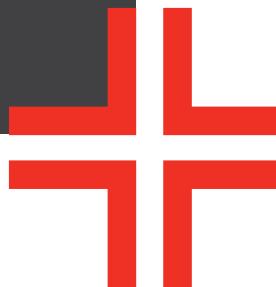




# IMPROVED OFFICE SPACE FOR SUBLEASE

6210 - 333 96 AVENUE N.E.

HARVEST HILLS OFFICE PARK



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

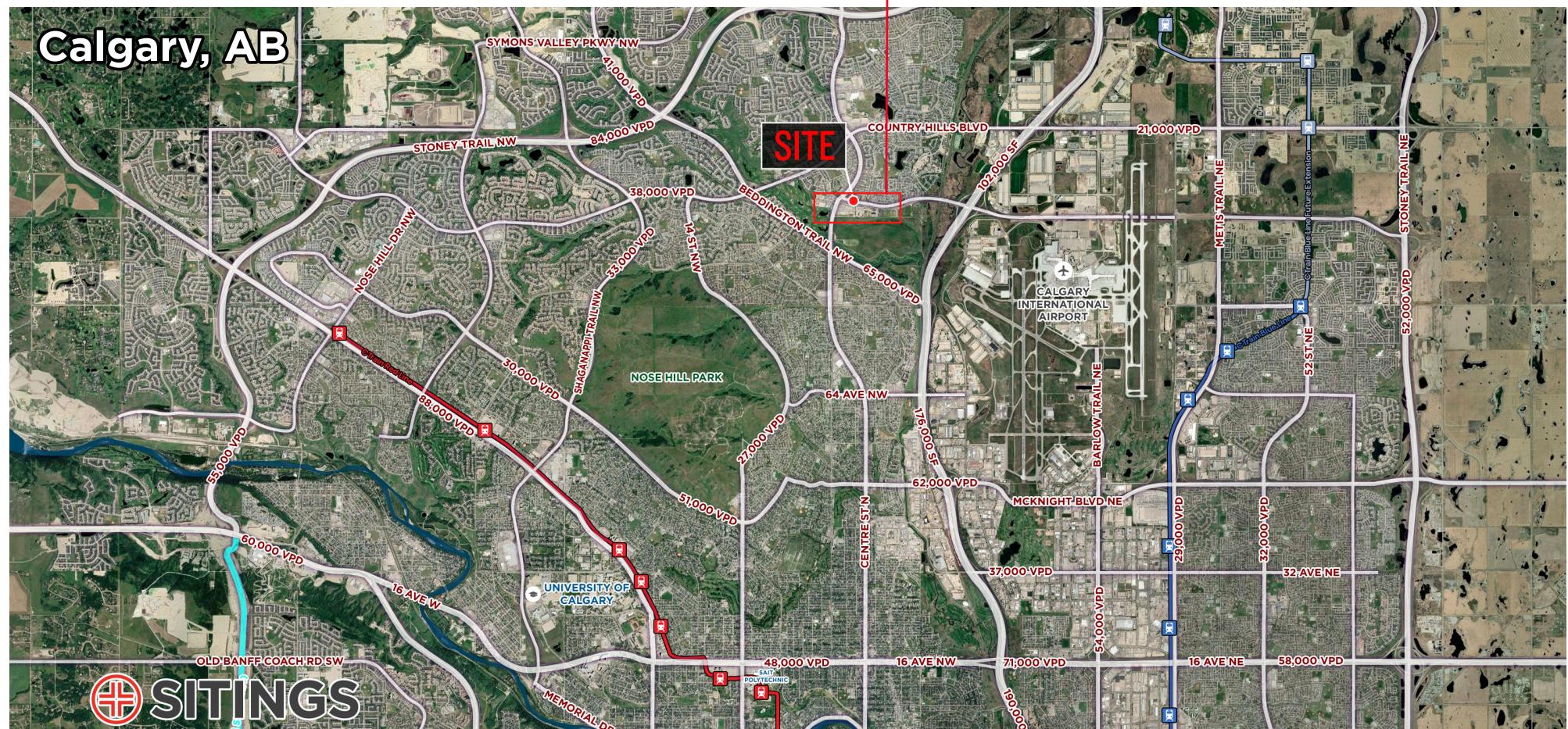
1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8

NICK FISHER  
Personal Real Estate Corporation  
604.628.2581  
nick@sitings.ca

# AERIAL

6210 - 333 96 AVENUE N.E.

