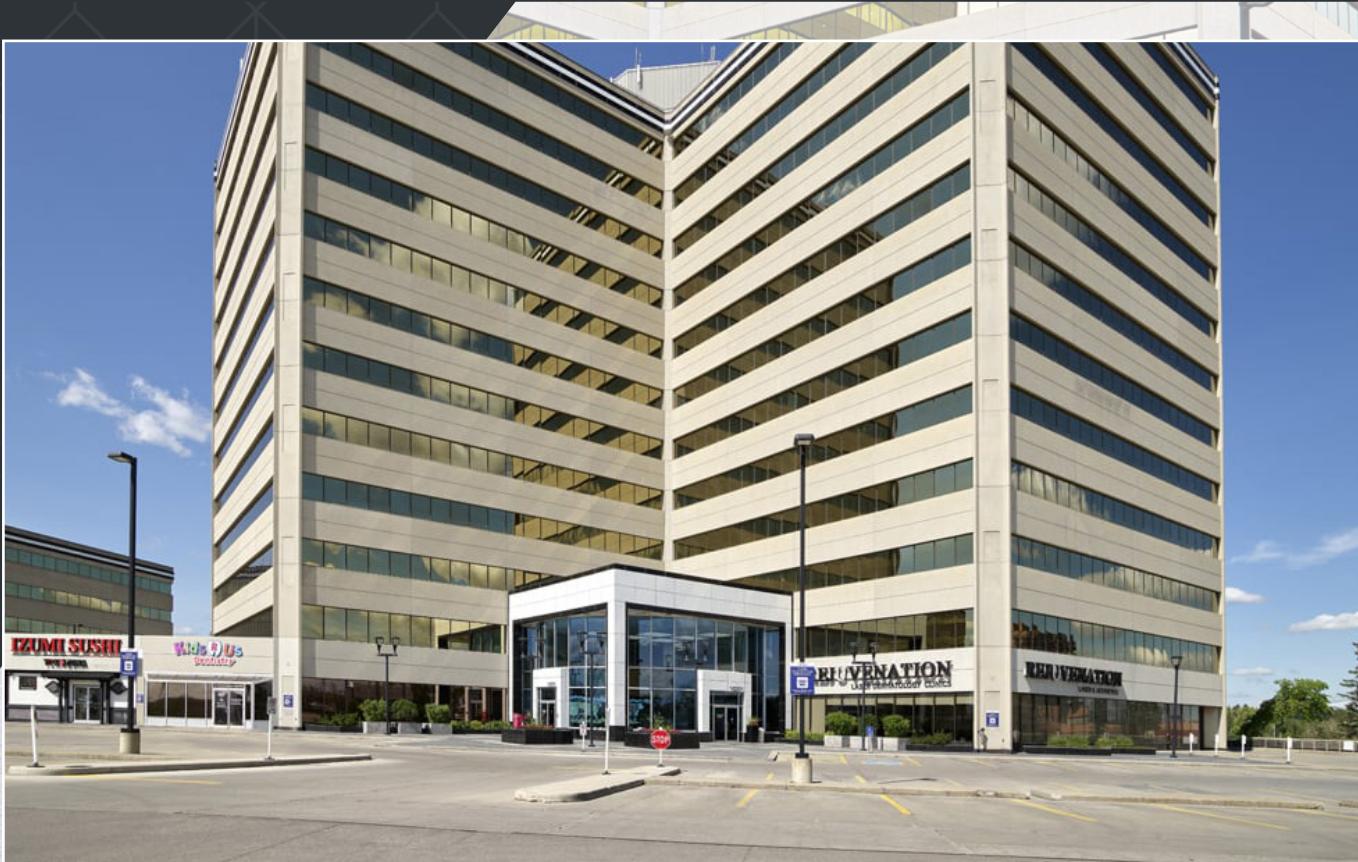




# Property Highlights

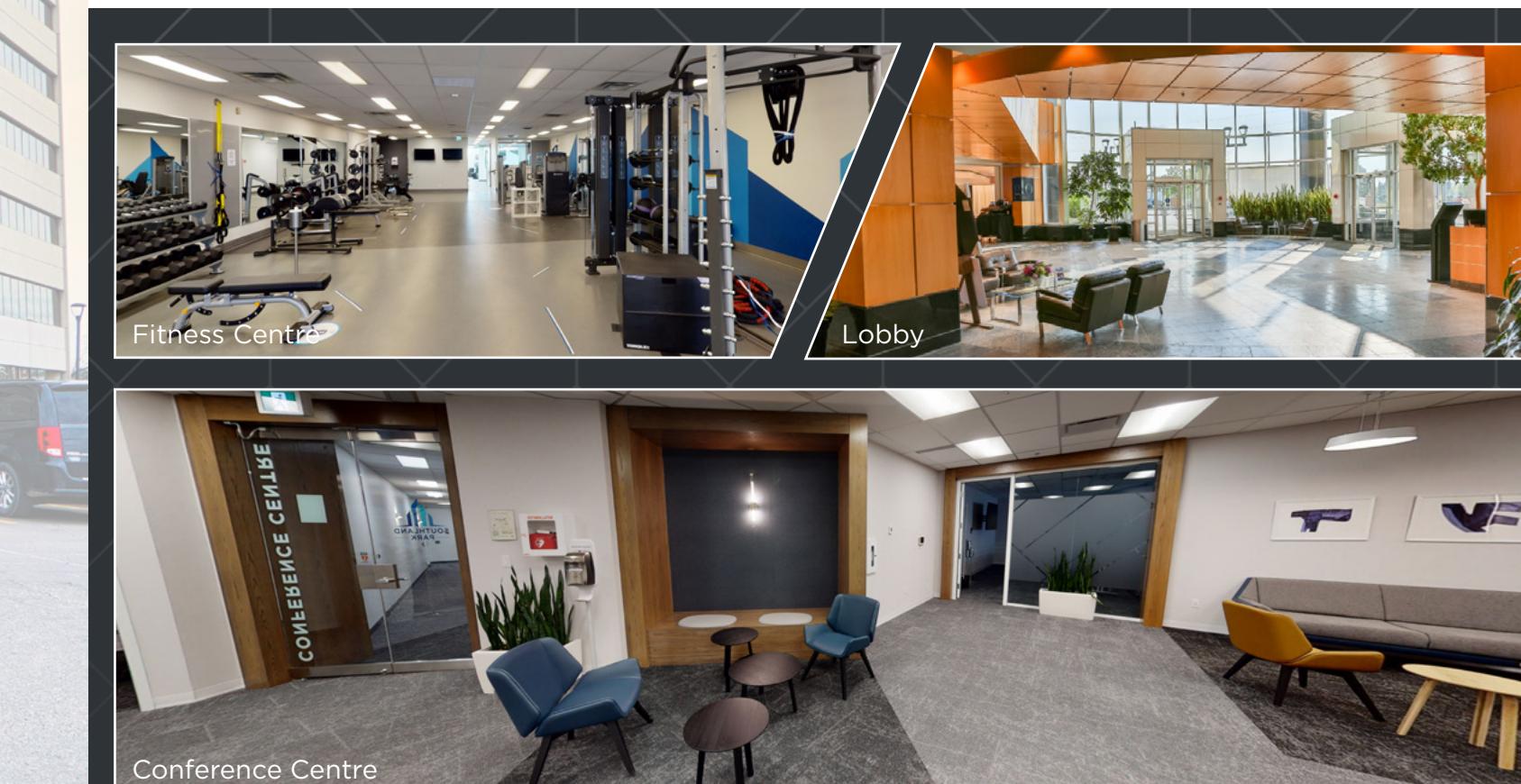
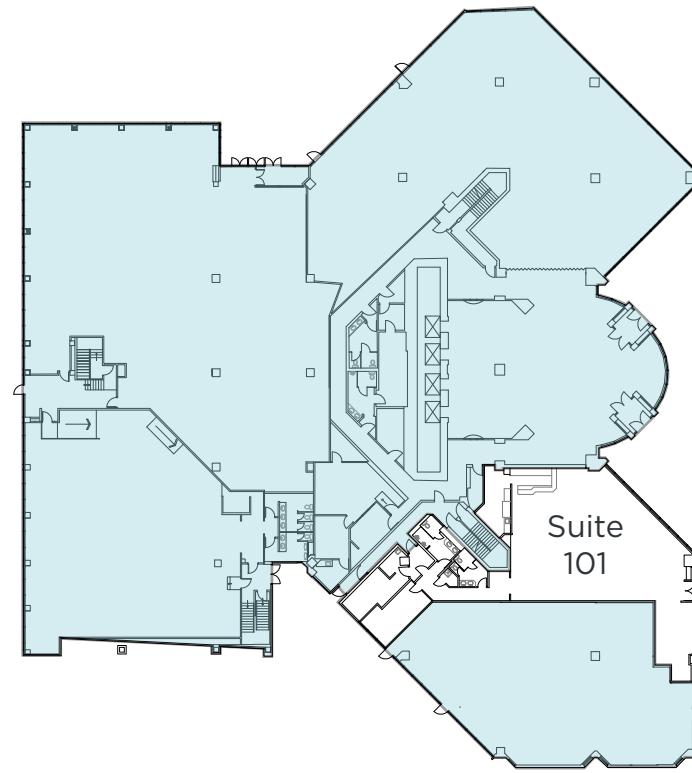
Building Size:	279,426 sf
Available Units:	Suite 101 3,507 sf (Main Floor Dental Space) Suite 700 22,609 sf (Full Floor) Suite 915 810 sf (Forthcoming Show Suite) <del>Suite 920 2,800 sf LEASED</del> Suite 1110 4,708 sf
Availability:	Immediately
Lease Rate:	Market rates
Operating Costs:	\$16.56 psf (est 2026)
Year Built:	1978
Parking Ratio:	1:580 sf
Parking Rates:	\$125 per stall, per month (underground)
Tenant Improvement Allowance:	Negotiable



