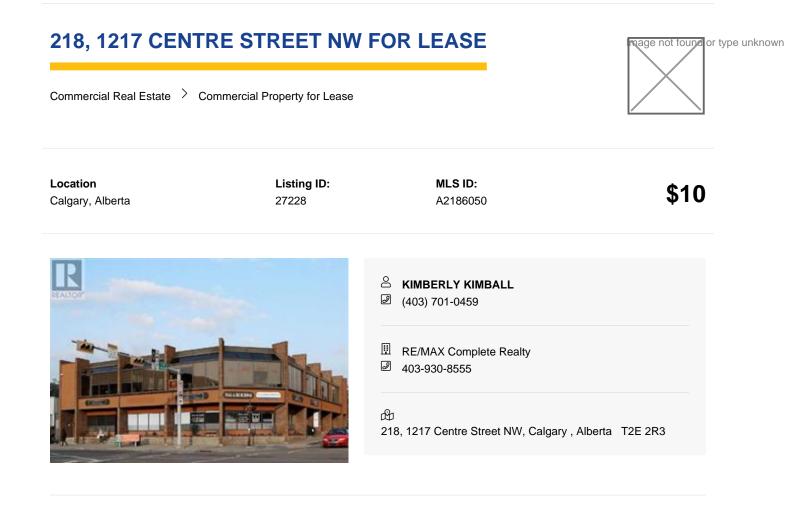


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Transaction Type For Lease

Lease Frequency Annually

Subdivision Crescent Heights

Structure Type Office

Office (Sq. Ft.) 3452.0000 Days On Market 239

Lease Term Other

Building Type Office Building

Property Type Commercial

Building Area (Sq. Ft.) 2552.00

Access to Property Accessible to Major Traffic Route,Back Alley Access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Public Transportation Nearby,Visual Exposure Lease Amount 10.00

Lease Term Remaining
60

Year Built 1983

Property Sub Type Office

Building Area (Sq. M.) 237.09

Inclusions Current Furniture could be made available

**Commercial Amenities** Boardroom,Kitchen,Parking-Extra,See Remarks

Restrictions Landlord Approval,Noise Restriction,Non-Smoking Building

Reports Floor Plans

Beautifully renovated Office space of 2,552sf, with easy access to downtown core and bus routes. Best suited for a law firm, real estate, accounting, mortgage, engineering or insurance office. Desirable location as building faces directly onto Center Street & 12th Avenue. Currently 7 private offices, reception, kitchen & bullpen, and storage area. Secure underground parking and bike storage for tenant's use. HVAC hours are 24-hours per day, 7 days a week. On-site secure storage possibly available. FOB and intercom entry, and security camera monitored. Telus Fiber and Shaw Cable available subject to tenant confirmation. Parking is 1 per 500sf; Surface (\$125/stall) and underground parking (\$175/stall) stalls available, plus five (5) visitor parking stalls and on-street parking. Numerous restaurants, banks and shopping within walking distance. Utilities included in operating costs.

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