

Office For Sublease

5824 – 2nd Street SW, Unit 220

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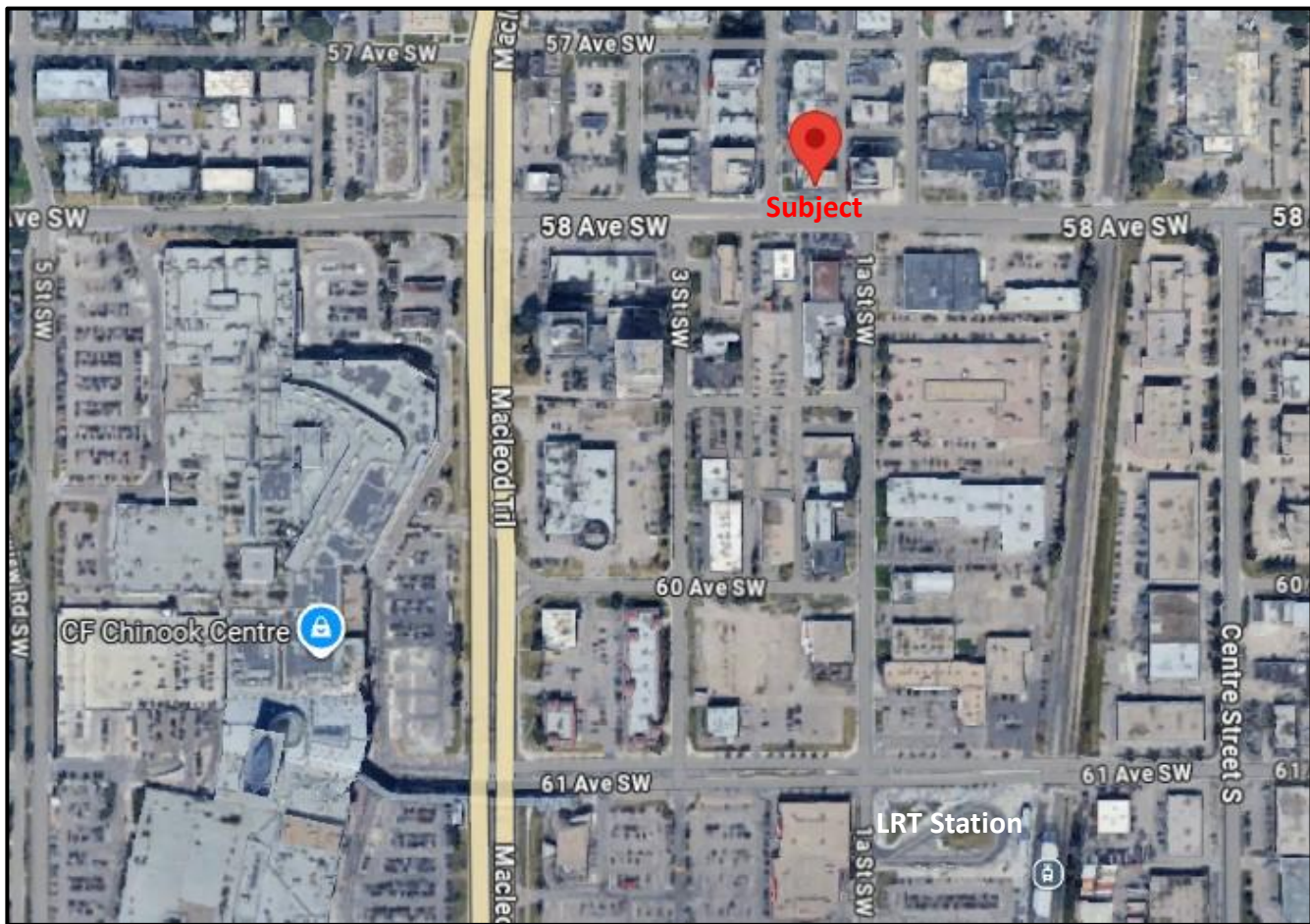
Rethinking Commercial Real Estate

Kimberly Kimball, Senior Associate

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5824 – 2nd Street SW



Subdivision:	Manchester
Zoning:	C-O (Commercial Office)
2nd Floor:	#220 – 3,458 ± Square Feet
Sublease Rate:	Starting \$12.00 /Sq Ft
Operating Cost:	\$15.31/Sq Ft/Annum (Estimated 2025)
Term:	Until January 31 st , 2029
Availability:	30 days
Parking:	1:700 Sq Ft 2-hour street parking in the vicinity
Heating/ Air Conditioning:	Central HVAC

- Professionally managed building with direct exposure to 58th Avenue SW.
- Newly renovated 2nd floor office space with perimeter windows for tons of natural light.
- Attractive reception area, 7 offices, a large executive boardroom, IT room, kitchen, and large open bullpen area.
- Elevator adjacent to the space plus common washrooms.
- Extra storage available on lower level if required at a nominal fee.
- Bus stops directly in front of building on 58th Ave.
- 1 block from Chinook, 2 blocks from LRT station.
- Great for professional offices.

