









HIGHLIGHTS

- Third floor offices. Bright, open space with elevator access
- Signage available
- Sunalta CTrain station is approximately 100 yards from building entrance
- Below average operating costs
- Easily accessible from all quadrants of the city through major thoroughfares
- Street parking and underground parking

BUILDING INFORMATION

Demographics pulled from a 3km radius.

 Zoning D-C Direct Control	 Building Size 21,773 Sq Ft	 Year Built 1981
 Population 97,608	 Median Age 35.1	 Household Income \$117,655

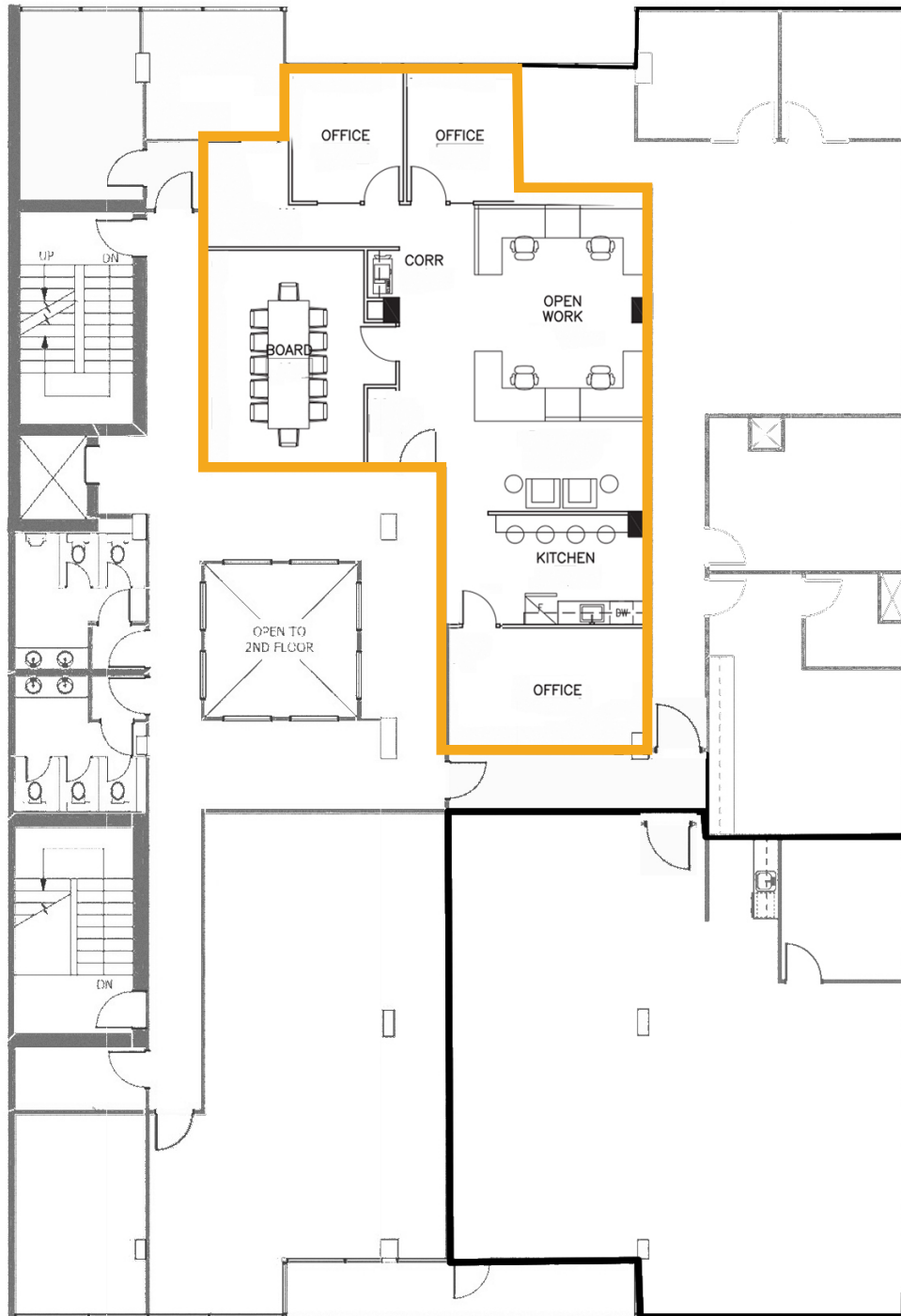
PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$14.76 psf
Area:	Suite 301 - 2,047 sq. ft. Suite 302a - 680 sq. ft.
Term:	Negotiable

HEAD OFFICE
 Suite 300, 1324 – 11 Avenue SW
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AVENUE | Commercial
 Real Estate Solutions

Suite 301 - 2,047 SF



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LOCATION

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