



For Sublease

First Class Suburban Office Space

200, 1603 91 St SW | Edmonton, AB

Full floor opportunity
±9,901 SF

For more information, please contact:

Chad Boddez

Senior Vice President

780 328 2567

Chad.Boddez@jll.com



OVERVIEW

Suite 200

1603 91 Street SW

9,901 SF

Available space

Negotiable

Lease rent

\$19.08 PSF

Operating costs (2025 Est.)

August 29, 2027

Sublease expiry

3/1,000 SF

Surface parking ratio

Highlights



4 reserved underground stalls at \$150 per stall



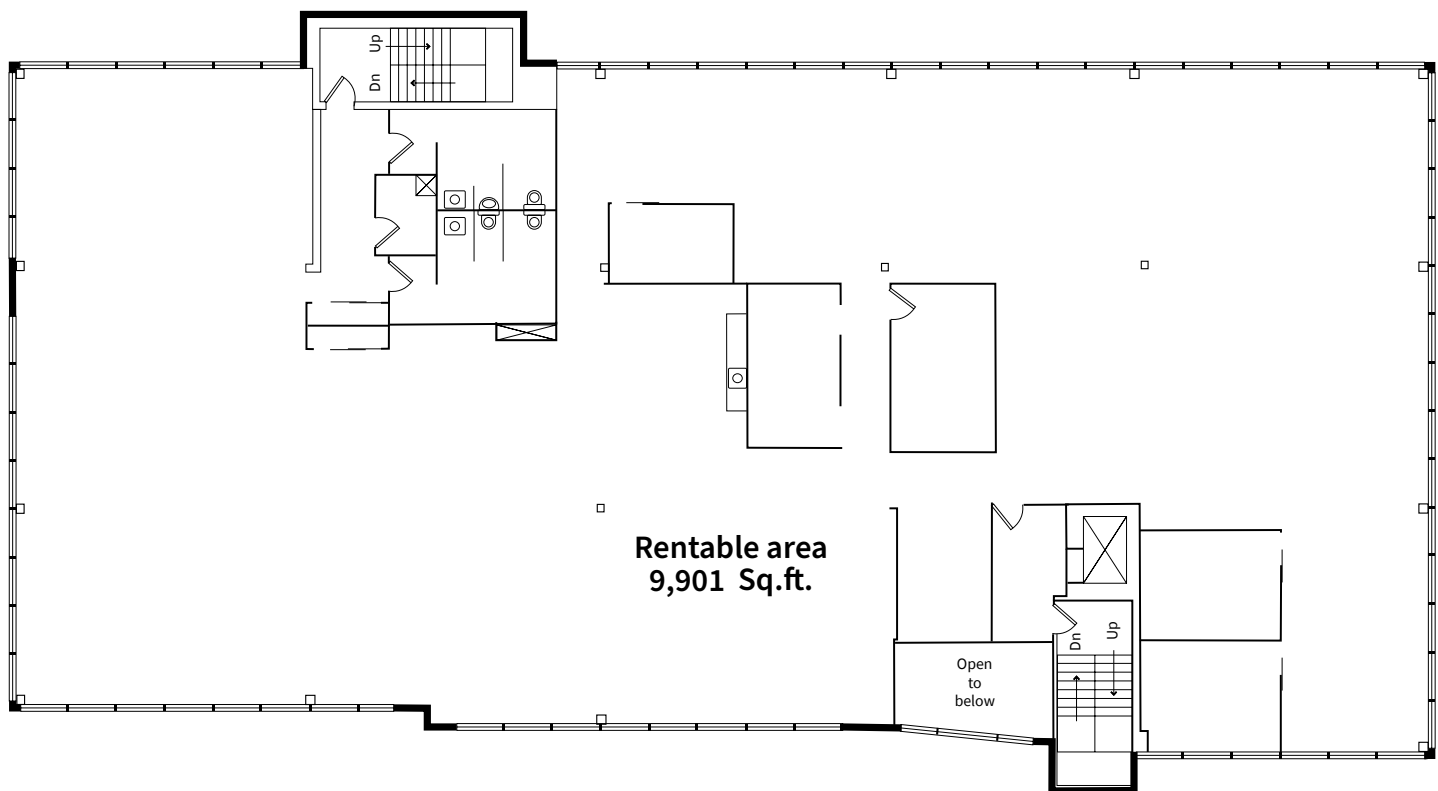
Furniture can be included



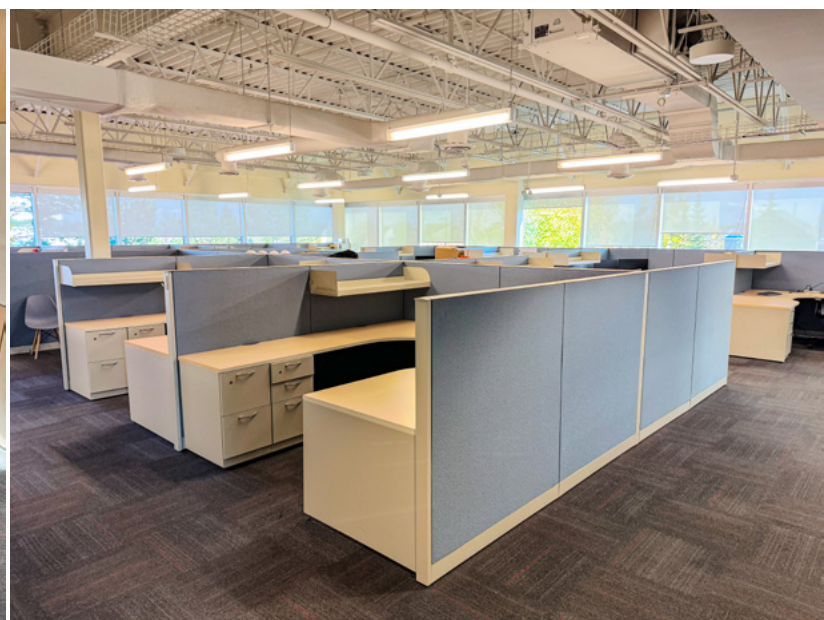
