

**AVISON  
YOUNG**

## **Move-In Ready Office Space for Sublease**

**Suite 200**  
**720 - 28 Street NE**  
Calgary, AB

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**Suite 200**

720 - 28 Street NE  
Calgary, AB



# Suite 200

## ADDRESS

720 - 28 Street NE, Calgary, AB

## SIZE

Suite 3,750 sf

## SUBLEASE EXPIRY

December 31, 2029

## SUBLEASE RATE

Market

## OPERATING COSTS

\$10.67/sf

## PARKING

Ample surface scramble parking

## PARKING RATE

Free

## AVAILABLE

30 - 60 days

## Highlights



**Prime Location:** Easy access to Memorial Drive NE and Deerfoot Trail.



**Convenient Transit Access:** Just 1.4 km from the Franklin & Marlborough LRT stations.



**Ample Parking:** Free surface parking, 3 stalls per 1,000 SF.



**Nearby Amenities:** Close to Boston Pizza, Subway, Marlborough Mall, and more.



**Pylon Signage:** Potentially available for enhanced visibility.





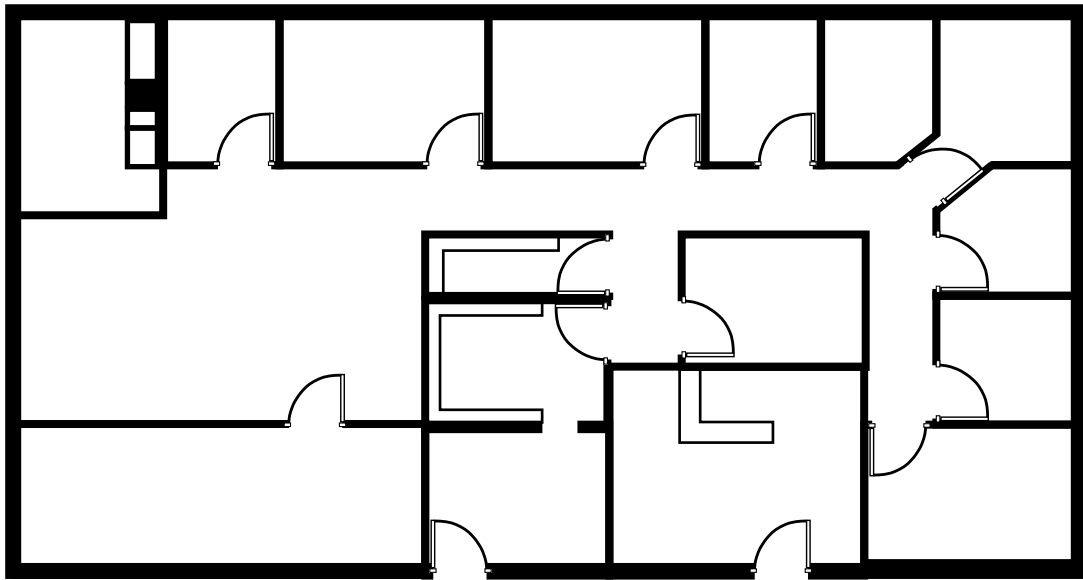


# 720 - 28 Street NE

## Suite 200

Calgary, AB

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**AVAILABILITY: 3,750 SF**

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8 Offices

Reception / waiting area

Open area

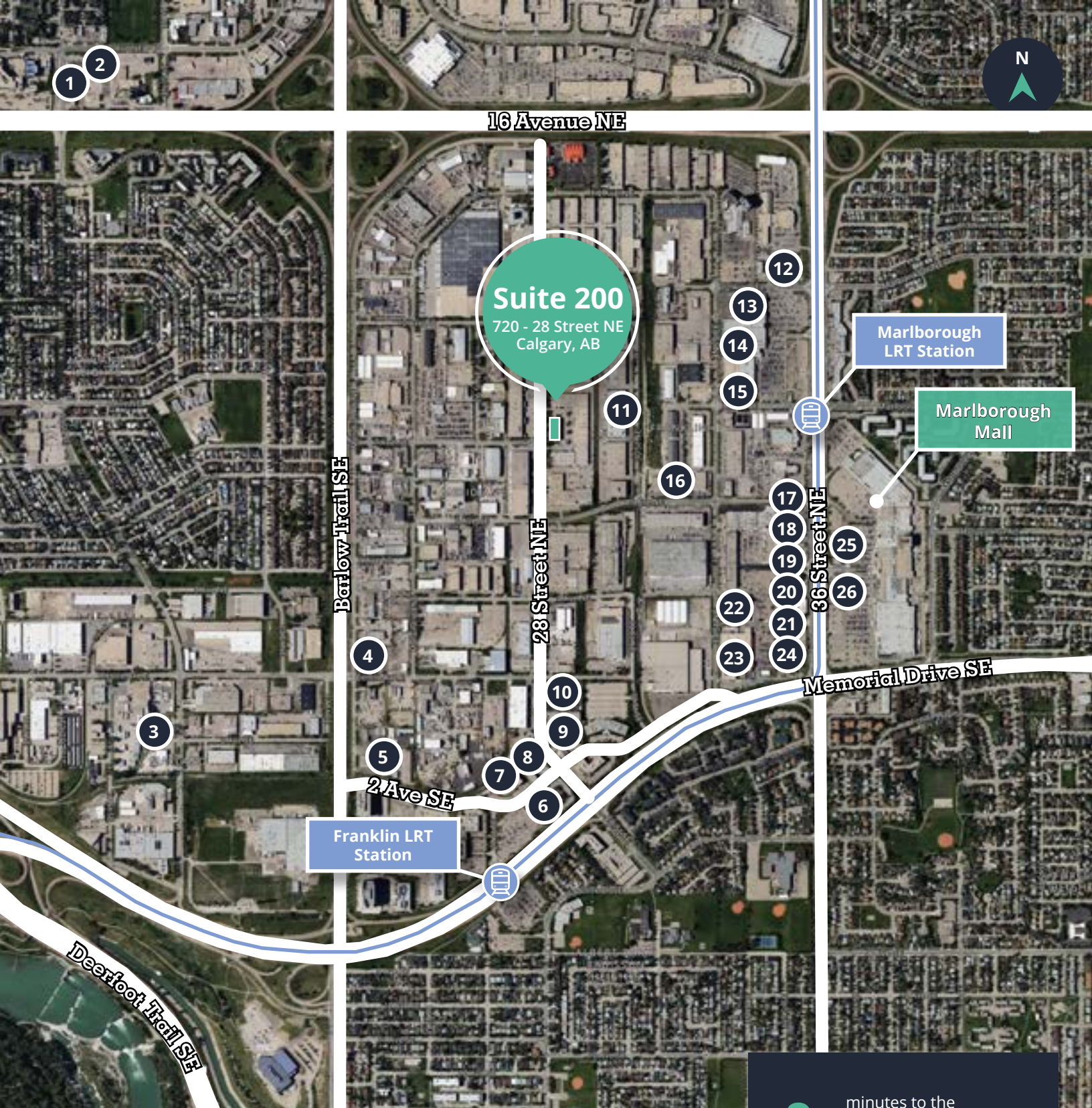
Kitchen

Boardroom

Storage room

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1. Denny's
2. White Elephant Thai Cuisine
3. Righteous Gelato
4. Shawarma Barlow
5. Italian Country Bakery
6. Boston Pizza
7. Village Pita Bakery
8. Subway
9. Ginger Beef Bistro House

10. Tiffin Curry & Roti House
11. Tool Shed Beer & BBQ
12. McDonald's
13. Jollibee
14. T&T Supermarket
15. Canadian Tire
16. Tasse Bakery
17. Tim Horton's
18. Swiss Chalet

19. Wendy's
20. The Canadian Brewhouse
21. Red Lobster
22. Safeway
23. The Home Depot
24. Olive Garden
25. The Old Spaghetti Factory
26. Mary Brown's Chicken

**2** minutes to the nearby amenities on **2nd Avenue SE**

**10** minute drive to **Downtown Calgary**

**20** minute walk to **Franklin or Marlborough LRT Station**





**AVISON  
YOUNG**

We are seriously invested in shared success, growing people, places and our business with purpose.

We present new perspectives on real estate opportunities to occupiers, investors and the public sector – constantly moving our industry forward together. Our clients trust us because we don't just deliver results – we make meaningful connections and build long-lasting relationships.

# For Sublease

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