

FOR LEASE

Quite possibly the finest office space in all of Prince George

Riverfront Office Space with Premium Finishes & Views



RIVERFRONT OFFICE SPACE

1650 RIVER RD

Prince George, BC

\$16.50 per sq ft base rent

\$7.00 Additional Rent (Triple Net)

OFFERING MEMORANDUM



Clint Dahl, PREC, REALTOR®
250.981.2070 | clint@clintdahl.ca

Royal LePage Aspire, Brokerage
1625 4th Ave, Prince George, BC
Independently Owned & Operated

Property Features

- Premium office leasing opportunity located at 1650 River Rd, Prince George, BC
- High-quality office space with views of the Nechako River
- Approximately 12 private offices, plus boardroom and kitchen
- Large windows providing natural light and riverfront views
- Functional layout suitable for professional or administrative users
- Ample on-site parking available
- Well-maintained and professionally built-out office space

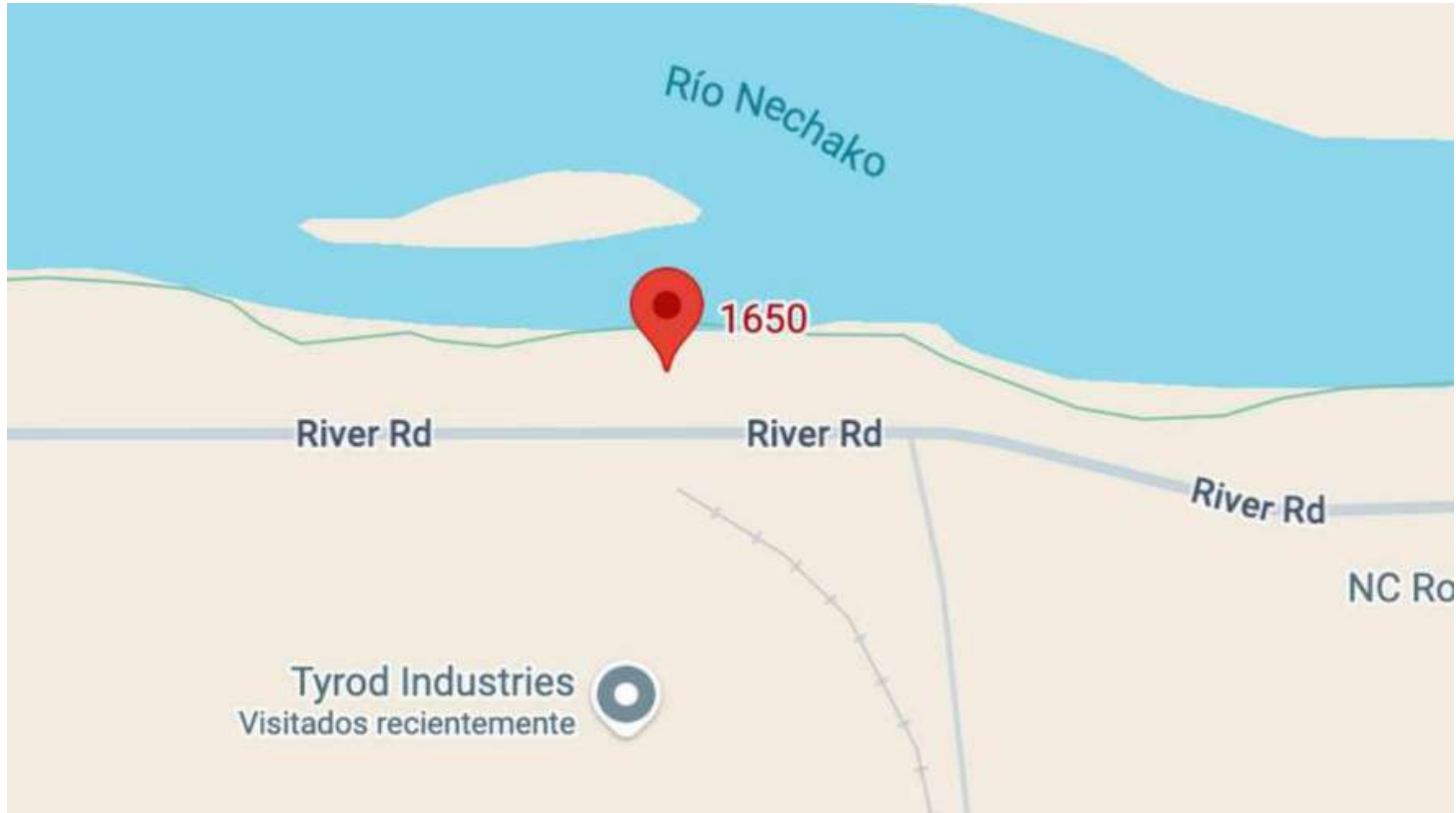
PROPERTY PHOTOS



PROPERTY PHOTOS

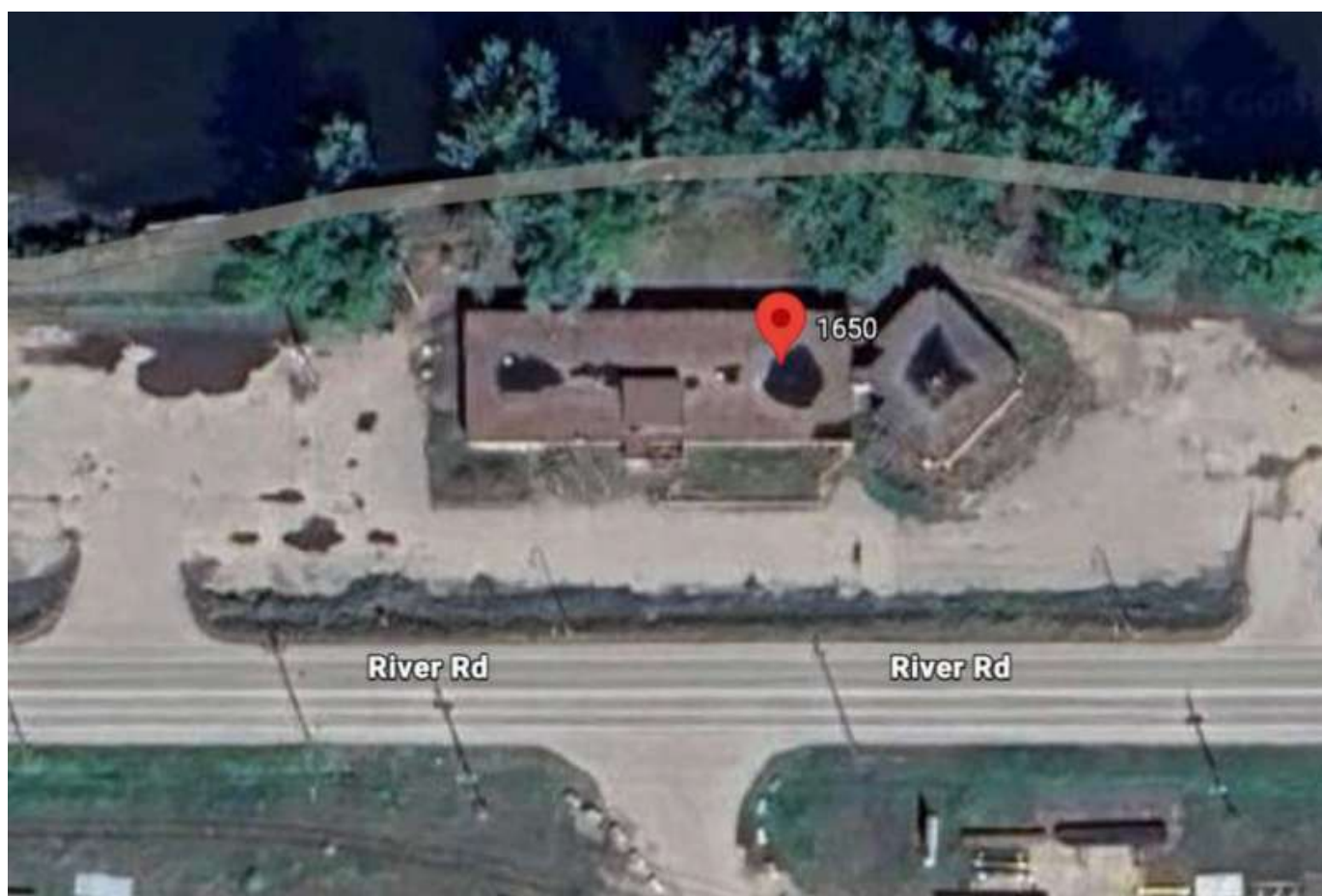


LOCATION MAP



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AERIAL VIEWS



M5

M5n

Bylaw 9006	12.5	M5, M5n: Heavy Industrial	M5
	12.5.1	Purpose The purpose of this zone is to provide for heavy industries and other uses that may have an impact beyond site boundaries.	
Bylaw 9273	12.5.2	Principal Uses • auction, major • brewery & distillery, major • cannabis production facility, only in M5n • concrete & asphalt plant • consulting, scientific and technical • contractor service, major • contractor service, minor • equipment, major • equipment, minor • industry, heavy • industry, light • manufacturing, custom indoor • outdoor storage • railway	12.5.2 Principal Uses (Continued) • recycling centre, intermediate • recycling centre, major • recycling centre, minor • self-storage facility • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • warehousing • wrecking yard
		Bylaw 9678	12.5.3 Secondary Uses • residential security/operator unit • office, only on Lot 2, District Lot 2061, Cariboo District, Plan BCP41101
	12.5.4	Subdivision Regulations 1. The minimum lot width is 35.0 m. 2. The minimum lot area is 0.4 ha.	
	12.5.5	Development Regulations 1. The maximum site coverage is 75%. 2. The maximum height is 15.0 m. 3. The minimum front, side, and rear yards are 6.0 m.	
Bylaw 8256	12.5.6	Other Regulations 1. A residential security/operator unit is only permitted in a principal building, or in a single detached or manufactured housing.	
Bylaw 8119		2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade.	
		3. Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.	



