



FEATURES

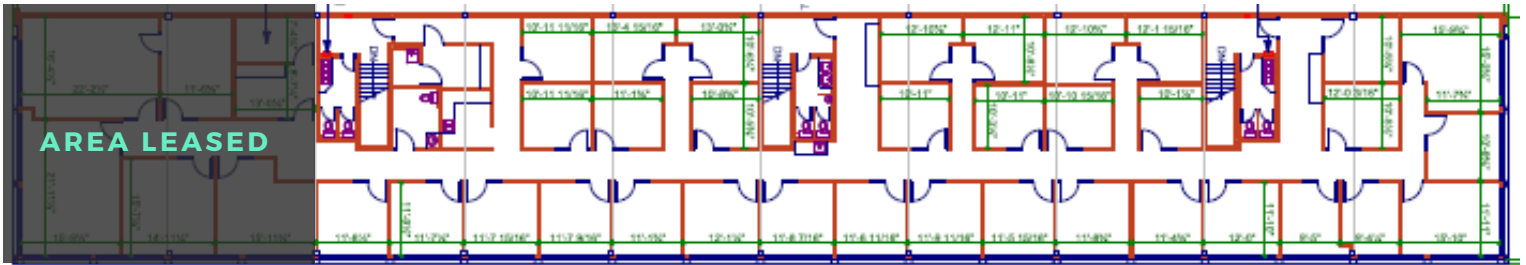
- QUALITY OFFICE SPACE WITH LOW OPERATING COSTS - \$9.85 PSF (2022) BUDGET
- AMPLE FREE SURFACE PARKING
- LANDLORD INITIATING A NEW SHOW SUITE PROGRAM
- MULTIPLE DEMISING OPTIONS
- SECOND FLOOR WALK UP WITH EXCELLENT NATURAL LIGHT (NEW WINDOWS OPEN!)
- CENTRAL LOCATION WITH EASY ACCESS TO MACLEOD AND HERITAGE
- SIGNAGE OPPORTUNITIES VISIBLE FROM MACLEOD TRAIL FOR THE WEST END UNIT

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LEASING OPPORTUNITY:

TERM:	FLEXIBLE
NET RENT:	MARKET
AREA:	7,373 SF (CAN BE SUBDIVIDED)
OP COSTS (2022 BUDGET):	\$9.85 PSF (INCL JANITORIAL & UTILITIES)
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	IMMEDIATELY
YEAR BUILT:	1971
PARKING:	FREE SURFACE SCRAMBLE
ZONING:	I-C (INDUSTRIAL COMMERCIAL)



CURRENT CONFIGURATION

- 37 OFFICES
- 2 BOARDROOMS
- MULTIPLE COFFEE STATIONS
- PRIVATE INTERIOR WASHROOM
- 3 STAIRWELL ACCESS POINTS

Multiple demising opportunities & show suite underway!



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