



**Flexible shell space available  
ready to be customized to suit  
your business needs**



Up to 3,500 SF available



Lease incentive available

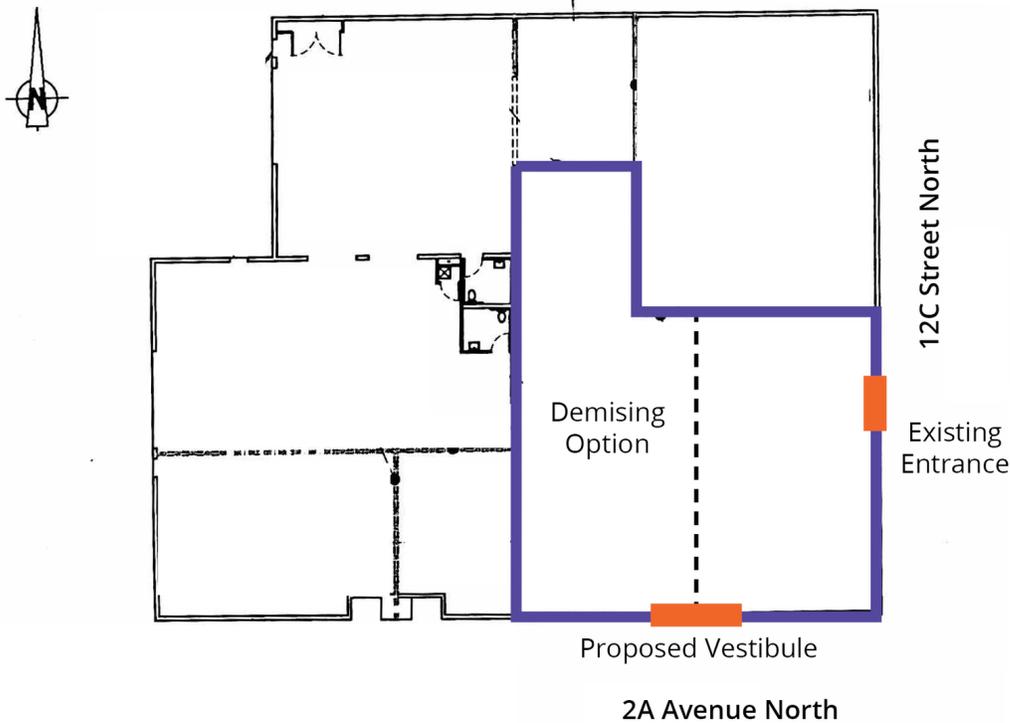


High-traffic location

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property  
information**

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## Property Description

The subject property offers flexible shell space suitable for an office or retail user. The existing open floor plan allows for plenty of opportunities to customize the space to fit your business's needs. There is the option to demise the space and add a vestibule for access on 2A Avenue North.

## Location Description

The location offers easy access to Stafford Drive and 13th Street North via 2A Avenue North (14,300 VPD+), as well as adjacent access to Highway 3. The property is across the street from Centre Village Mall which is anchored by quality tenants including Candian Tire, Save-On-Foods, London Drugs, Mark's, and Dollar Tree.

## Lease Incentive Requirements

- 5-year term, Tenant shall receive 6 months free base rent

## Offering Summary

Opportunity:	3,500 SF
Legal Address:	406R;140;15-18
Zoning:	General Commercial
Lease Price:	\$11.00 PSF
Additional Rent:	\$3.50 PSF
Possession:	Negotiable

## Property Highlights

- Flexible shell space
- Option to demise the unit
- High-traffic location with convenient access
- Good signage opportunity
- Free on-street parking

# AVISON YOUNG

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