# Floorplans

## 1<sup>st</sup> Floor

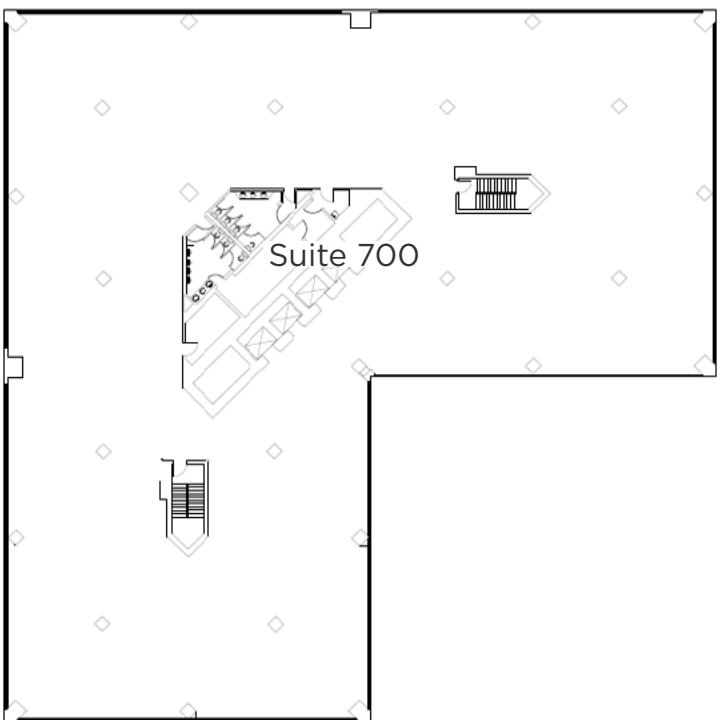
Suite 101: 3,507 sf (Main Floor Dental Space)



