



Standalone Character Office Building

PROPERTY OVERVIEW

TOTAL AREA	4,802 SF
YEAR BUILT	1900 2014
FLOORS	Basement, Main, and 2nd Floor
ASKING NET RENT	Market
2026 ADDITIONAL RENT	\$18.47 PSF
FURNITURE	Potentially Available
PARKING	10 Surface Stalls Included

OPPORTUNITY OVERVIEW

- » Character building with high quality buildout
- » Located in the heart of Mission
- » 2 Private tenant patios
- » Well serviced by public transit
- » Numerous restaurants and retail amenities in immediate area

For more information, please contact:

Loveleen Bhatti, Executive VP
+1 403 973 4360
lbhatti@naiadvent.com

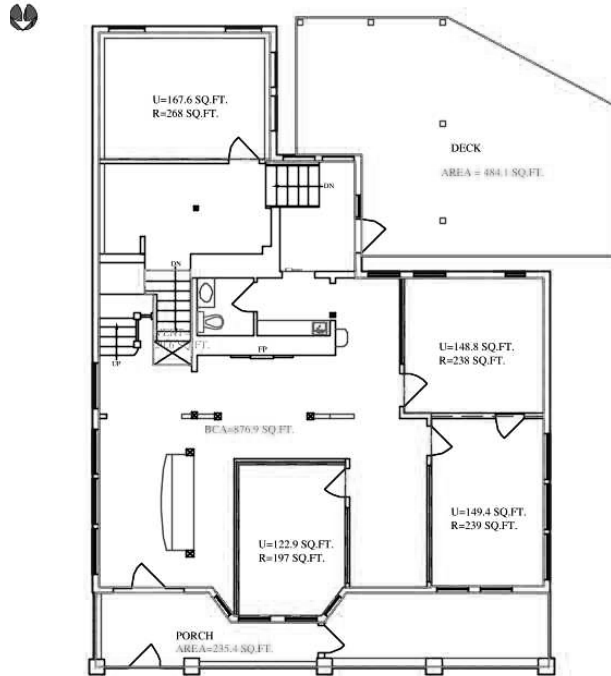
Roseleen Bhatti, Executive VP
+1 403 605 2294
rbhatti@naiadvent.com

Sobey Salem, Brokerage Services
+1 403 862 8615
ssalem@naiadvent.com

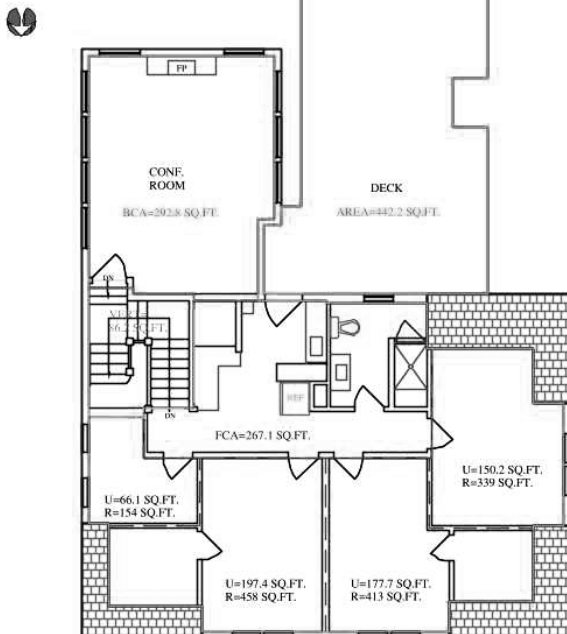
FLOOR PLAN

- » 11 Offices
- » Boardroom
- » 2 Kitchens
- » Kitchenette
- » 3 Washrooms (one with full shower)
- » Reception and Waiting Area
- » 2 Private Patios

