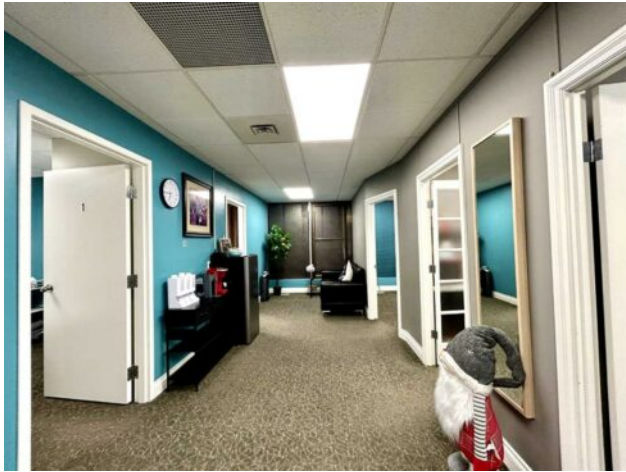


**216, 5403 Crowchild Trail
Calgary, Alberta****MLS # A2278988****\$1,923 per month****Division:** Varsity**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,154 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** none

****Sublease**** Well-configured second-floor office space available for sublease. High-visibility location on Crowchild Trail with excellent exposure. This established retail/office plaza offers ample on-site parking and convenient access. Ideally situated near the University of Calgary, the busy shopping centre serves the surrounding community, including several nearby high-rise residential buildings. Total rent of \$4,300 includes base rent, operating costs and utilities. Ideal for accounting, administrative and support services, financial services, professional offices, real estate, travel, and variety uses. All sub-lease/tenant must be approved by the landlord.