

FOR LEASE  
OFFICE / STUDIO

SUNALTA

2005B - 10th Avenue S.W.



2,000 Square Feet



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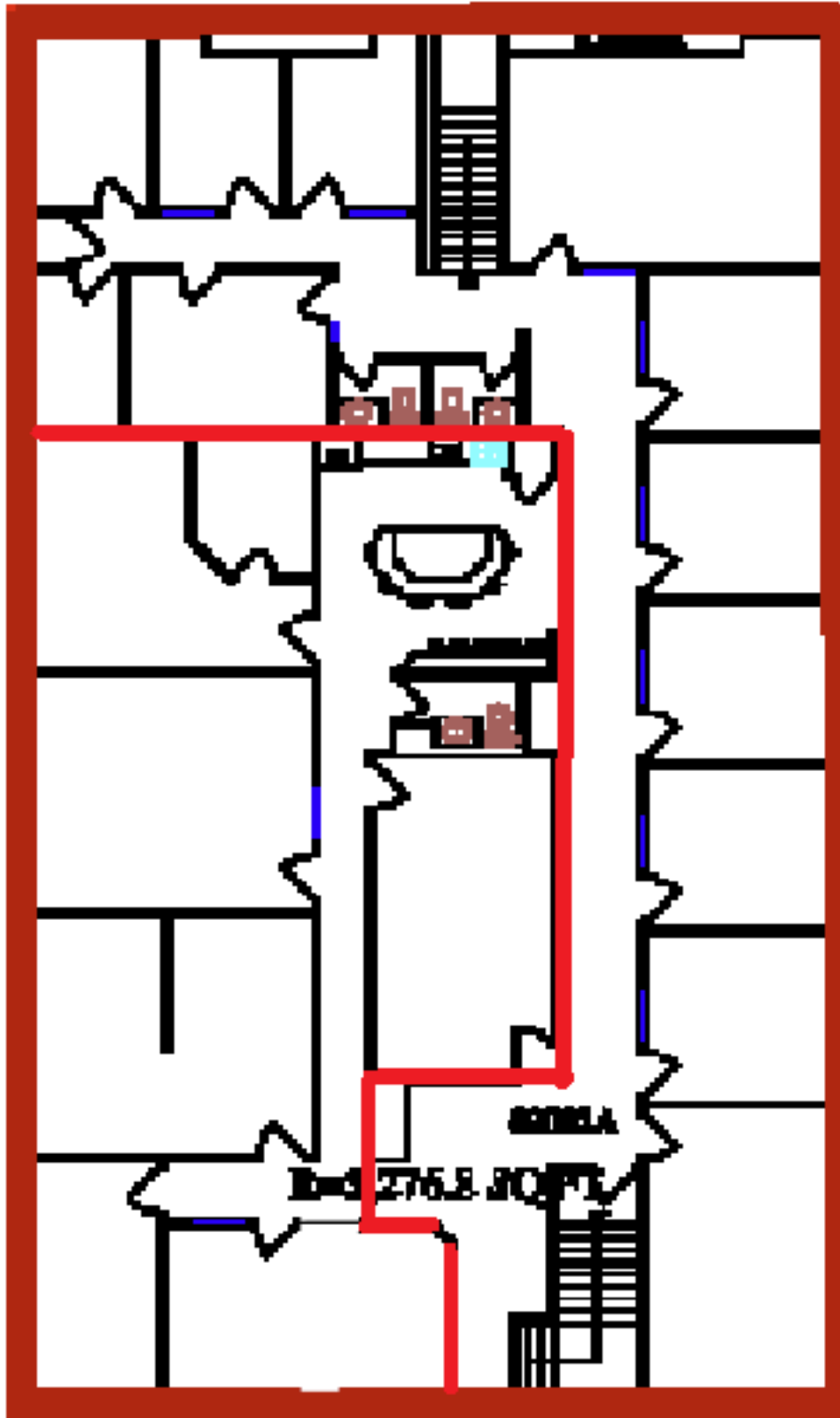
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**PROPERTY DETAILS**  
**2005B - 10th Avenue S.W.**

