



IMPROVED OFFICE SPACE FOR SUBLEASE

6210 - 333 96 AVENUE N.E.

HARVEST HILLS OFFICE PARK

SITINGS REALTY LTD.

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1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8



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AERIAL

6210 - 333 96 AVENUE N.E.
Calgary, AB



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DETAILS

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| ✦ <u>Size:</u> 3,500 SF | ✦ <u>Available:</u> March 1, 2026 |
| ✦ <u>Base Rent:</u> Contact Listing Agent | ✦ Improved office available for Sublease |
| ✦ <u>Additional Rent:</u> \$12.92 PSF (2025) | ✦ Furniture available |
| ✦ Term until December 31, 2028 | ✦ Parking: 41 unreserved surface stalls |

AREA TENANTS



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

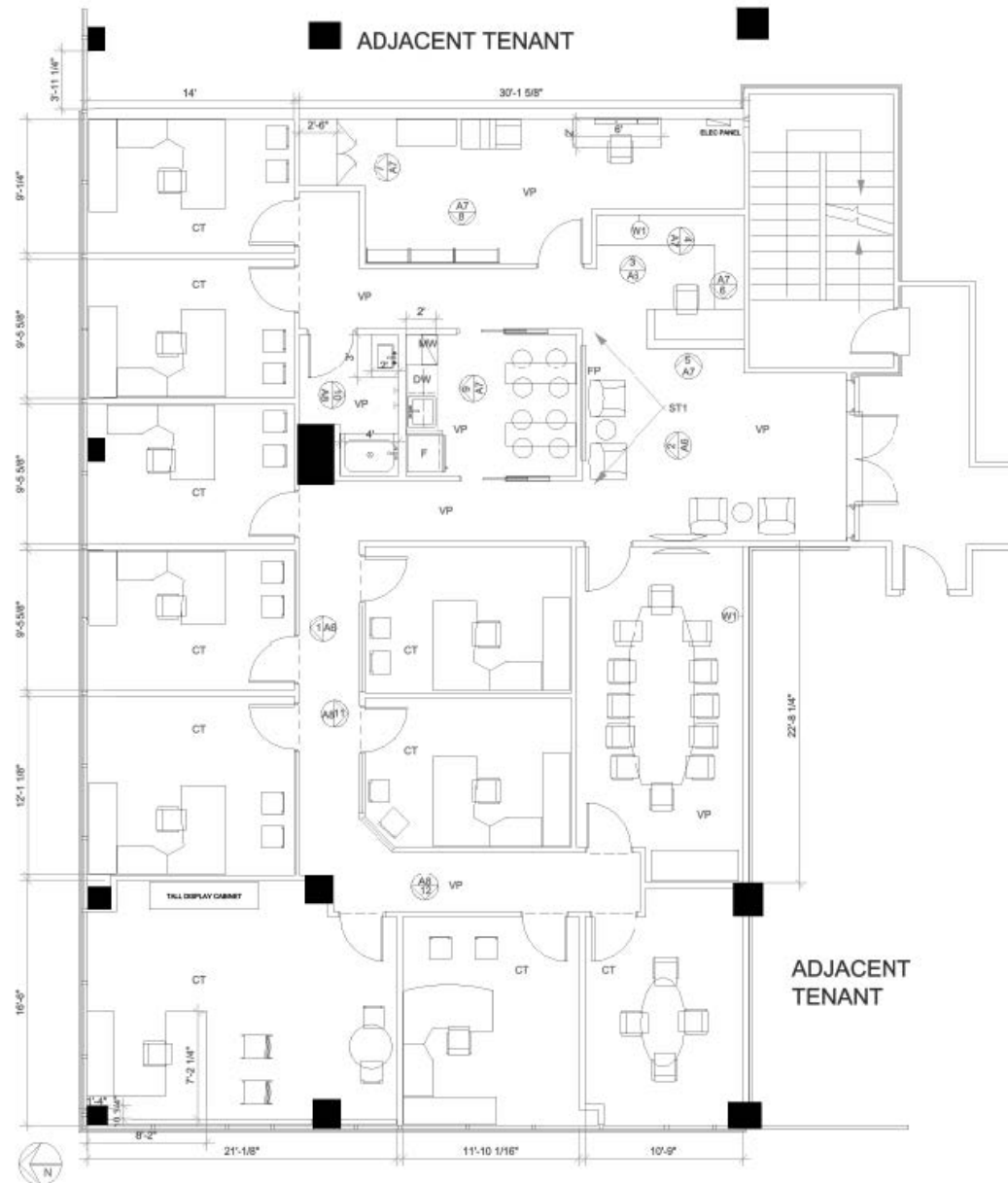
CONTACT

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FLOOR PLAN



PHOTOS - INTERIOR



PHOTOS - EXTERIOR

