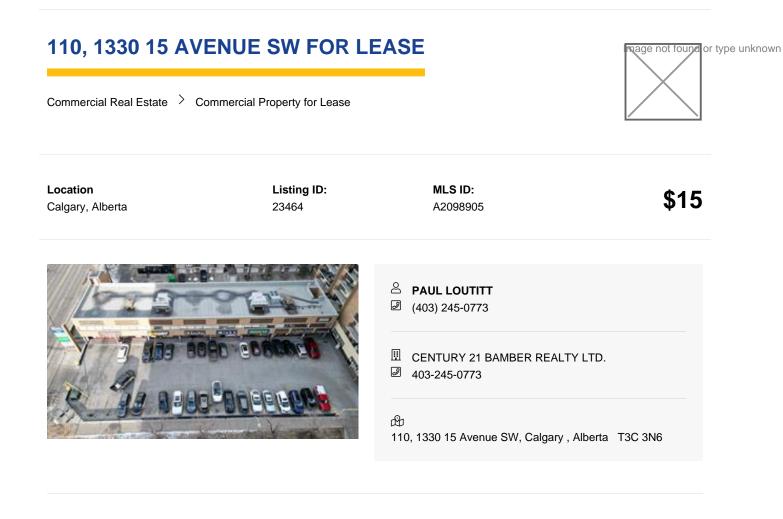


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Days On Market Lease Amount **Transaction Type** For Lease 243 15.00 Lease Frequency Zoning Subdivision Annually CC-COR CENTRE CITY COMMER Beltline **Building Type** Year Built Structure Type 1973 High Rise Mixed Use Building Area (Sq. Ft.) **Property Type Property Sub Type** 2808.00 Commercial Retail Inclusions Restrictions Building Area (Sq. M.) 260.87 NA **Board Approval**

Reports

Condo/Strata Bylaws

Rare find, 2,808 sq. ft. currently occupied by month to month tenant also vacant units of 745 sq. ft. & 408 sq. ft available now, 2nd Floor Office units within Wellington Square on busy 14 Street SW offered at below market rental rates. Other 2nd floor units , occupied by Month to Month Tenants and available with notice, 1,267 sq. ft., 1,298 sq. ft., 2,808 sq. ft. up to 4,075 sq. ft. contiguous. Double row front parking and 24 stalls in rear. Excellent main floor Tenant mix and built in draw from 12 floor residential condo building on site as well dense surrounding residential development.

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