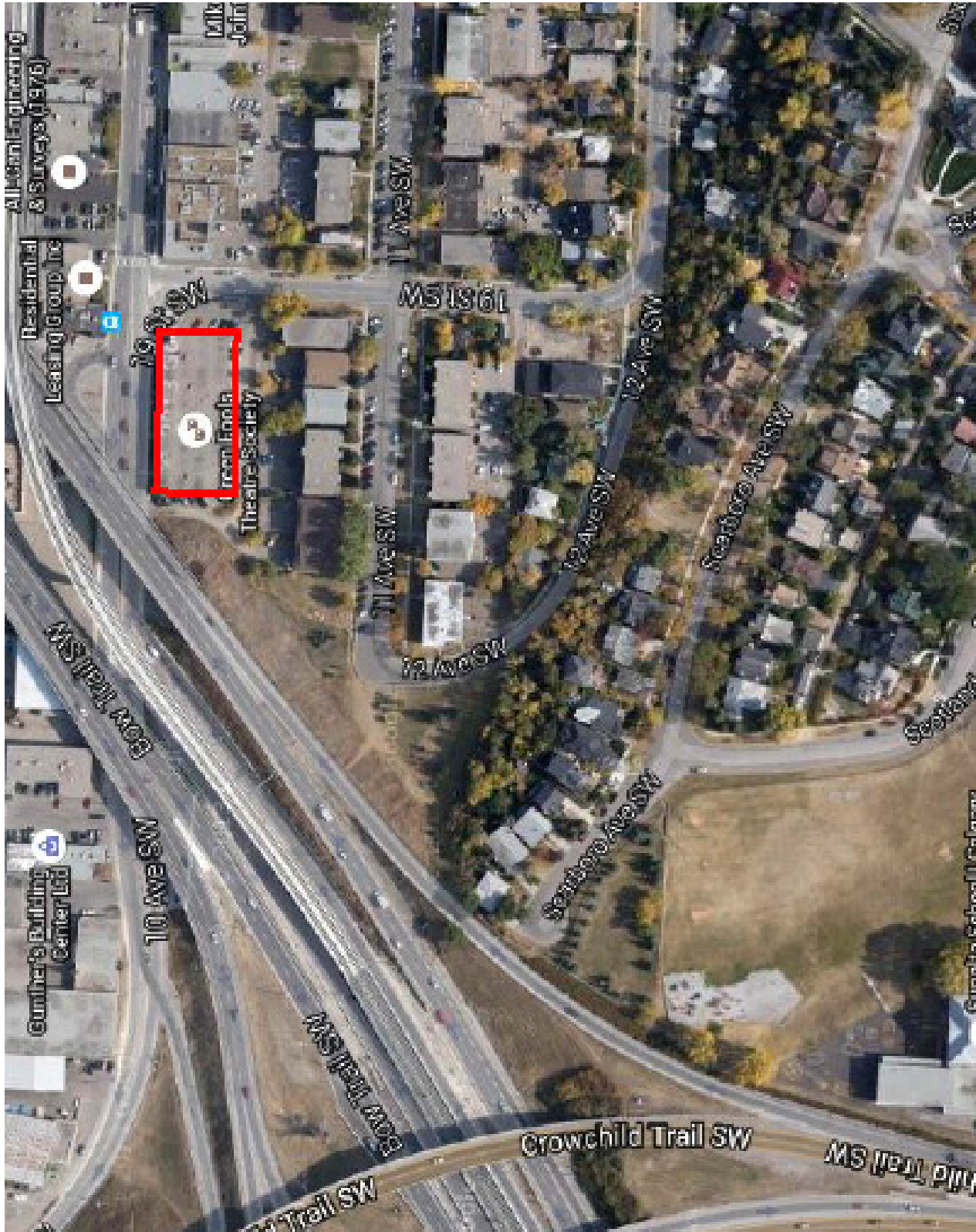
<b>DISTRICT:</b>	<b>Sunalta</b>
<b>LEGAL DESCRIPTION:</b>	<b>Plan 5700 AG Block 242 Lots 5-9</b>
<b>ZONING:</b>	<b>CC-X</b>
<b>OFFICE:</b>	<b>2,000 Sq. Ft. +/-</b>
<b>ELECTRICAL:</b>	<b>100 Amps; 110/208 Volts</b>
<b>MECHANICAL:</b>	<b>Roof Top Unit</b>
<b>LEASE RATE:</b>	<b>\$12.00 per Sq. Ft</b>
<b>PROPERTY TAX:</b>	<b>\$2.64 per Sq. Ft</b>
<b>OPERATING COSTS:</b>	<b>\$3.55 ("2017 Budget")</b>
<b>AVAILABLE:</b>	<b>Immediate</b>
<b>COMMENTS:</b>	<b>Central Downtown Location Sunalta LRT Station Bus Route #90 Large offices Kitchen/staff lounge West Village Centre Suitable for Arts Groups Building Upgrades New Windows</b>

FLOOR PLAN  
2005B - 10th Avenue S.W.



# LOCATION

2005B - 10th Avenue S.W.



# CITY MAP

## 2005B - 10th Avenue S.W.

