



Downtown Office Space

Discover an exceptional leasing opportunity within a well-appointed commercial building, ideally suited for professional offices or service-based businesses. The property offers flexible leasing options, including approximately 2,014.6 square feet on the main floor, as well as two second-floor units totaling 8,417.6 square feet. The second-floor spaces are available as two demised units of approximately 5,975 square feet and 2,442.6 square feet, accommodating a variety of operational requirements.

These turnkey premises feature a built-out kitchenette, spacious boardrooms, private washrooms, and a dedicated server room—providing the infrastructure needed for immediate occupancy. Tenants benefit from elevator access, secure underground parking, and on-site security for added convenience and peace of mind. The building is home to prominent occupants including Tim Hortons and federal government offices, fostering a professional environment with consistent foot traffic. Whether you're expanding your operations or establishing a new location, this property delivers the flexibility, amenities, and profile to support your business success.



Lease Rate
\$16.00 psf



Additional Rent
\$11.00 psf



Zoning
Downtown Commercial



Available Area
up to 10,432.2 sf



Possession
Immediate

**For further
information**

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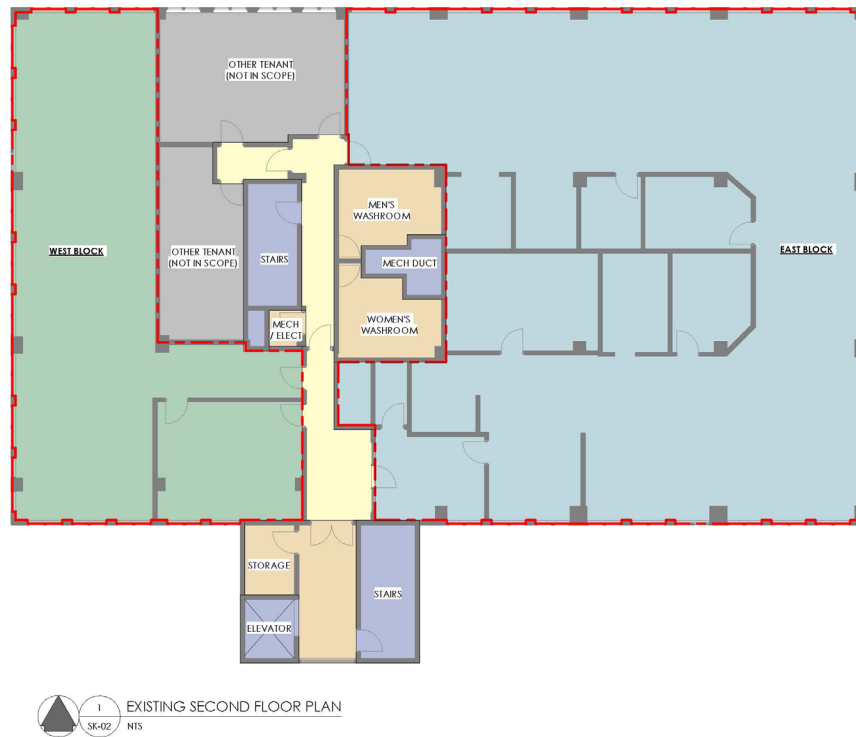
Office For Lease

1800 11th Avenue
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