

# Lancaster Building

## 482 sf Sublease



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# Lancaster Building



**482 sf available  
immediately**

## Space Profile

Subpremises:	6th Floor: 482 sf
Availability:	Immediately
Term Expiry:	Flexible up to December 31, 2023
Rental Rate:	Market sublease rates
T.I.A.:	As is
Op. Costs & Taxes:	\$24.40 per sf (est. 2021)

## Building Information

Address:	304 Eighth Avenue SW
Year of Completion:	1919
Number of Floors:	10
Rentable Area:	55,114 sf
Average Floor plate:	8,324 sf
Security:	On-site security (control centre)
HVAC:	7:30 am - 6:00 pm After hours upon request
Landlord/ Building Manager:	Cushman & Wakefield Asset Services ULC

## Features & Amenities

Premises is in excellent, move-in condition

Furniture available if required

Unique character building conveniently located directly on Stephen Avenue Mall

Plus 15 connection to Stephen Avenue Place, Home Tower, Dome Tower, The Core Shopping Centre

Within walking distance to several public transit routes and CTrain stations

Several amenities and conveniences including Stephen Avenue Mall, retail, restaurants, banking services

The Lancaster Building has been recently upgraded to include modern conveniences and upgraded building systems

# Lancaster Building

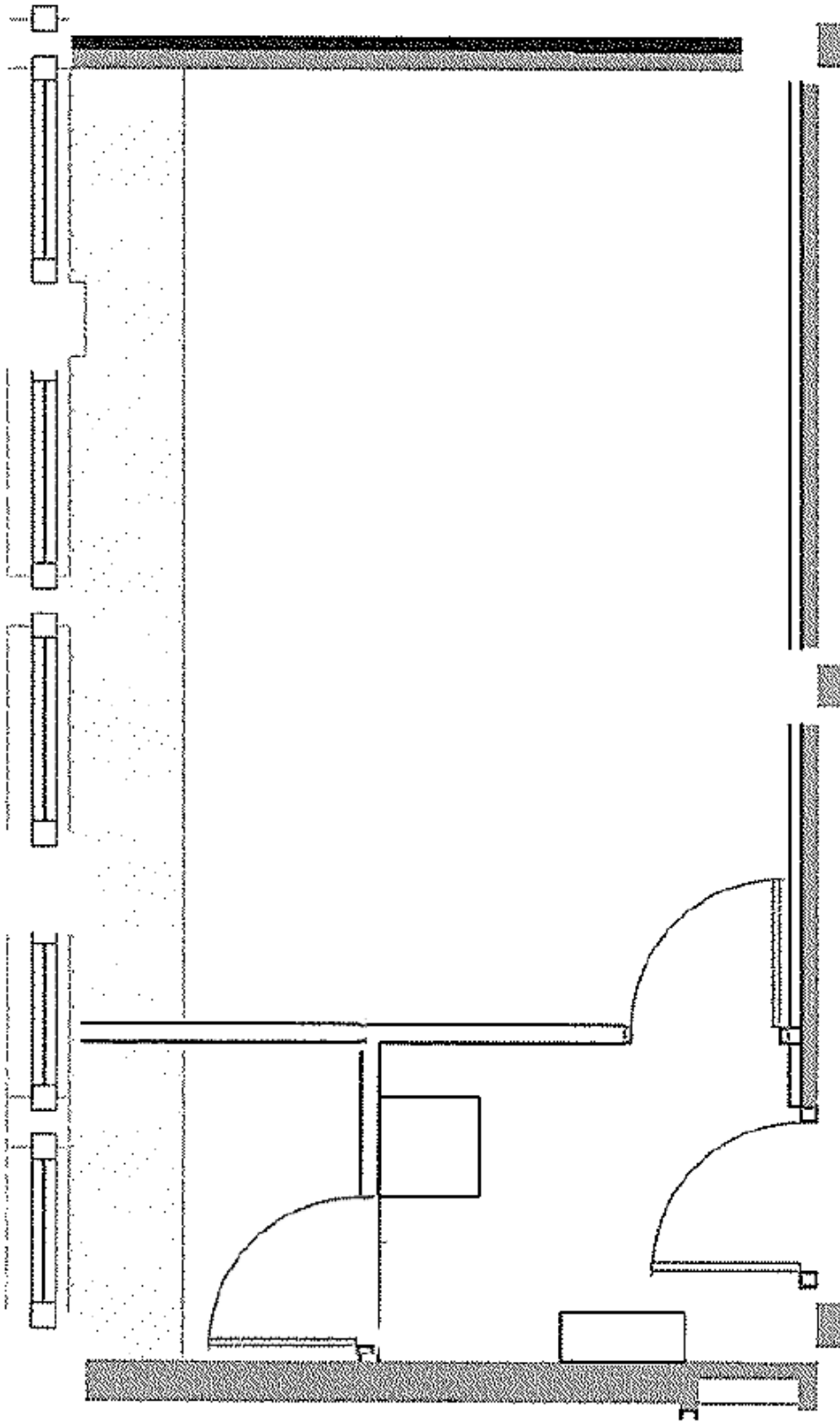
## 6th Floor 482 sf

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Reception

Large office area, able to accommodate up to 3-4 people

Small storage room

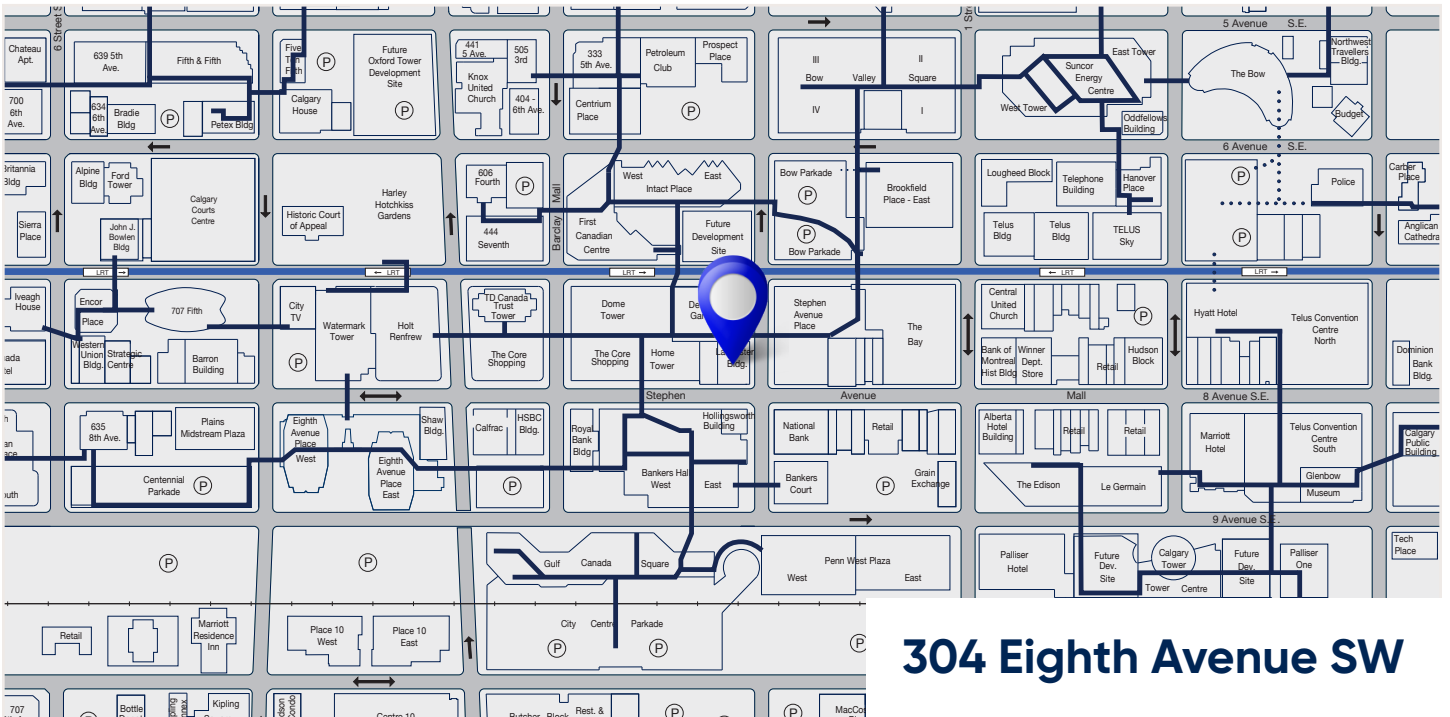


## Lancaster Building



### Bright office suite located in downtown character building

The space is ideally suited for a small start-up requiring a central downtown location. Conveniently situated on Stephen Avenue Mall, the Lancaster Building is located minutes from several amenities in the immediate area.



**304 Eighth Avenue SW**

### Agent Information

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### Cresa

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