

# Office For Lease

## 1217 Centre Street NW, Unit 218

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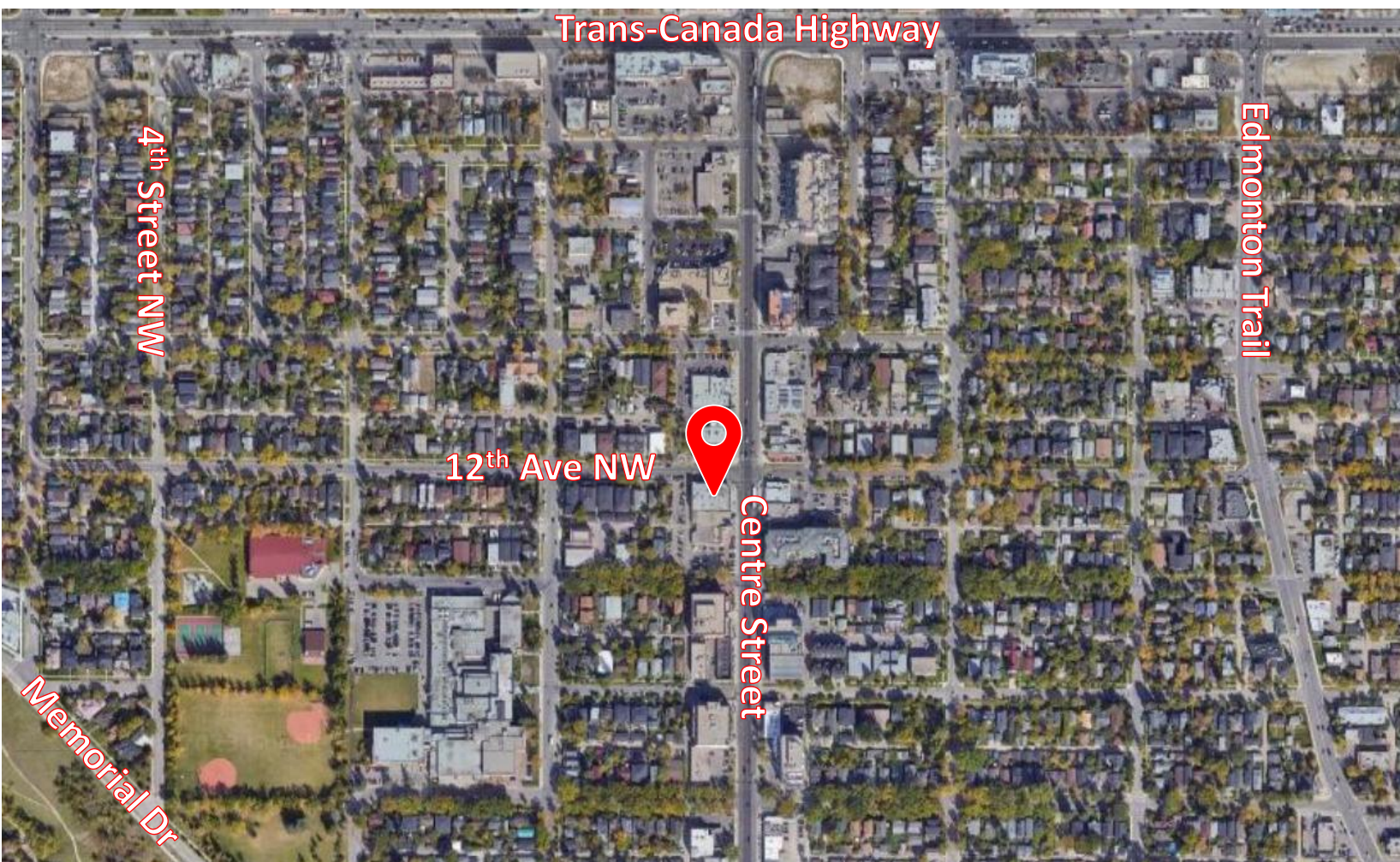
**Kimberly Kimball,** Senior Associate

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# 1217 Centre Street NW, Unit 218



