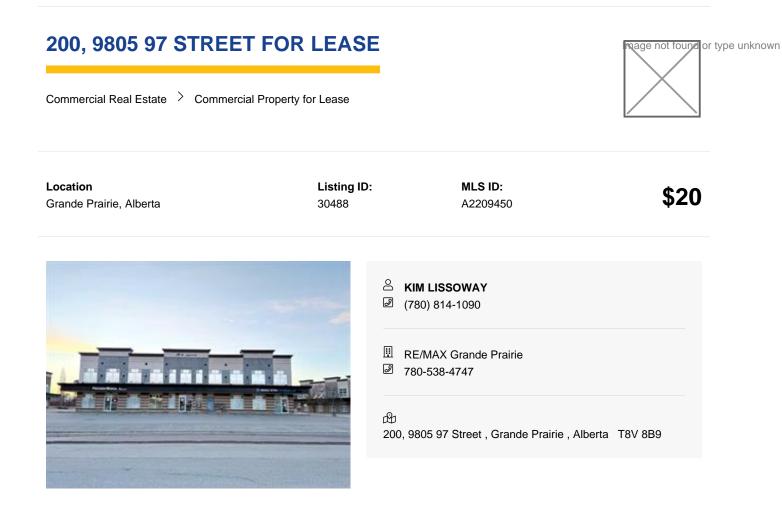


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Transaction Type For Lease

Lease Frequency Monthly

Structure Type Low Rise (2-4 stories)

Building Area (Sq. Ft.) 6000.00

Restrictions None Known Days On Market

Subdivision Central Business District

Property Type Commercial

Building Area (Sq. M.) 557.41

Reports Floor Plans Lease Amount 20.00

Year Built 2006

Property Sub Type Office

Inclusions N/A

Unlock the potential of your business with this exceptional 6,000 sq.ft office space, available for lease in a highly accessible and professional commercial building. Perfectly suited for a wide range of professional services, this expansive suite offers a well-appointed, turnkey layout designed for productivity and comfort. The space includes 22 offices (including 5 double/partner sizes offices), 3 boardroom-sized spaces, interview room, 4 washrooms, staff/lunchroom, and a spacious reception area. There are large windows allowing for lots of light. Located in a well-maintained building with excellent curb appeal and parking, and an elevator, this property offers both functionality and prestige. Whether you're expanding your operations or establishing a new headquarters, this space is ready for immediate occupancy. Schedule a tour today and discover how this professional space can support your business success. Lease rate \$20.00/sf= \$10,000 + GST /mo. Additional rent includes condo fees, property tax, insurance and water \$4,544.24/mo. Total Rent =\$14,544 plus utilities & tenant insurance.

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