

Scout

Real Estate Ltd

1950 10TH
AVENUE SW

UNIQUE SECOND FLOOR OFFICE
AVAILABLE IMMEDIATELY

2,098 SF

SUITE 203



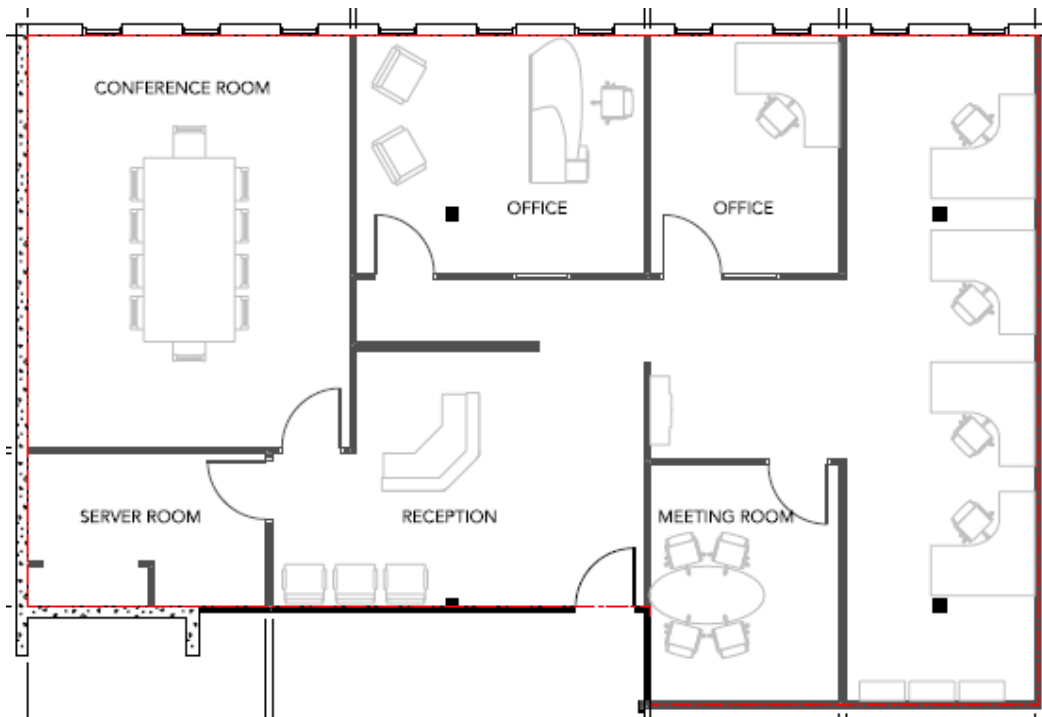
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SCOUTREALESTATE.CA

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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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