

For Lease

#2918, 3rd Avenue N.E.

FRANKLIN

Warehouse • Office • 6,217 sqft



- 7 Private Offices, 1 File & Server Room, 1 Additional File Room
- Waiting/ Reception Area, Coffee Station & Boardroom
- 4 Washrooms
- Ideal for Large Office Use

- Central NE Location
- Ample On-Site Parking
- Easy Access via Transit
- Nearby amenities include Marlborough Mall, restaurants, and shopping



Norcal Group

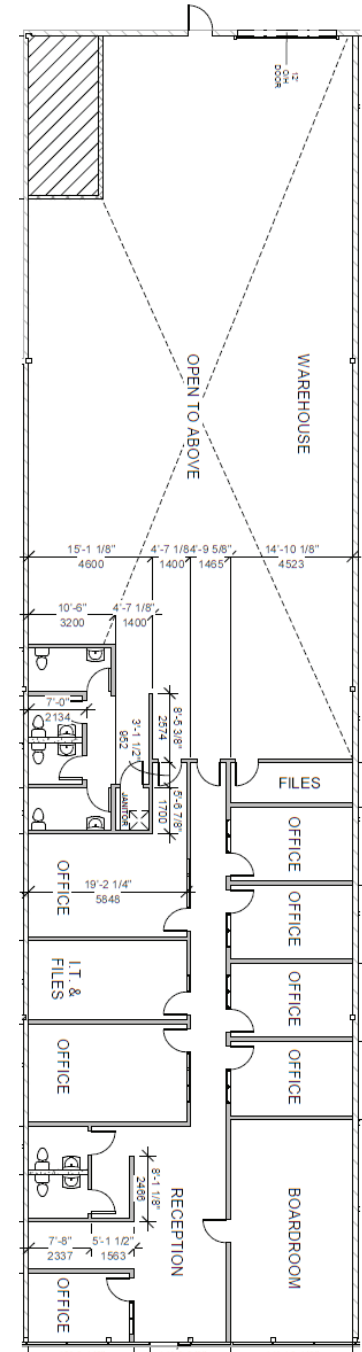
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Property Highlights:

#2918, 3rd Avenue N.E.

ZONING:	I-C
BAY SIZE:	6,217 sqft
OFFICE:	2,661 sqft
WAREHOUSE:	3,556 sqft
CEILING HEIGHT:	22' Clear
LOADING:	1 Drive-in
ELECTRICAL:	200 Amps
MECHANICAL:	HVAC Throughout Unit
LEASE RATE:	\$13.00/sqft
OPERATING COSTS:	\$3.22/sqft
PROPERTY TAXES:	\$2.27/sqft



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