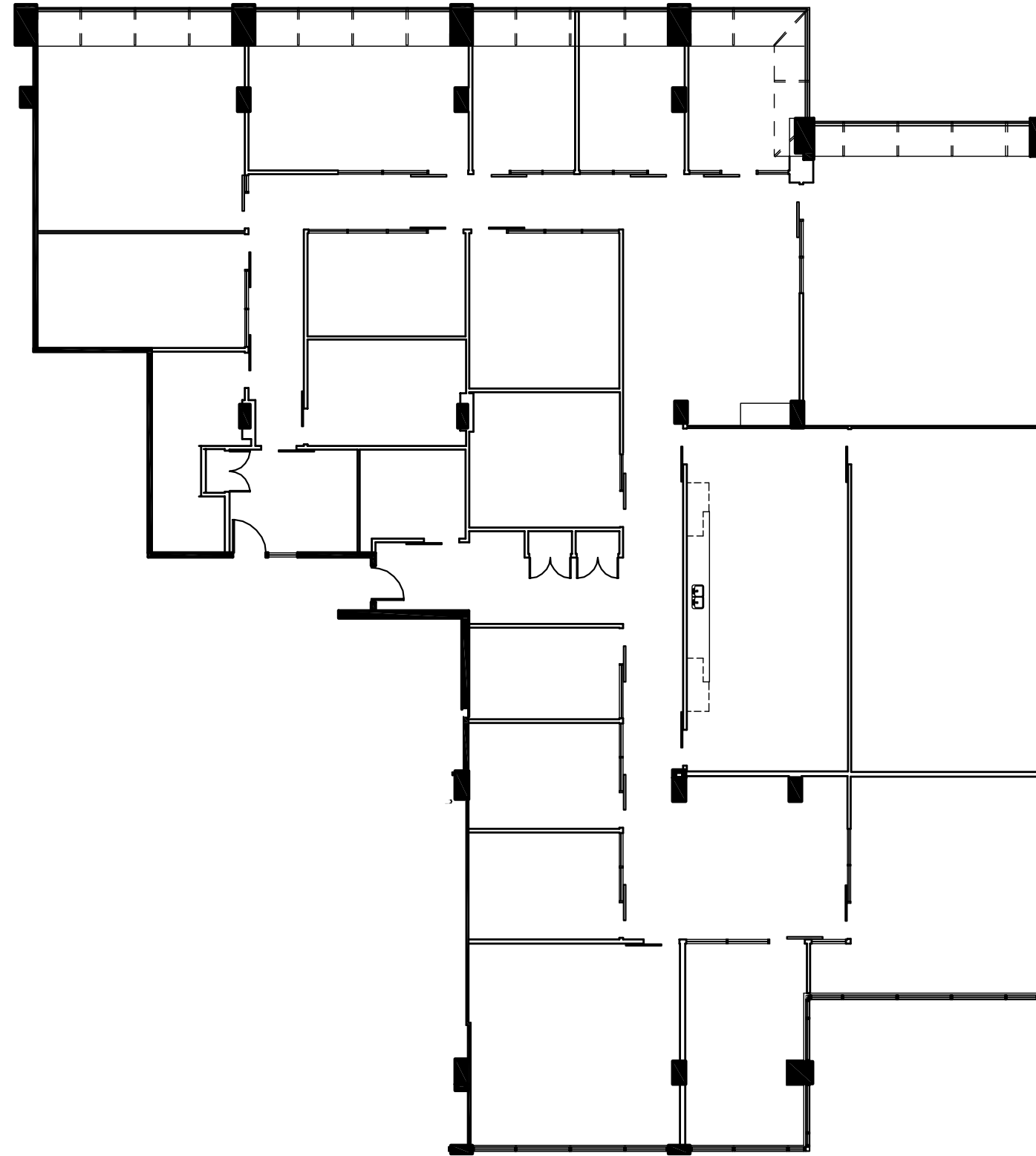
3,044 SF | Former dental space. Can be combined with adjacent suites for up to 6,411 sq.ft.