# Floorplans

## 7<sup>th</sup> Floor

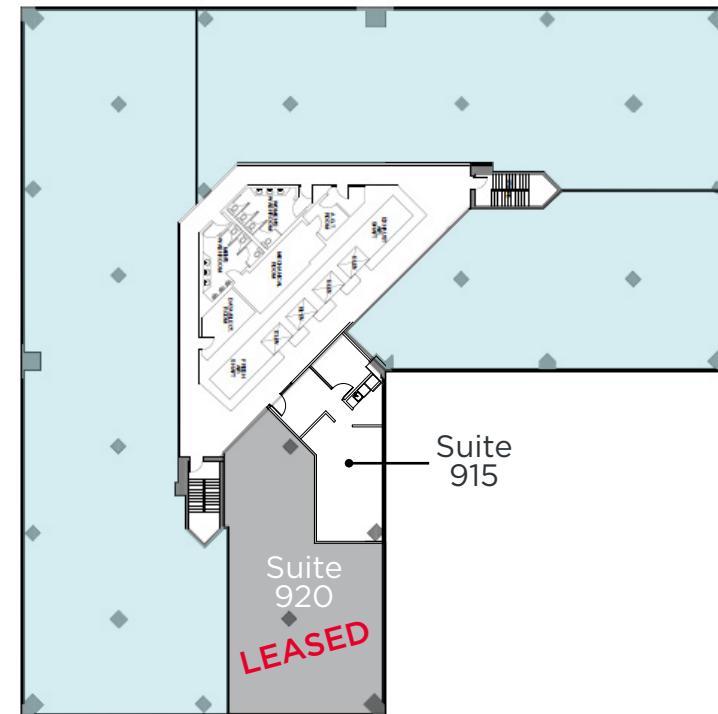
Suite 700: 22,609 sf (Full Floor)



## 9<sup>th</sup> Floor

Suite 915: 810 sf (Forthcoming Show Suite)

