

Scout

Real Estate Ltd

1950 - 10 AVE SW

1,056 SF

SUITE #204, 2ND FLOOR OFFICE
MOVE-IN READY!!



FEATURES

- LOW OPERATING COSTS - \$13.51 PSF (2024) BUDGET INCLUDES UTILITES
- ONE PARKING STALL ALLOCATED TO SUITE AT \$100/MONTH + GST
- ADDITIONAL PARKING IN THE REAR OF THE BUILDING
- SECOND FLOOR WALK UP WITH EXCELLENT NATURAL LIGHT
- COMMON LUNCH ROOM ON FLOOR
- THREE BLOCKS FROM LRT STATION

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SCOUTREALESTATE.CA

LEASING OPPORTUNITY:

TERM:	FLEXIBLE
NET RENT:	MARKET
AREA:	1,056 SF
OP COSTS (2024 BUDGET):	\$13.51 PSF (INCLUDES UTILITIES)
AVAILABLE:	JULY 1, 2024
SHARED JANITORIAL FOR KITCHEN	\$60.00 PER MONTH
PARKING:	\$100 PER MONTH
ZONING:	I-C



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