



GREAT LOCATION. EVEN BETTER BUSINESS.

OFFICE SPACE FOR LEASE

1,000 to 22,000 sq. ft. of developed or turn-key space available.

10130 103ST



ONE BUILDING FITS ALL

No matter the size, stage, or shape – your business fits here. From a small business incubator, to flexible move-in-ready offices, to build-to-suit floors, we're ready for your business.

PRESENTATION AREA/SOCIAL STAIR

ON-DEMAND MEETING SPACE

EXCLUSIVE TENANT LOUNGE

TENANT GYM

TENANT CONFERENCE CENTRE

JUST OFF JASPER AVENUE

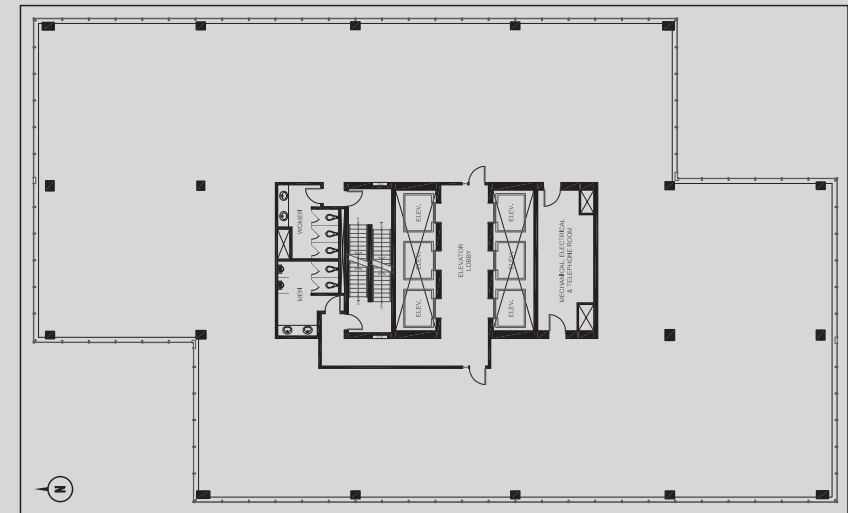
250 FT FROM BAY ENTERPRISE SQUARE LRT

ON THE CYCLING NETWORK

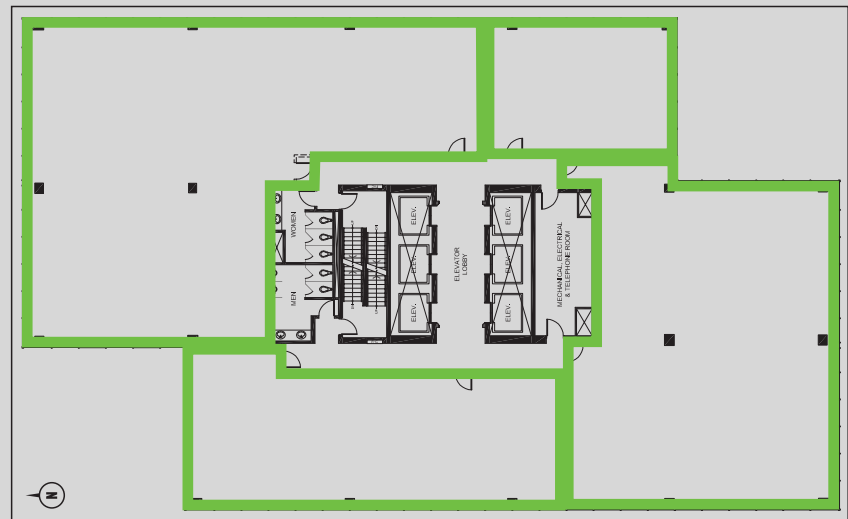
STEPS TO 104TH STREET PROMENADE

PEDWAY CONNECTION

TYPICAL FLOORPLAN



POTENTIAL MULTI-TENANT FLOOR PLAN



CENTRAL & CONNECTED

PROPERTY DETAILS

251,254 SQ. FT. CLASS "A" BUILDING WITH LOBBY & TENANT AMENITIES

AVERAGE FLOOR SIZE IS 11,029 SQ.FT. (APPROX.)

ABILITY TO PROVIDE SUITES RANGING FROM 1,291 SQ.FT. TO 22,053 SQ.FT. OF CONTIGUOUS SPACE

TURN-KEY IMPROVEMENT PACKAGES AVAILABLE

24 HR ON-SITE SECURITY & AFTER HOURS PROXY CARD ACCESS

PEDWAY CONNECTED TO ENTERPRISE SQUARE, CITY CENTRE MALL AND COMMERCE PLACE

RESERVED/SECURE UNDERGROUND PARKING RATIO OF 1:1,450 SQ.FT. AT MARKET RATES

PUBLIC TRANSIT VIA BUS AND LRT SERVICE (BAY/ENTERPRISE SQUARE)

SECURE UNDERGROUND BIKE PARKING





**THIS IS WHERE IT
ALL COMES TOGETHER**





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SUITE	SIZE (sq.ft.)	AVAILABILITY	DESCRIPTION
100	1,779	Immediate	Main floor storefront with patio opportunity. Great location for a café or food use.
600	11,025	Immediate	Full floor of developed office space available. Turn-key opportunities are available. Demisable.
1110	5,514	90 days notice	Developed space available
1170	2,111	90-120 days notice	Developed office space with 5-6 offices, board room, kitchenette and reception.
1310	1,402	Immediate	Warm-Shell condition, Turn-key opportunities available.
1320	1,580	Immediate	3 offices, meeting room, kitchen and open area.
1350	723	Immediate	Open area.
1420	829	Immediate	Warm-Shell condition, Turn-key opportunities available.
1470	1,291	Immediate	Base-Building condition, Turn-key opportunities available.
1800	11,021	Immediate	New ceiling tile/grid/LED lights and carpet. New floor lobby/washrooms upgrade completed.
2002	1,053	Immediate	3-offices, reception, kitchenette and open area. New floor lobby/washrooms upgrade completed.



MEET YOUR NEW OPPORTUNITY

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ASKING RATES

ANNUAL NET RENT

\$16.00 to \$18.00 p.sq.ft.

ADDITIONAL RENT

\$21.81 p.sq.ft. (2024 estimate)



The information contained herein is subject to errors, omissions, change of price, rental or other conditions, prior sale or withdrawal at any time without notice. All persons are advised to independently verify the information.

Updated: 03/24