THE BUILDING -

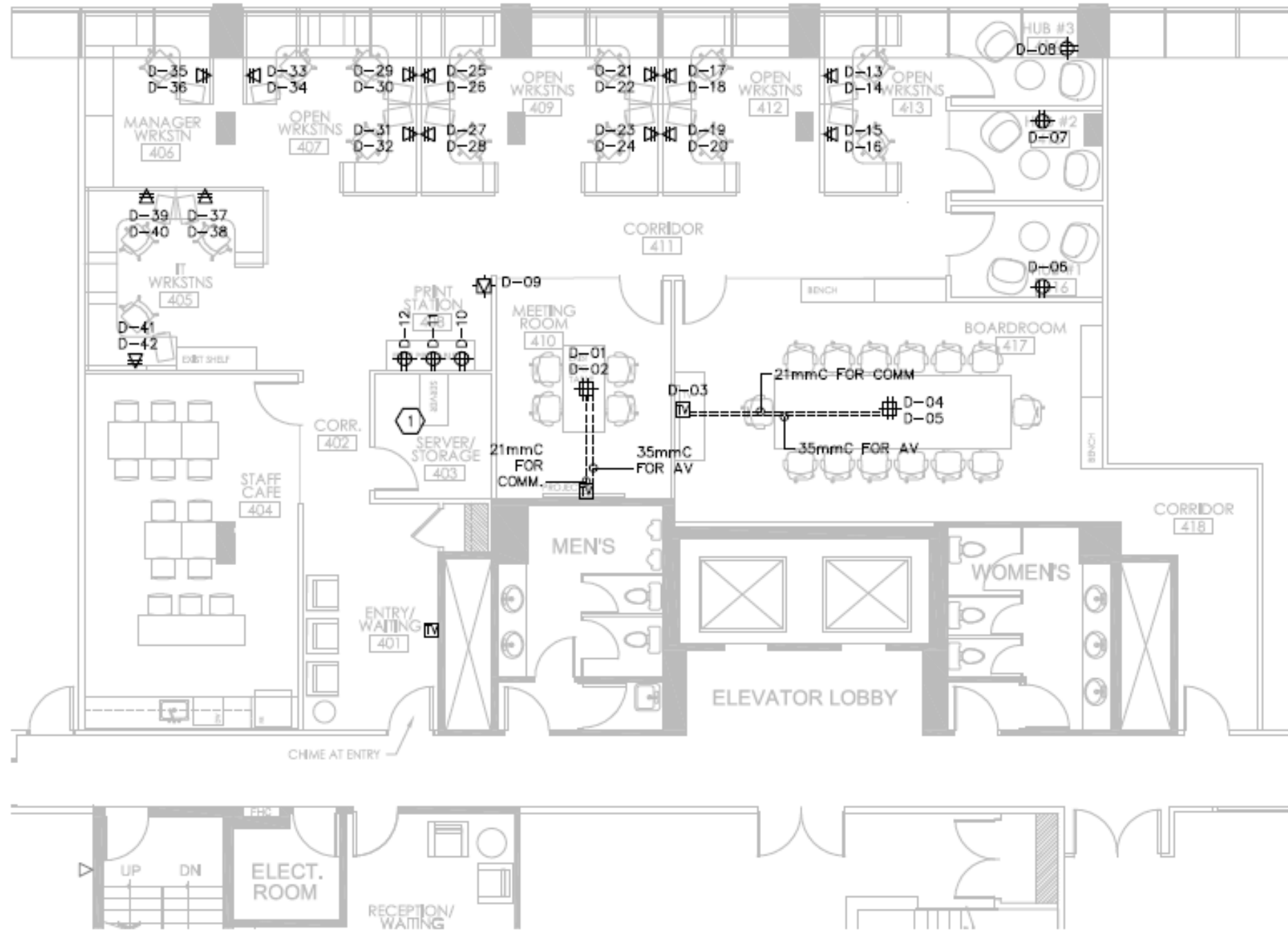
Suite 401 Floor Plan

7,146 SF



Suite 435 Floor Plan

3,141 SF | Built out suite with offices, meeting rooms and kitchenette

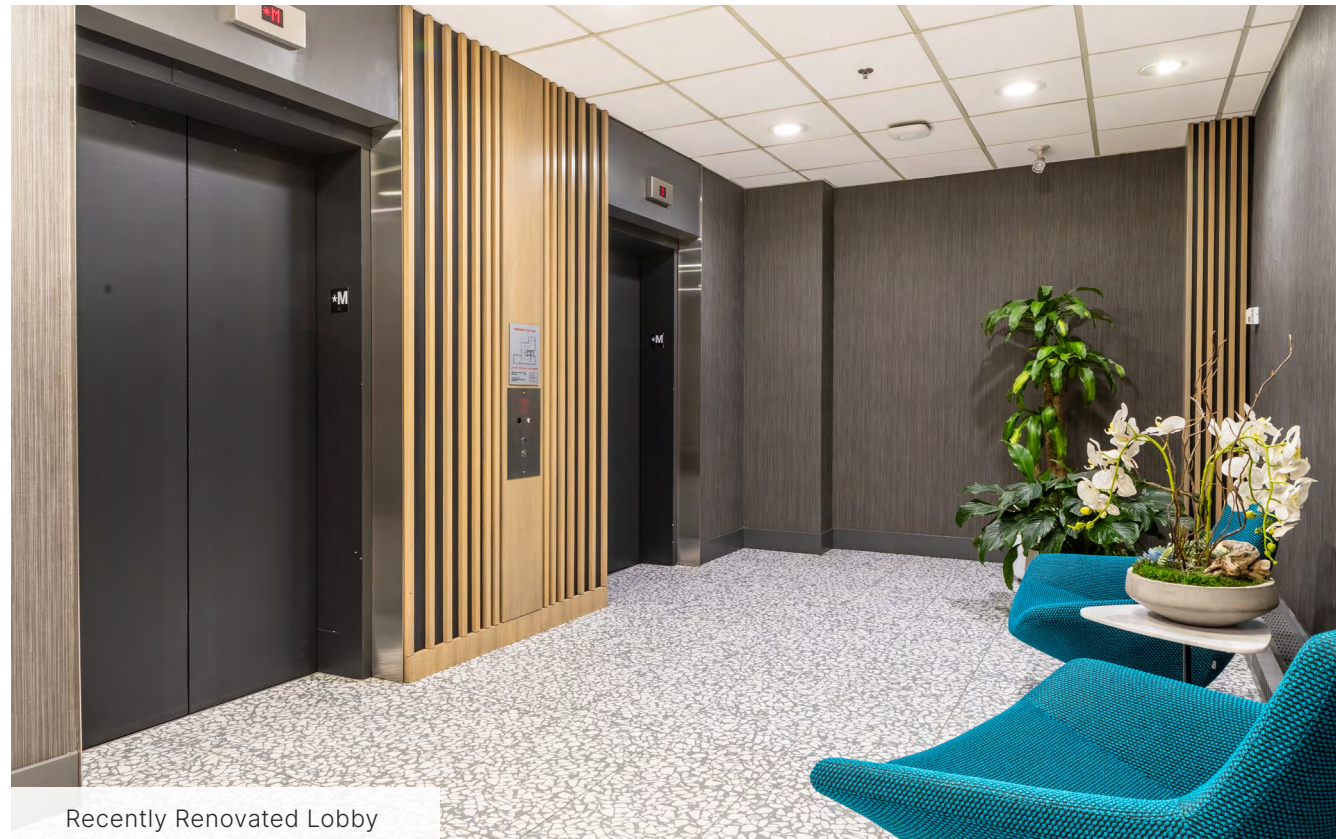


DREAM OFFICE -

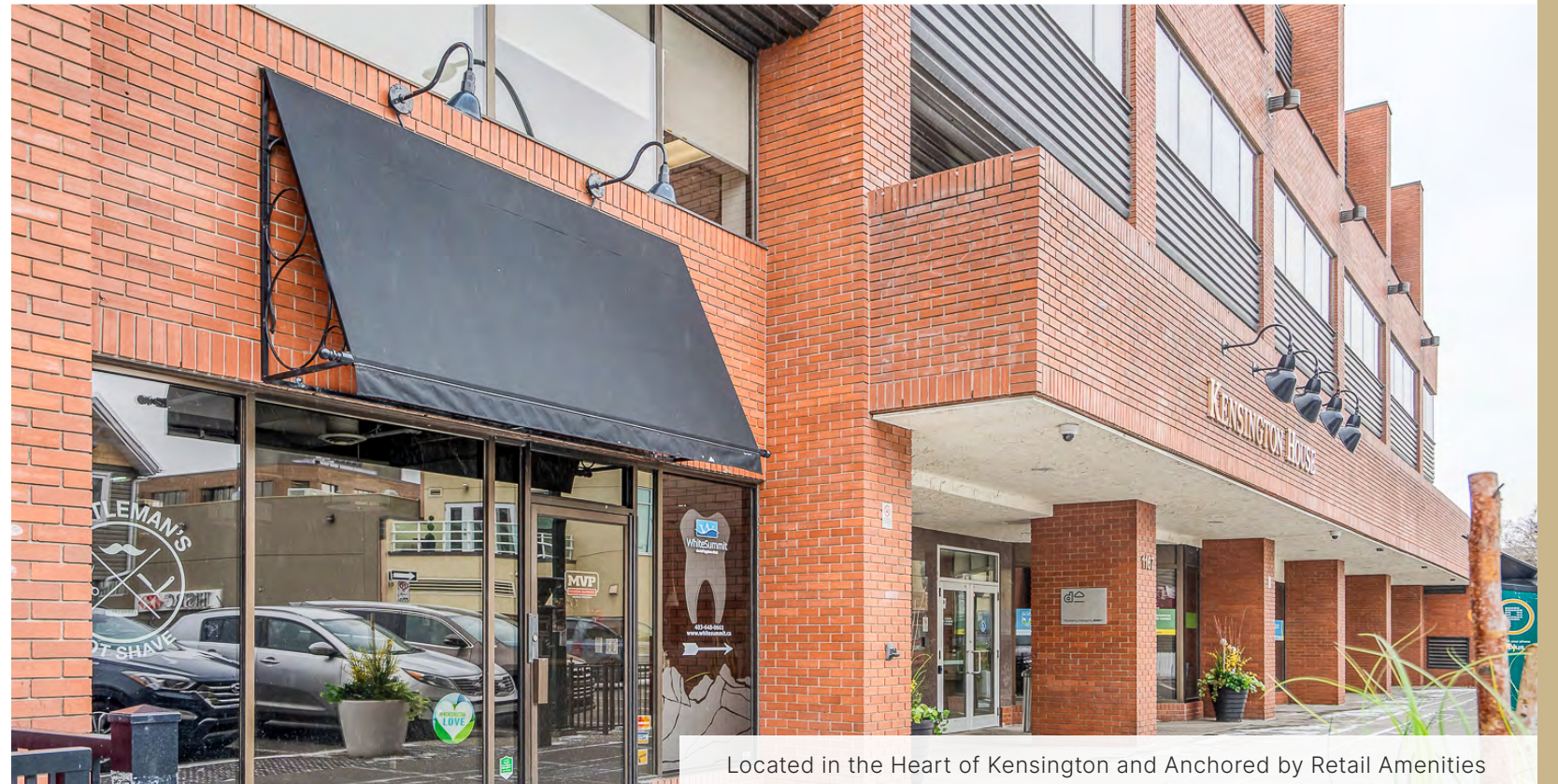
Convenient & Efficient



Conference Room for Tenant Use at No Charge



