

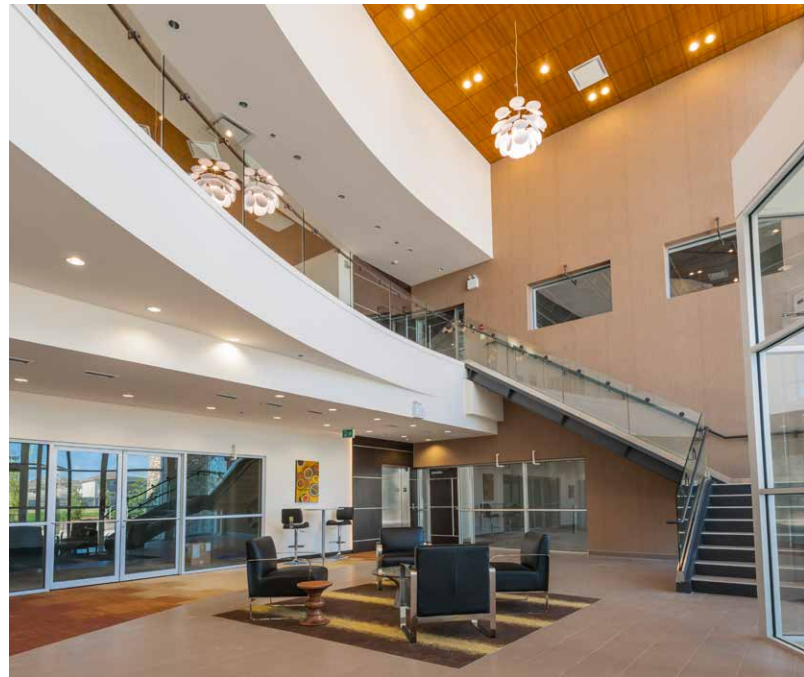


**1,274 SF - 2,878 SF**  
**Second Floor Office Space For Lease**

**Property Highlights**

- Professionally managed by Rohit Property Management
- Turnkey packages available. Landlord will provide space planning for qualified tenants
- Low rent with the opportunity to build new space
- Elevator equipped with a pristine common lobby
- Excellent parking ratio (3.3 stalls per 1,000 SF)
- Great accessibility via 91 Street, Ellerslie Road, and Anthony Henday Drive
- Over 15,000 residents live in the surrounding areas of Ellerslie, Summerside, and Orchards

Another exciting development from:



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**CUSHMAN & WAKEFIELD**  
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## Property Details

<b>Areas Available:</b>	<b>South Wing</b> 1,274 SF - Unit 204 2,878 SF - Unit 208 (show suite)
<b>Zoning:</b>	EIB (Ellerslie Industrial Business Zone)
<b>Lease Rate:</b>	\$17 - \$21 per SF - Unit 204 \$19 - \$21 per SF - Unit 208
<b>Operating Costs:</b>	\$10.00 per SF (Est. 2019)
<b>Property Management Fee:</b>	5% of total rents
<b>TI Allowance:</b>	Negotiable, turnkey packages available
<b>Space Planning:</b>	Landlord will provide space planning for qualified tenants
<b>Signage:</b>	<b>Pylon</b> \$250 per month (full) \$125 per month (half)
<b>Parking Ratio:</b>	3.3 surface stalls per 1,000 SF

## Office Development Ideal For:



### Start-Ups (2 - 10 Employees)

IT services, psychologists, real estate offices, home builders, etc.



### Professional Associations

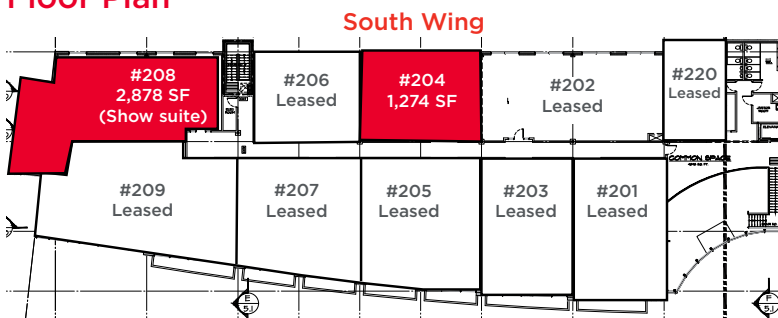
Unions, professional associations, not-for-profit associations, commercial schools, etc.



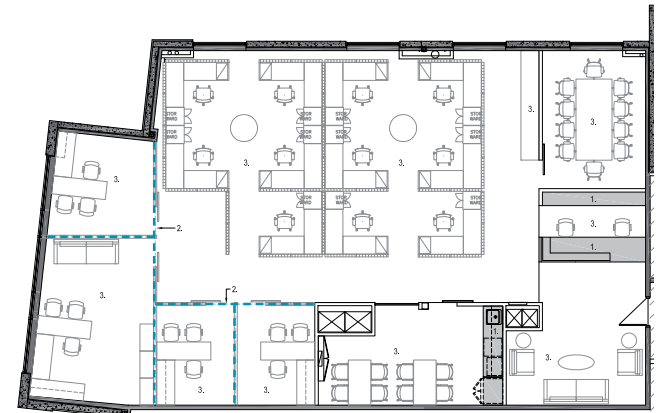
### Professional Services

Accounting firm, law firm, etc.

## Floor Plan



## Show Suite - Unit 208



----- Potential future walls

(Furniture displayed for reference only)

## Show Suite Photo



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