



J22



Potential for exterior building signage



Secure underground parking for staff and visitors



Amenity rich area in walkable neighbourhood



Modern building with functional office layout

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PROPERTY OVERVIEW



J22 is a mixed use development comprised of main floor retail, second floor office space and a residential tower above. There is ample underground parking with a dedicated section for office/retail tenants and their visitors. The building is situated along Jasper Avenue and benefits from an abundance of nearby amenities along Jasper Avenue and 124 Street.

OFFERING SUMMARY

| | |
|------------------------|--|
| Rentable Area: | Main: 13,889 sf Second: 16,933 sf Total: 30,822 sf (demisable) |
| Asking Base Rent: | Negotiable |
| Additional Rent: | \$18.23 psf estimate + utilities & janitorial |
| Improvement Allowance: | Negotiable |
| Parking: | 14 underground stalls at no charge |
| Availability: | Upon 60-90 days notice |
| Furniture: | Negotiable |
| Sublease Expiry: | April 30th, 2029 |

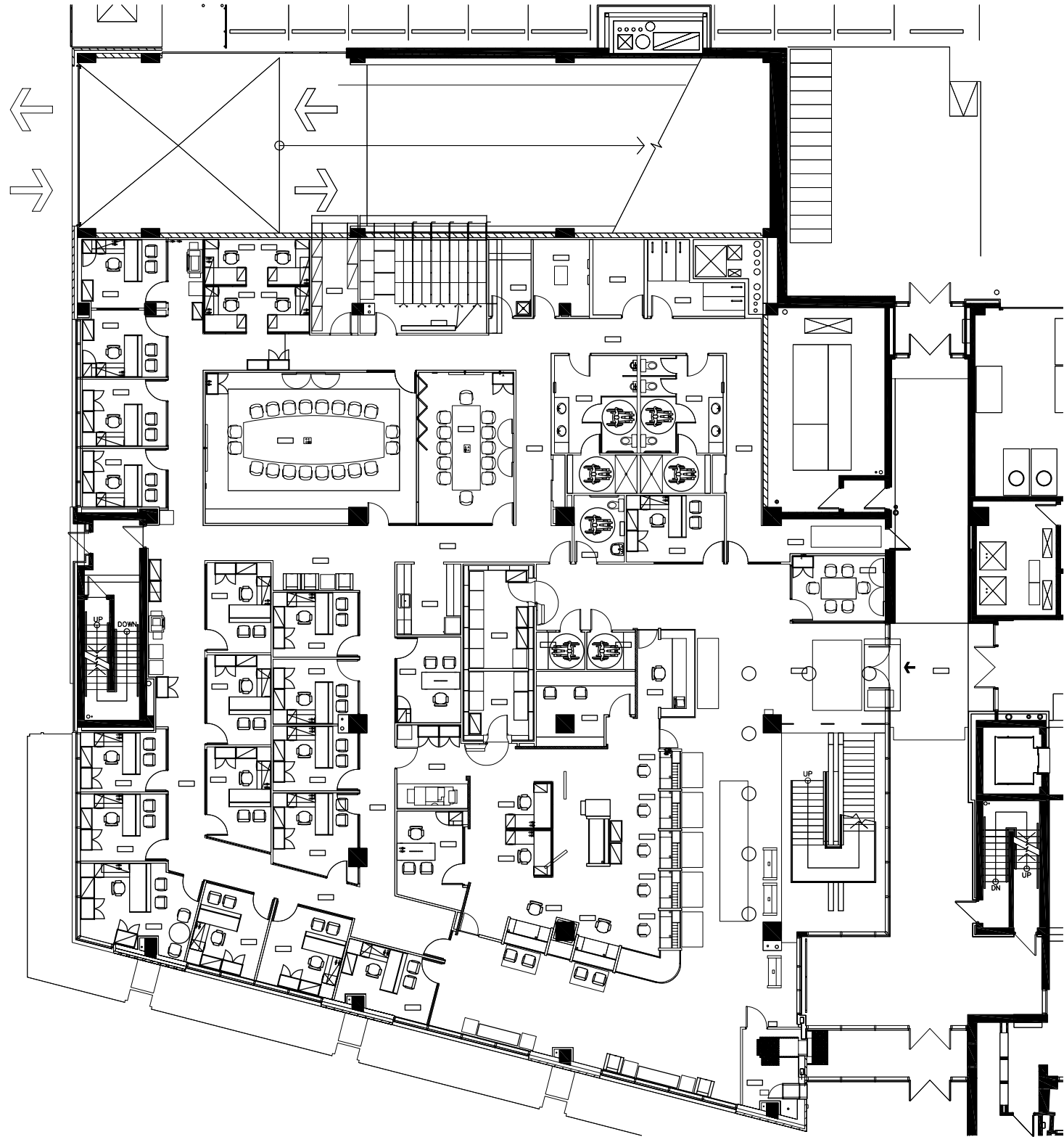
-  Competitive sublease with 3+ years of term left, plus a possible head-lease extension
-  Surrounded by amenities with Safeway directly onsite
-  Public transit very accessible
-  Underground, secure parking
-  Opportunity for main floor retail, currently a bank branch



