

OFFICE FOR LEASE

1217 Centre Street NW



Rethinking Commercial Real Estate



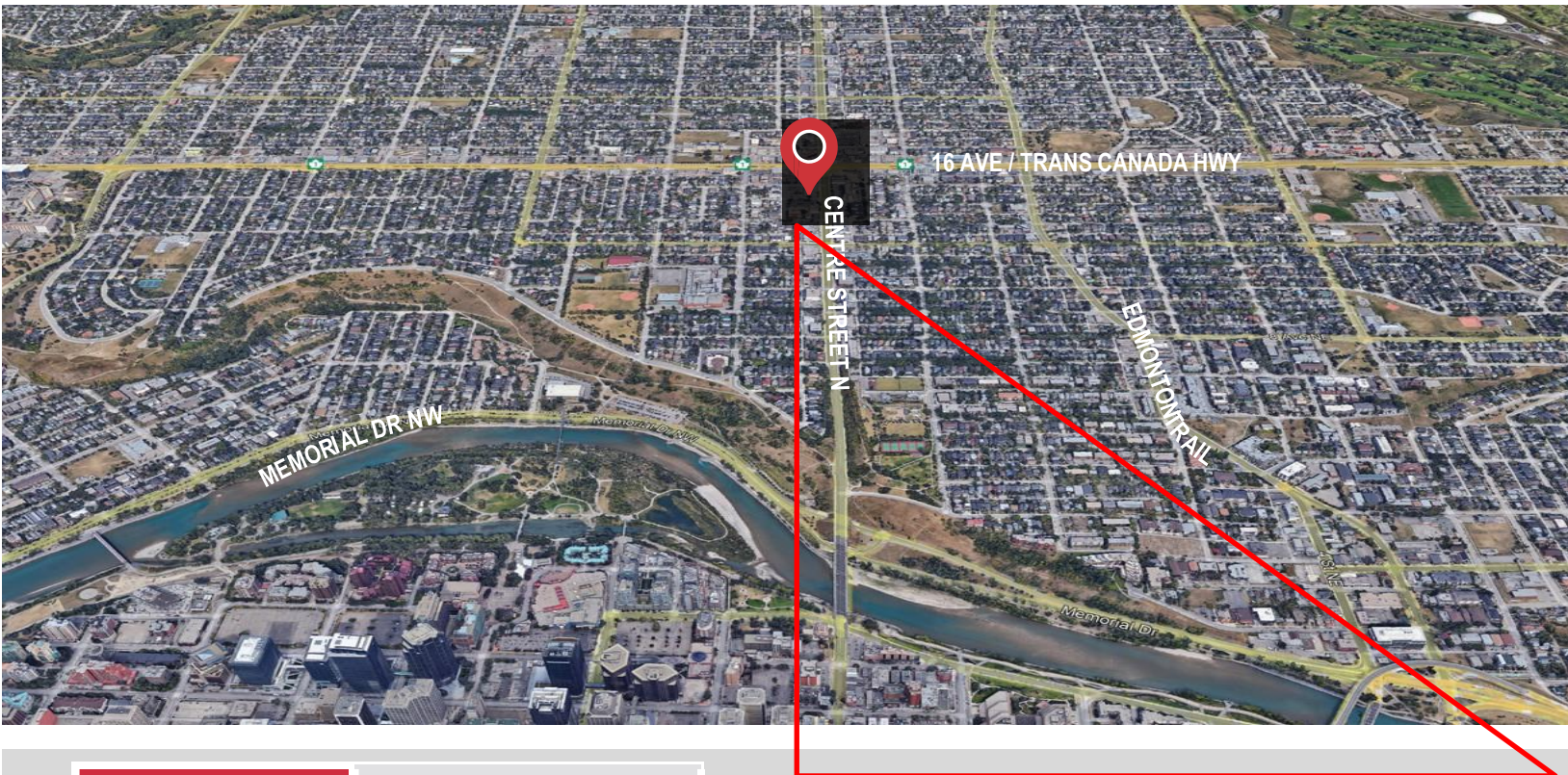
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Kimberly Kimball, Senior Associate

