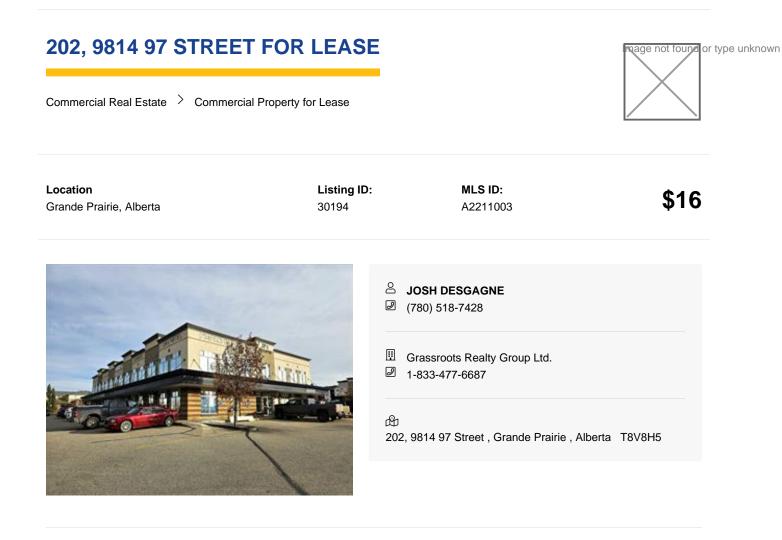


Generated: Jul 1, 2025, 14:32:05

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Transaction Type For Lease

Lease Frequency Annually

Structure Type Office

Building Area (Sq. Ft.) 1926.00

Restrictions None Known Days On Market

Subdivision Central Business District

Property Type Commercial

Building Area (Sq. M.) 178.93

Reports Floor Plans Lease Amount 16.00

Year Built 2005

Property Sub Type Mixed Use

Inclusions N/A

An incredible opportunity for your business! This 1,926sq.ft 2nd floor unit located in Junction Point offers a secure, easily accessible space in a prime location, with immediate stair and elevator access. Currently in permitting stage to be completely renovated and built out as an office space with a wide open reception area, 6 offices, staff/board room, 2 bathrooms and ample storage area. Enjoy the perks of natural light with windows along the South + West walls, and the large public parking lot providing proper accommodations for your clientele. \*INQUIRE AS TO STAGE OF RENOVATIONS, ONGOING PROCESS. As is, base rent \$16/sq.ft = \$2,568. Additional Rent \$13/sq.ft = \$2086.50. Total monthly payment = \$4,654.5 + GST, tenant to pay utilities directly.

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