

## Building Highlights

- Building exterior and lobby completely renovated in 2016
- New on-site fitness facility for tenant's use
- Mélo Eatery and cafe in the building
- Additional parking adjacent to the building
- Within 10 minute walking distance to amenities including Last Best Brewing & Distilling, Safeway, & National on 10th

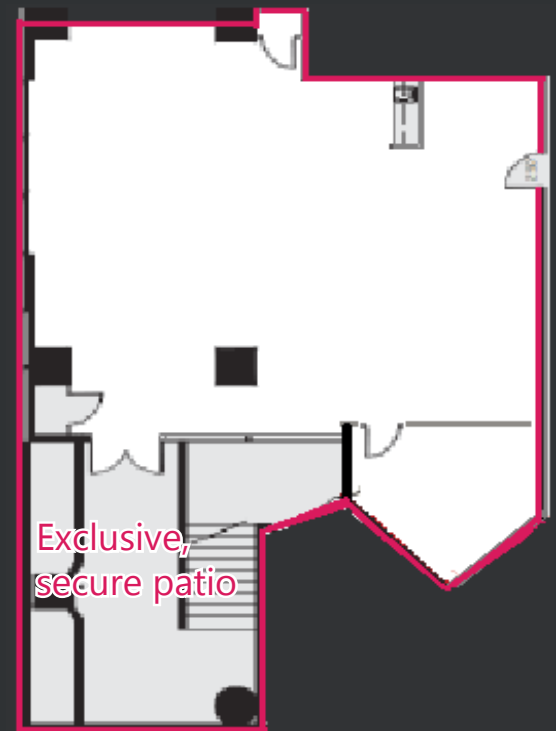
# For Sublease

5/5 550 11th Avenue SW

Sublandlord:	Johnston's Grain Limited
Premises:	Suite 250; 1,915 sq ft
Term:	August 31, 2022
Available:	Negotiable
Op. Costs & Taxes:	\$15.84 PSF (est. 2021)
Parking:	1 reserved stall
Net Rent:	Market sublease rates



- Office space is in excellent condition
- Open area office with secured, private patio
- Furniture available - yes! the pool table can stay!



## Contact:

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