



3030 — 2nd Avenue SE

Suites available for lease from 1,000 SF to 54,021 SF

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Welcome to 3030 2nd Avenue SE

Welcome to 3030 2nd Avenue SE. This office complex offers an array of suites available for lease, ranging from 1,000 SF to a spacious 54,021 SF, catering to various business needs. The building features newly renovated spaces such as the bright and welcoming atrium, updated common areas on each floor, new tenant boardrooms, modern fitness centre and bike storage facility.

3030 2nd Avenue SE boasts excellent accessibility, being just a 7-minute walk to the Franklin LRT Station and a 10-minute drive to Downtown. It also offers superb access to major city thoroughfares, ensuring smooth commutes for employees and visitors alike with a great parking ratio of 4 spots for every 1,000 SF. For those who enjoy leisurely strolls or bike rides, the property is near the city's scenic pathway system.

YEAR BUILT	1977/2020
ZONING	I-B (Industrial Business)
NET RENT	Market
ADD. RENT (2025 EST.)	\$19.37
TOTAL BUILDING SIZE	110,283 SF
FIBER	Telus
HVAC HOURS	6am to 6pm
HVAC AFTER HOUR RATE	\$150.00/hour
PARKING	Free Surface Stalls

- Newly renovated atrium
- 7-minute walk to Franklin LRT Station
- 8-minute drive to Downtown
- Close to pathway system
- Great parking ratio (4:1,000)
- Telus Fibre available
- Main floor tenant lounge
- Tenant-exclusive boardrooms on 2nd and 3rd level
- New fitness centre and bike storage facility

