

# Palliser South

## 21,583 sf Sublease



VIEW THE  
VIRTUAL TOUR **360**

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**21,583 sf available  
immediately**

## Space Profile

Sublandlord:	R360 Environmental Solutions Canada Inc.
Subpremises:	18th Floor: 21,583 sf
Availability:	Immediately
Term Expiry:	May 30, 2027
Net Rental Rate:	Market Sublease Rates
T.I.A.:	As-is
Op. Costs:	\$18.61 per sf (est. 2024)
Parking:	1 stall per 1,500 sf

## Building Information

Address:	140 Tenth Avenue SE
Year of Completion:	2009
Number of Floors:	19
Rentable Area:	293,000 sf
Average Floor plate:	16,000 sf
Security:	7 days per week, 24 hours per day Manned security
HVAC:	Sat - Sun: 6:00 am - 6:00 pm
Landlord/ Building Manager:	Aspen Properties Ltd.

## Features & Amenities

Premises in excellent, move-in condition

Good mix of office and open area

Furniture is available

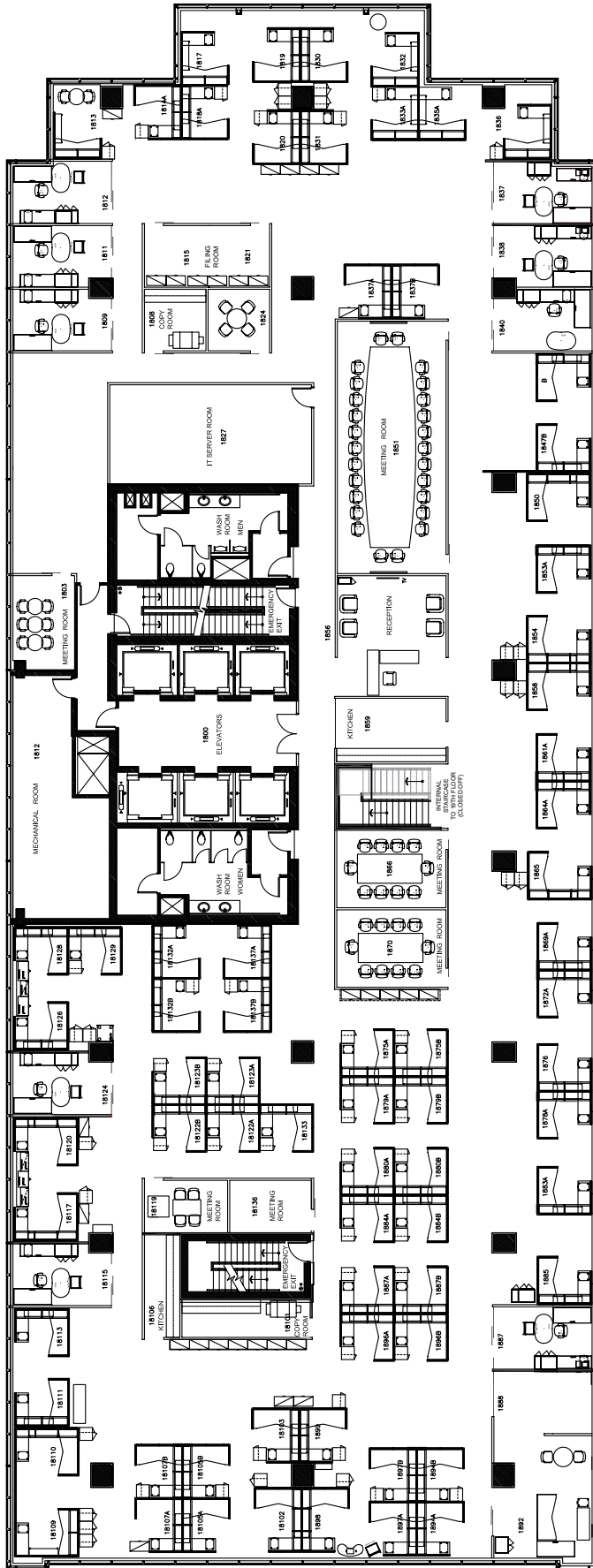
Several amenities are tenant exclusive and available at no additional cost. Amenities include:

- Club-quality fitness facility
- Outdoor hockey rink
- Conference facility located on the Plus 15 with various sized meeting rooms and fully equipped with the latest audio-visual technology
- Tenant lounge and patio on the 3rd floor suitable for casual meetings or lunch; fully equipped with pool, ping pong, darts and can be booked for private functions
- State-of-the-art golf simulator in the tenant lounge and can be booked for private functions
- Secure bicycle storage and bicycle share program via Bloom

