



Prime Urban Office Space for Lease – Ideal for Professional Use

This spacious 3-storey office unit, located within a well-maintained, 8-unit concrete block condominium building constructed in 1986, offers a versatile layout ideal for a range of professional services. The unit features a fully finished basement with access to a private patio, and the main floor includes a reception area and offices, making it a turnkey solution for any professional business.

This unit is located in a complex with established tenants, including dentists, medical professionals, and other office users, making it an excellent location for businesses seeking a professional setting with ample space.



Rentable area:

Main floor: 1,353 sf
Second floor: 906 sf
Lower floor: 1,456 sf
Total: 3,715 sf



Zoning:

ML - Mixed Low Rise



Asking lease rate:

\$12.50 psf



Operating costs:

\$9.80 psf



Possession:

Immediate

For further information

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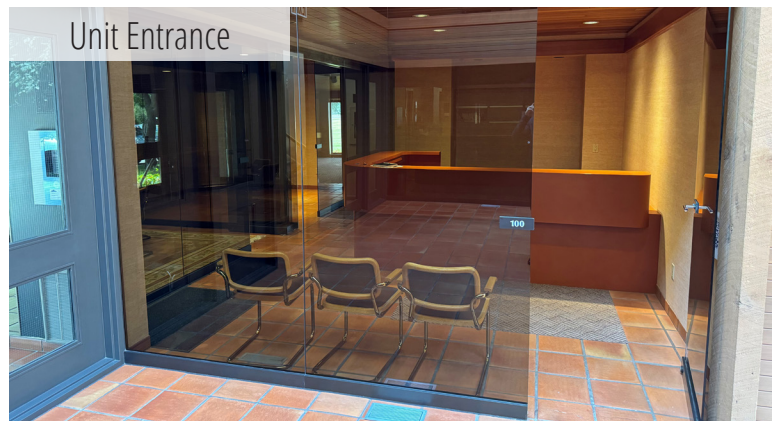
Key Features:

Main Floor (1,353 SF): Includes a welcoming reception area, two private offices, and an open workspace at the rear.

Second Floor (906 SF): Offers an open office area, a full kitchenette, a 4-piece washroom, a boardroom, and access to an exterior deck.

Lower Level (1,456 SF): Ideal for professional services or businesses requiring waiting rooms and support staff, featuring a client waiting area and additional office space.

Parking: Three reserved on-site parking stalls included, plus additional free parking across the street.



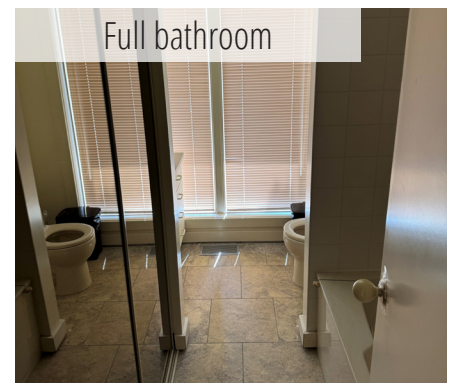
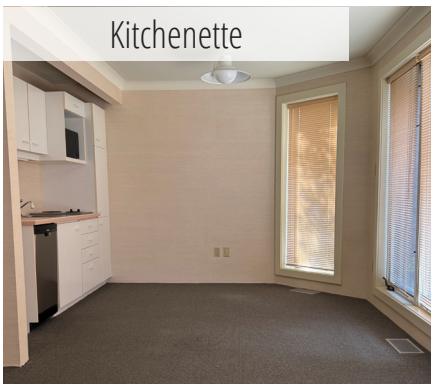
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Office For Lease

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