

**AVISON  
YOUNG**

# For Sublease

## Bay 10

90 Freeport Boulevard NE  
Calgary, AB

**David Jantzie**, Principal, SIOR  
+1 587 293 3360  
david.jantzie@avisonyoung.com

**Tinyan Leung**, Associate Vice President  
+1 403 969 8038  
tinyan.leung@avisonyoung.com

**Tristan Starzynski** Associate  
+1 403 966 7894  
tristan.starzynski@avisonyoung.com

**Bay 105**  
90 Freeport  
Boulevard





# Bay 105

90 Freeport Boulevard NE  
Calgary, AB



## Property details

### ADDRESS

90 Freeport Boulevard NE, Calgary, AB

### TOTAL SF

10,840 sf

### OFFICE SF

± 6,840 sf (includes approx. 800 sf lab area)

### WAREHOUSE SF

± 4,000 sf

### POWER

200 amps

### LOADING

1 Drive-in

### CLEAR HEIGHT

20' (TBV)

### SUBLEASE RATE

\$7.00

### OPERATING COSTS

\$5.67

### SUBLEASE EXPIRY

October 31, 2026

### AVAILABLE

30 days notice

## Highlights



Main floor office space features an office intensive buildout, 14-person boardroom, and kitchen



Second floor office is fully built out with a demountable wall system, 22-person training room, and a large lunchroom



800 sf lab area on the second floor is plug-and-play with existing infrastructure in place



Furniture is negotiable







## Calgary, AB

Availability: **10,840 sf**

Main Floor Warehouse (approx. **4,000 sf**)

Main Floor Office (approx. **3,420 sf**)

Second Floor Office (approx. **3,420 sf**)

