

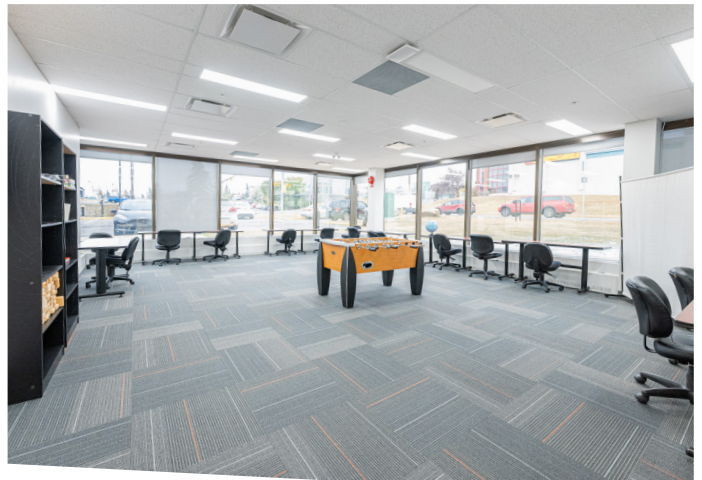
For Sublease

2912 Memorial Drive SE
Calgary, AB



Main floor unit with great access to amenities and transit

- 10 Minute walk to Franklin LRT Station
- On-site bicycle storage
- Common shower/change rooms for tenant use
- Many retail amenities within close proximity



Unit 100 - 23,109 sf

- 18 Classrooms
- Boardroom
- Staff Lounge
- Student Lounge
- Kitchen
- Internal Washrooms
- Large Reception
- 12 Internal Offices

