

KENSINGTON PROFESSIONAL CENTRE FOR LEASE

45,172 SQ. FT.

- Rent Negotiable
- Operating Costs: \$18.25 per sq. ft.
- Renovated Lobby
- Direct Access to public transit
- Barrier free access
- Excellent access in and out of downtown

Parking Ratio: 1 per 1,200 sq. ft.

Parking Price: \$225.00 per Month



ESTANCIA
INVESTMENTS

Andrew Borle

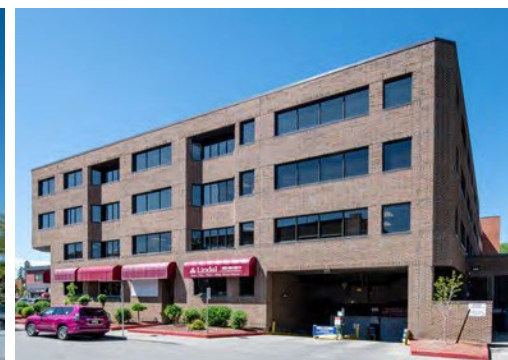
Vice President

Real Estate Services

1228 Kensington Road NW

Calgary, AB T2N 3P7

Kensington Professional Centre is in the heart of the trendy Kensington District which continues to be one of Calgary's most desirable and attractive neighbourhoods. Immense variety of shops and restaurants. Easy access to the downtown core, 5-minute walk to the Bow River Pathway, and 10-minute walk to Sunnyside LRT station. Private and quiet environment that is great for productivity. Ample visitor parking in proximity and additional parking available in adjacent Landlord owned parkade.

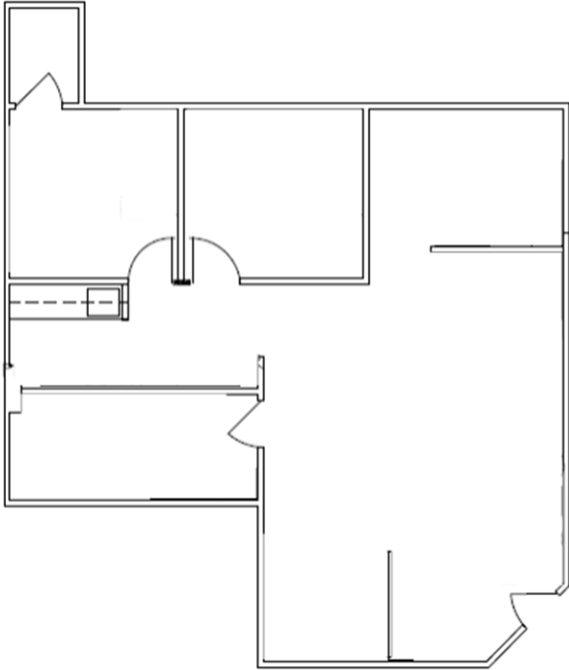


aborle@estancia.ca

(403) 750 - 2220

Suite 450, 707 - 7 Avenue SW Calgary, AB T2P 3H6

SUITE 150: 974 sf

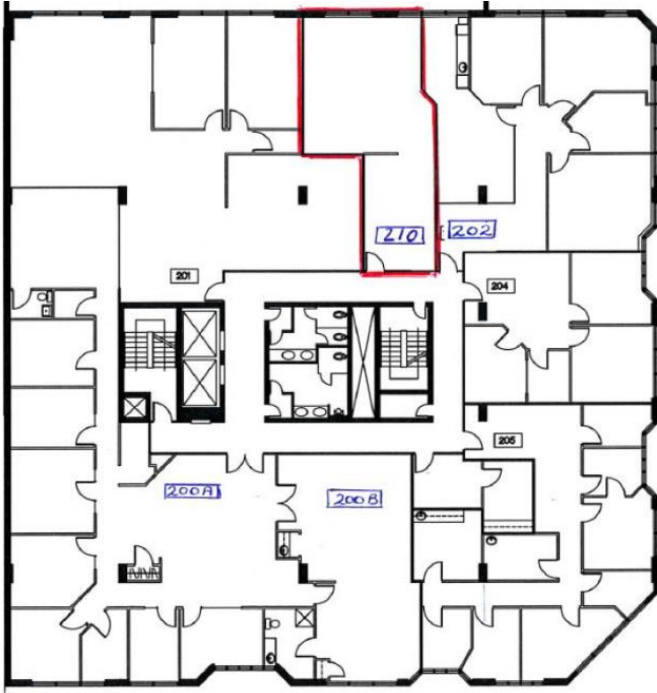


Main floor space featuring:

- Reception area
- 2 private offices
- Flexible open work area
- Coffee station
- Storage space
- Internal layout with no windows



SUITE 210: 735 sf



Second-floor space featuring:

- Bright, open-concept work area
- Window providing natural light
- Spacious layout for flexible desk arrangements
- Ideal for collaborative or individual work