Calgary, AB



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**SITINGS**

**XTEAM**  
RETAIL ADVISORS

SITINGS.CA  
604.684.6767

# DETAILS

✚ Size: 3,500 SF

✚ Base Rent: Contact Listing Agent

✚ Additional Rent: \$12.92 PSF (2025)

✚ Term until: December 31, 2028

✚ Available: March 1, 2026

✚ Improved office available for Sublease

✚ Furniture available

✚ 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

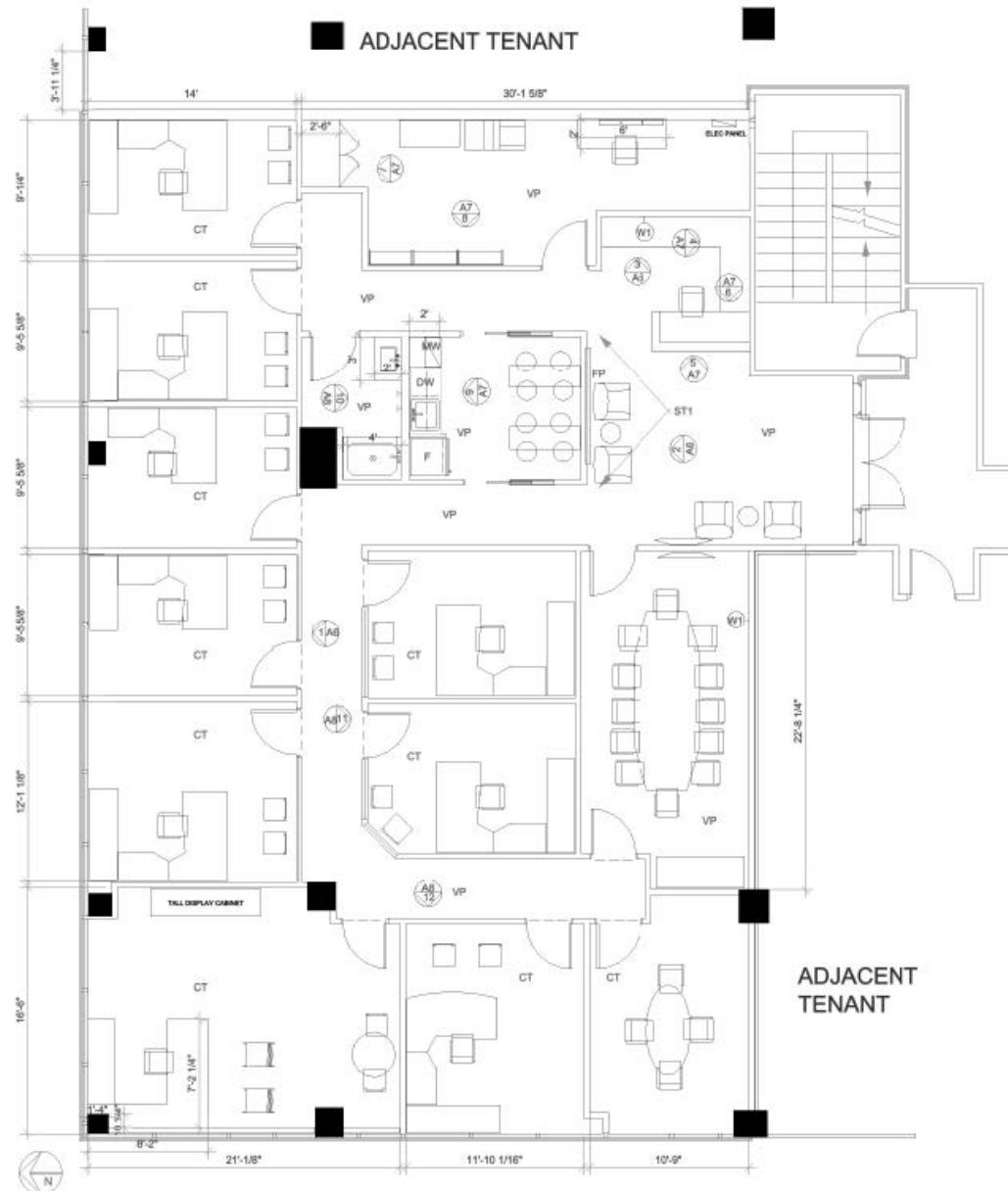
 **20 minute drive** to downtown Calgary

## CONTACT

**NICK FISHER**  
Personal Real Estate Corporation  
Sittings Realty Ltd

604.628.2581  
nick@sittings.ca

# FLOOR PLAN



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## PHOTOS - INTERIOR



## PHOTOS - EXTERIOR