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DISTRICT:	Crescent Height
AVAILABLE AREA:	2,552 to 6,870 +/- SQ FT
SUITE 218:	2,552 +/- SQ FT
SUITE 205:	4,318 +/- SQ FT
ZONING:	C-COR1
LEASE TERM:	3-10 years
NET RENT:	\$10.00-\$12.00/Sq.Ft
OP. COST:	\$13.43/Sq.Ft including utilities
HVAC	24-hours, 7 days a week
PARKING RATIO:	1: 500 SQ FT
PARKING COST:	Surface - \$125/Month Underground - \$175/Month



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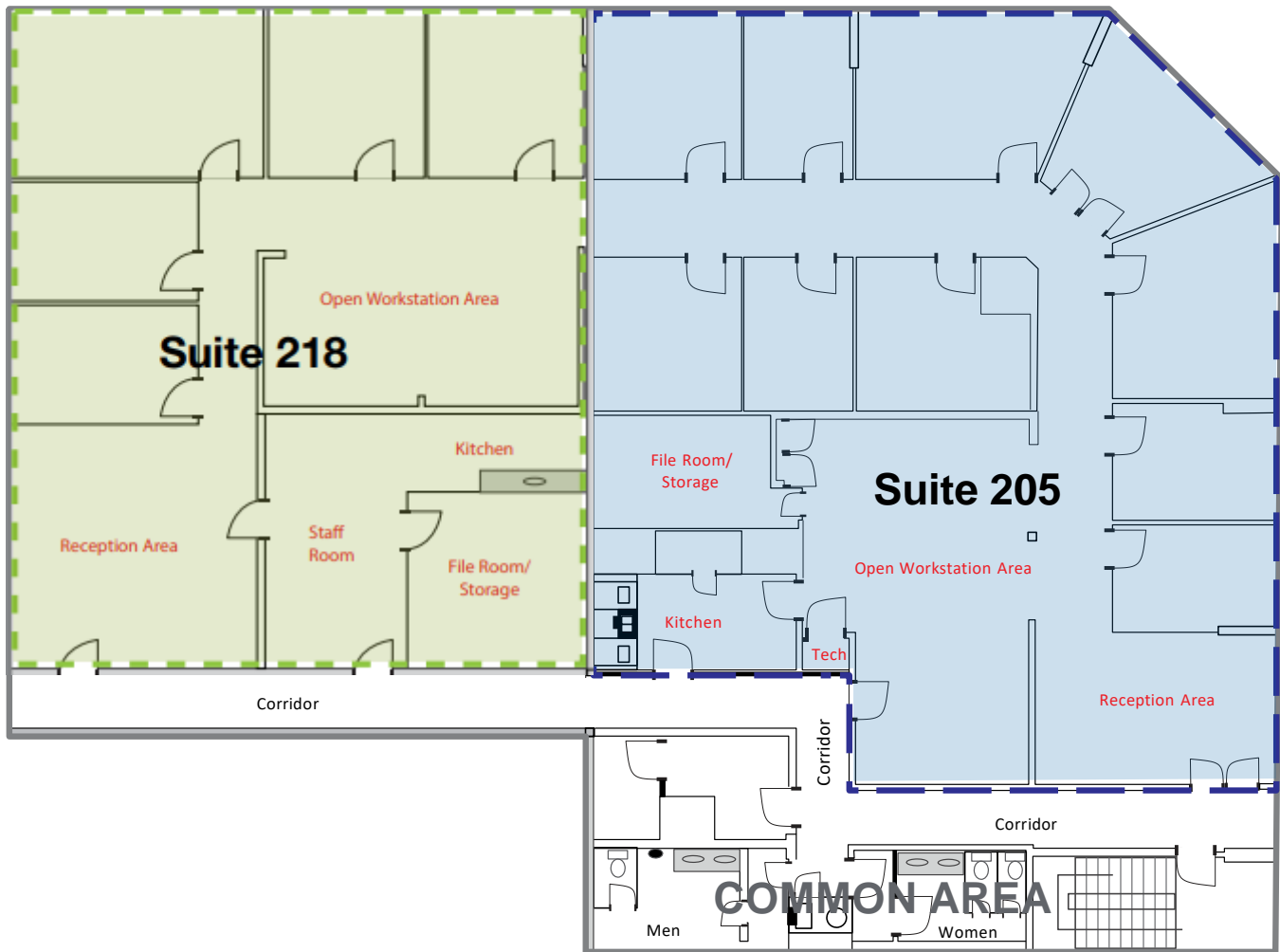
- Beautifully renovated building & office suites with excellent access to Downtown Core and city bus routes.
- Tons of natural light throughout.
- Secure bike storage for Tenant's use in the underground parkade.
- HVAC hours are 24-hours per day, 7 days a week.
- On-site secure storage available, FOB and intercom entry, and security camera monitored.
- Data Communication - TELUS Fiber and Shaw Cable.
- Five (5) visitor parking stalls plus ample on-street parking adjacent to the building.
- Surface and underground parking available.
- Various size option could be made available to suit.
- Numerous restaurants, banks and shopping within walking distance.
- On bus route.

