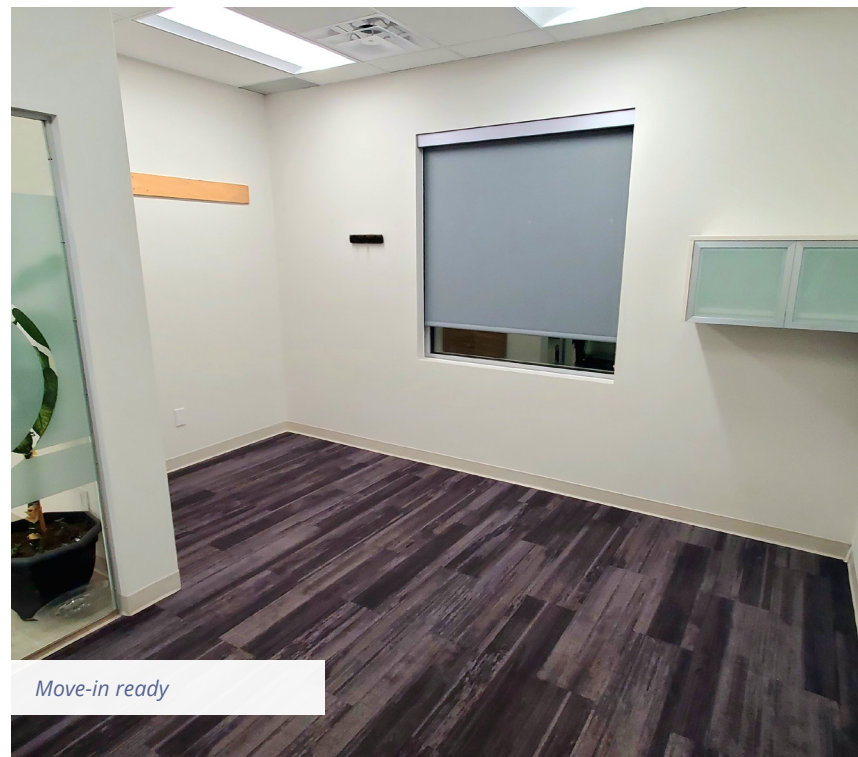
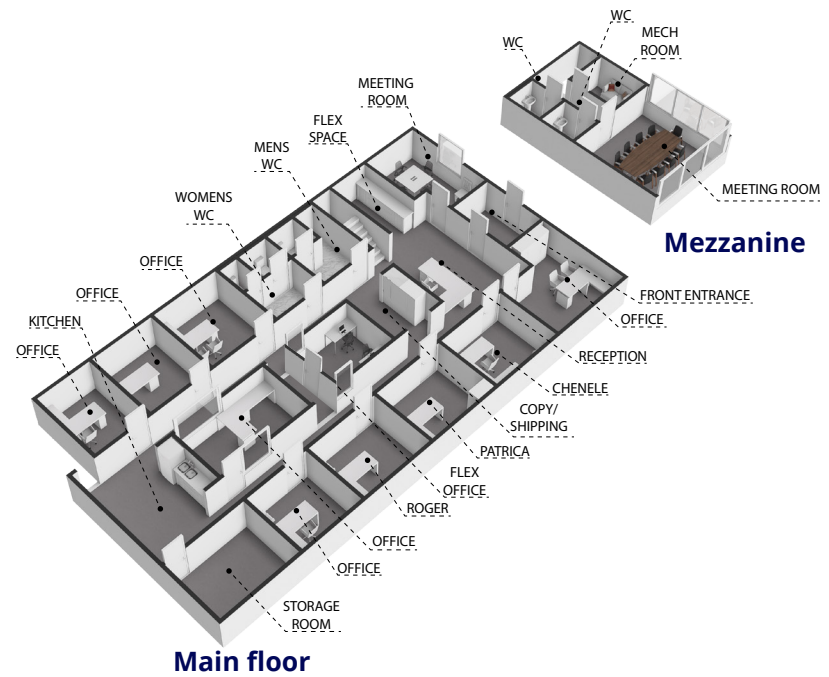


Property Profile

Premier North-end Office Space

The sublease is available until February 28, 2027.

Available	Unit 108	3,400 SF
Building Area	113,500 SF	
Site Area	7.33 AC	
Zoning	IL1 (Light Industrial)	
Legal Description	Unit 5, Condo Plan 102136902 358/1000 share of common property in Condo Parcel 202836933	
Possession	Immediate	
Occupancy Costs	\$8.20/SF (est.)	
Net Lease Rate	\$17.50/SF	



