

# FOR LEASE

**2011 PG Pulpmill Rd**  
Regional District



**2011 Prince George Pulpmill Rd**  
**Prince George, BC**

**\$18.50 per sq ft**

---

**Clint Dahl, PREC\*, REALTOR®**  
250.981.2070 | [clint@clintdahl.ca](mailto:clint@clintdahl.ca)

Royal LePage® Aspire Realty, Brokerage  
1625 4th Ave, Prince George, BC  
Independently Owned & Operated

\* PREC - Personal Real Estate Corporation



# PROPERTY OVERVIEW

**\$18.50 per sq ft**

## Property Features

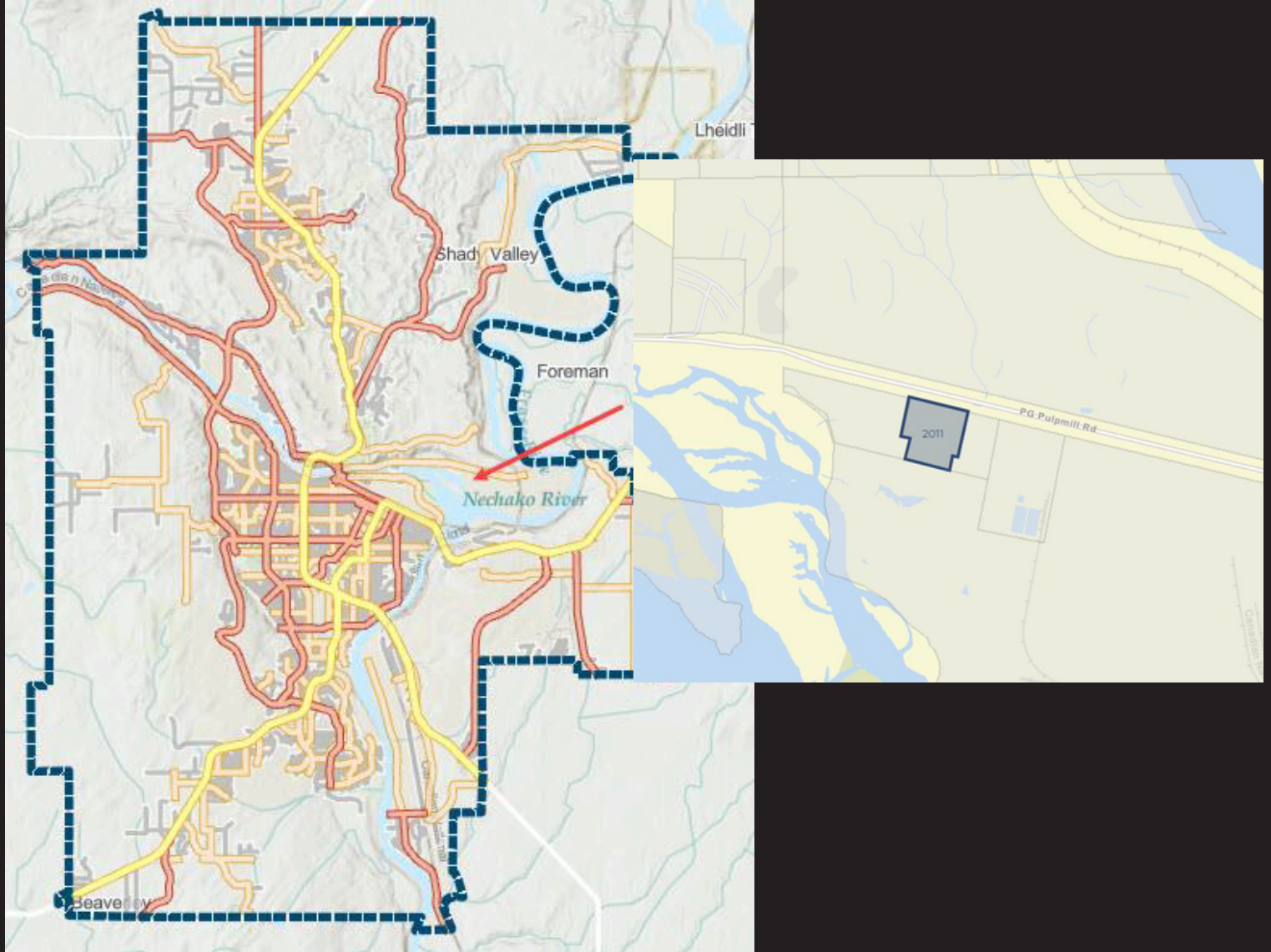
- 5,600 sq ft available for lease (NE Quadrant)
- Beautiful office spaces with tons of natural lighting
- Huge board room lots of open space
- The previous Northwood head office is an ideal space to have offices with a huge parking lot and in a quiet area