Secure bike storage

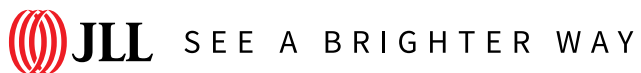
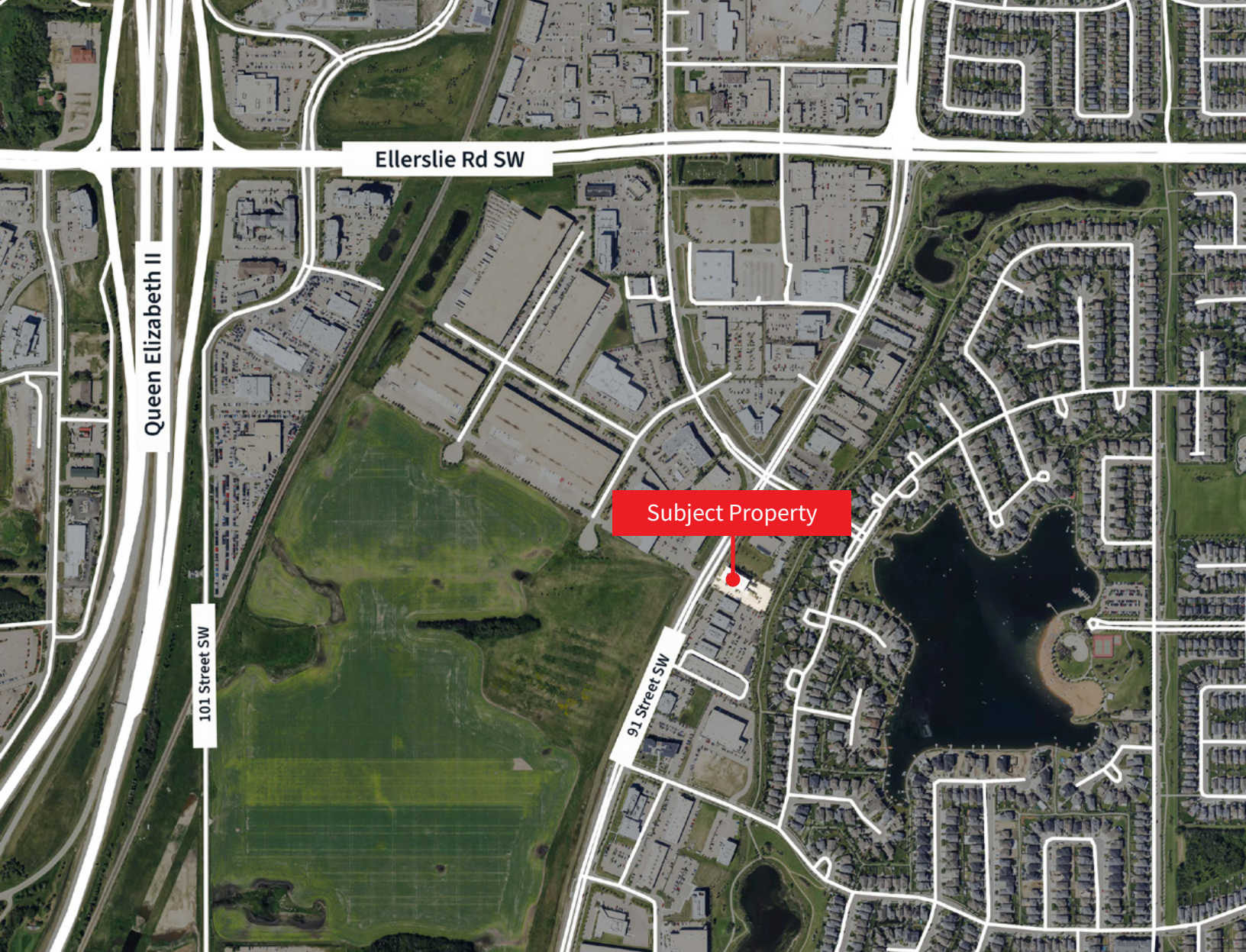


Shower facility



Full floor opportunity of high-end office space for sublease. The floor is primarily an open area with several offices and meeting rooms, including a large open kitchen. A reception desk is off the private glassed entrance to the second floor, offering an excellent opportunity for company branding. Being close to Anthony Henday and Calgary Trail, the site offers excellent access to the south side of the city.





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