

Scout

Real Estate Ltd

1944/1950 - 10 AVE SW

SUITE #201 - 2,673 SF

SUITE #204 - 1,056 SF

2ND FLOOR OFFICE SPACE
MOVE-IN READY!!



FEATURES

- LOW OPERATING COSTS - \$14.43 PSF (2025) BUDGET INCLUDES UTILITES
- SUITE INCLUDES ONE PARKING STALL AT \$100/MONTH + GST
- ADDITIONAL PARKING AVAILABLE IN THE BACK OF THE BUILDING - FREE OF CHARGE
- 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
- STORAGE AVAILABLE IN THE BASEMENT

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SCOUTREALESTATE.CA

LEASING OPPORTUNITY SUITE #201

TERM: FLEXIBLE
NET RENT: MARKET
AREA: 2,673 SF
OP COSTS (2025 BUDGET): \$14.43 PSF (INCLUDES UTILITIES)
AVAILABLE: AVAILABLE APRIL 1, 2025
OPEN AREA HAS CAPACITY FOR 20 EMPLOYEES

SHARED JANITORIAL FOR KITCHEN \$60.00 PER MONTH
PARKING: \$100 PER MONTH
ZONING: I-C



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LEASING OPPORTUNITY SUITE #204

TERM: FLEXIBLE
NET RENT: MARKET
AREA: 1,056 SF
OP COSTS (2025 BUDGET): \$14.43 PSF (INCLUDES UTILITIES)
AVAILABLE: IMMEDIATELY

SHARED JANITORIAL FOR KITCHEN \$60.00 PER MONTH
PARKING: \$100 PER MONTH
ZONING: I-C



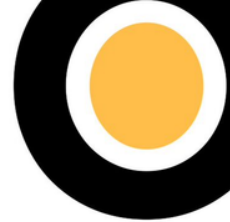
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SECOND FLOOR AVAILABLE SUITE LAYOUTS

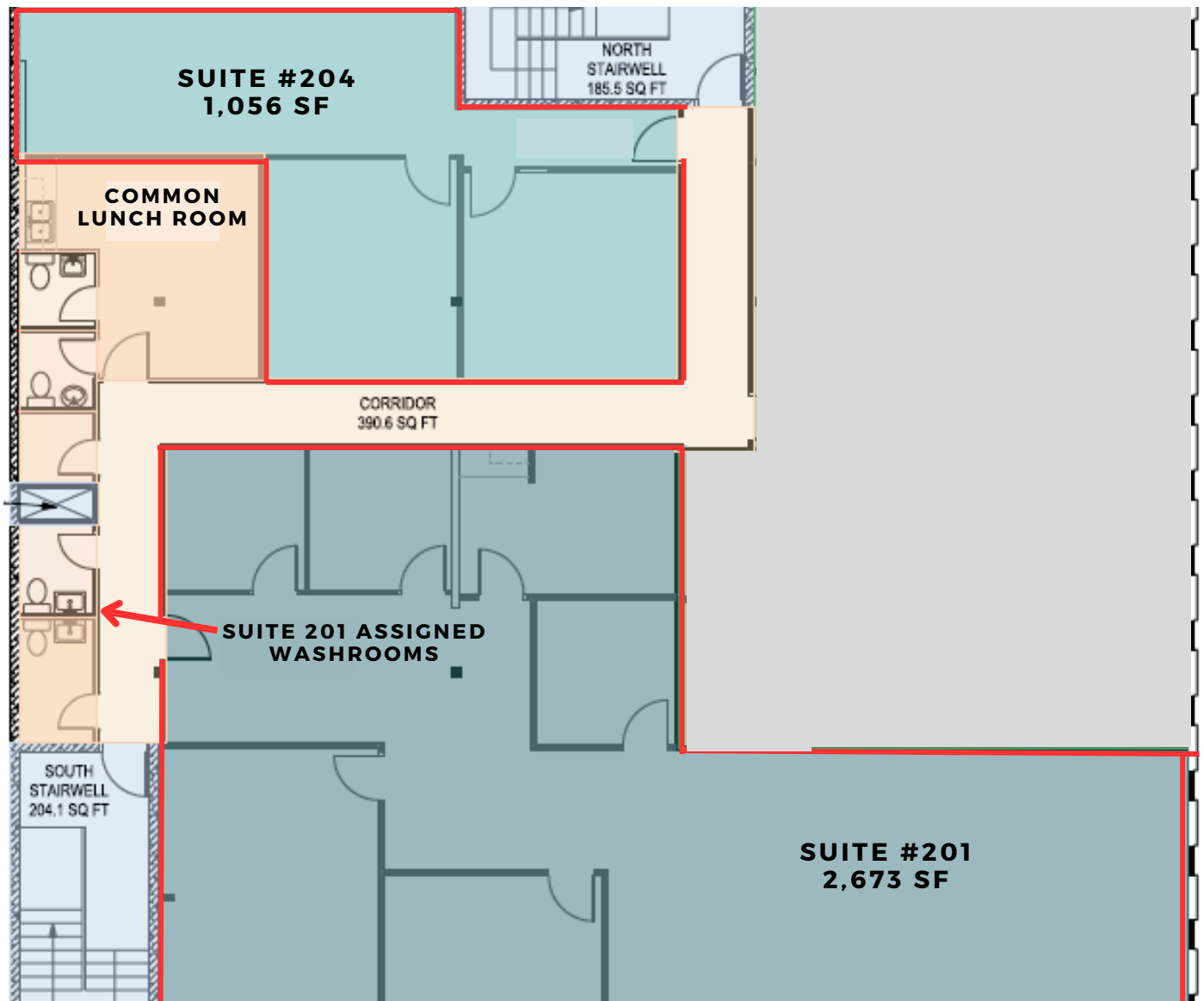


SUITE #204 - 1,056 SF

- 2 Offices
- Open Area

SUITE #201 - 2,673 SF

- 4 Offices
- Boardroom
- Open Area - capacity for 20 employees
- Assigned Washrooms



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