



ATTRACTIVE BASE RENT

FULL TURNKEY OFFERINGS

Brand New Office Space 3,255 SF Remaining

Property Highlights

- Rebranded to Ninety Nine Ten, with a focus on building synergies and efficiencies
- Positioned to be extremely market competitive on rates while providing Class A like experience
- Tenant focused construction - Landlord offering base building standard, turnkey packages with access to design team for space planning
- New vibrant common areas, upgraded HVAC systems and façade improvements
- Pylon signage onto 99 Street

Tenant Leasing Incentives



Tenant Designed Space

Start from a clean slate, Landlord will provide a space planner



Brand New Turnkey Space

The Landlord will turnkey to your design and the building standard



Attractive Base Rent

Below market rents for turnkey space on a 5 year or more term

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Property Details

Building Size: 41,906 SF

Zoning: IB - Industrial Business

Stores: Two (2) storeys with underground parkade

Parking:

- 2 UG stalls @ \$100 per month
- 8 surface stalls free of charge

Building Features:

- Executive underground parking
- Brand new common washrooms
- Fiber optics
- Professionally managed by Canderel

Lease Details

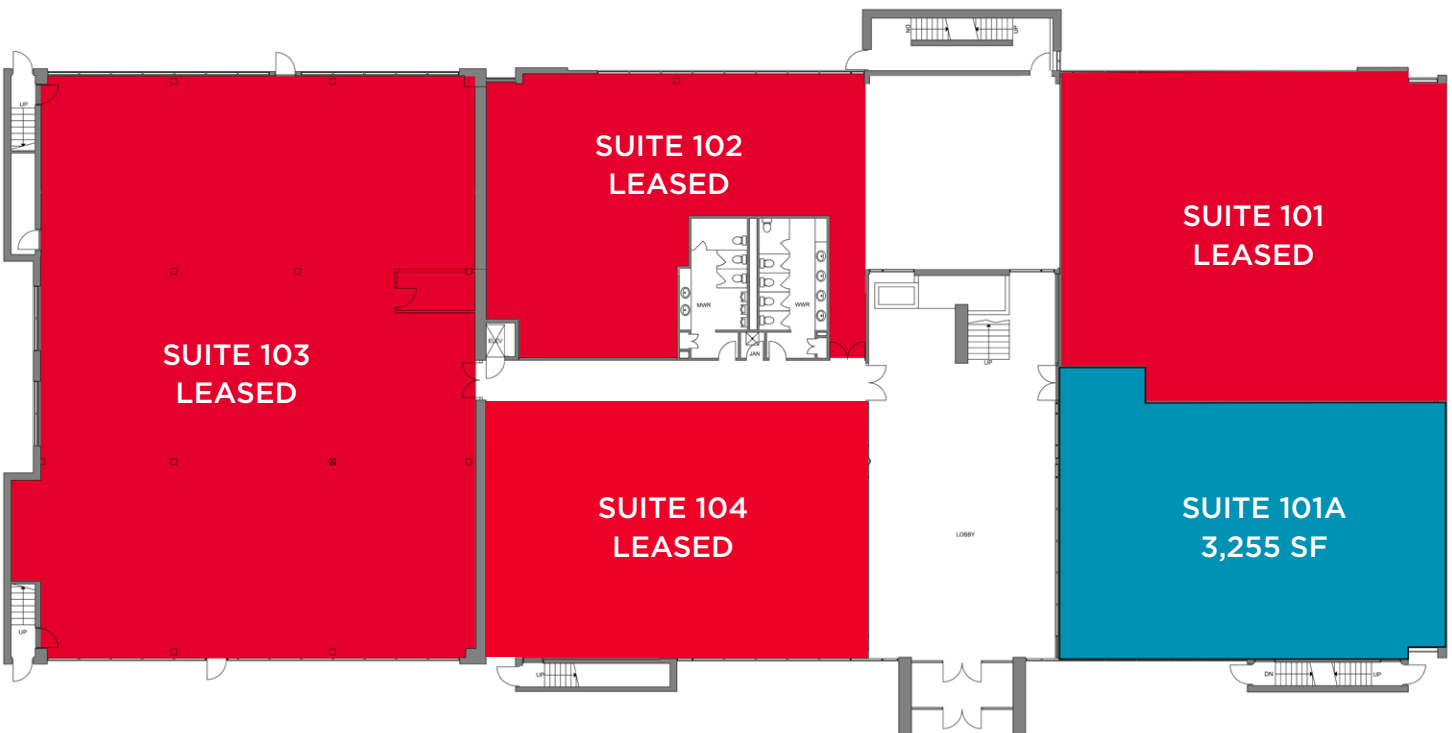
Available Space: Unit 101A: 3,255 SF

Net Asking Rent: Starting at \$14.00 per SF plus landlord to turnkey to building standard

Turnkey: Space planning and landlord to turnkey space to building standard

Operating Costs: \$12.44 per SF
(excludes in-suite janitorial)

Main Floor Plan



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