~~Suite 920: 2,800 sf LEASED~~

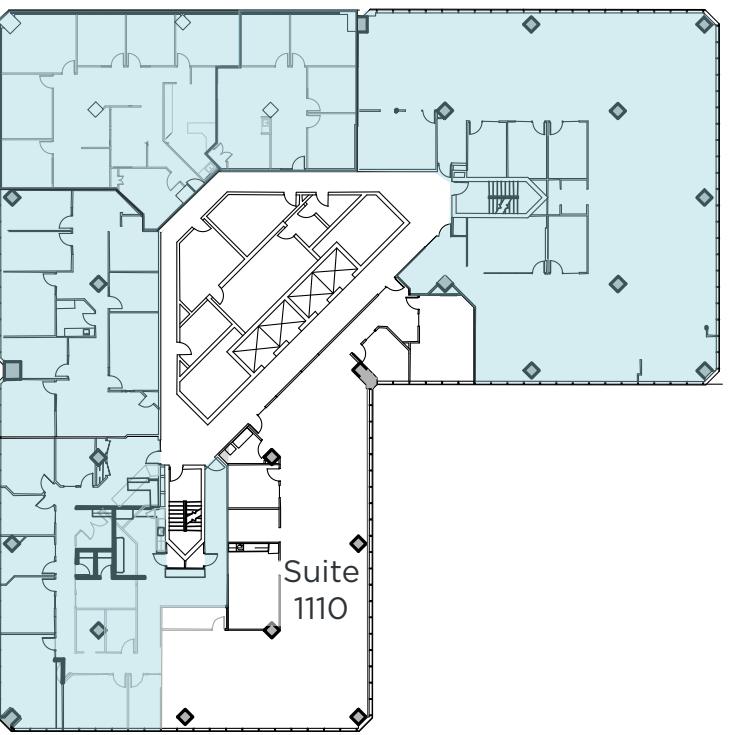


Conference Centre

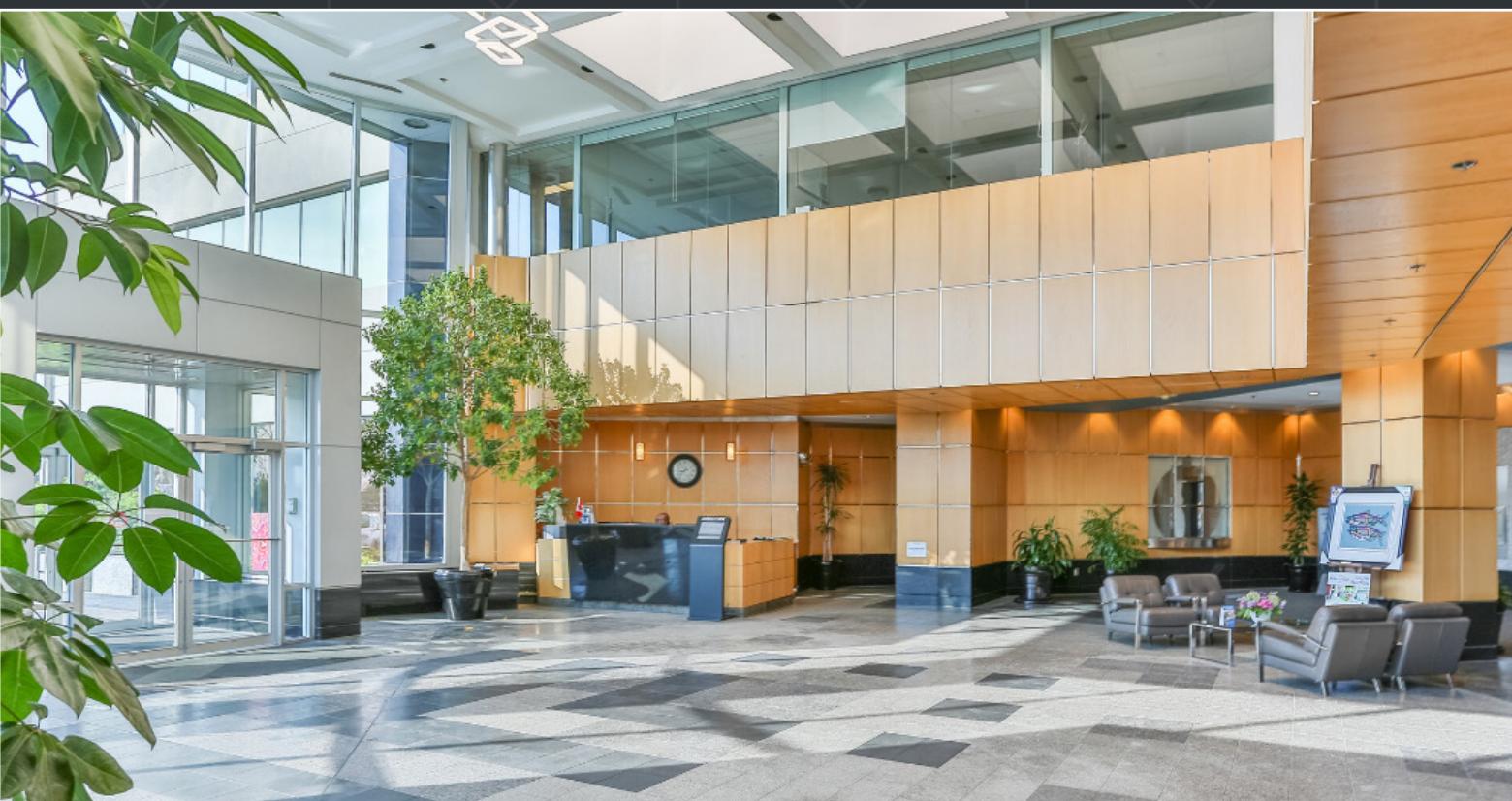
# Floorplans

## 11th Floor

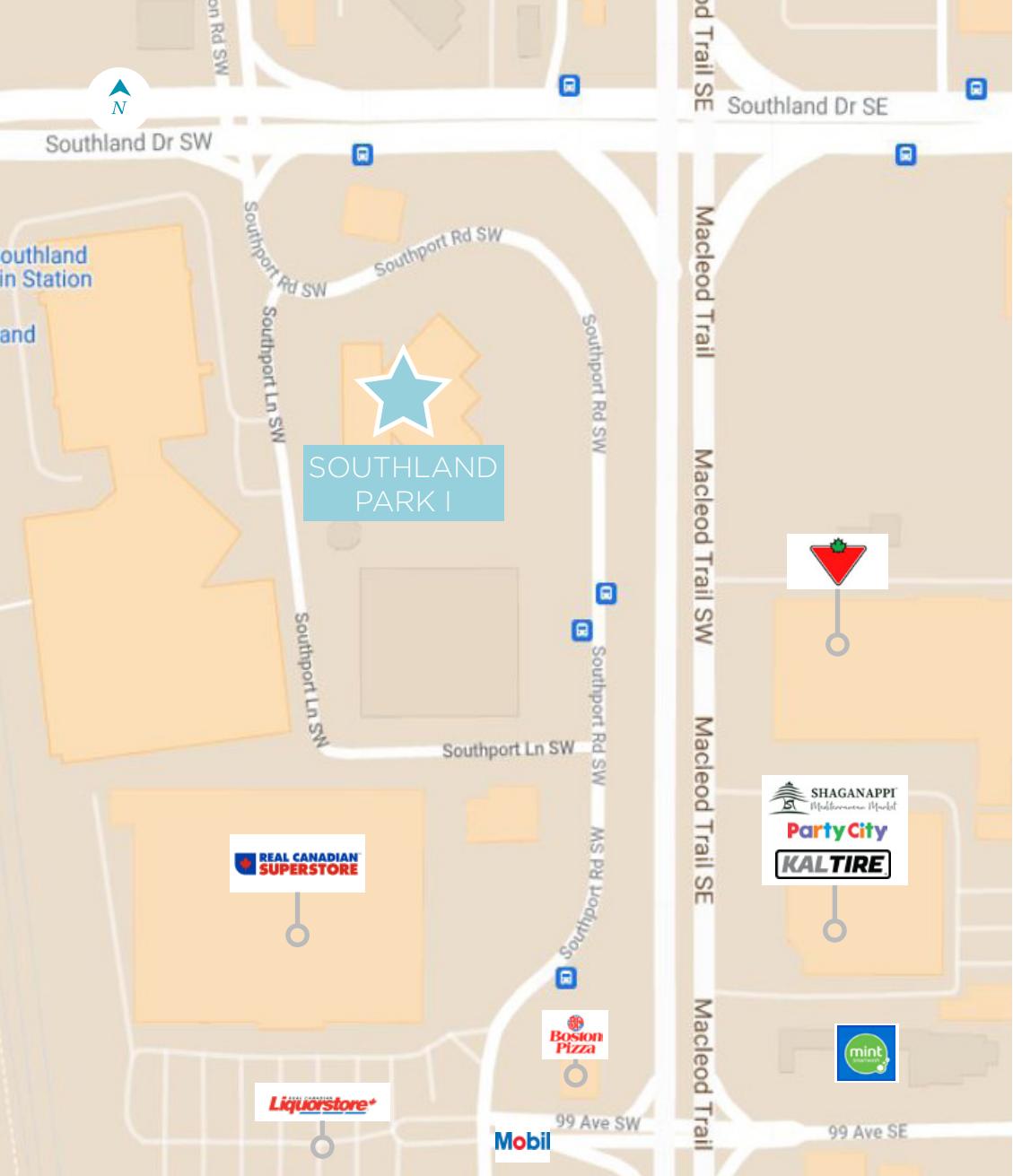
Suite 1110: 4,708 sf



# Photos



Fitness Centre



# Area Stats

137,335

POPULATION

63%

EMPLOYMENT RATE

\$143,092

AVG HOUSEHOLD INCOME

43

MEDIAN AGE

5km radius

## Contact

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