

For Lease

#260, 3015 12 Street N.E.

HAMPSHIRE COURT

Office • 3,354 sqft



- 8 Offices
- Large Reception Area
- Board Room
- Kitchen
- Free Rent Negotiable
- Improvements Negotiable

- Furnished if required
- 2nd Floor with exposure to 12th Street NE
- Ample parking – surface and energized
- Close proximity to City Centre & Airport
- New HVAC system (2015)
- