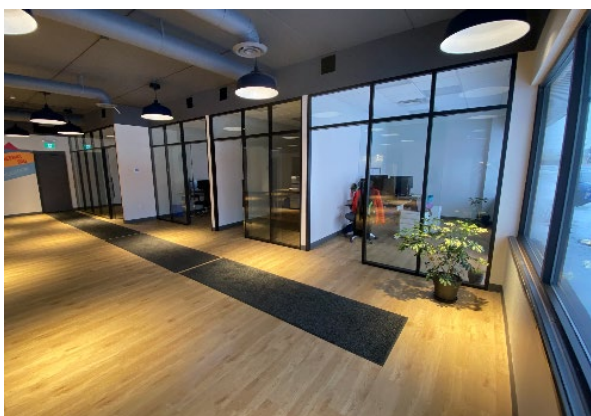
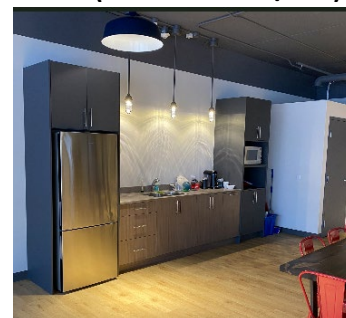


Park West Unit 130

2300 SF Office or 6460 SF Office/Warehouse

- **New in 2022**
- **Features**
 - 2,300 Square feet of Ground floor space
 - 35 ft of exterior windows
 - Dedicated entrance
 - 3 Offices, glass fronts, sliding glass doors, exterior windows, Philips Signify LED lighting
 - 280 SF Boardroom, glass wall, sliding glass door, CAT6, LVT
 - 1200 SF Multi-Use area, storage, showroom or additional offices
 - Gender-neutral washroom
 - Kitchenette with 2 microwaves, cabinets, double-sink and refrigerator
 - LVT Flooring in offices and open areas
 - Motion sensing LED lighting in offices and open areas
 - Building equipped with 40 cameras located in common areas, parkade and outside
 - Adjacent to 14 acre Norwester Park with new Disc Golf Course
- **Internet**
 - Server Room with Managed Fibre or Cat6 or available
 - Ethernet ports in offices, boardroom and open area, wireless access point
- **Options**
 - **Office can be combined with 3560 SF Unit 120 (total of 5860 SF Office)**
 - **Office can be combined with up to 4,160 SF of shared warehouse (6460 SF Office/WH)**
- **Warehouse Optional**
 - Direct access to warehouse from office
 - Clean, painted, bright LED lighting, epoxy floors
 - 6 ft wide shipping/receiving doors direct to outside
 - Shared access to dock and grade loading
 - Fire Sprinklers
- **Parkade** – Limited spots available for underground parking
- **Available immediately**



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