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Clint Dahl is a Prince George area expert, offering over 15 years of relevant, firsthand real estate experience. He is a dedicated Commercial Real Estate professional providing his long-standing clients with exceptional resources and a best-in-class experience in Central and Northern BC. His areas of expertise include Industrial, Commercial, Vacant Land, Land Developments, Multi-Family and Retail Space. He serves and maintains strong and lasting relationships with his clients ranging from top Fortune 500 companies to small and upcoming businesses.

His deep understanding of the market and opportunities provides his clients critical advisory expertise across all asset types, including valuation for investment analysis, due diligence for office, industrial, retail properties and land transactions, feasibility and market rental studies, opinions of value and portfolio management. He has negotiated numerous lease and sale transactions continually ranked as one of the top producers including ranking 3rd in BC for 2024 and 8th Nationally in 2024 out of over 22,000 agents in the Royal LePage network.

Prior to joining Royal LePage Commercial, Clint served as Chairman of the Board at Initiatives PG and was on the Board of Directors of the Prince George Chamber of Commerce, both dedicated to the economic development of the Prince George area. Clint has earned top honors as a Royal LePage professional for the past 5 years including a 10-year Service Excellence Award. He studied at the College of New Caledonia. Dedicated to continued learning, he is currently completing his Certified Commercial Investment Member (CCIM) designation. Clint lives in Prince George with his wife and their 4 children. On their leisure time, they can be found on horseback, taking part in Cattle Penning competitions (frequently called "cow chasing").

What others say about him:

"He knows how to keep deals together when things start coming off the rails"

"Understands how to work with municipalities and governing bodies to push projects forward"

"I welcome his ability to be able to get creative and think outside the box when needed in putting deals together"

"I appreciate his straight forwardness. He has talked me out of a few deals that in hindsight, I am really glad he did"

CLINT DAHL



About Us

Leverage Royal LePage Commercial's incredible growth & market presence!

Royal LePage Commercial professionals meet criteria for knowledge, experience and performance, providing credible, quality representation you can rely on. They engender a culture of collaboration where knowledge, information and resources are developed and discreetly shared between large urban centres and smaller markets, coast-to-coast.

This partnership mentality is further extended to their respected industry associates, all with the goal of collaborating to meet unique client needs. Whatever your Commercial Real Estate need, Royal LePage Commercial delivers – wherever you are, or wherever you need to be!

Royal LePage: A brand that stands for high-quality service.

For 110 years, Royal LePage REALTORS® have been helping Canadians buy and sell their homes and supporting the communities where they live and work.

MOMENTUM AND GROWTH



+20,000

REALTORS®
coast to coast

INCREDIBLE REACH



royallepage.ca

60

MILLION
annual visits/year*

STRONG HERITAGE



110

YEARS
of success in
Canadian real estate

THE VOICE OF CANADIAN REAL ESTATE

#1
+7.6

BILLION
media impressions†

We are the
MOST QUOTED
real estate brand!

A CULTURE OF GIVING BACK



\$41

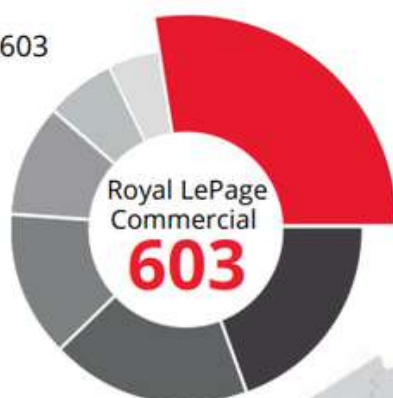
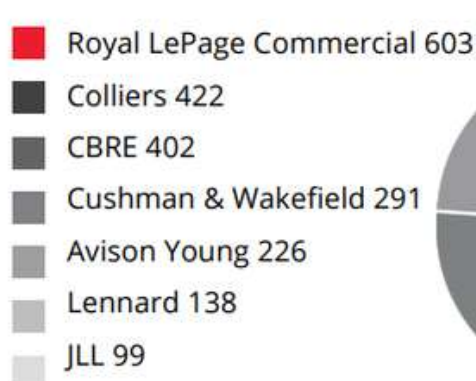
MILLION
raised for the
Royal LePage
Shelter Foundation‡

ROYAL LEPAGE COMMERCIAL

The Royal LePage Commercial Advantage

- LePage Commercial REALTORS® understand the commercial real estate landscape, have access to a national professional referral network, and provide their clients with sound, expert advice. They are committed to delivering the results you need.
- The largest and fastest growing commercial brokerage in Canada with over 500 REALTORS®
- Commercial analytics, marketing & communications and collaboration.
- Expertise in commercial sales, leasing, sale of business, industrial, agricultural, land development, multi-family and specialty use.

Number of brokers*



170 locations across Canada



Growth percentage†