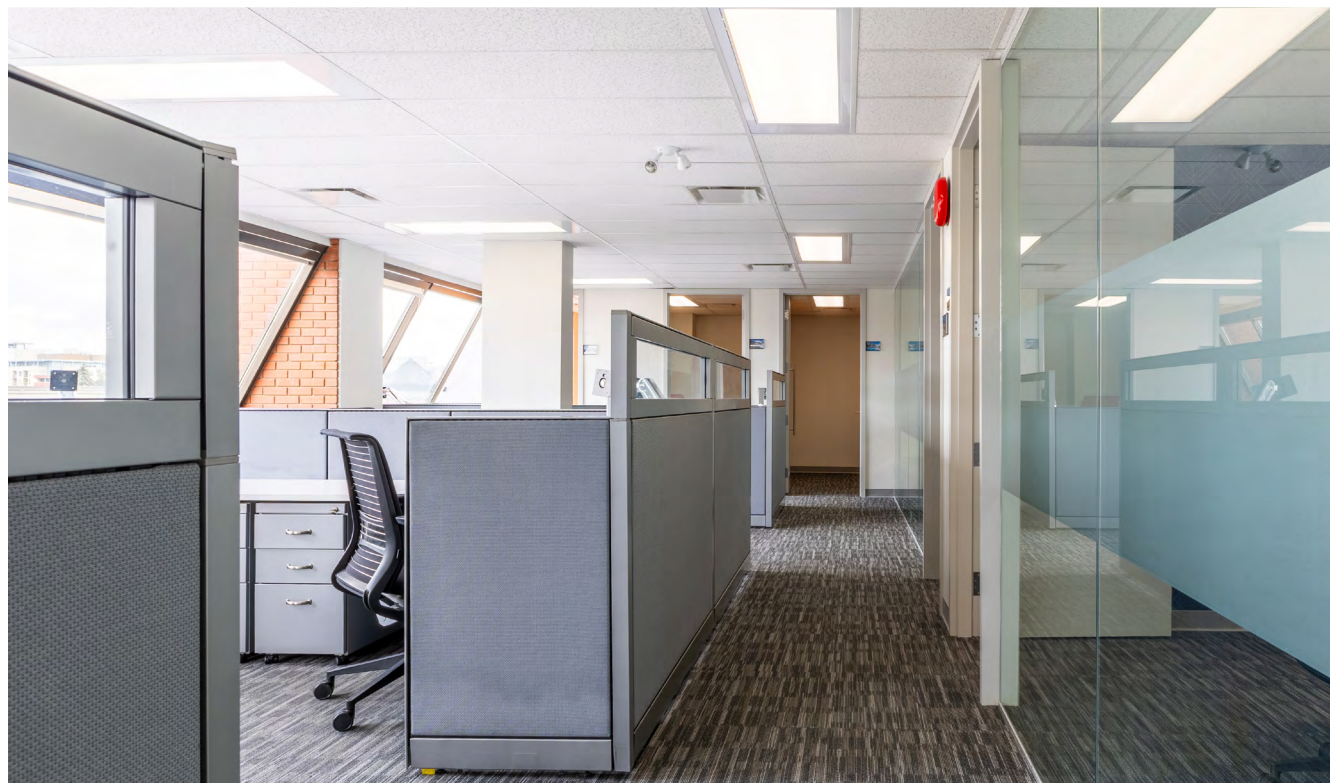
Recently Renovated Lobby



Located in the Heart of Kensington and Anchored by Retail Amenities

DREAM OFFICE -

Move-in Ready



Premium Proximity



- 1 Closest C-Train Station (Sunnyside): **750m**
- 2 Peace Bridge: **700m**

Food & Beverage

- 3 Blanco Cantina: **160m**
- 4 Crave Cookies & Cupcakes: **240m**
- 5 Freshii: **600m**
- 6 Hayden Block Smoke & Whiskey: **98m**
- 7 Peppino: **95m**
- 8 Ristorante Pulcinella: **95m**
- 9 Side Street Pub & Grill: **130m**
- 10 The Hexagon Board Game Cafe: **76m**
- 11 Original Joe's: **21m**
- 12 Good Trade Coffee Company: **110m**
- 13 Deville Coffee: **150m**

Retail

- 14 Safeway: **650m**

Lifestyle

- 15 River Pathway: **500m**
- 16 F45 Training: **290m**
- 17 Ari + Blair Salon: **210m**
- 18 Barre Belle: **210m**

- - - - - Red Line
- - - - - Future Green Line
- - - - - Sunnyside/Uni of Calgary Bus Route
- - - - - Bowness/Forest Lawn Bus Route



11 min.
Walk to Sunnyside Station

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