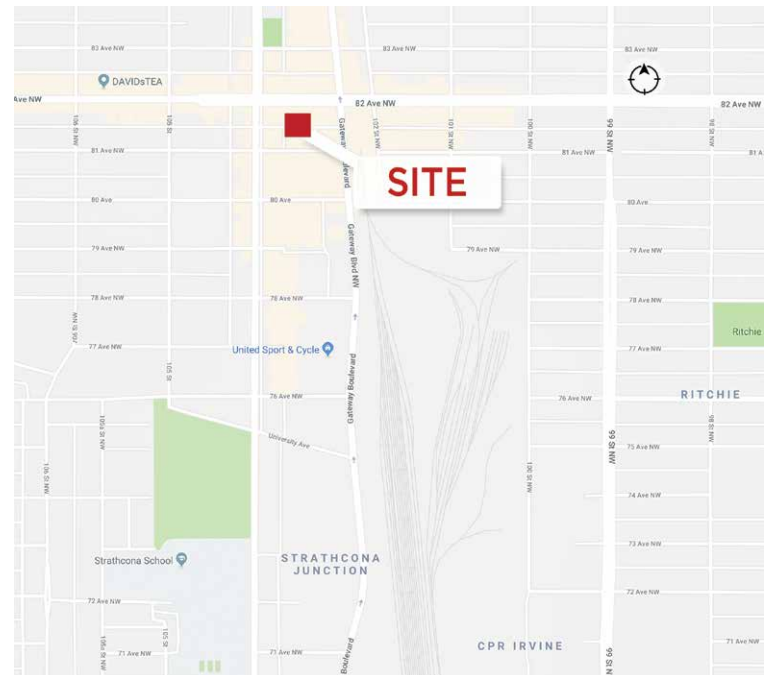




**Up to 8,594 SF
of 2nd and 3rd Floor Office Space**

Property Highlights

- Underground parking available
- Ample free street parking
- Located just off of Whyte Avenue, walking distance to many restaurants, pubs, and amenities
- Good public transit along Whyte Avenue & Gateway Blvd/Calgary Trail
- Newly upgraded lobby
- Developed office space



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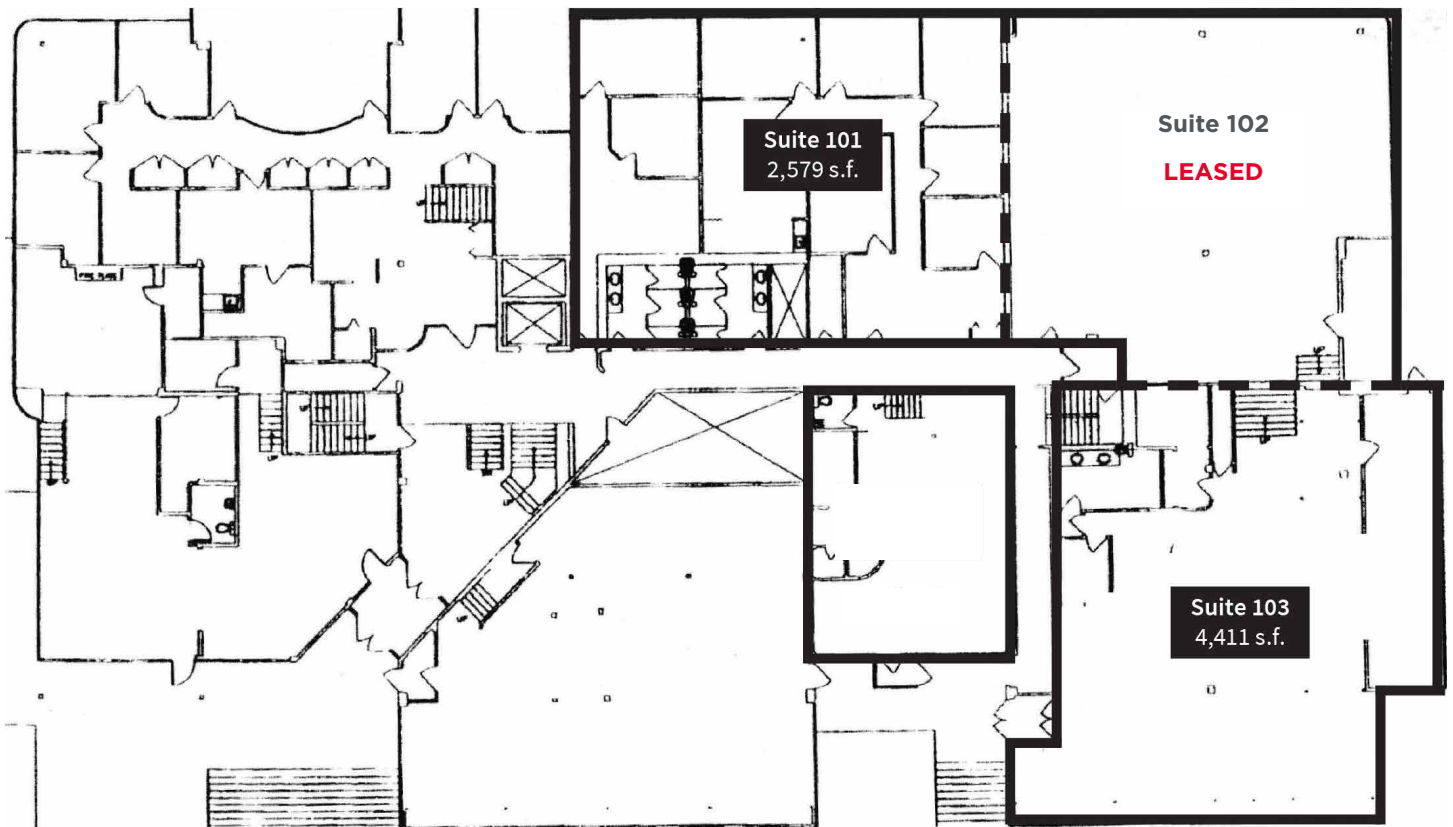
stefanie.orsini@cwedm.com