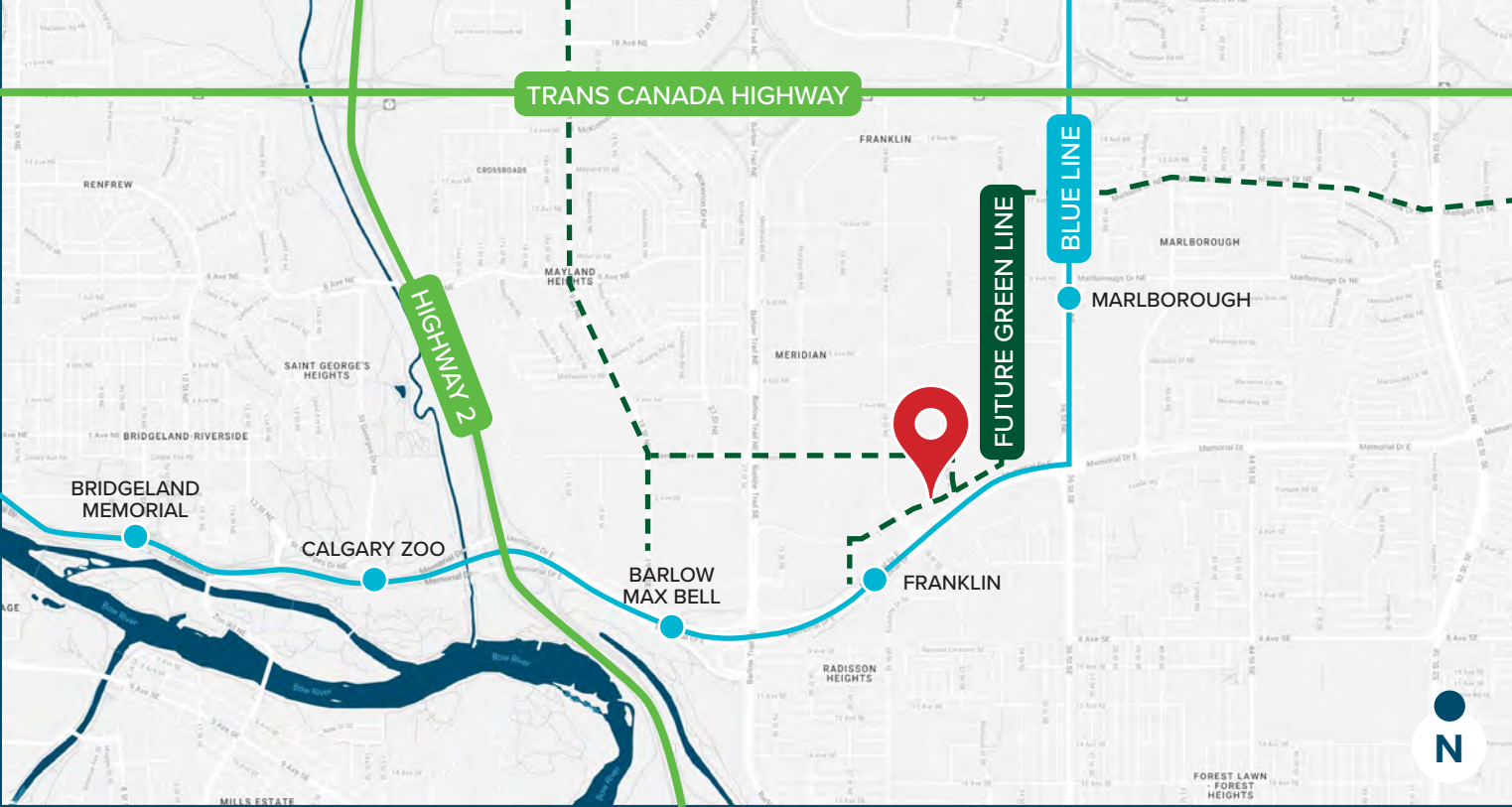
Access & Amenities

AMENITIES WITHIN A 10-MINUTE WALK

Olive Garden	My Tho BBQ & Fresh Meats	Ginger Beef Bistro House
Tiffin Curry & Roti House	Vern's Pizza	Kabul Restaurant
Eat at Will Ltd	Lola's Filipino Kitchen	RGO Products Ltd.
New Dynasty Buffet & Bar	Boston Pizza	Radisson Liquor & Cold Beer
Subway	Safari Grill	Alberta Laminations

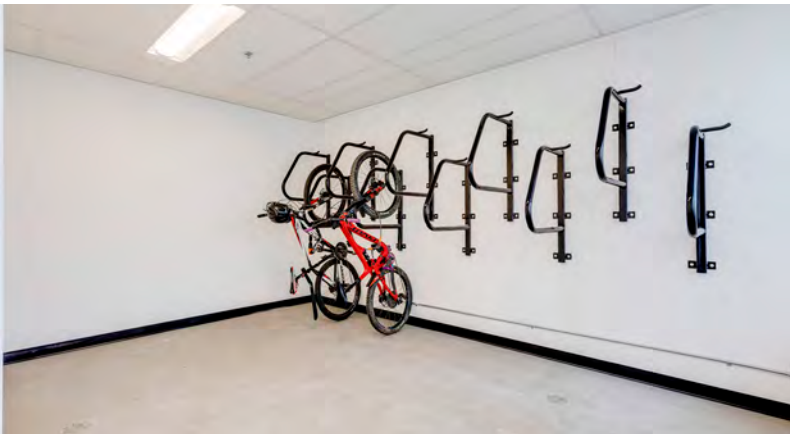
DRIVE TIMES

HIGHWAY 2	HIGHWAY 1	DOWNTOWN	HIGHWAY 201	AIRPORT
4 MIN	5 MIN	8 MIN	11 MIN	15 MIN



Health & Wellness

3030 2nd Avenue SE encourages an active and balanced lifestyle with it's new fitness centre, bike storage facility and connectivity to pathway system.



Connect & Collaborate

3030 2nd Ave SE offers tenant-exclusive boardrooms on the 2nd and 3rd floor serving as effective huddle rooms for team collaboration. A newly renovated tenant lounge and lobby provide additional spaces for employees to connect.



Available Suites

FLOOR	SUITE	SIZE (SF)	AVAILABLE
East Wing			
1	105	1,157	Immediately
West Wing			
3	300	21,351	Immediately
2	200	18,756	Immediately