**Address:** 1217 Centre Street NW, Unit 218

**Zoning:** C-COR1 (Commercial Corridor)

**District:** Crescent Heights

**Unit 218:** 2,552± SqFt

**Lease Rate:** \$10.00/SqFt ( \$2,127.00/mth)

**Op. Cost:** \$16.67/SqFt (\$3,545.15/mth)

**HVAC:** 24 hours, 7 days a week

**Term:** 5-10 years

**Available:** Immediate

**Parking Ratio:** 1:500 SqFt

**Parking Cost:** Surface - \$125.00/mth,  
Underground - \$175.00/mth



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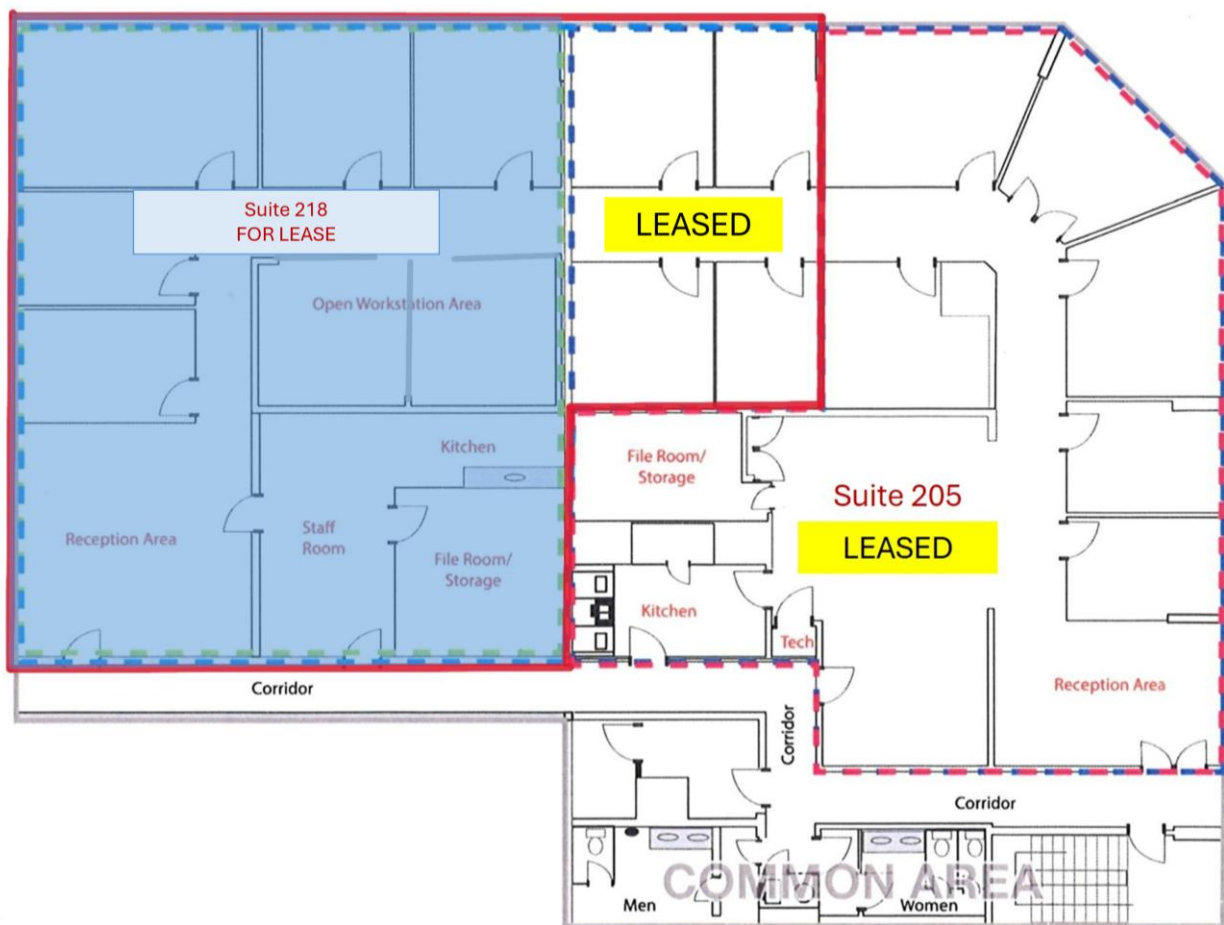
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- Beautifully renovated Office space of 2,552 sf, with easy access to downtown core and bus routes.
- Best suited for a law firm, real estate, accounting, mortgage, engineering or insurance office.
- Desirable location as building faces directly onto Center Street & 12th Avenue.
- Currently 7 private offices, reception, kitchen & bullpen, and storage area.
- Secure underground parking and bike storage for tenant's use.
- HVAC hours are 24-hours per day, 7 days a week.
- On-site secure storage possibly available. FOB and intercom entry, and security camera monitored. Telus Fiber and Shaw Cable available subject to tenant confirmation.
- Parking is 1 per 500sf; Surface (\$125/stall) and underground parking (\$175/stall) stalls available, plus five (5) visitor parking stalls and on-street parking.
- Numerous restaurants, banks and shopping within walking distance. Utilities included in operating costs.

