

**AGGRESSIVE  
GROSS RATES**

# Palliser South

## 21,583 sf Sublease



VIEW THE  
VIRTUAL TOUR **360°**

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# Palliser South



**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
Rental Rate:	<b>Aggressive Gross Rates</b>
T.I.A.:	As-is
Op. Costs:	\$19.94 per sf (est. 2025)
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 and conveniently located on the Plus 15 level. Amenities include:

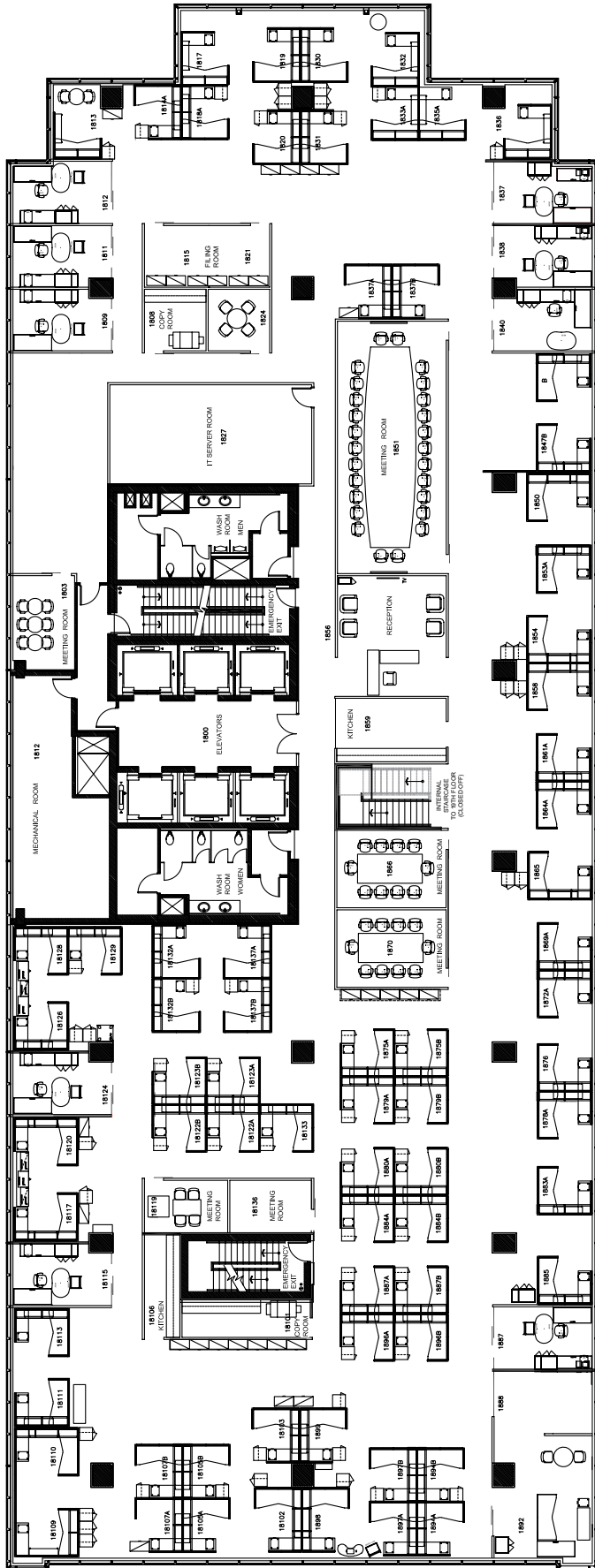
- Brand new club-quality fitness facility
- Brand new conference facility located on the Plus 15 with various sized meeting rooms and fully equipped with the latest audio-visual technology
- Brand new tenant lounge including state-of-the-art golf simulator
- Secure bicycle storage and bicycle share program 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

