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1925

FORTUNE  
ACCOUNTING SERVICES  
SERVICES: ACCOUNTING, FINANCIAL, TAX, HR, COMPLIANCE, BUSINESS DEVELOPMENT, CONSULTING, TRAINING  
11th Ave. 366-5310  
ESTABLISHED 1988

For Lease

\$14.00<sup>PSF</sup>



Modern telecommunications infrastructure



Ample parking



Secure building with 24/7 access



Customizable office space

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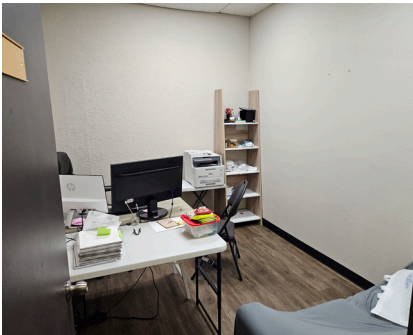
# Downtown Peripheral Office Space **for lease**

Located just on the peripheral of downtown, this versatile office space offers an exceptional opportunity for businesses seeking a professional environment near downtown with on site parking and storage. The space is comprised of 8 offices, open work space, 2 washrooms, kitchen area, and a fully developed basement with 1 washroom. The space is ideal for office, medical, training, etc.

The property features open-plan layouts with natural light, providing a flexible space to suit a variety of needs. Conveniently located near major roadways, public transit, and local amenities, e.g., restaurants, retail, etc., it ensures both clients and employees have easy access to all essentials.

This office space is a perfect match for businesses looking to establish themselves in a thriving, dynamic area. Schedule a tour today and discover how this space can elevate your business.

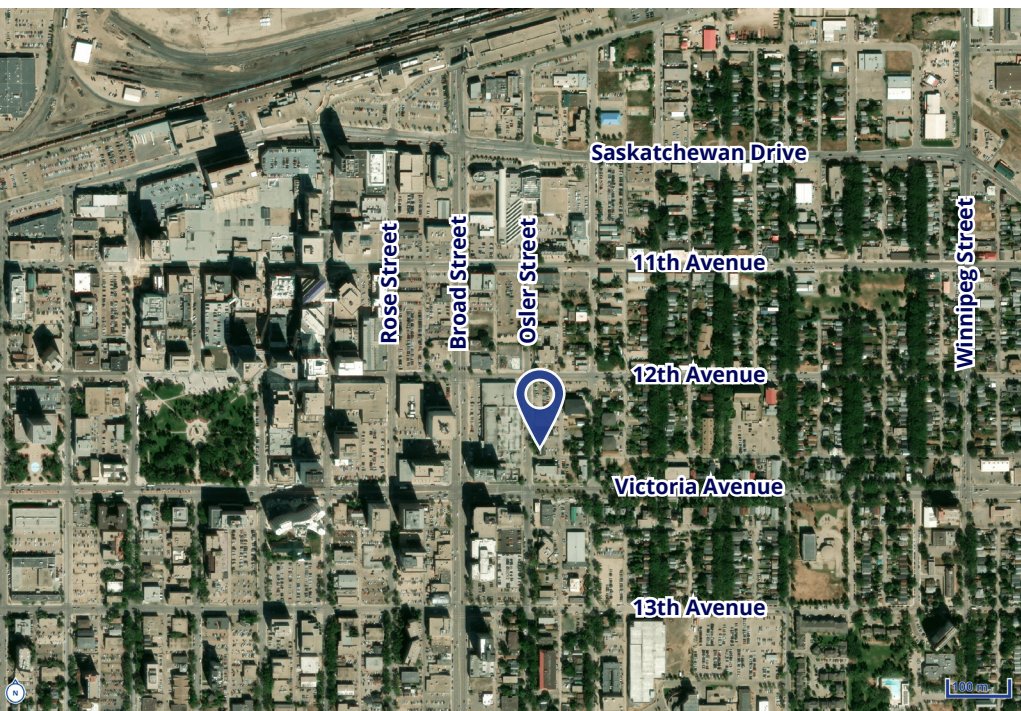
# Photos



±2,050  
square feet available

## Details

<b>Available</b>	Immediately
<b>Building Area</b>	±4,000 SF
<b>Available Area</b>	2,050 SF + basement
<b>Site Area</b>	6,243 SF
<b>Parcel(s)</b>	Plan: OLD 33 Block: 349 Lot: 7/8
<b>Zoning</b>	Commercial
<b>Net Lease Rate</b>	\$14.00 PSF
<b>Occupancy Costs</b>	\$6.00 PSF



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