

# 550 15<sup>th</sup> Street | Showplace Square West



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## New Spaces Available

Ranging from 620 to 6,119 RSF (details page 2)

- NEW LOWER RATES, LEASE LENGTH NEGOTIABLE
- NATURAL LIGHT & HIGH CEILINGS ON MOST SPACES
- ON SITE PROPERTY MANAGEMENT / SECURITY
- BUILDING RENOVATION AND SEISMIC UPGRADE IN 1985
- APPROX 72,300 TOTAL RENTABLE SQUARE FEET
- ZONING: PDR 1-D
- MANY SPACES PLUG & PLAY WITH RECENT BUILD OUTS
- HVAC AND OPERABLE WINDOWS
- AMPLE PARKING NEARBY
- BIKE FRIENDLY, DOG FRIENDLY
- FREIGHT ELEVATOR, LOADING DOCK
- HIGH SPEED INTERNET AVAILABLE INCLUDING COMCAST, LEVEL 3, AT&T, SONIC – FIBER AVAILABLE IN ALL SUITES

<u>Suite</u>	<u>Floor</u>	<u>RSF</u>	<u>Rate</u>	<u>Comments:</u>
1	Ground	6,119	\$30 I.G.	Former event space, very high ceilings Kitchen, 6 bathrooms, 2 levels
2	Ground	2,289	\$30 I.G.	Showroom, gallery space has Mezzanine.
4	Ground	3,205	\$30 I.G.	Open floor plan, kitchen, 2 bathrooms, High ceiling storage room, back entry
6	Ground	2,887	\$33 I.G.	Open area, 4 private offices, conference room, storage, kitchen, bathroom
M-10	Mezzanine	631	\$35 I.G.	<del>Open plan window facing South.</del> LEASED
M-12-A	Mezzanine	620	\$35 I.G.	Open plan
M-13	Mezzanine	1,453	\$37 I.G.	LEASED
M-15	Mezzanine	886	\$35 I.G.	Open area, timber charm, overlooks atrium.
M-19	Mezzanine	624	\$35 I.G.	2 rooms, hardwood flooring
21/24	Second	4,636	\$38 I.G.	Mixture of open area, conference, 2 privates, 4 phone rooms, kitchen
25	Second	1,669	\$39 I.G.	<del>Open area, 2 privates, new kitchen</del> LEASED
25B	Second	2,988	\$38 I.G.	3 privates, conference, storage room, kitchen, open area, faces north, brick charm
26	Second	2,290	\$38 I.G.	Open area, 2 interior offices, tile floor
27	Second	1,475	\$38 I.G.	Open area, office, phone room, kitchen
28	Second	1,795	\$38 I.G.	Open area, 2 private offices, kitchen, windows facing East and North.
29	Second	4,504	\$38 I.G.	Mixture of offices and open areas, 2 phone rooms, large kitchen
31	Third	3,199	\$44 I.G.	New TI's throughout, 2 Conference rooms or large private offices, 2 small privates/phone rooms, above standard flooring, skylights
32	Third	1,514	\$40 I.G.	Corner suite, open area, natural light, storage
37	Third	5,034	\$40 I.G.	Skylights, open areas, privates, conference

For further information or a tour, please contact:

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