

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!



De-

Suite 200:	1,500 sq ft - 4,321 sq ft
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 (2018 est.)

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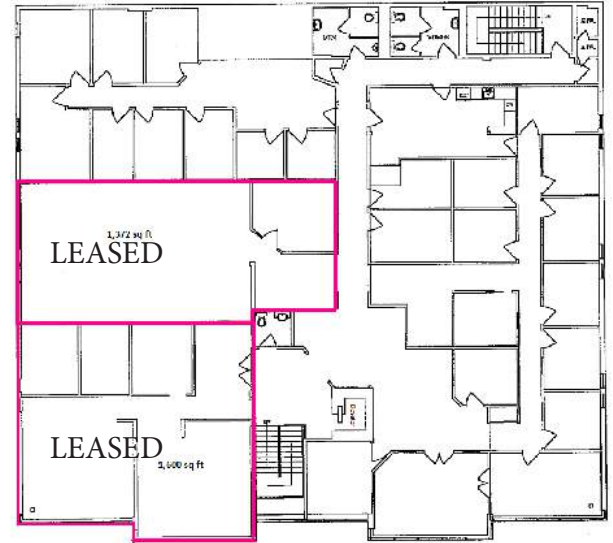
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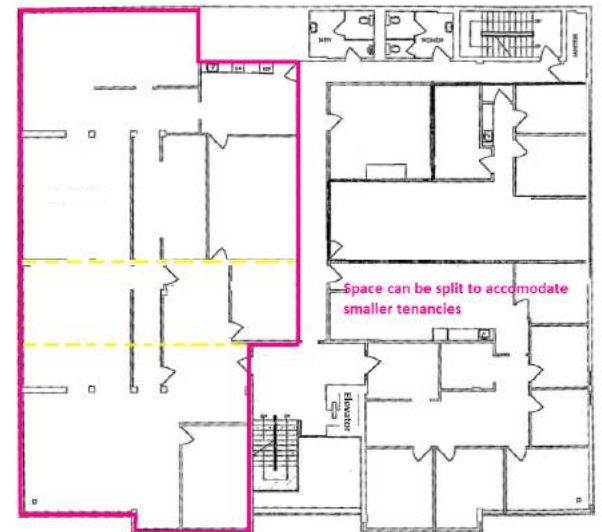
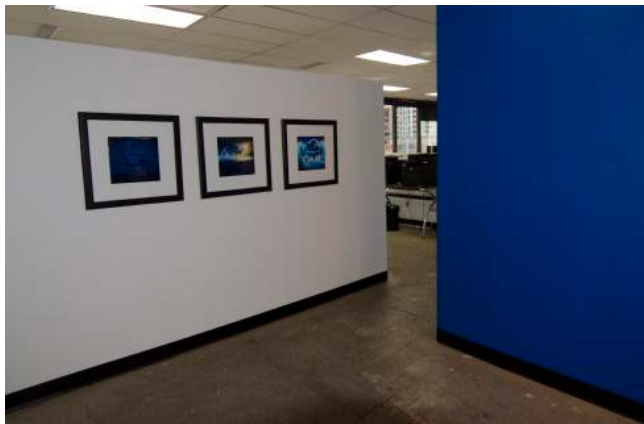
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floor plans



Leased on usable square footage - no gross up!



1,500 sq ft - 4,321 sq ft available