Building is dog-friendly

Plus 15 connection to the Palliser Complex and Telus Convention Centre

Within walking distance to public transit routes and LRT stations



## 18th Floor 21,583 sf

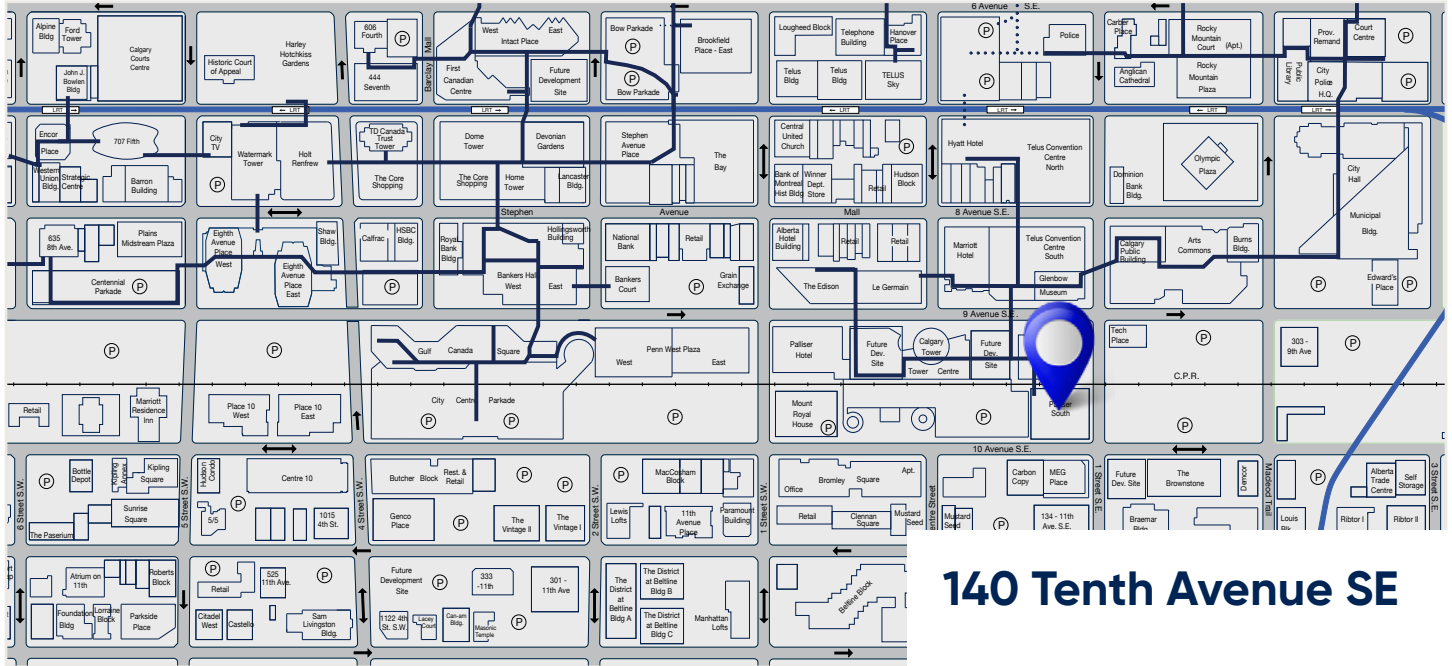
- 9 perimeter offices
- 70 workstations
- Reception
- Large boardroom
- 6 meeting rooms
- 2 kitchens
- 1 filing room
- 2 copy rooms
- IT server room



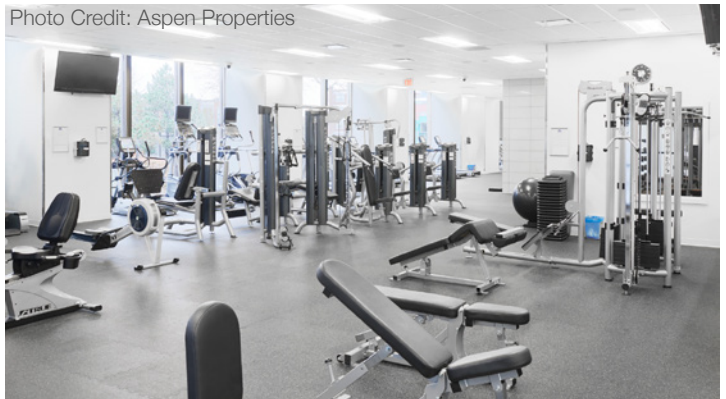
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## 140 Tenth Avenue SE



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