FLOOR PLANS

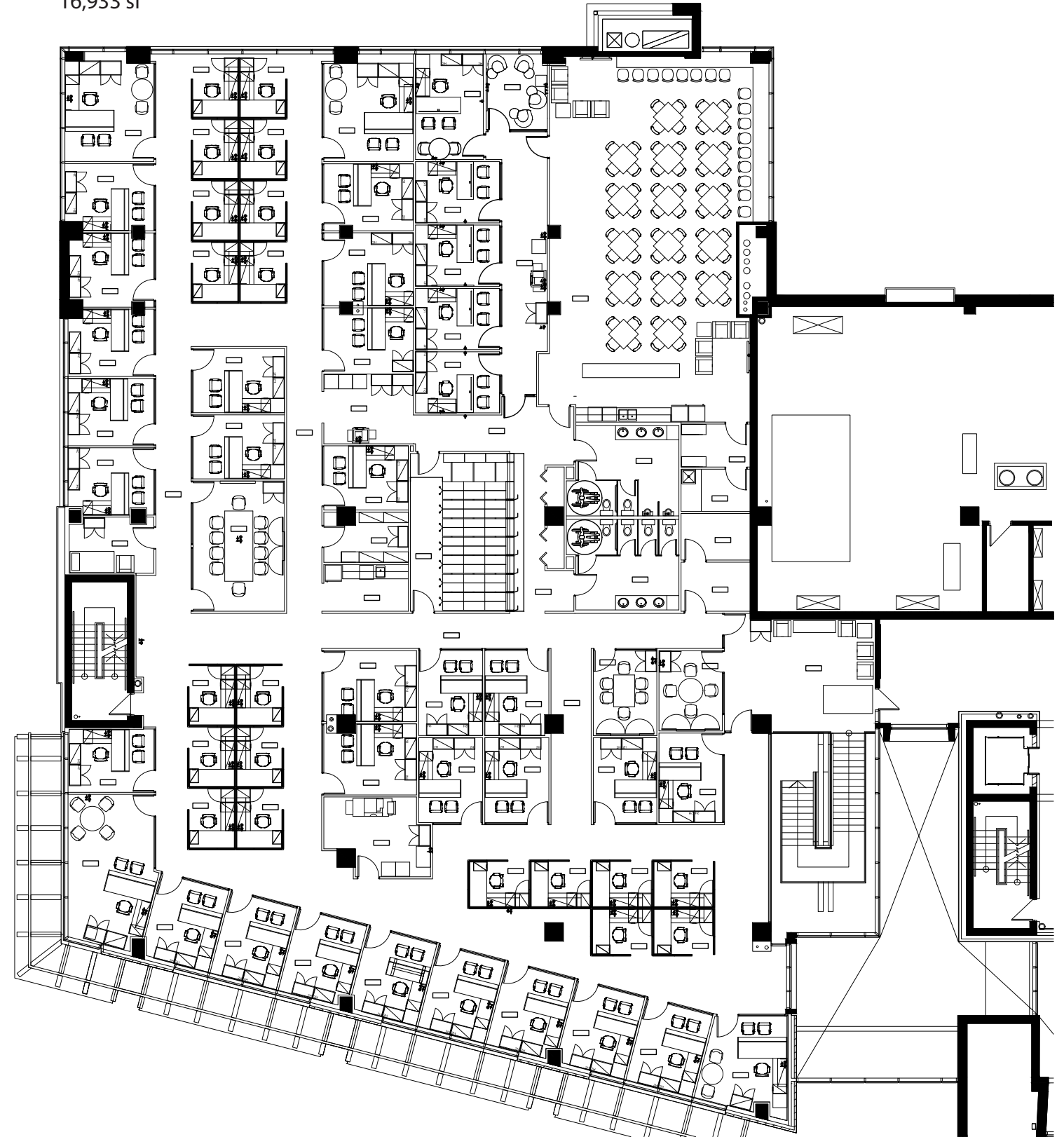
MAIN FLOOR

13,889 sf



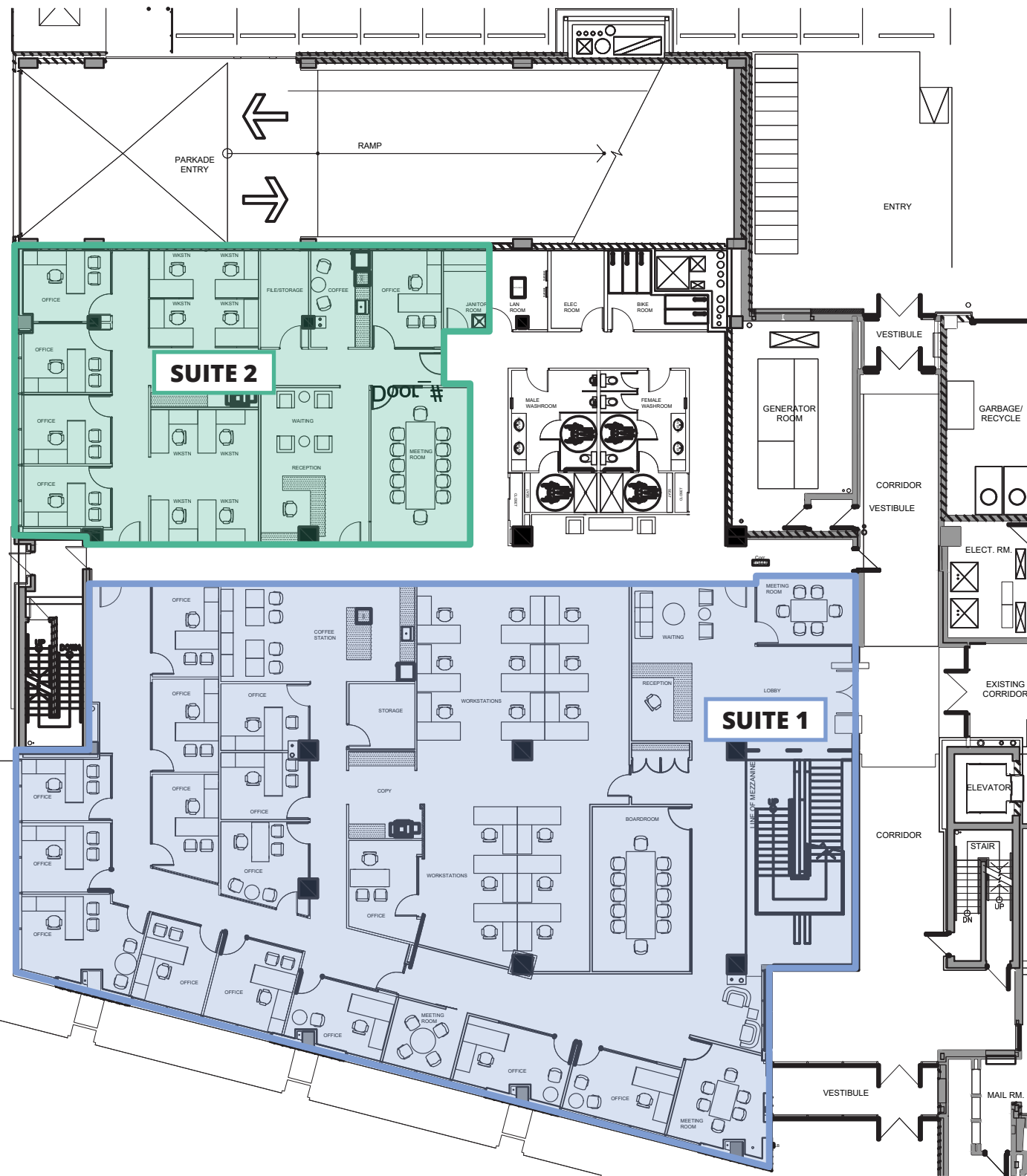
SECOND FLOOR

16,933 sf



DEMISING OPTIONS