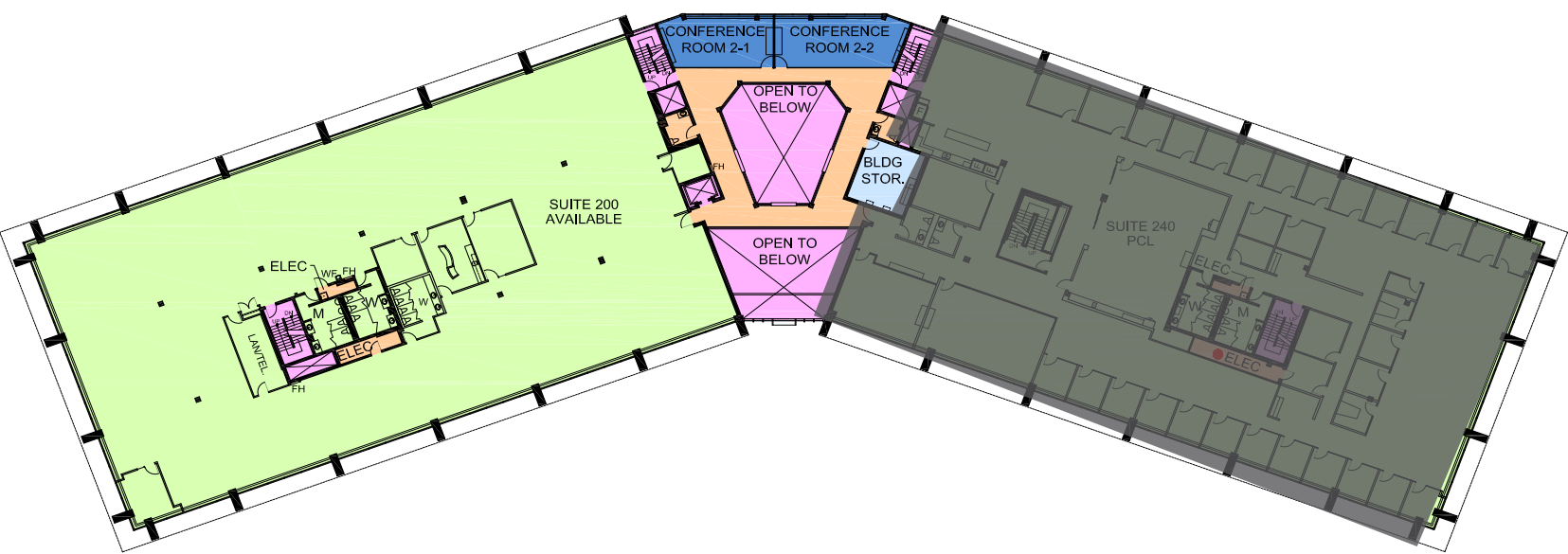
STACKING PLAN

West Wing			East Wing		
3	AVAILABLE SUITE 300 - 21,351 SF	ATRIUM Meeting Rm 301 1,136 SF Meeting Rm 303 957 SF	COMMITTED SUITE 302 - 19,439 SF		
2	AVAILABLE SUITE 200 - 18,756 SF	ATRIUM Meeting Rm - 201 1,149 SF	COMMITTED SUITE 202 - 17,176 SF		
1	COMMITTED SUITE 100 - 17,725 SF	ATRIUM	Fitness & Bike Storage 2,472 SF	COMMITTED SUITE 201 - 5,488 SF	COMMITTED SUITE 103 - 7,418 SF
			AVAILABLE SUITE 105 - 1,157 SF		



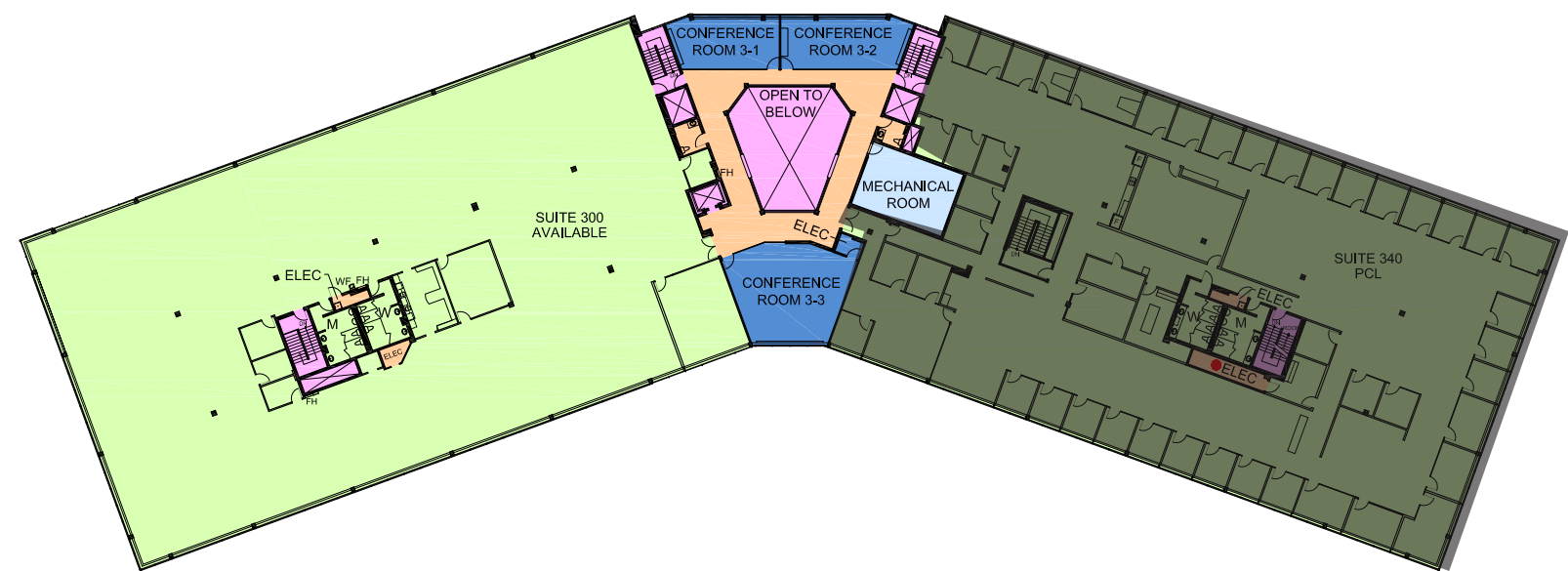
Suite 200

West Wing
18,756SF



Suite 300

West Wing
21,351 SF



Test Fits

Open Office Plan



Mix Office Plan



Virtual Tour

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