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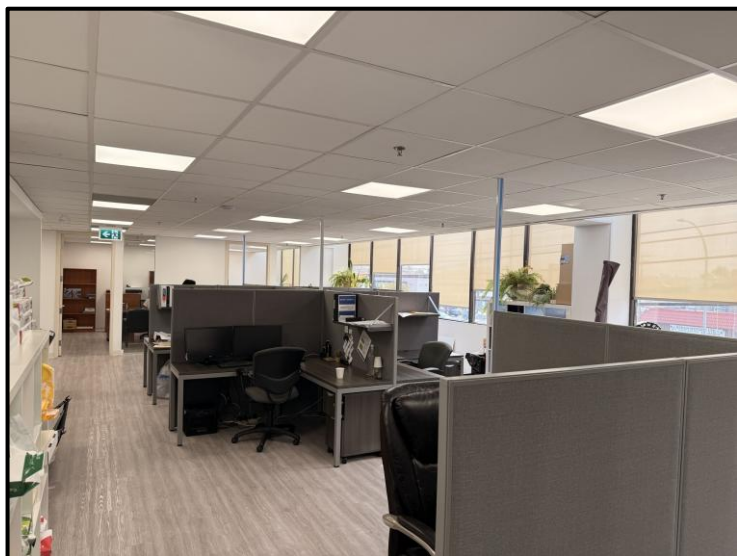


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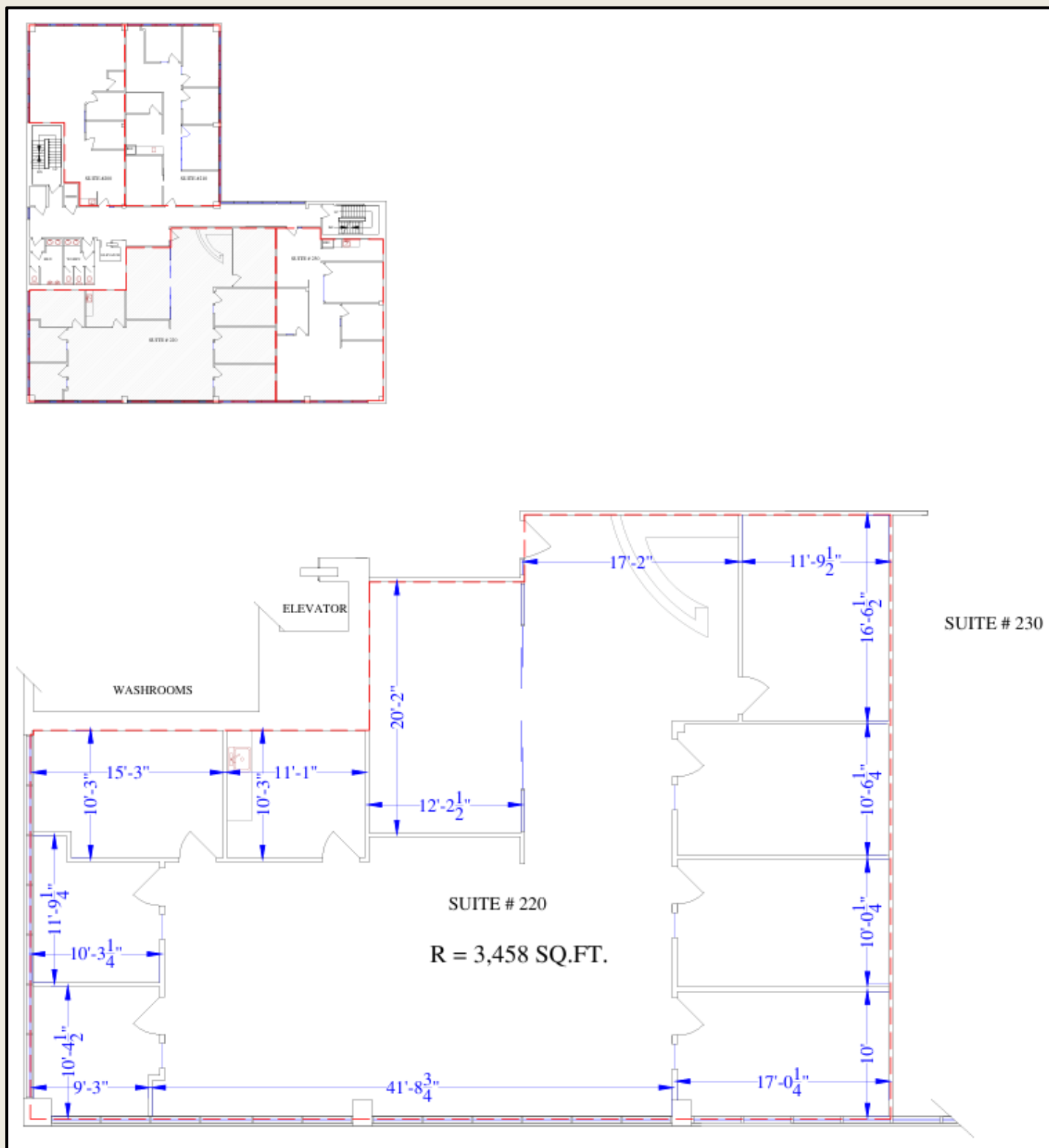