Move-in ready

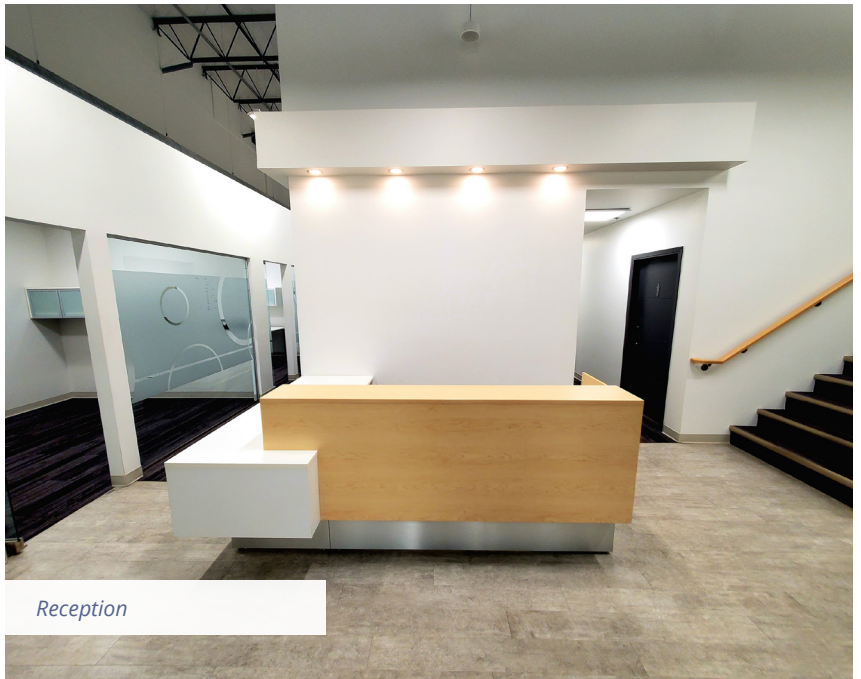
Property features

- Efficient design allows natural light into the entire office space
- High-end finishes
- Modern reception area

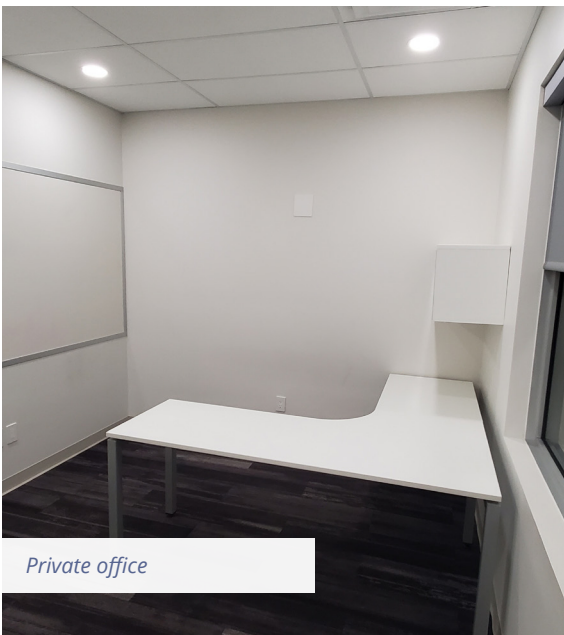
- Ten (10) private offices
- Six (6) dedicated parking stalls
- High-profile location
- Sign can available



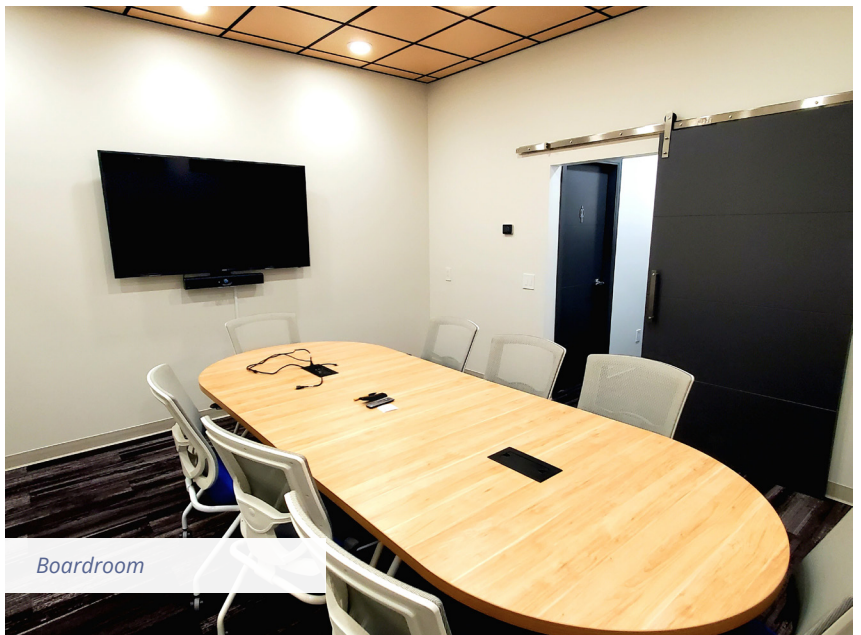
Open concept utility space



Reception



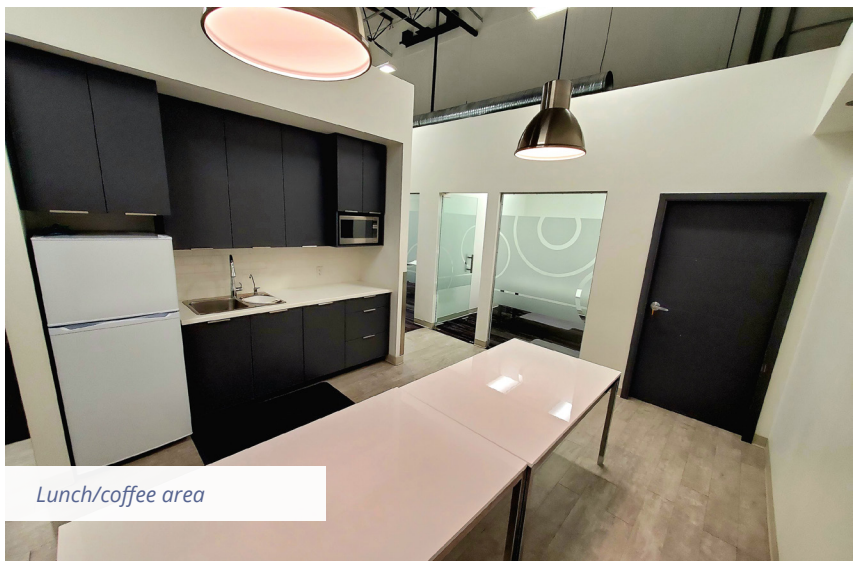
Private office



Boardroom



Efficient configuration



Lunch/coffee area



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