

## OFFICE SPACE FOR SUB – LEASE SOVEREIGN HEIGHTS

- ADDRESS:** Suite # 205, 1039 – 17 Avenue S.W.
- LOCATION:** **10th Street and 17th Avenue S.W.** in the residential district of Lower Mount Royal.
- LAND USE:** C – COR 1, Commercial - Corridor 1
- AVAILABLE:** 961 sq. ft. – Vacant - Second floor
- GROSS SUB -  
LEASE RATES:** \$26.50 per square foot per year until Nov. 30, 2012  
\$27.00 per square foot per year until Nov. 30, 2013
- PARKING:** One (1) surface stall - \$120.00 per month  
Street Parking at no charge on 10<sup>th</sup> Street
- COMMENTS:** Ideal for IT companies, balance of open area and office, good local amenities in the area. Public transit directly in front of building. Three (3) private offices, coffee station and bright open general office area situated within a secure residential and commercial mix highrise building with second floor commercial offices and main floor retail tenants. Elevator access to second floor commercial offices operates 7:30 a.m. - 6:00 p.m. Mon – Sat. Located in the popular restaurant and shopping district known as Uptown 17<sup>th</sup>

### LEASING INQUIRIES:

*Dan Turner (403) 289 – 1598*

**Salecare** completely takes care of you.

SOVEREIGN HEIGHTS  
SCHEDULE 'E'  
LEASED PREMISES