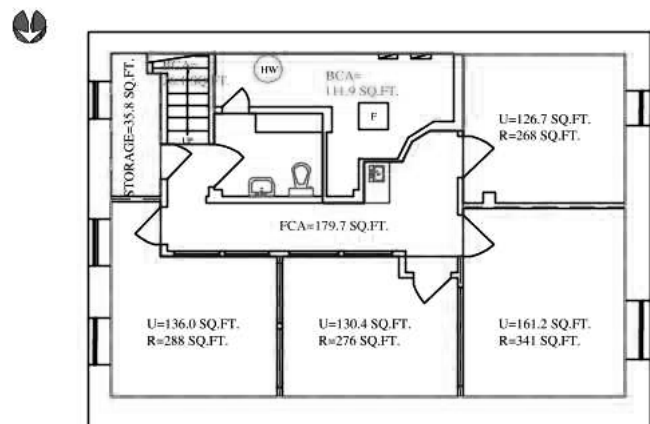
MAIN FLOOR



2ND FLOOR



BASEMENT

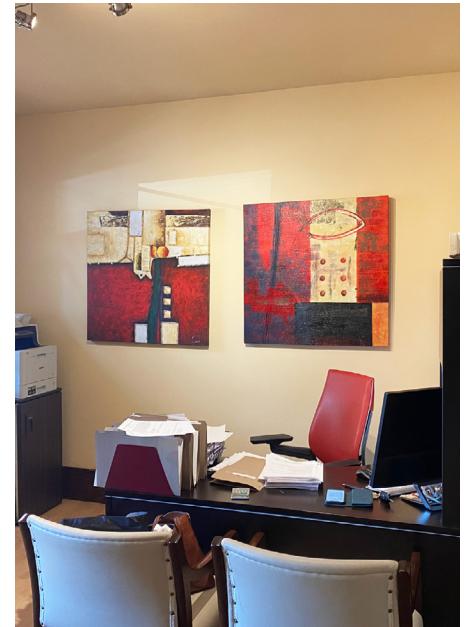
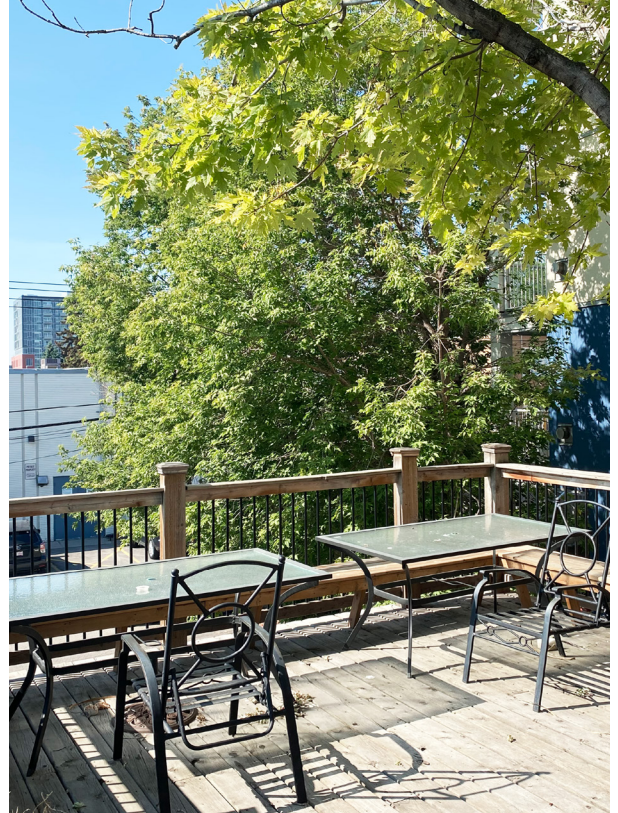


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NEARBY AMENITIES

- | | | |
|-------------------------------|---------------------------------------|----------------------------|
| 1. Earls Kitchen + Bar | 10. O.E.B Breakfast | 19. Beebop Doughnut Shop |
| 2. Mucho Borrto Mexican Grill | 11. Carino (Japanese Italian Kitchen) | 20. Fleur de Sel Brasserie |
| 3. Joyce on 4th | 12. Bincho Sushi & Izakaya | 21. My Little Italy |
| 4. Subway | 13. Blowers & Grafton | 22. Jara Cafe |
| 5. Vin Room Mission | 14. Anejo | 23. College Bar |
| 6. Famous Neapolitan Pizzeria | 15. Fourth Street Pizza | 24. Scotiabank |
| 7. Starbucks | 16. Ducky's Pub & Restaurant | 25. RBC Royal Bank |
| 8. Pizza Mercato | 17. Blaze Pizza | 26. JINYA Ramen |
| 9. Phil & Sebastian Coffee | 18. Roy's Korean Kitchen | 27. Pin Bar |

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