# PROPERTY PHOTOS



# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemark Real Estate Services Manager Limited. All rights reserved

# LAND DESCRIPTION

## LEGAL DESCRIPTION

Lot 2, District Lot 2061, Cariboo District Plan BCP41101

PID # 027-933-202

Title # BB782542

BC Assessment roll number 26-226-00-40370.007

## REGISTERED OWNER

0729981 BC Ltd., Inc. No. 0729981

2011 PG Pulpmill Road,  
Prince George, BC V2L 4V1

## SERVICES

Paved road, telephone, hydro, natural gas. Private water (Canfor), septic system, and on-site storm. Cable for television or high-speed internet. Police and Fire Protection.

## ZONING

M5 ( Heavy Industrial). The purpose of this zone is to provide for heavy industries and other uses that may have an impact beyond site boundaries.

# EXECUTIVE SUMMARY

Type of Property	Multi-tenant office building	
Address of property	2011 Prince George Pulpmill Road, Prince George, B.C.	
Dimensions and land area	Irregular shape	
	Total area	2.55 ha (6.30 acres)
Size of Building	Footprint	28,000 sf
Date of Inspection/ Effective date of appraisal	May 18, 2024	
2024 Assessment	Land:	\$808,000
	Impr:	\$1,543,000
	Total:	\$2,351,000
	2024 Taxes	\$49,100.37
Zoning and land use classifications	M5 (Heavy Industrial)	
Highest and best use	Existing use: Multi-tenant office	