## Main Floor

7 Offices

4 Offices (Demountable system in open area)

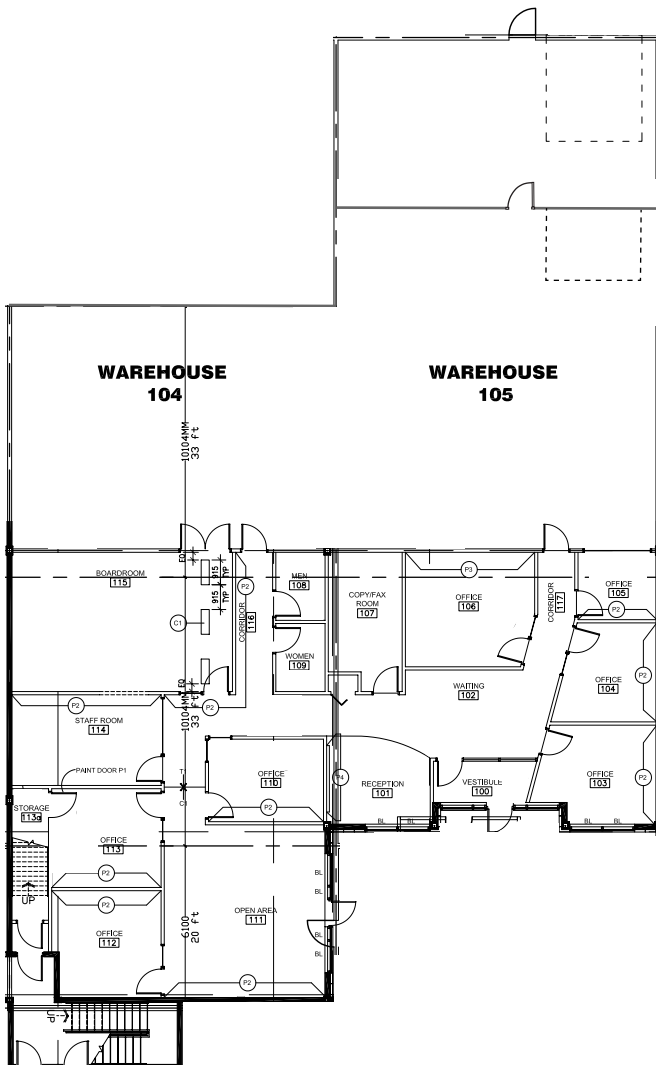
Boardroom

## Kitchen

Server room

2 single stall washrooms

2 private entrances



## Upper Floor

8 Offices (demountable system)

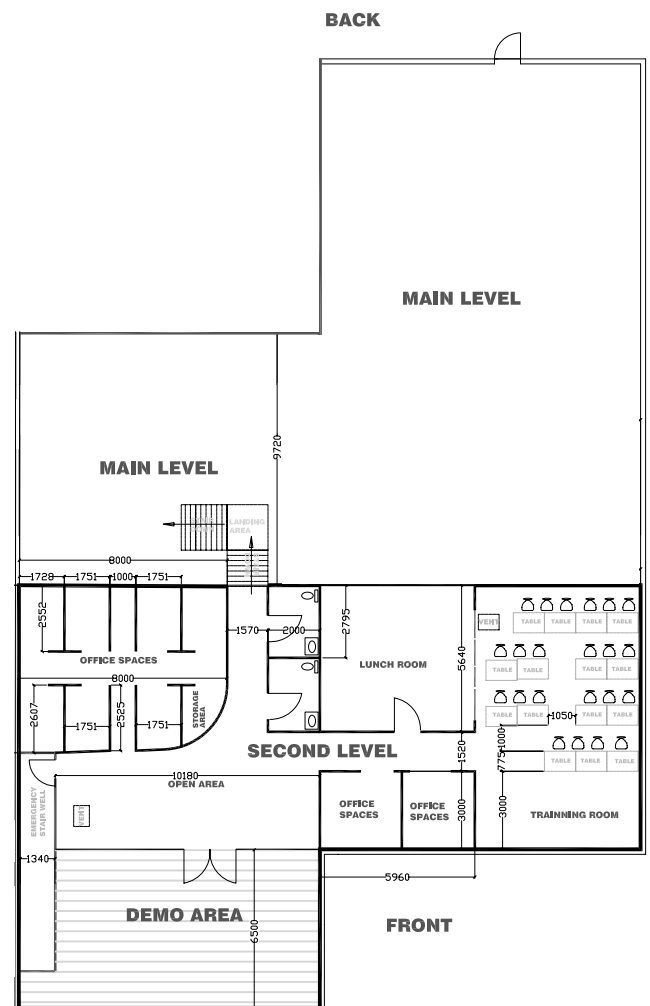
## Kitchenette

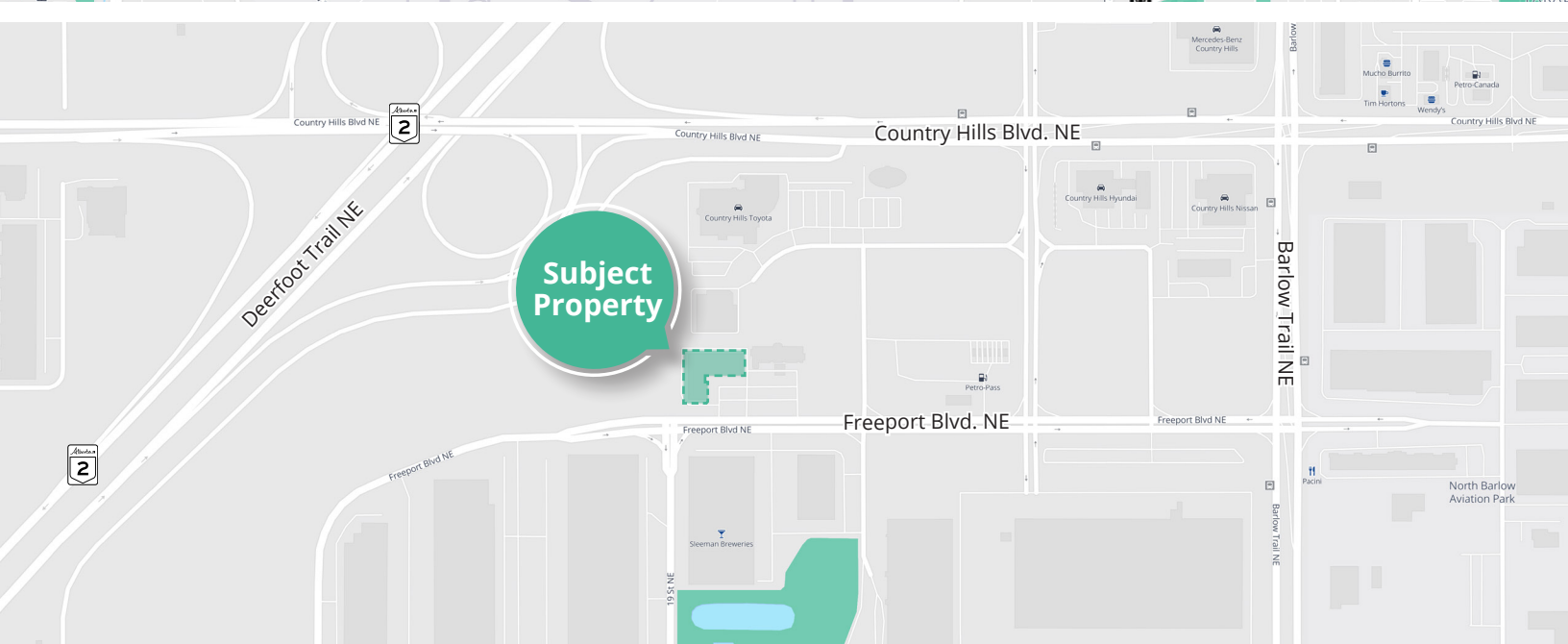
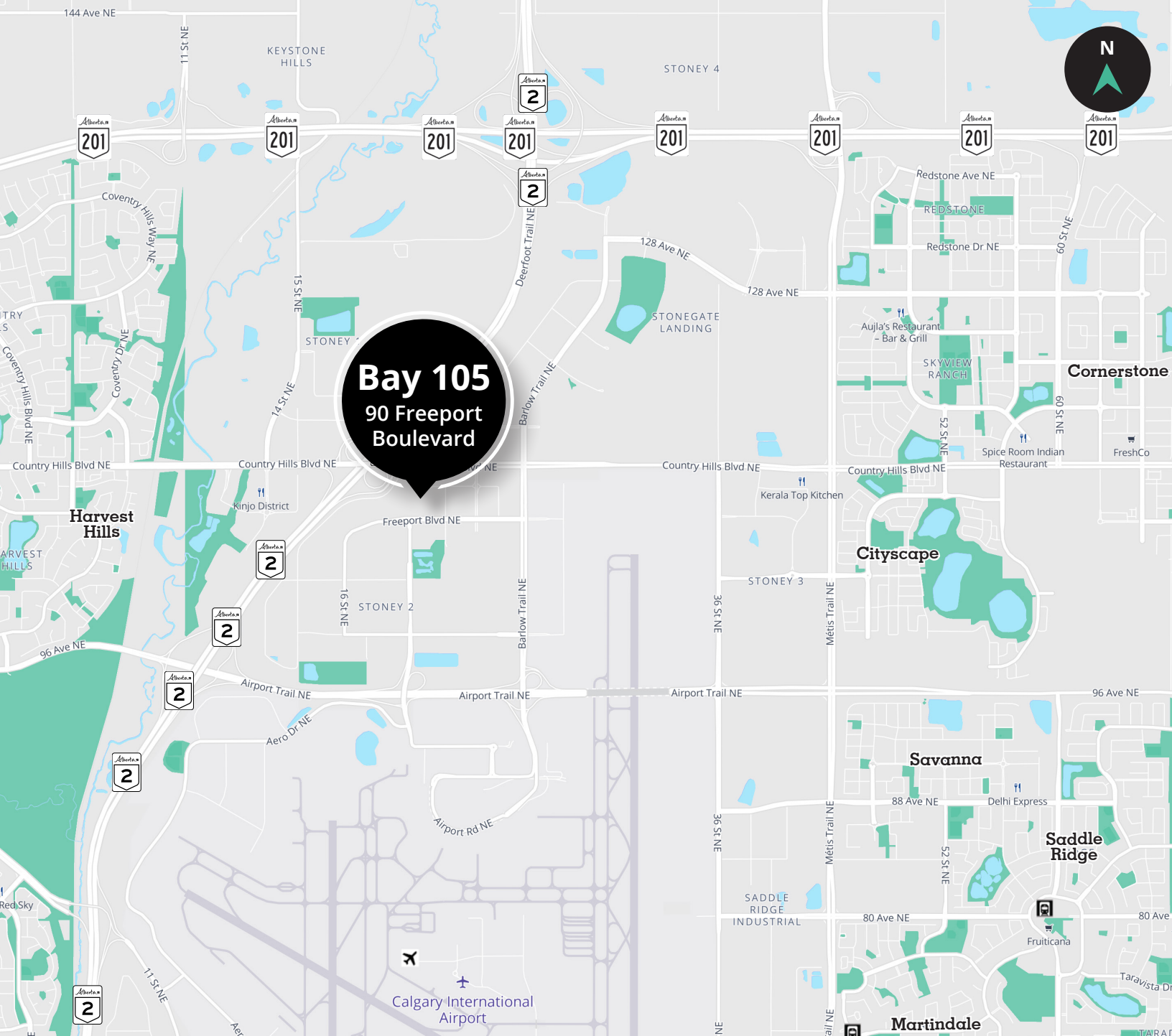
Lunchroom

22-person training room

Lab area with infrastructure

2 single stall washrooms







# AVISON YOUNG

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

**Avison Young Commercial Real Estate Services, LP, Brokerage**  
Suite 4300 - 525 8 Avenue SW, Calgary, AB T2P 1G1, Canada  
Office +1 403 262 3082 [avisonyoung.ca](http://avisonyoung.ca)

# For Sublease

**Bay 105**  
90 Freeport Boulevard NE  
Calgary, AB

**David Jantzie**, Principal, SIOR  
+1 587 293 3360  
[david.jantzie@avisonyoung.com](mailto:david.jantzie@avisonyoung.com)

**Tinyan Leung**, Associate Vice President  
+1 403 969 8038  
[tinyan.leung@avisonyoung.com](mailto:tinyan.leung@avisonyoung.com)

**Tristan Starzynski** Associate  
+1 403 966 7894  
[tristan.starzynski@avisonyoung.com](mailto:tristan.starzynski@avisonyoung.com)