Building security is 24 hours per day, on-site and provides a safe-walk program



**18th Floor**  
**21,583 sf**

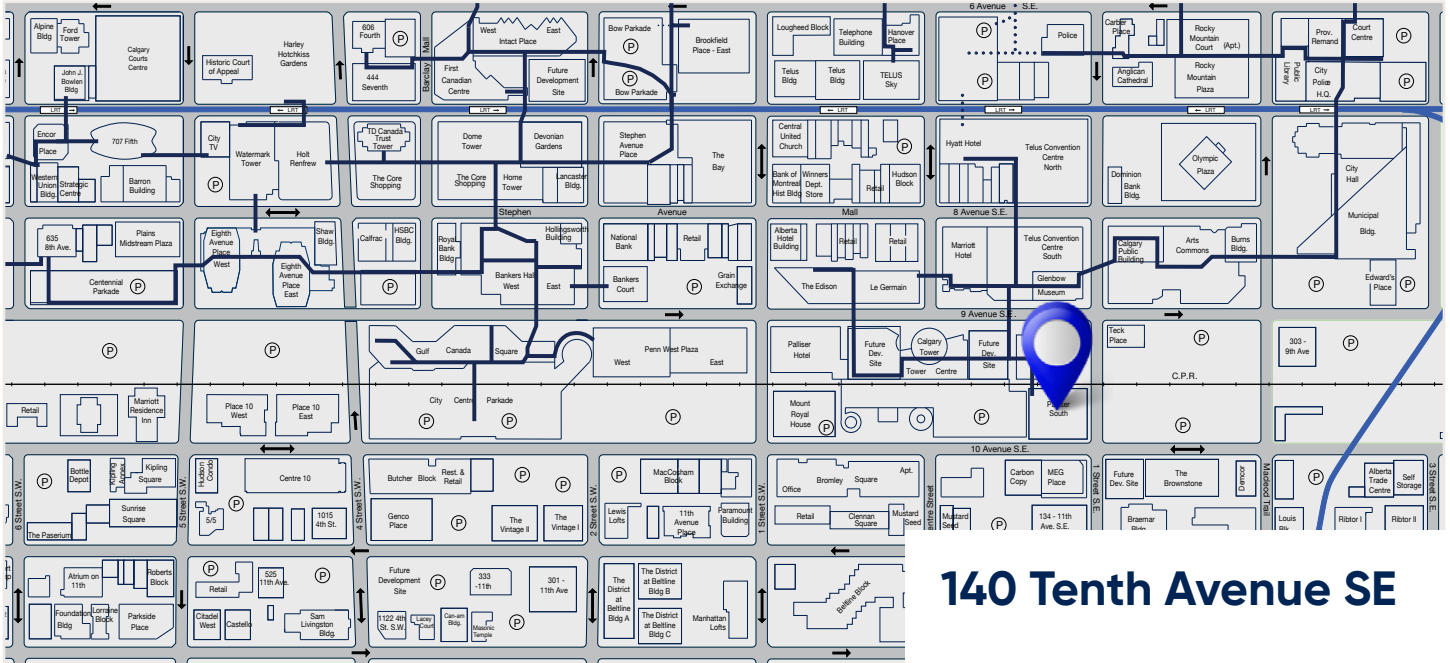
- 9 perimeter offices
- 70 workstations
- Reception
- Large boardroom
- 6 meeting rooms
- 2 kitchens
- 1 filing room
- 2 copy rooms
- IT server room



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**140 Tenth Avenue SE**

Photo Credit: Aspen Properties

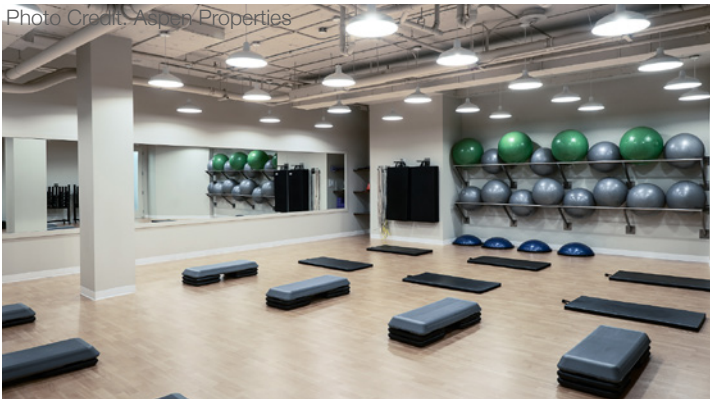


Photo Credit: Aspen Properties

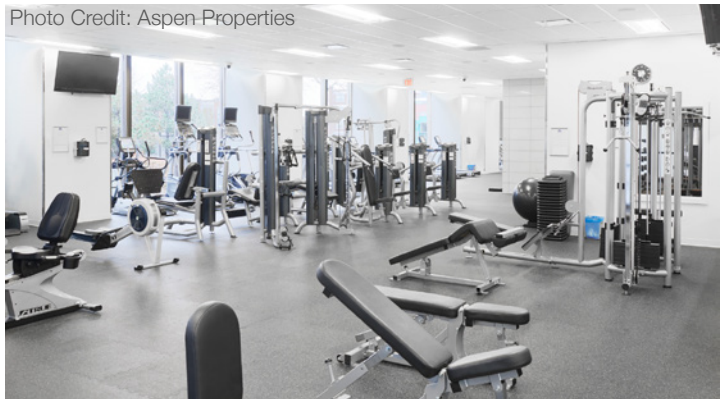


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