

For Lease

Gibraltar Place - 1000 9th Avenue SW



highlights



Commercial Grade Gigabit
Fibre Internet Connection
included in the Op Costs

LOW OPERATING COSTS
1 block to LRT
Landlord will turnkey
Building upgrades include HVAC, lobby

DOG FRIENDLY BUILDING

Your barking manager is welcome!



Details

Suite 300	1,375 sq ft
Suite 200	4,321 sq ft can be demised
Availability:	Immediately
Term:	Flexible Term
Net Rental Rate:	Market
Improvement Allowance:	Negotiable
Parking:	1:500 sf; plenty of additional parking in the immediate area
Operating Costs:	\$13.50 psf

CONTACT:

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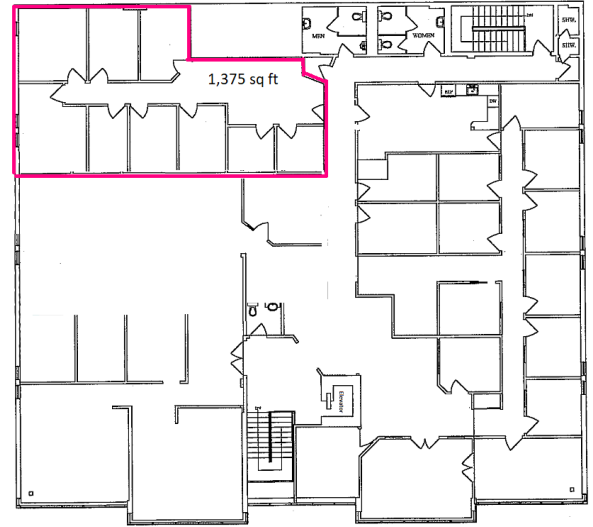
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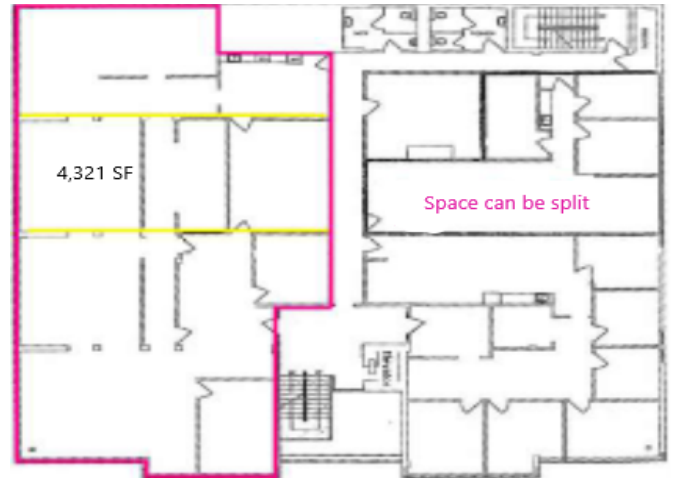
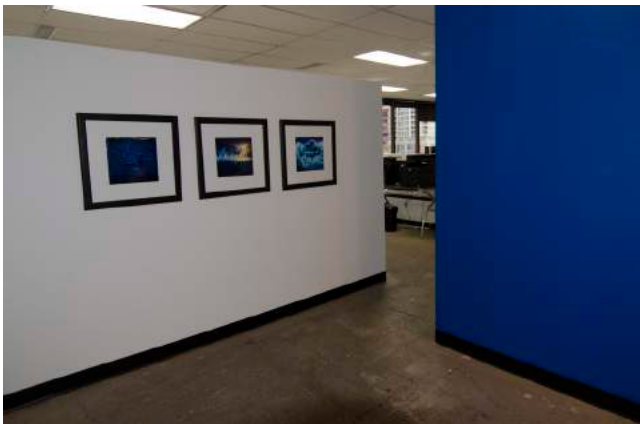
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floor plans

3rd Floor



Leased on usable square footage - no gross up!



2nd Floor

4,321 sq ft available can be demised