

For Sublease #137,465 Aviation Road NE



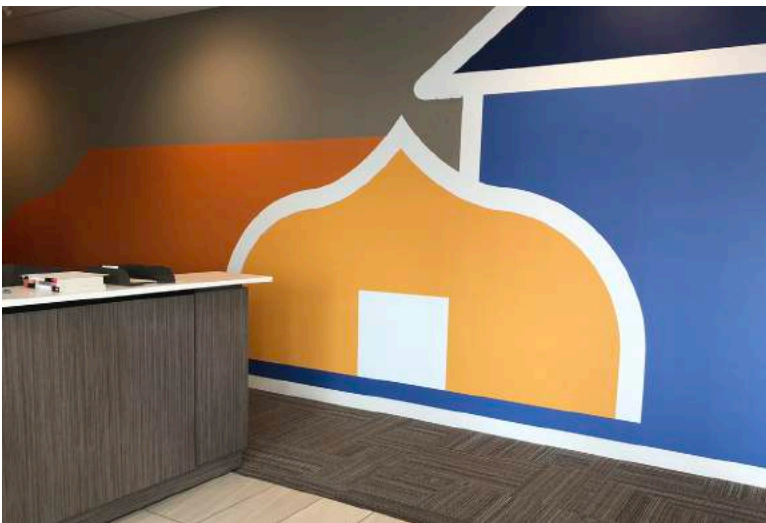
highlights

- Fully wired tech sublease space in “as new” condition
- Sublandlord may split into two secured pockets that share the common boardrooms, kitchen and reception
- High ceilings; very bright office space.
- Great access from Deerfoot and McKnight; 12 minutes to the airport or downtown
- Furniture may be available
- Warehouse/storage space
- Plenty of amenities in the immediate area

For Sublease

465 Aviation Road NE

Details

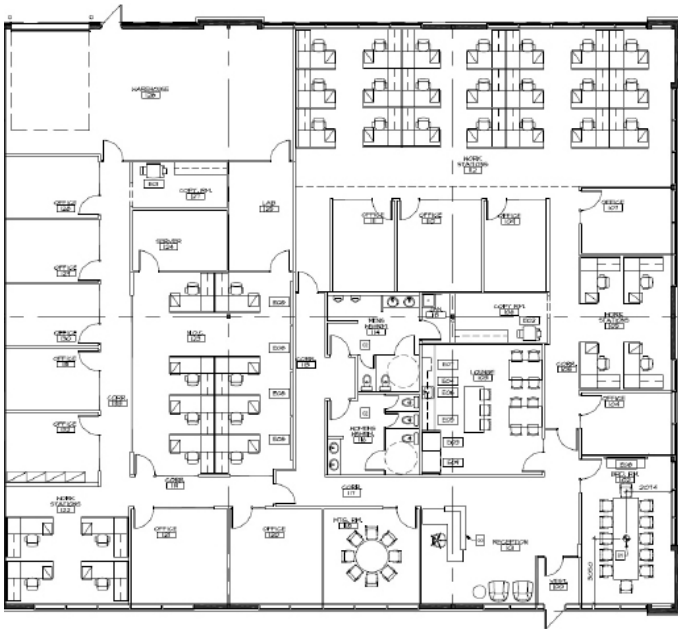


- Premises: 9,526 sq ft
- Sublease Term: December 31, 2025
- Availability: 90 Days
- Parking: 40 reserved parking stalls; no charge
- Net Rental Rate: Market
- Sublandlord: CCI Wireless
- Op Costs & Taxes: \$11.99 per sq ft (2018 est.) plus janitorial & utilities

For Sublease

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floor plan



Sublandlord may split the space into two fully secured pockets that could share the common boardrooms, kitchen and main reception.

Side A: 5,265 sf (incl. warehouse)

Warehouse: 828 sf

Drive in door: 10' x 12'

Clear height: 17'

Side B: 4,261 sf

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For Sublease

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- Prominently located in Aviation Crossing, a 100,000 square foot mixed use development
- Walk to numerous retail and professional amenities
- Located at the high traffic intersection of McKnight Boulevard & Aviation Boulevard
- Immediate access to Highway 2 and McKnight Boulevard



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