MAIN FLOOR



SECOND FLOOR



SUITE 1

Main floor: 7,354 sf
 Second floor: 4,955 sf
 Total: ±12,309 sf

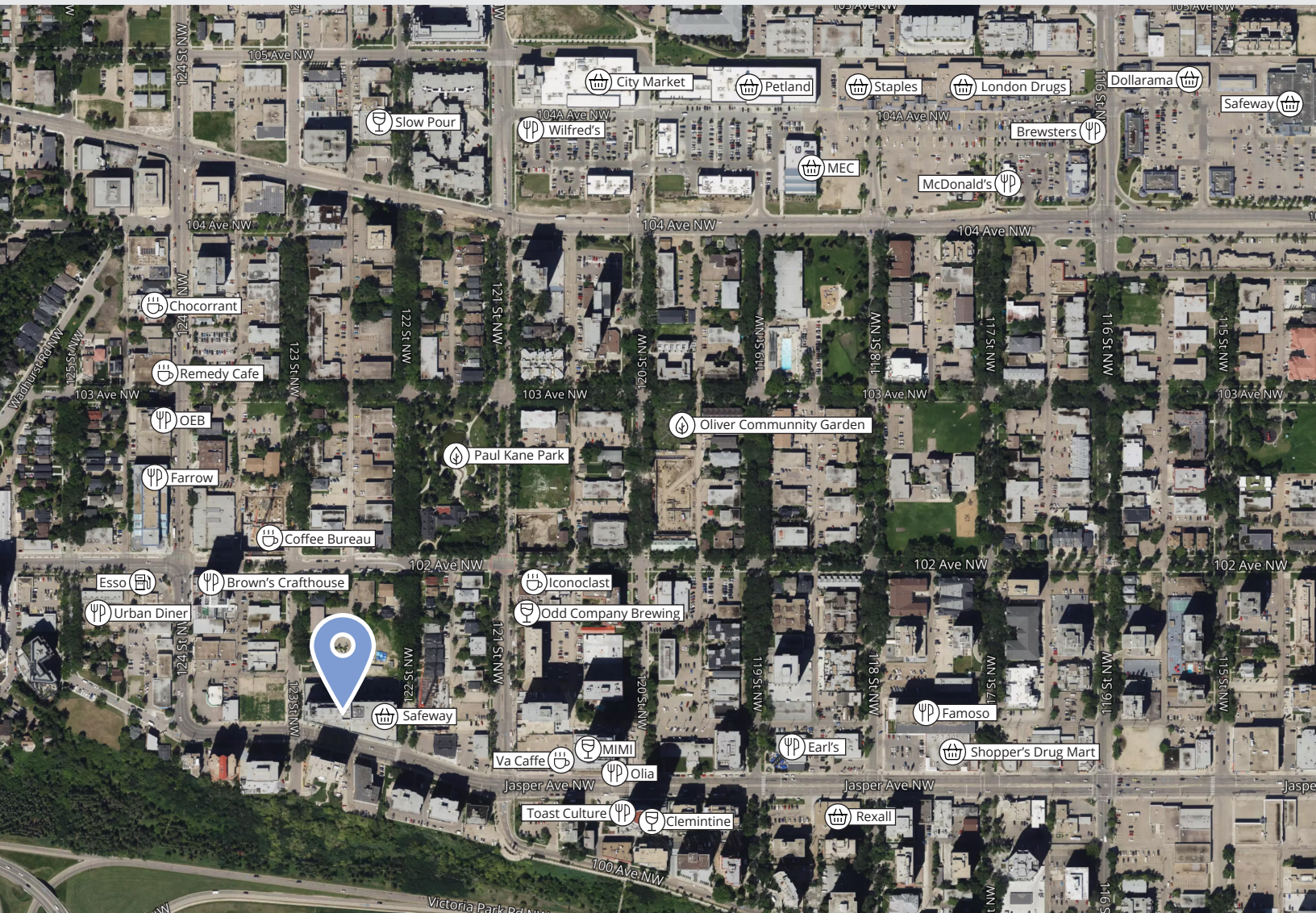
SUITE 2

±2,704 sf

SUITE 3

±6,956 sf

Conceptual demising plan, subject to change and alternative configurations.



Get in touch

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