**Furniture negotiable*

Unit Details

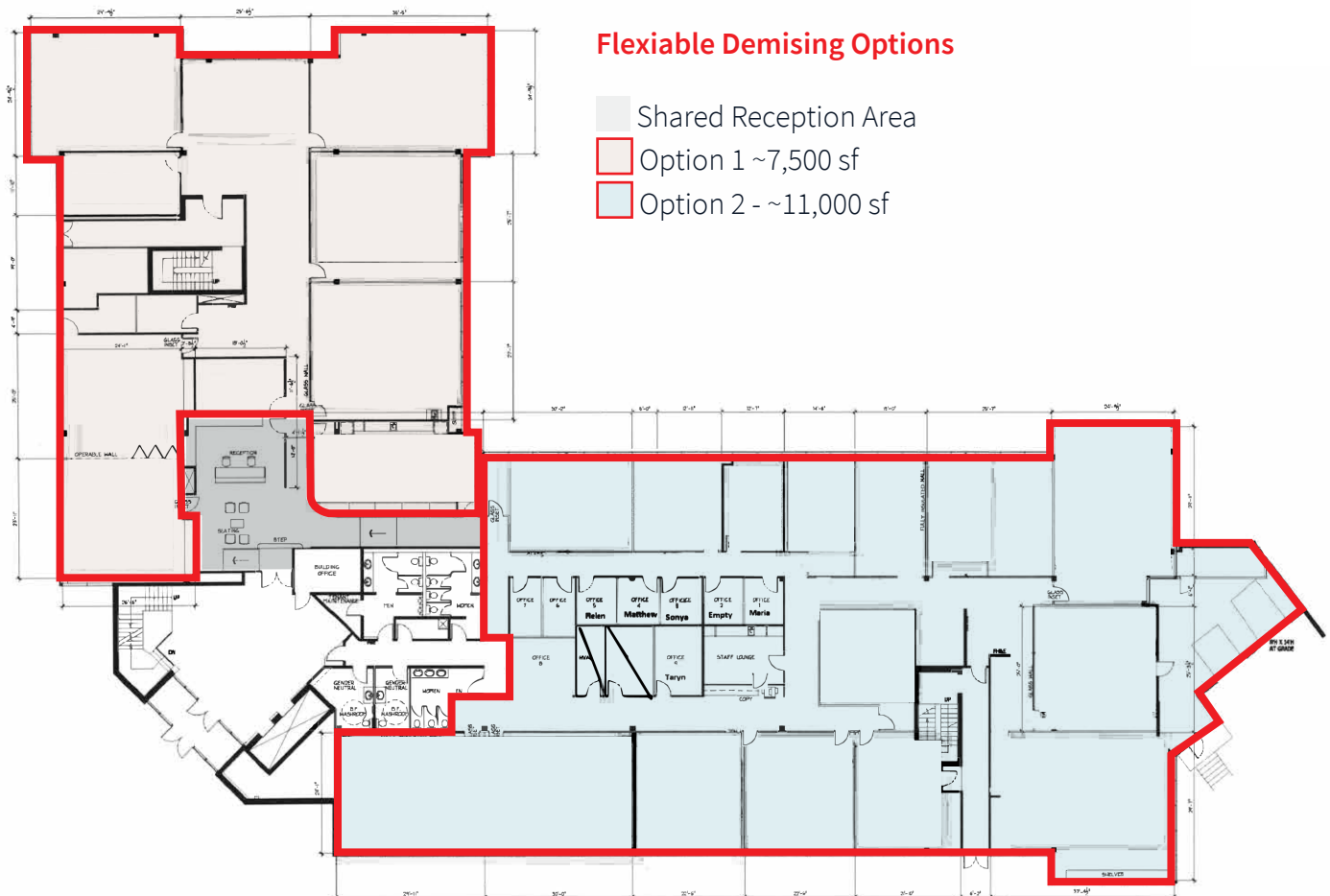
Annual Net Rent Market Sublease Rate

Availability Immediate

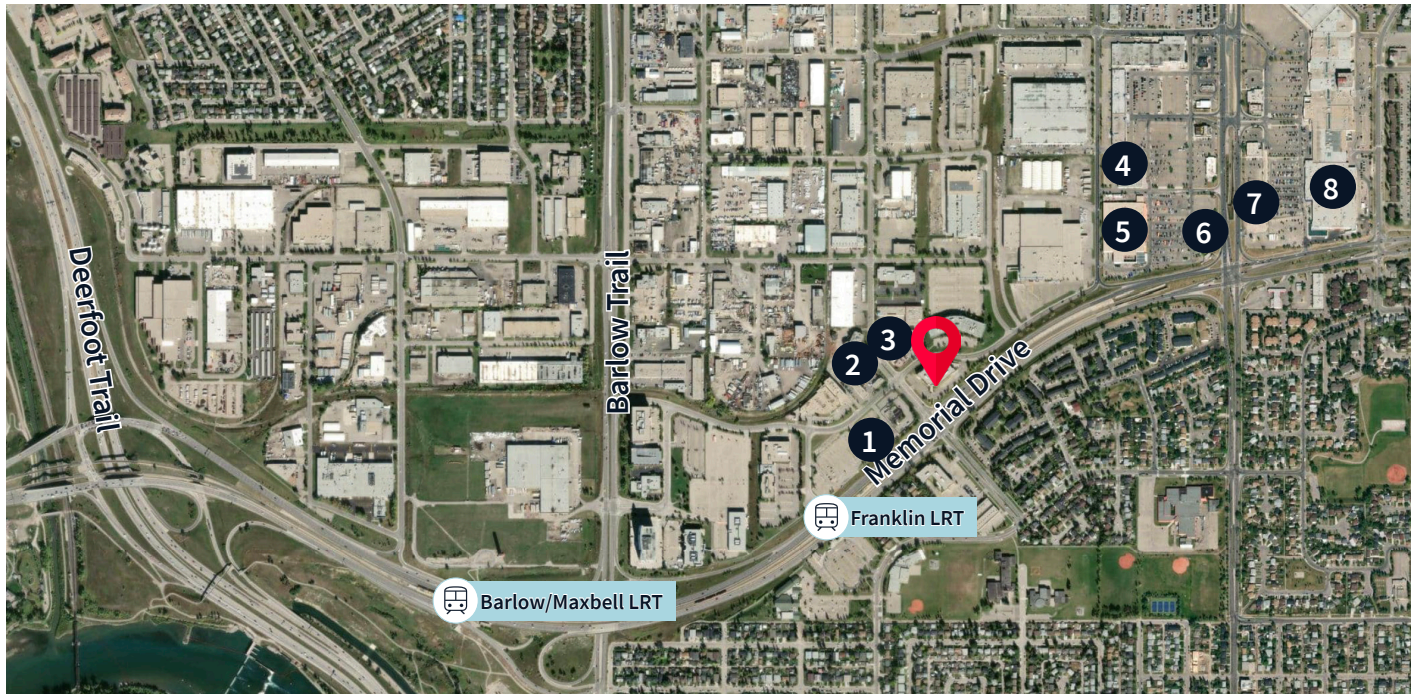
Term Expiry October 31, 2030

Op Cost \$17.56 psf (est. 2025)

Parking 25 surface stalls



Location and Amenities



- | | |
|----------------------------|-------------------------|
| 1 Boston Pizza | 5 Home Depot |
| 2 Subway | 6 Olive Garden |
| 3 Ginger Beef Bistro House | 7 BMO Bank of Montreal |
| 4 Safeway | 8 Marlborough mall Mall |

For more information please contact

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