

FOR SUBLEASE

MODERN, MOVE-IN READY SUBURBAN
OFFICE SPACE

Airstate Centre

Turnkey plug-and-play office space featuring stylish finishes with a mix of office and open area and well-appointed shared areas. Chalkline options available with shared space.

Contact:

Austin Leclerc
403.690.2001
aleclerc@cresa.com

Robert MacDougall
403.542.4745
rmacdougall@cresa.com



Photo Credit: CoStar Group



1200 - 59 AVENUE SE

Property Profile

Sublandlord	Zeno Renewables
Subpremises:	16,419 sf total area Chalkline options available with shared common areas
Available:	Immediately
Term:	3-5 years
Rental Rate:	Aggressive sublease rates
T.I.A.:	As-is
Op Costs.:	\$15.42 per sf (est. 2025)
Parking:	4 stalls per 1,000 sf at market rates

Property Information

Sublandlord will either chalkline or partially demise the premises

Shared boardroom, meeting rooms and reception

Newly built-out office space; premises are in excellent, move-in condition

Tenant exclusive access to fitness centre

Several amenities located in the immediate area including Chinook Centre and Deerfoot Meadows

Conveniently located 5 minutes from major arteries including Deerfoot Trail, 58th Avenue, Blackfoot Trail and Glenmore Trail SE



1200 - 59 AVENUE SE

Suite 350: Total 16,419 sf

Option A (4,533 sf):

- 6 offices
- 1 meeting room
- 2 phone room
- 6 workstations
- Kitchen
- Photo copy area

Options B (5,651 sf):

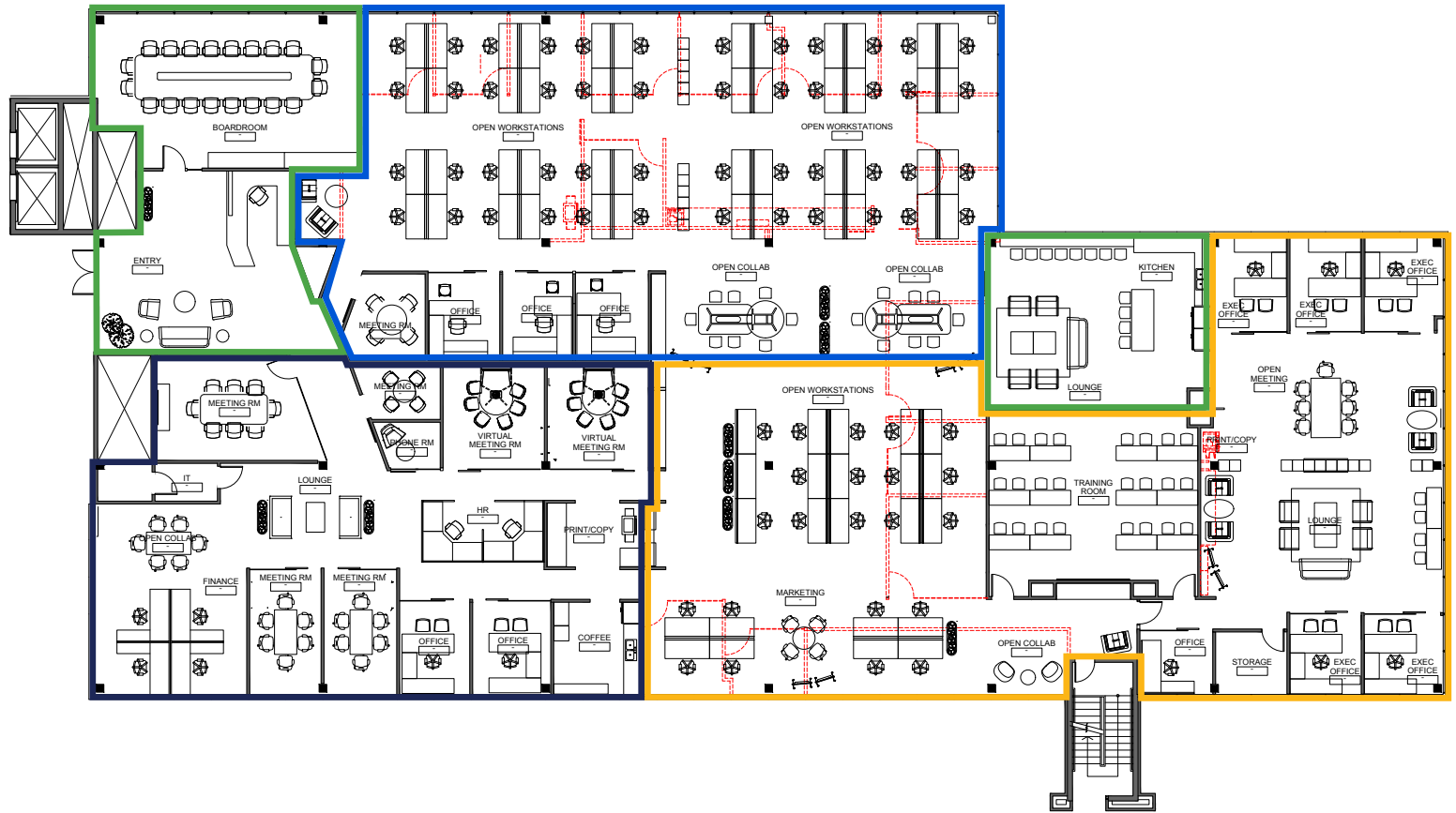
- 3 offices
- 1 meeting room
- Open area for workstations and collaboration

Optional C (6,232 sf):

- 6 offices
- Open area for workstations and collaboration
- Training room
- Print copy area
- Lounge

Shared space

- Large boardroom
- Reception
- Kitchen/lounge (for Option B and C)





Airstate Centre





Drive times to major arteries in the area

5 minute drive-time to Deerfoot Trail SE, Glenmore Trail SE via 11th Street.

4 minute drive-time to Blackfoot Trail.

15 minute drive-time to the downtown core.

1200 - 59 AVENUE SE

Contact

Austin Leclerc

403.690.2001

aleclerc@cresa.com

Robert MacDougall

403.542.4745

rmacdougall@cresa.com

324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

cresa