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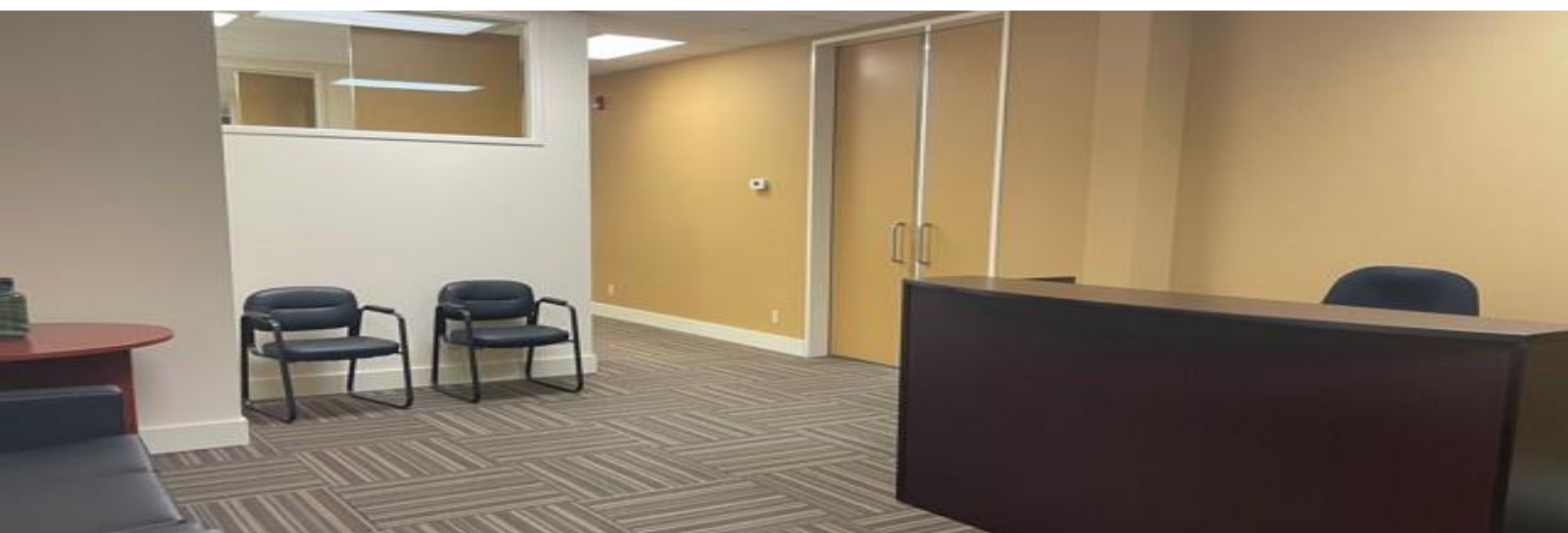
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UNIT 218 PHOTOS



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