



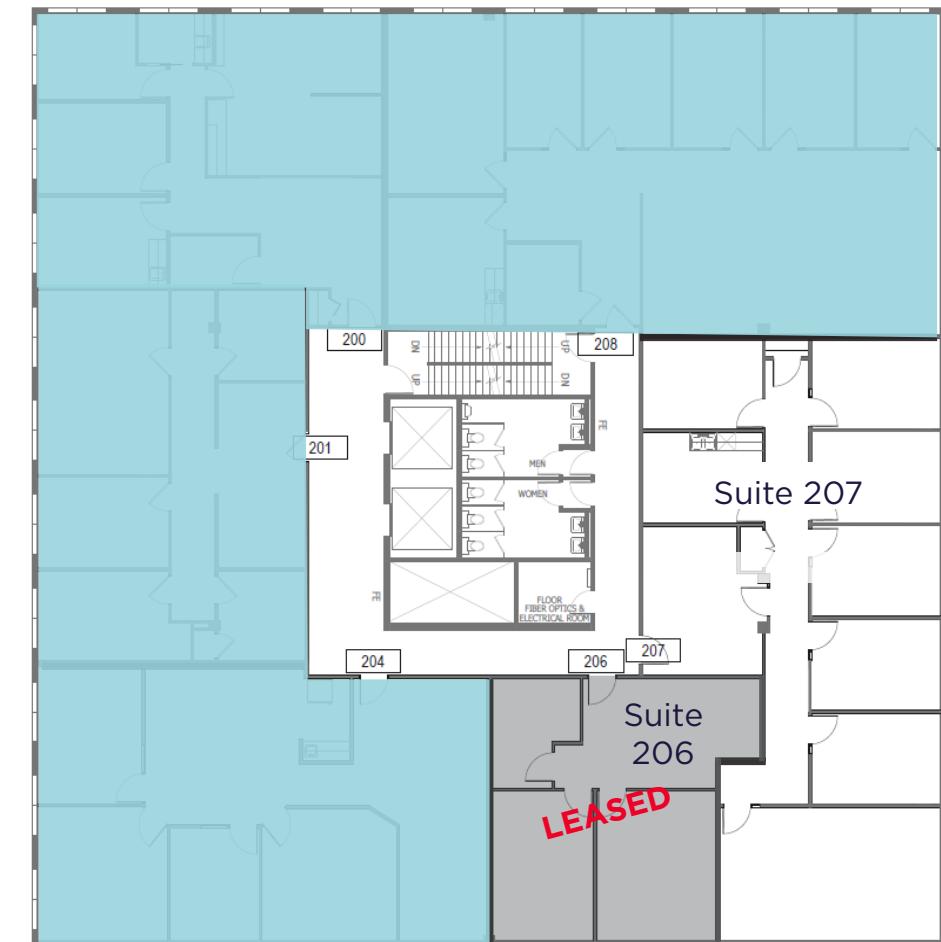


## 2ND FLOOR

### SUITE 206 & 207

~~SUITE 206: 919 SF LEASED~~

SUITE 207: 2,257 SF



## PROPERTY HIGHLIGHTS

### BUILDING DETAILS

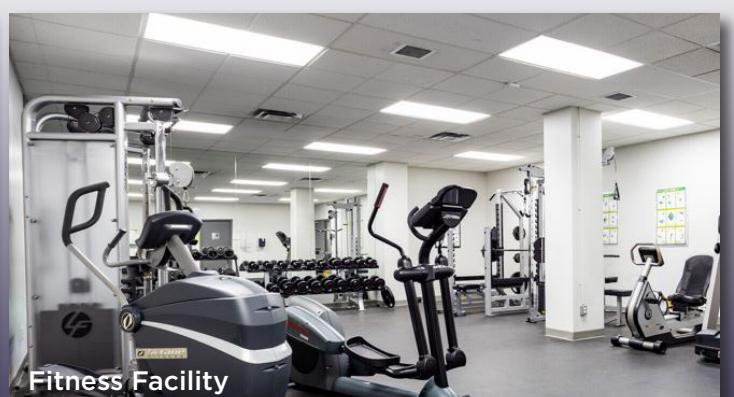
Availability:	Immediately, except Suite 700: May 1, 2026
Net Rent:	Market rates
Operating Costs:	\$16.97 PSF (est. 2026)
Parking:	\$165 per stall
Building Size:	80,458 SF
Term:	Flexible

