



Particulars

Landlord: 679629 Alberta Ltd.

Sublandlord: NIWE Academy

Zoning: I-B

Area: 1,619 sq. ft.

Net Rent: Market Sublease Rate

Op. Costs: \$13.70

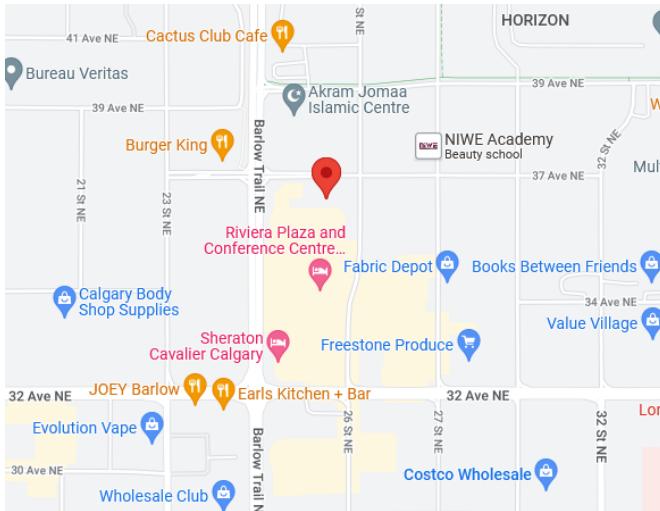
Move In: Immediate

Expiry Date: November 30, 2023

Parking: Free

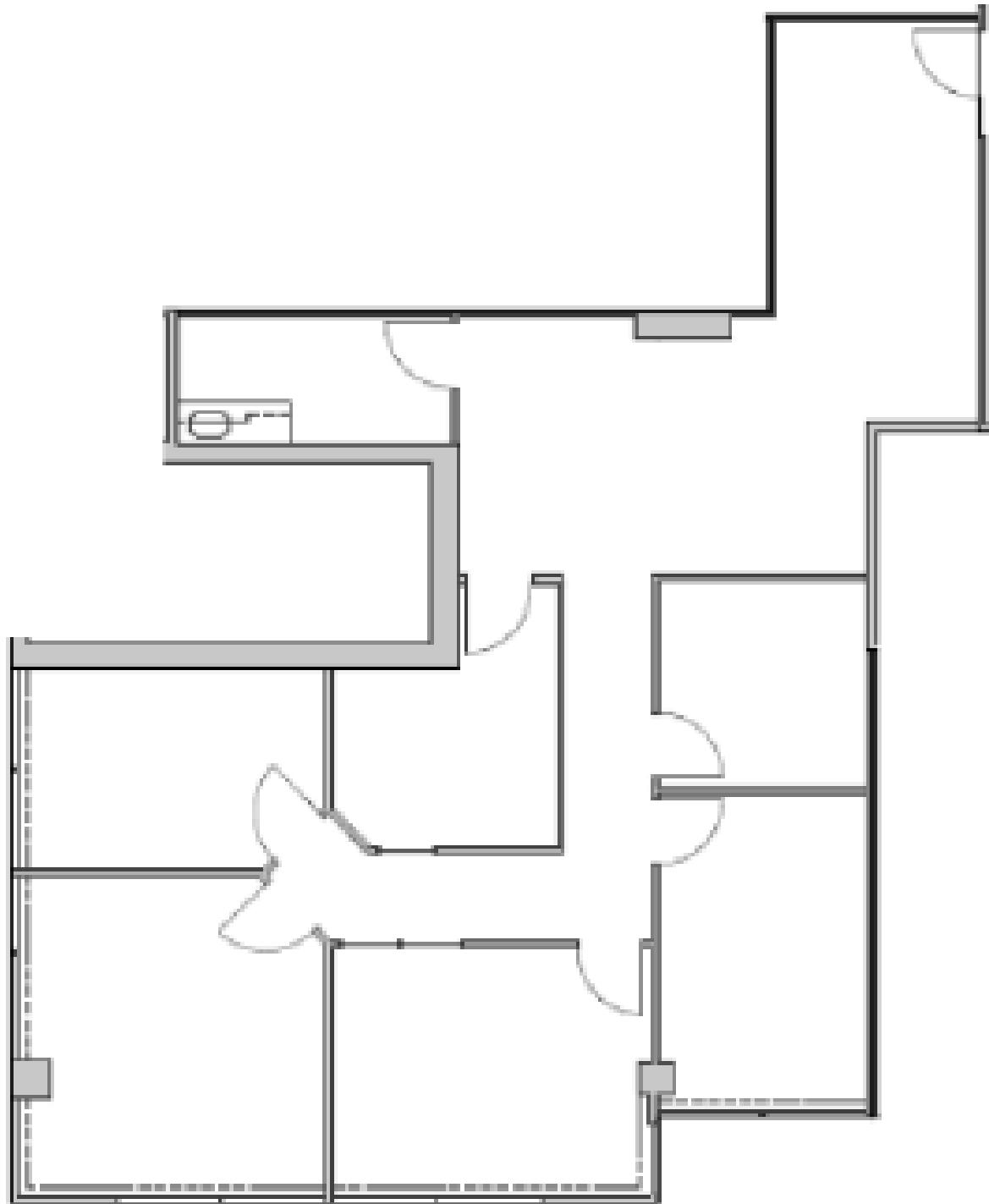
Comments

- Move-in ready
- Close to bus routes
- Easy access to Barlow Trail, 32 Avenue, and McKnight Boulevard
- Furniture negotiable

