



Amaji

DOWNTOWN SQUAMISH

OFFICE UNITS FOR LEASE

38033 SECOND AVE. SQUAMISH BC

- 5 offices units For Lease
- High profile location in a Class A building
- Projected lease rates start at \$23.00 p/sf
- Includes 1 designated parking stall per unit



Shaun Greenaway
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Amaji Squamish is a new mixed-use development in a central location in downtown Squamish offering office units for sale from 783 to 4,135 square feet. Completed in winter 2020/21 with high quality concrete construction, excellent access and transportation logistics, excellent neighbourhood anchors and a functional base unit demise make for a great opportunity for your business location.

BUILDING SPECIFICATIONS

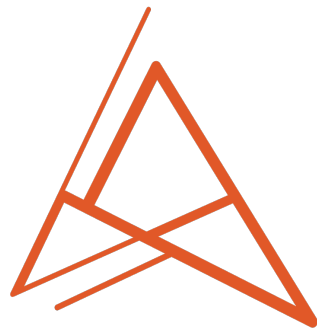
- Concrete construction
- Tempered glass canopies and architectural design elements
- Trowelled and sealed concrete floors
- 125A 208/120V 3 phase electrical panel
- Exit signs and interior/exterior security lighting
- Telus service conduits to each unit
- Full height, fire rated and insulated partitions
- Fully sprinklered fire protection system with fire alarm
- Complete with common washroom with opportunity for in suite washrooms
- HVAC installed in all commercial units
- Office units are demised, walls primed and ready for paint.
- Office units ranging from 746 sf to 3,980 sf fully assembled
- 1 dedicated parking stall per unit
- Bike wash & EV charge station
- STEP 3 Energy Code

ZONING

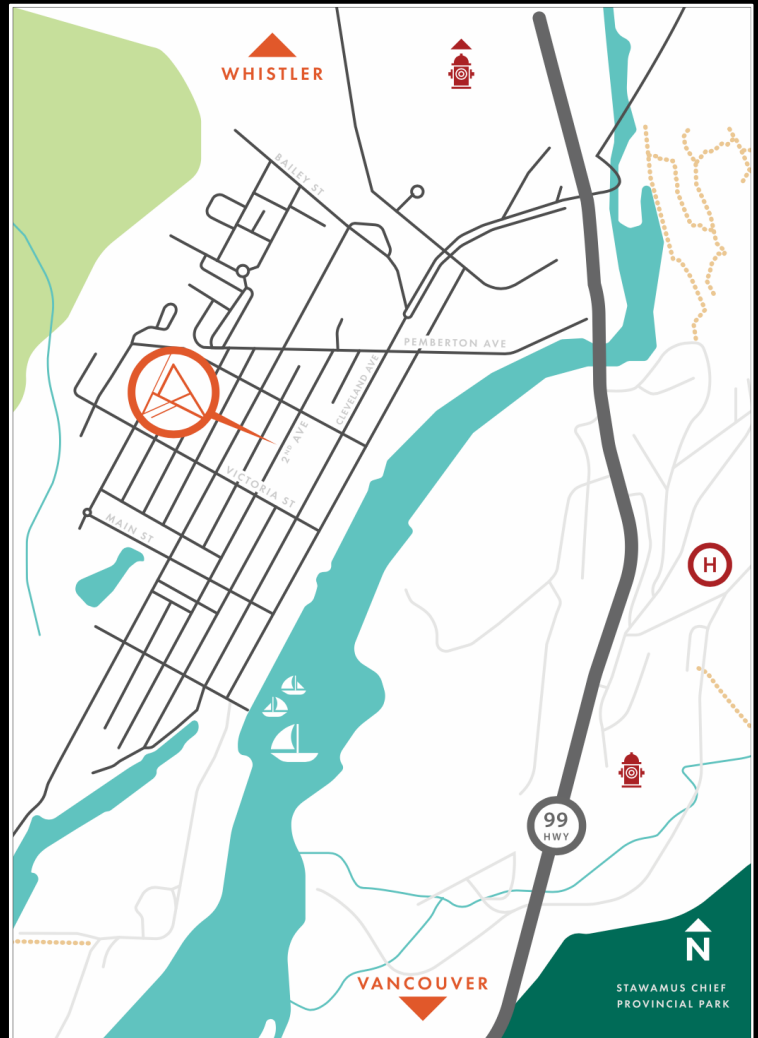
(C-4) Mixed-Use zoning includes a variety of uses including but not limited to; arts and culture, business and professional offices, childcare, school, assembly, restaurant, hostel, fitness centre, entertainment.



**E.& O.E: Although believed to be correct, neither the company nor Shaun Greenaway Personal Real Estate Corporation warrants or guarantees the accuracy of the above information and any buyers of the property need to conduct their own due diligence to verify the accuracy of the above information and property details.