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Floor plans may not be exactly as illustrated and are subject to change.

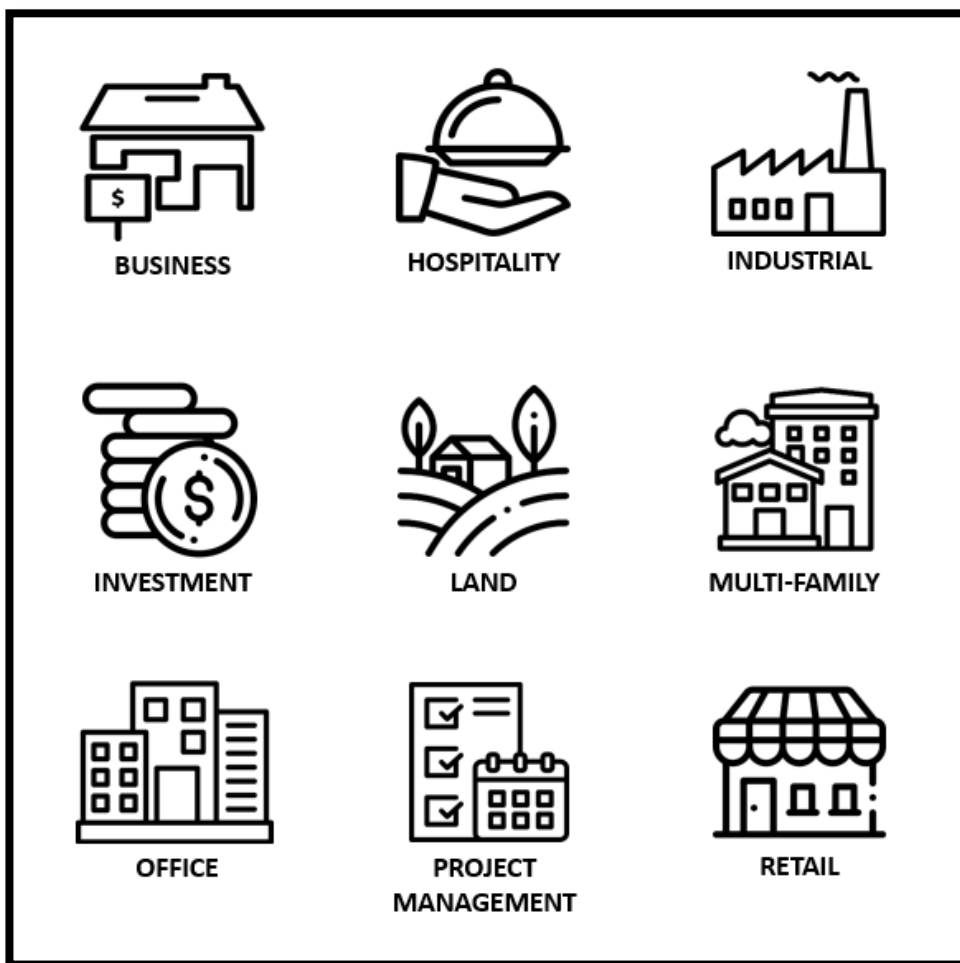
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