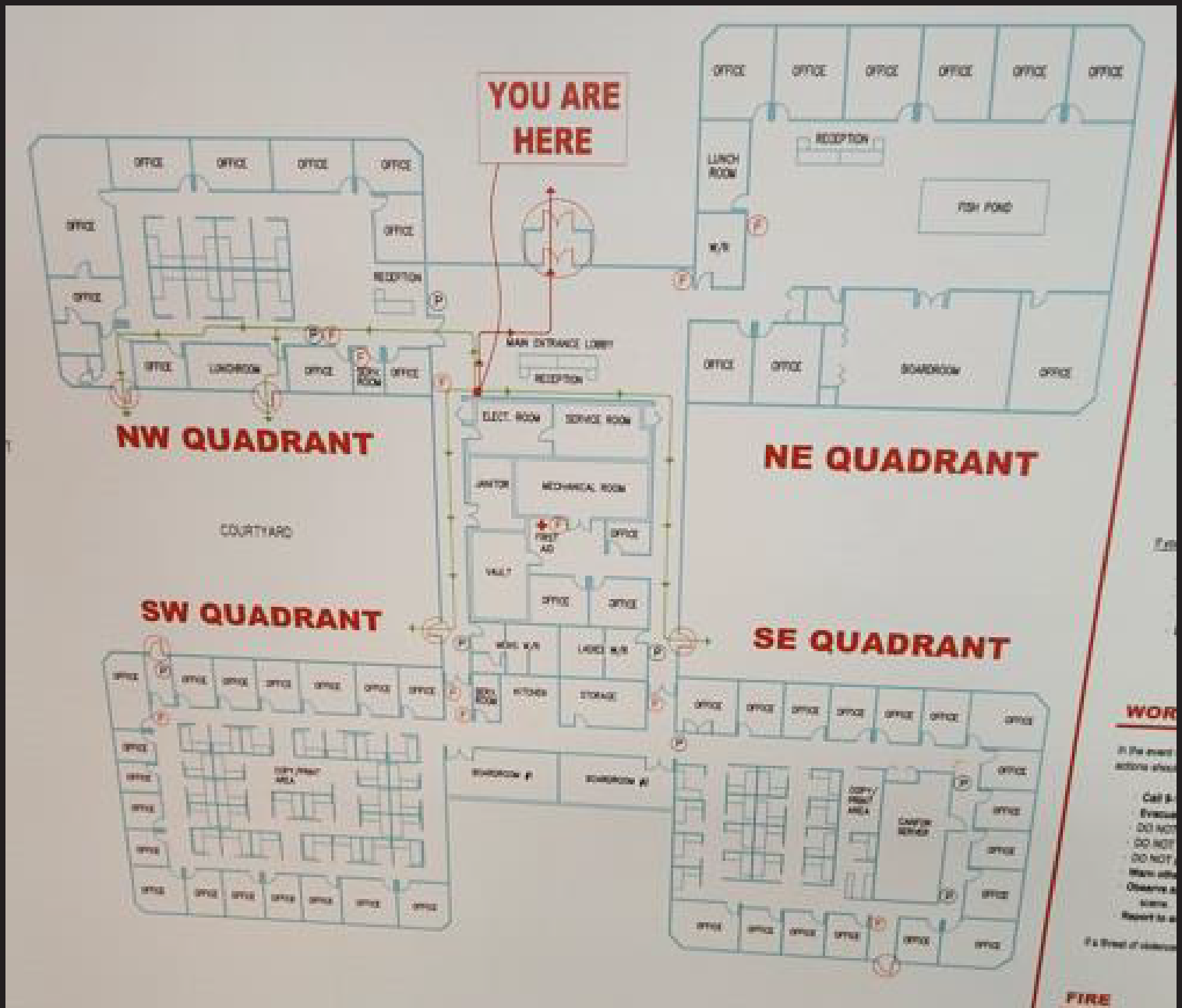
# DESCRIPTION OF IMPROVEMENTS

- Roof is torch-on material with the majority reportedly replaced in the last 5 to 15 years with the center portion being older.
- Building is heated by a large electric furnace and electric baseboard heaters as well as an air make-up system which is tied into several roof mounted AC units for cool air.
- Electrical room with main service being 1,200 Amp, 600V. Also a ground mounted back-up generator.
- Finishing materials comprised of older tile in reception, central hallways and washrooms with mostly carpet or carpet tile in office sections. Walls are a mixture of Gyproc and tongue & groove wood.

# CONSTRUCTION SUMMARY

Construction Date:	1977
Improvement size:	28,000 sf
Exterior Siding:	Concrete, glazing, metal panels
Foundation:	Poured concrete
Construction:	Concrete and wood frame
Roofing:	Torch on
Insulation:	Exterior walls and ceilings assumed to be adequately insulated
Electrical:	1200 ampere, 600V three-phase main breaker
Lighting:	Florescent tube (T8/T12), some incandescent
HVAC:	Electric furnace, electric baseboard. Roof mounted a/c units. Air make-up system
Glazing:	Twin seal/metal sash
Interior Finish:	Carpet, tile flooring. Painted gyproc and demising walls. T-bar ceiling with acoustic tile, ceiling diffusers
Plumbing:	9pc, 6pc, 4pc and 3pc washrooms. Mop sinks. Built-in dishwashers and basins in lunchrooms
Extras:	Sprinkler system. Back-up generator

# FLOORPLAN





Clint Dahl, PREC, REALTOR®  
250.981.2070 | clint@clintdahl.ca

Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called “cow chasing”).