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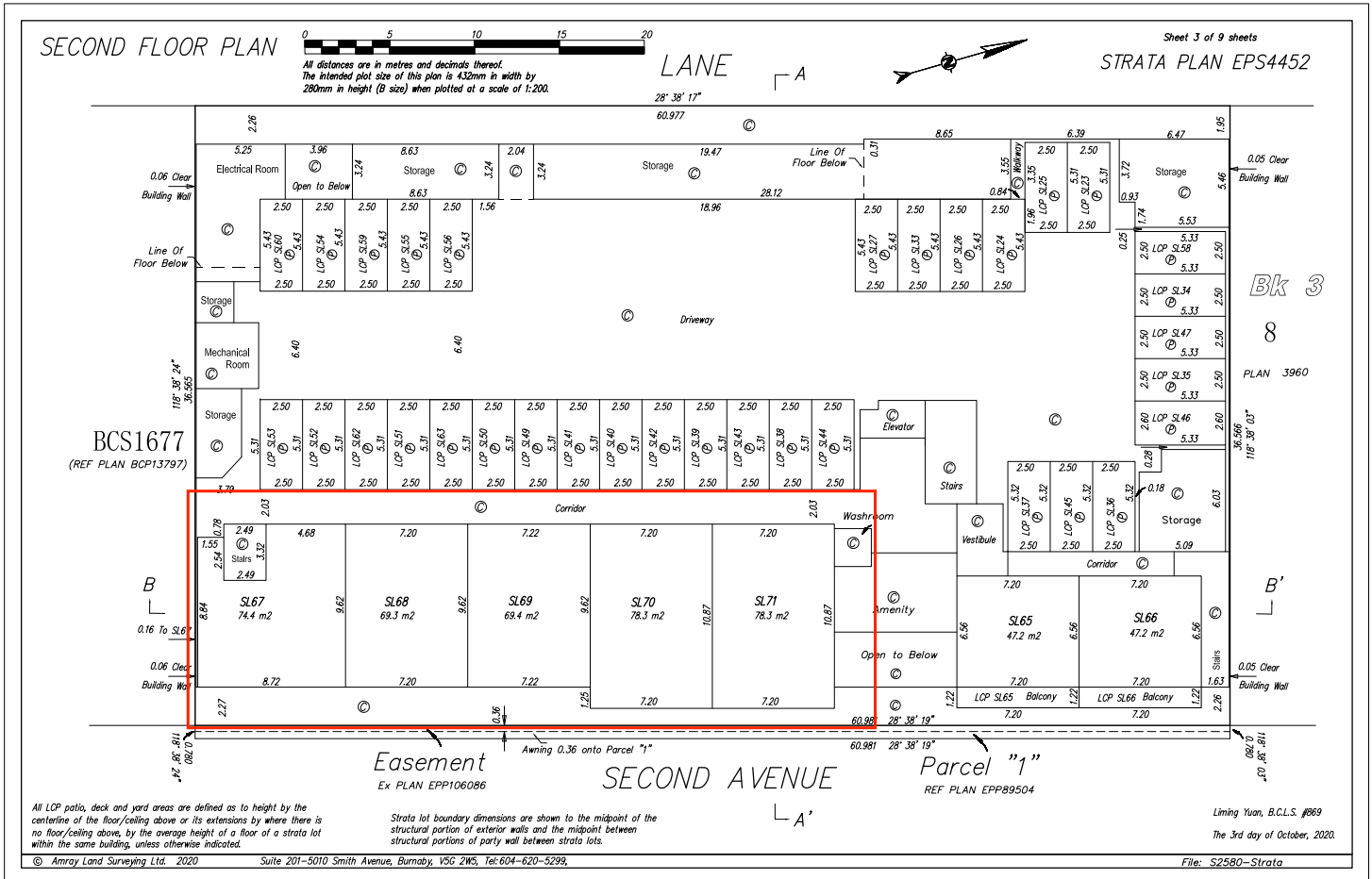




Building Amaji

Address 38033 Second Ave

Unit#	Strata Lot	Type	SqFt	Lease Rates YR1	Net Annual Base	GST on Base Rent	\$12.00 Add'l Rent	Total Annual Rent	Total Monthly	Tenant
201	SL 67	OFFICE	805	\$22.00	\$17,710.00	\$885.50	\$9,660.00	\$28,255.50	\$2,354.63	Vacant
202	SL 68	OFFICE	783	\$22.00	\$17,226.00	\$861.30	\$9,396.00	\$27,483.30	\$2,290.28	Vacant
203	SL 69	OFFICE	782	\$22.00	\$17,204.00	\$860.20	\$9,384.00	\$27,448.20	\$2,287.35	Vacant
204	SL 70	OFFICE	879	\$22.00	\$19,338.00	\$966.90	\$10,548.00	\$30,852.90	\$2,571.08	Vacant
205	SL 71	OFFICE	886	\$22.00	\$19,492.00	\$974.60	\$10,632.00	\$31,098.60	\$2,591.55	Vacant



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