### AVAILABILITIES

<del>Suite 206</del>	<del>919 SF LEASED</del>
Suite 207	2,257 SF
Suite 300A	2,831 SF
<del>Suite 440</del>	<del>1,293 SF LEASED</del>
Suite 450	2,582 SF
Suite 700	4,580 SF
Suite 701	2,546 SF
<del>Suite 802</del>	<del>1,778 SF LEASED</del>



Suite 208

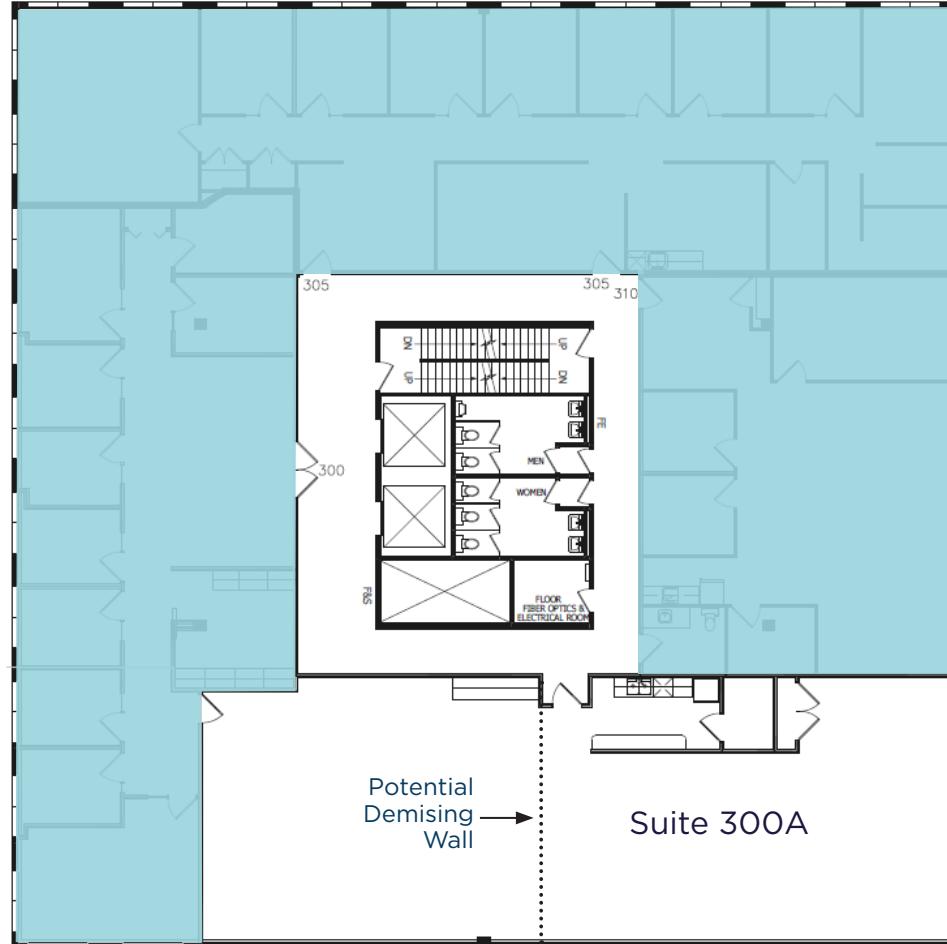


Fitness Facility

# 3RD FLOOR

## SUITE 300A

SUITE 300A: 2,831 SF