What others say about him:

“He knows how to keep deals together when things start coming off the rails”

“Understands how to work with municipalities and governing bodies to push projects forward”

“I welcome his ability to be able to get creative and think outside the box when needed in putting deals together”

“I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did”

CLINT DAHL

# About Us

**Leverage Royal LePage Commercial's incredible growth & market presence!**

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be!

**Royal LePage: A brand that stands for high-quality service.**

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

#### MOMENTUM AND GROWTH



**+20,000**

REALTORS®  
coast to coast

#### INCREDIBLE REACH



royallepage.ca

**60**

MILLION  
annual visits/year\*

#### STRONG HERITAGE



**110**

YEARS  
of success in  
Canadian real estate

#### THE VOICE OF CANADIAN REAL ESTATE

**#1**  
**+7.6**

BILLION  
media impressions†

We are the  
**MOST QUOTED**  
real estate brand!

#### A CULTURE OF GIVING BACK



**\$41**

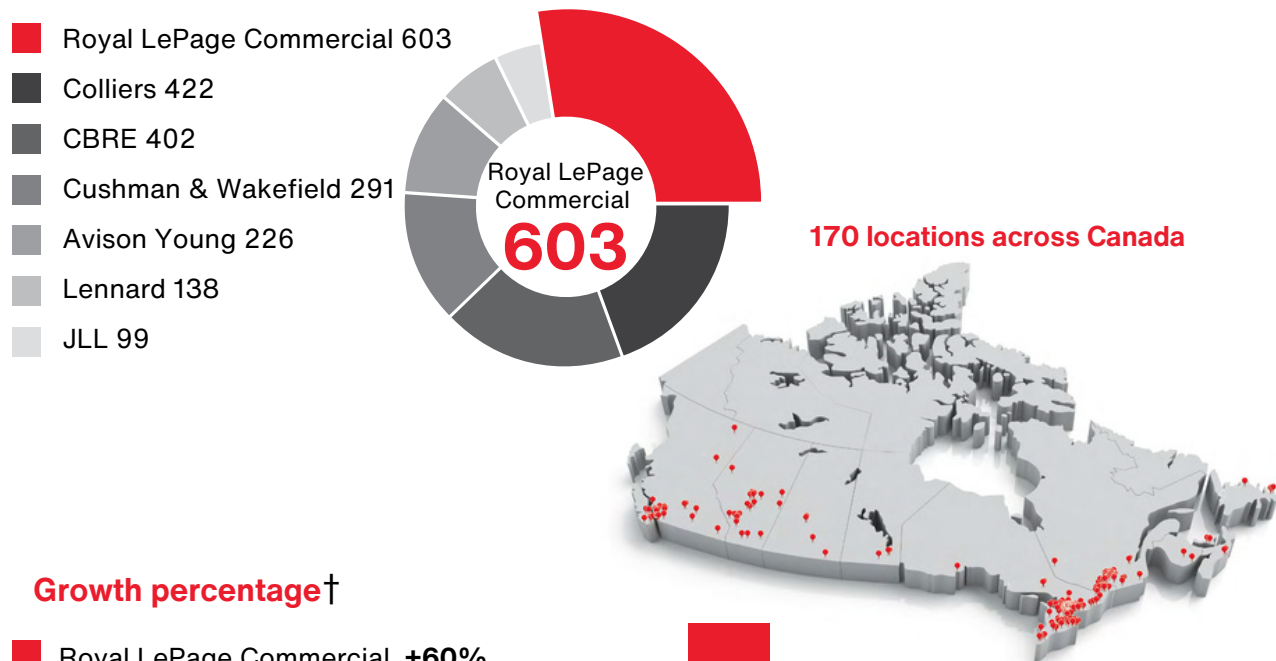
MILLION  
raised for the  
Royal LePage  
Shelter Foundation‡

ROYAL LEPAGE COMMERCIAL

# The Royal LePage Commercial Advantage

- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

## Number of brokers\*



## Growth percentage†