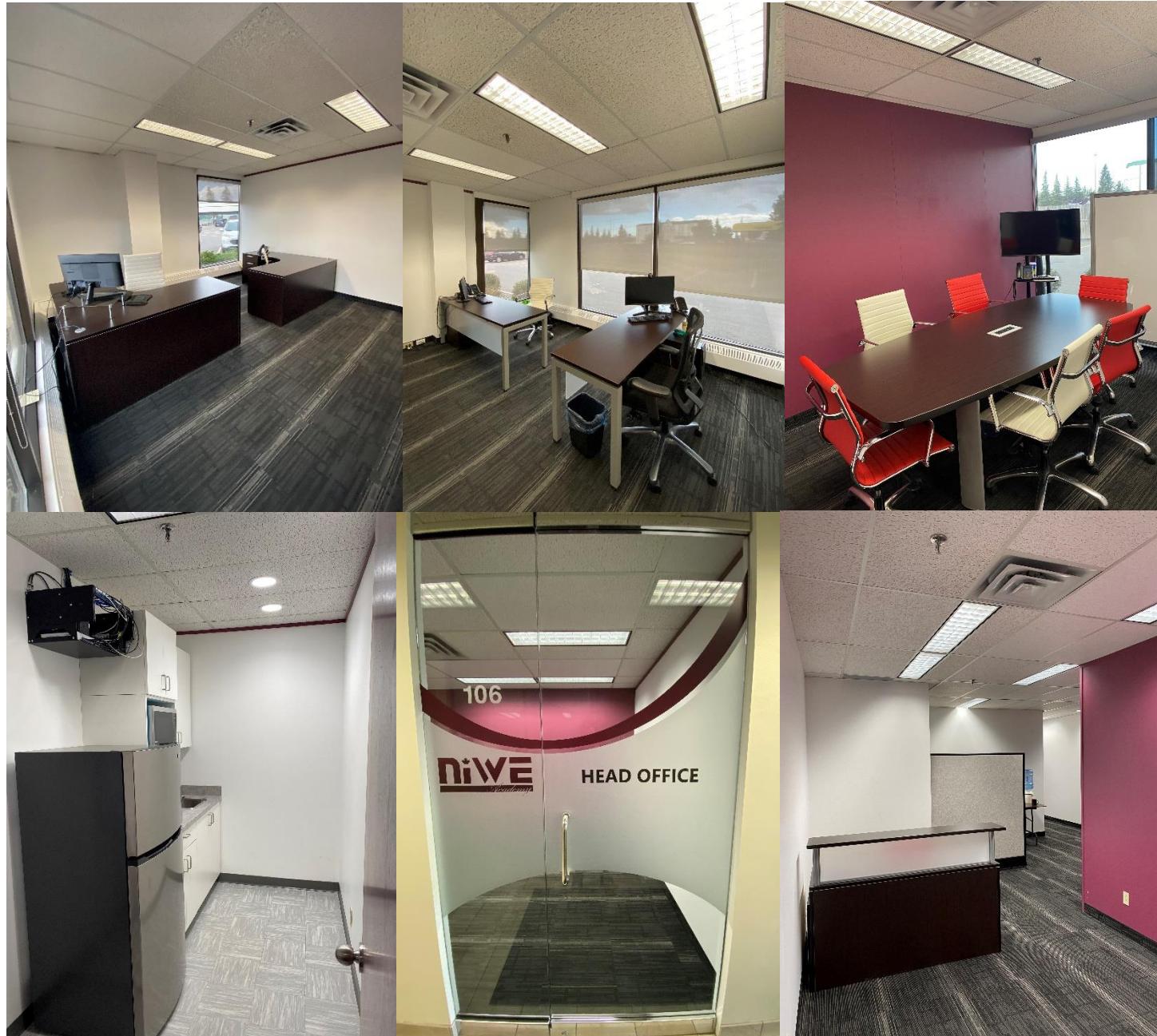


Highlights

- 1,619 Sq. Ft.
- 4 Offices
- Boardroom
- Storage Room
- Kitchen
- Reception
- Stationary Area



OFFICE SPACE FOR SUBLLEASE: 106, 2635 – 37 Avenue NE



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