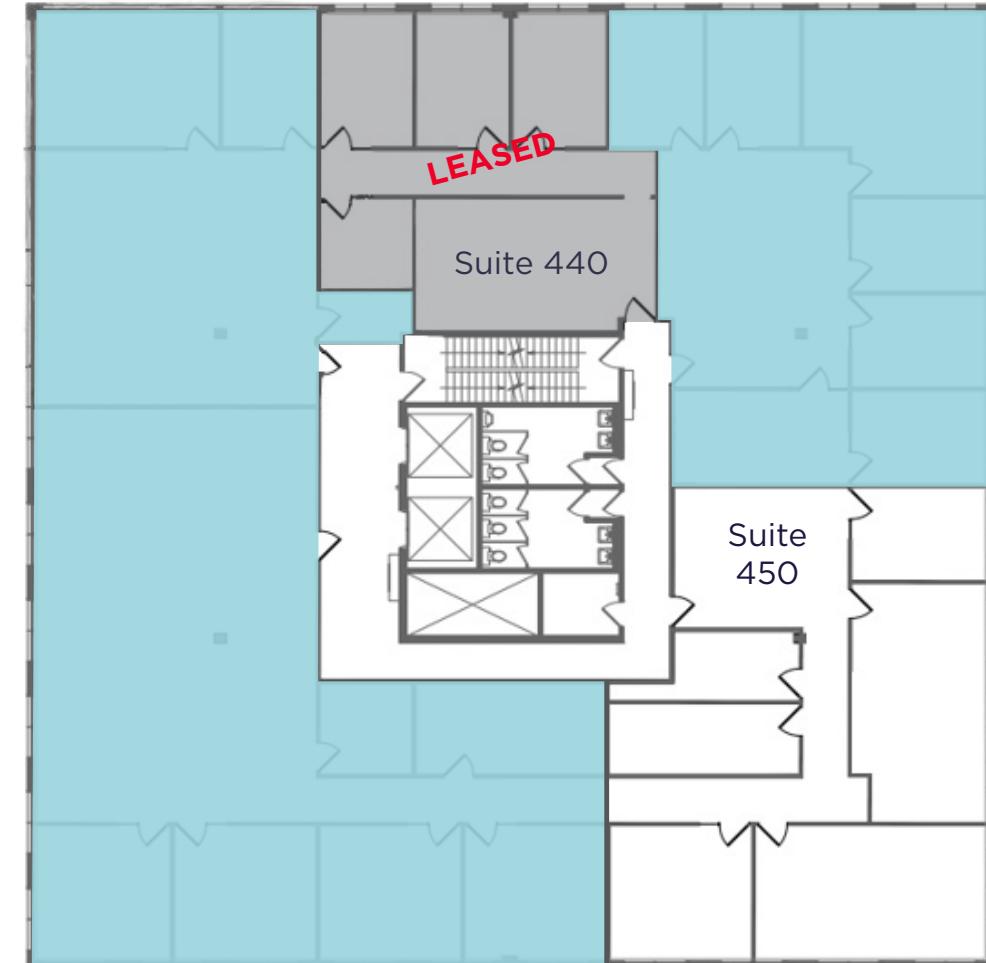


# 4TH FLOOR

## SUITE 440 & 450

~~SUITE 440: 1,293 SF~~ **LEASED**

SUITE 450: 2,582 SF

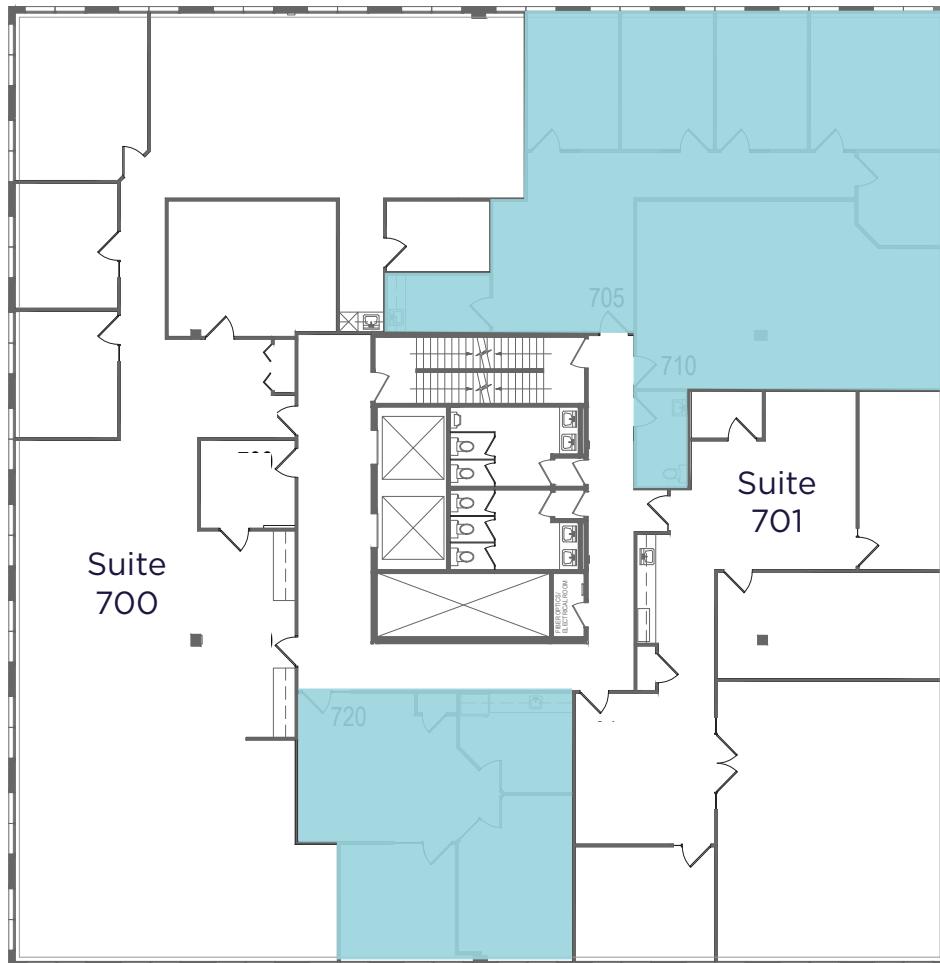


# 7TH FLOOR

## SUITE 700 & 701

SUITE 700: 4,580 SF

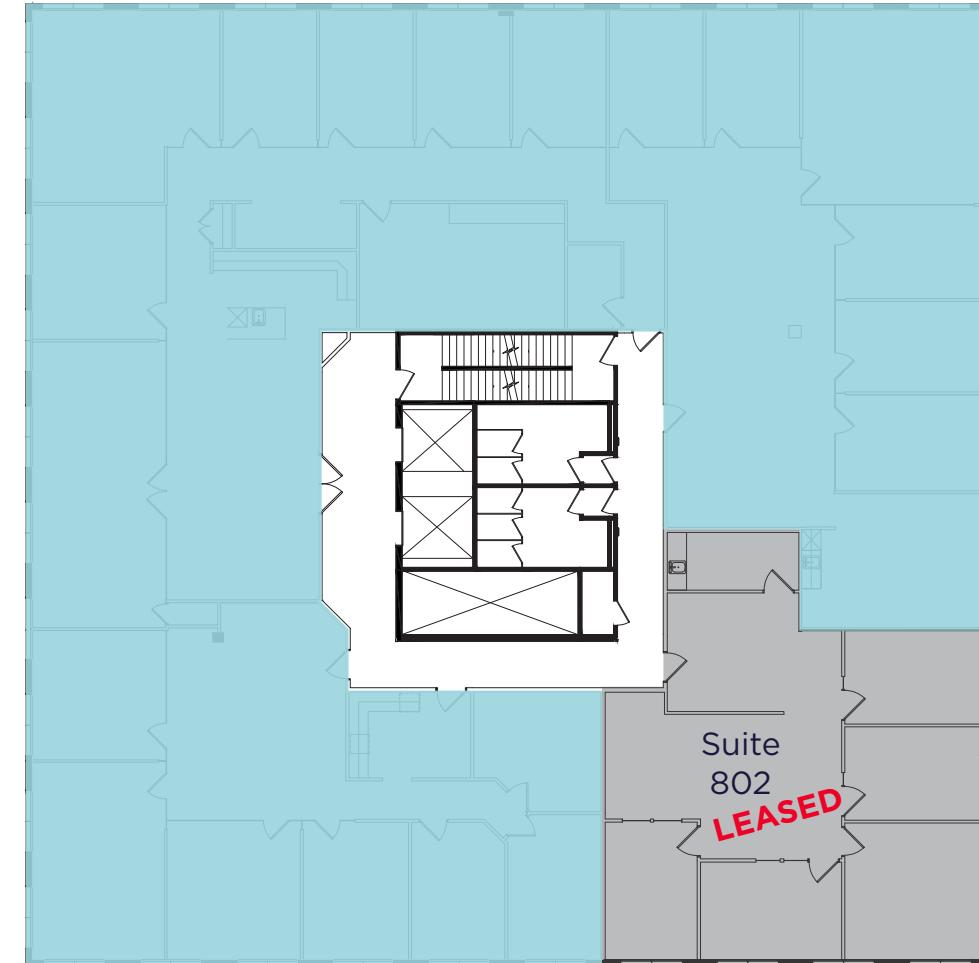
SUITE 701: 2,546 SF



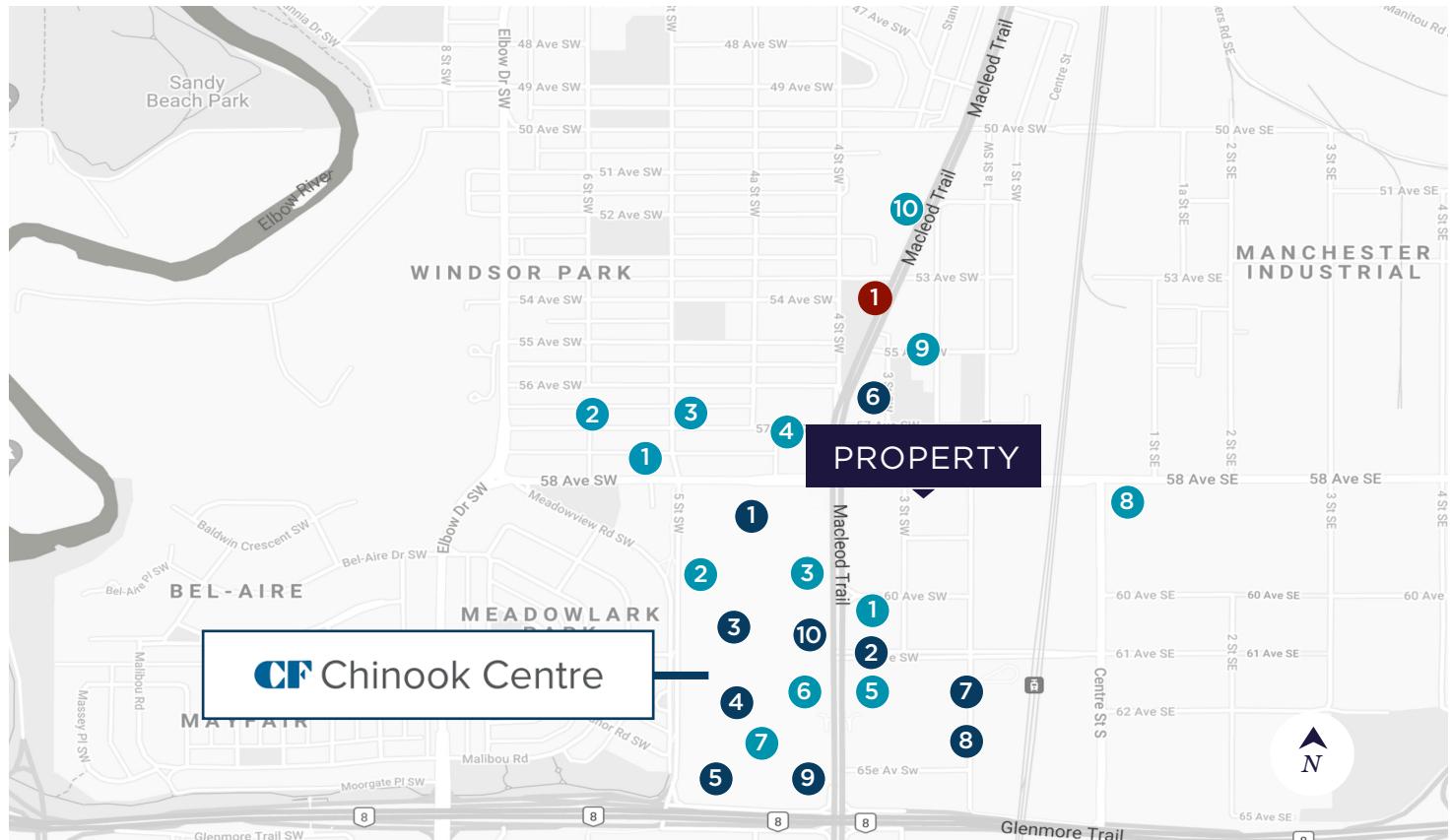
# 8TH FLOOR

## SUITE 802

~~SUITE 802: 1,778 SF LEASED~~



# AREA AMENITIES



 RESTAURANTS

1. Ogam Chicken
2. Tim Hortons
3. Double Zero
4. WOW Bakery
5. Red Lobster
6. Globefish
7. JOEY Chinook
8. Prairie Dog Brewing
9. Starbucks
10. Carl's Jr

*\*Aloha Kitchen is in the complex*

 RETAIL OPTIONS

1. Nordstrom
2. Spirit Leaf
3. Apple
4. Sports Chek
5. Hudson's Bay
6. Silverhill Acura
7. Staples
8. The Home Depot
9. Zara
10. Shoppers Drug Mart

The logo for Hotels.com, featuring a stylized bell icon inside a red circle followed by the word "HOTELS" in a bold, red, sans-serif font.

## 1. Canadas Best Value Inn

## MULTI-FAMILY

1. Windsor Place
2. First Assembly Manor
3. Chinook Gardens

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