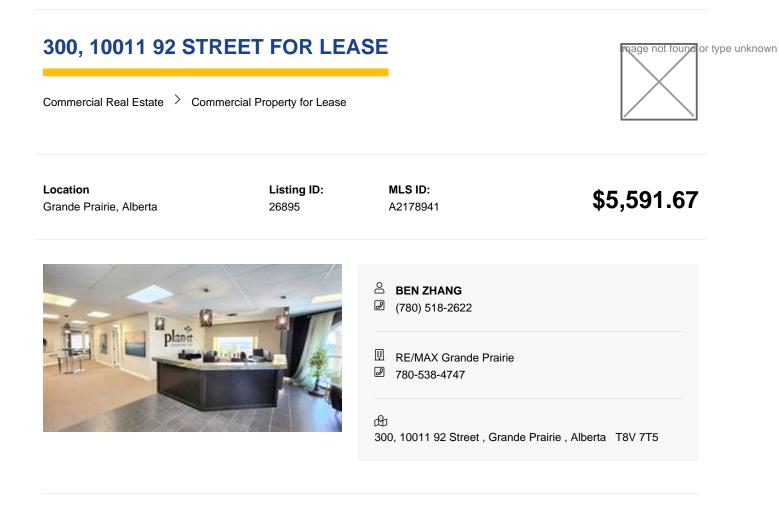


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Transaction Type For Lease

Lease Frequency Monthly

Structure Type Mixed Use

Building Area (Sq. Ft.) 2200.00

Restrictions None Known Days On Market 229

Subdivision Ivy Lake Estates

Property Type Commercial

Building Area (Sq. M.) 204.38

Reports Call Lister Lease Amount 5591.67

Year Built 2003

Property Sub Type Office

Inclusions none

Well appointed office space located in a prime location. Over 2200 sq ft. This unique space not only has large windows in all 3 offices but also includes accessWell-appointed to an outside deck space. Located on the 3rd floor with direct elevator access, the space includes a spacious reception area, 3 large offices, a meeting/4th office, a coffee bar/kitchen area, and 2 bathrooms. Nicely painted and set up for most business ventures. \$18.50 x 2200 sqft = \$40,700 per year (Base rent), \$12.00 x 2200 sqft = \$26,400 per year (Triplet net), total \$67,100 / 12 month = \$5591.67 per month + GST

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