Suite 2700, TD Tower
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Building Details

Name:	Strathcona Professional Centre	Operating Costs:	\$15.04 per SF (2018)
Availabilities:	Suite 101 - 2,579 SF	TI Allowance:	Negotiable
	Suite 102 - 2,971 SF (LEASED)	Term of Lease:	Negotiable
	Suite 103 - 4,411 SF	Possession Date:	Immediately
	Suite 201 - 1,812 SF	Parking:	2 stalls per 1,000 SF
	Suite 203 - 8,594 SF		\$75/stall/month (Surface)
	Suite 308 - 1,586 SF (LEASED)		\$125/stall/month (Underground)
Lease Rate:	\$14.00 - \$16.00 per SF per annum	Signage:	Available and Negotiable

Site Plan - Main Floor



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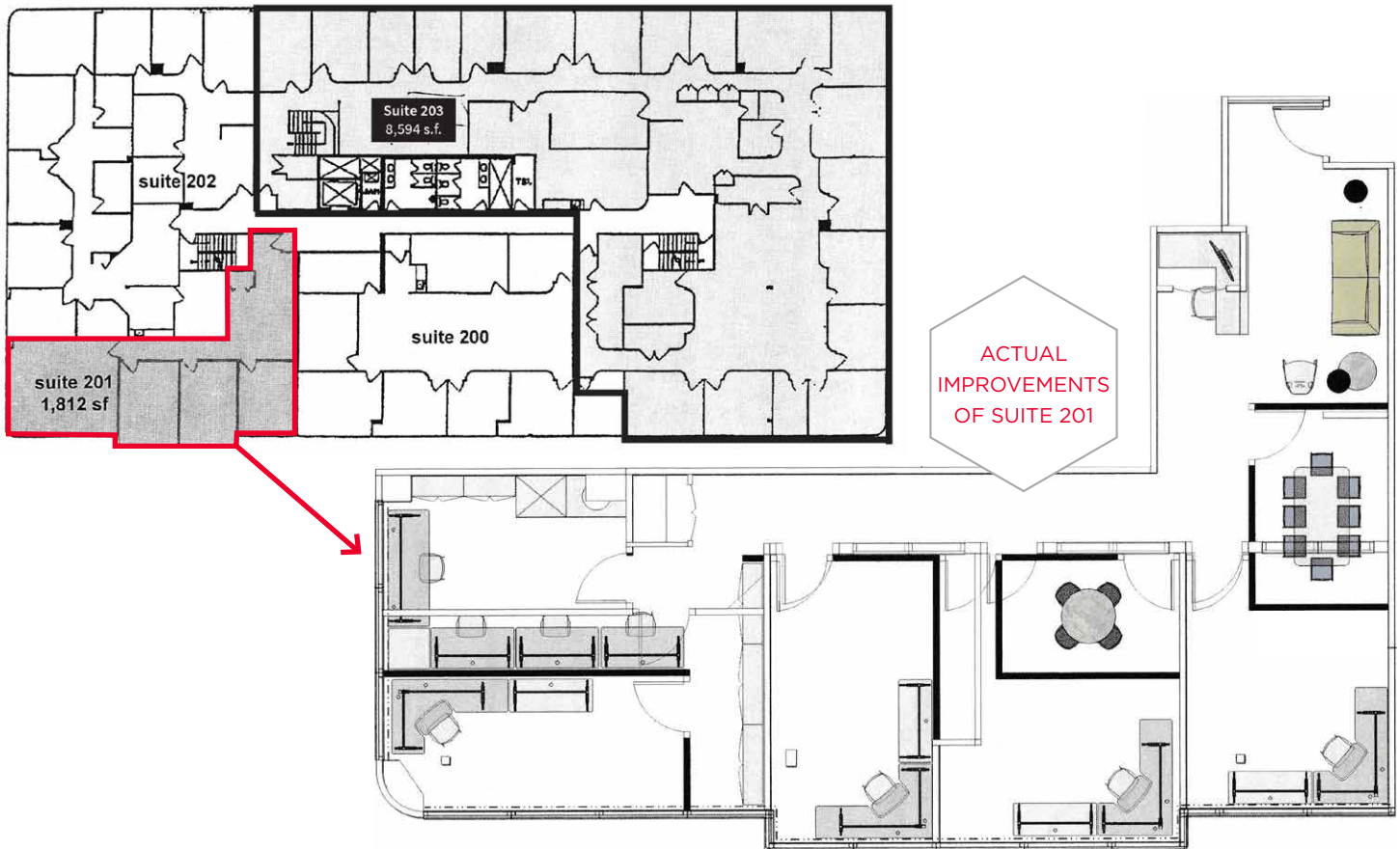
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Second Floor



Property Photos



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Property Photos



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