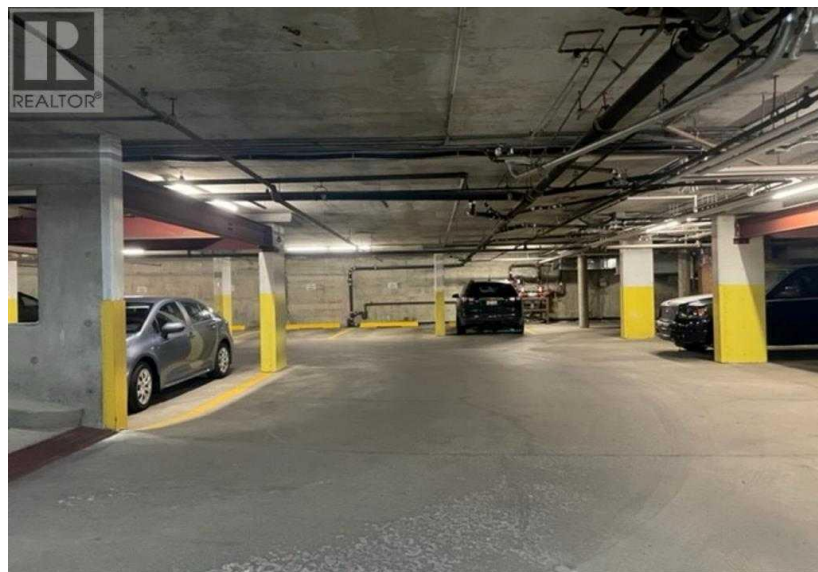
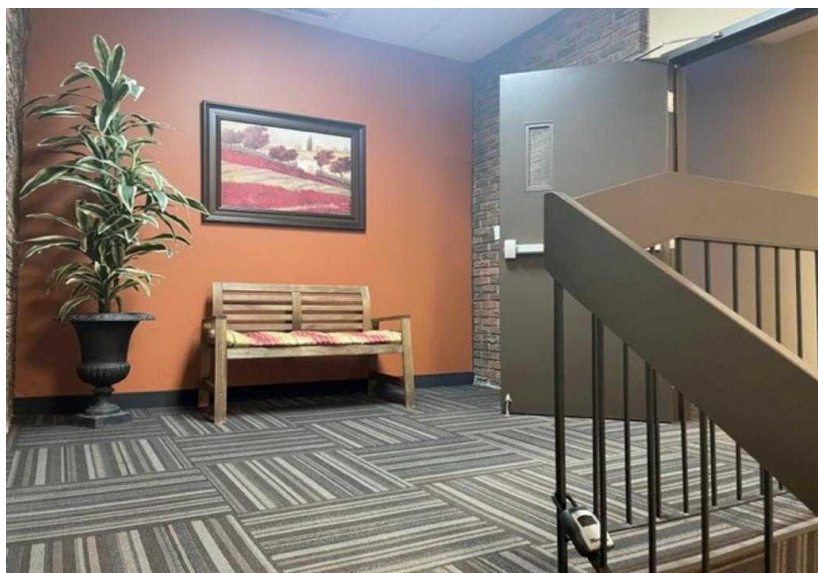
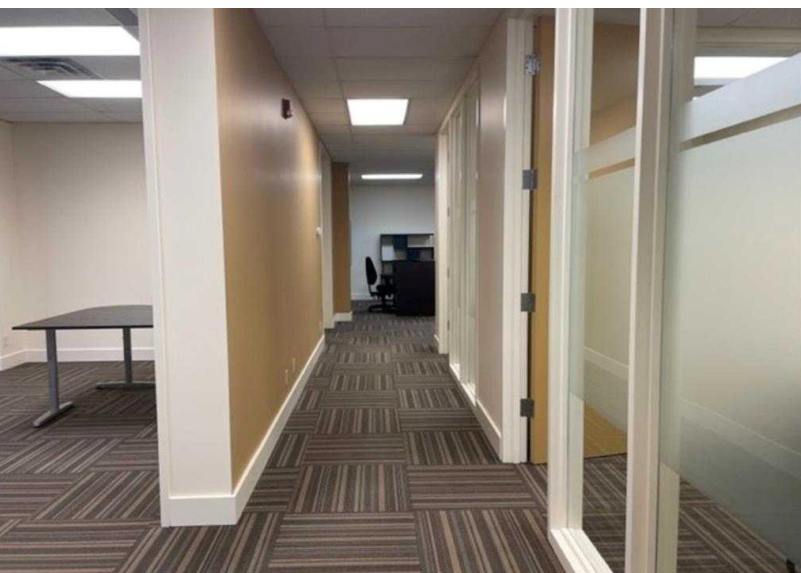


