

Scout

Real Estate Ltd

1950 10TH
AVENUE SW

UNIQUE MAIN & SECOND FLOOR
OFFICE SPACE

3,578 SF - MAIN
2,098 SF - SUITE 203



Lori Suba
President & Broker
(403) 850-4248
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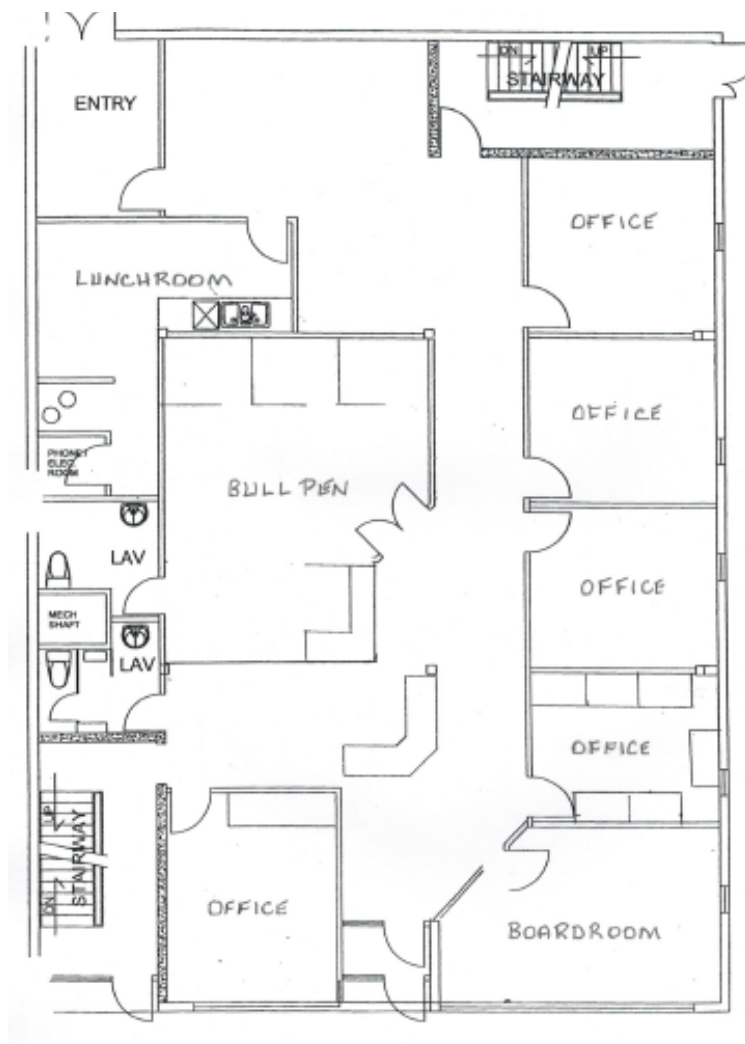
Laurae Spindler
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(403) 471-4871
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SCOUTREALESTATE.CA

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LEASE OPPORTUNITY

- MAIN FLOOR - 3,578 SF
- AVAILABLE MAY 1, 2022
- FLEXIBLE TERM
- MARKET NET RENT
- OPERATING COSTS (2022): \$14.65 PSF (EXCLUDES IN-SUITE JANITORIAL)
- UP TO 11 SURFACE PARKING STALLS - \$100/STALL PER MONTH
- ADDITIONAL PARKING IN VICINITY
- STORAGE AVAILABLE IN BASEMENT
- PLYON SIGNAGE OPPORTUNITY WITH VISIBILITY ON 10TH AVENUE
- POTENTIAL FOR OFFICE FURNITURE TO REMAIN IN PLACE
- EXCELLENT EXPOSURE, STEPS FROM SUNALTA C-TRAIN STATION



- 5 offices
- Open Area
- Reception
- Boardroom
- Lunch Room
- Private washrooms

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INTERIOR PHOTOS - MAIN FLOOR - 3,578 SF



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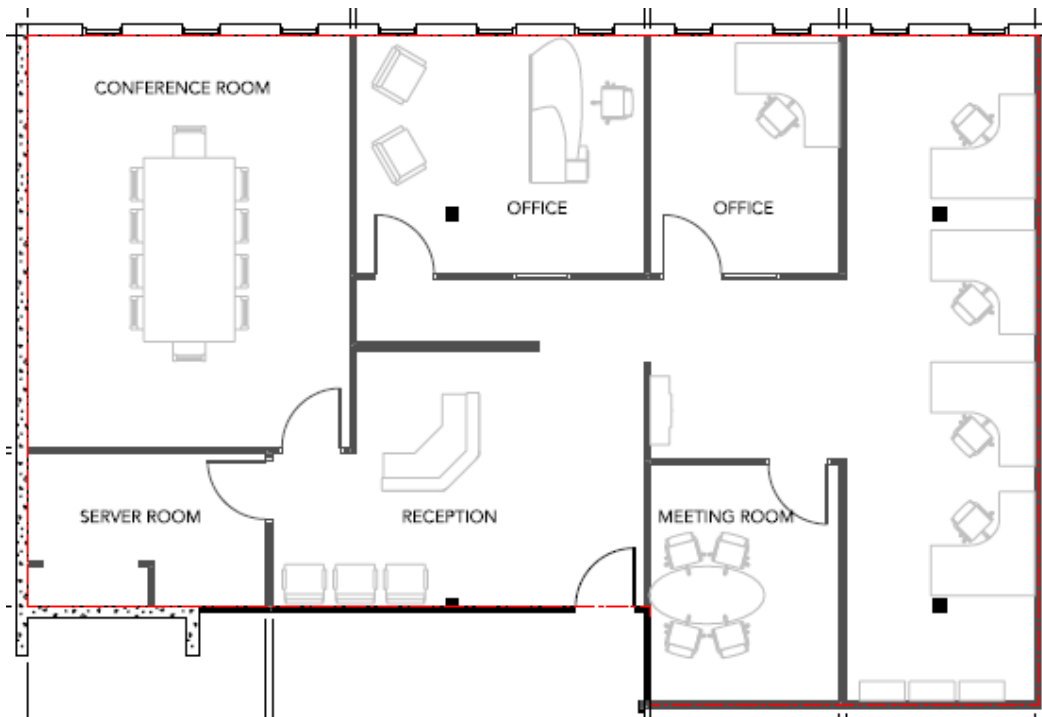
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LEASE OPPORTUNITY

- SUITE 203 - 2,098 SF
- AVAILABLE IMMEDIATELY
- FLEXIBLE TERM
- MARKET NET RENT
- OPERATING COSTS (2022): \$14.65 PSF (EXCLUDES IN-SUITE JANITORIAL)
- 2 SURFACE PARKING STALLS - \$100/STALL PER MONTH
- ADDITIONAL PARKING IN VICINITY
- SHARED KITCHEN
- PRIVATE SECOND FLOOR ENTRANCE WITH WALK UP ACCESS
- EFFICIENT LAYOUT
- EXCELLENT EXPOSURE, STEPS FROM SUNALTA C-TRAIN STATION



- 3 offices
- Reception
- Boardroom
- Storage/Server
- Open area



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