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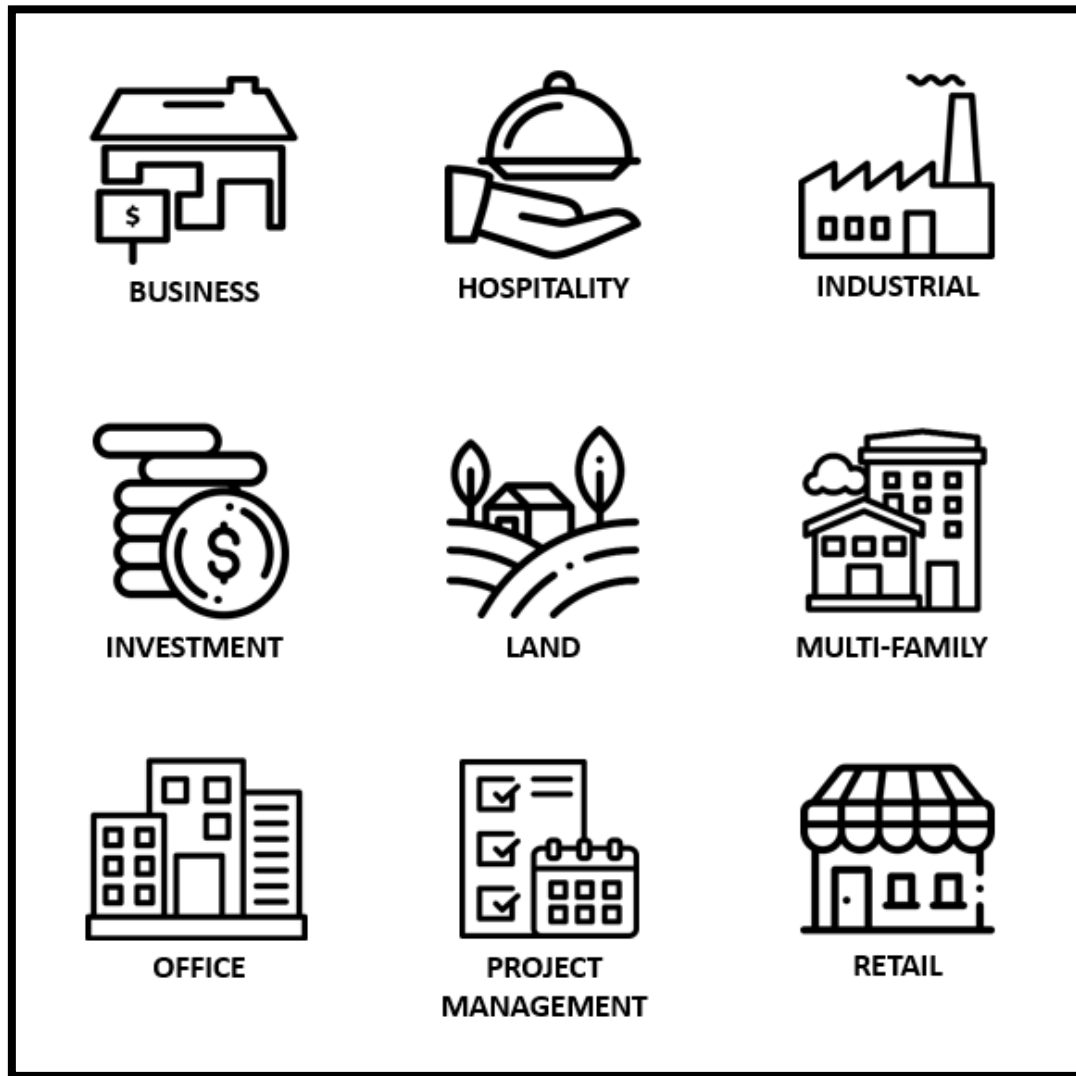


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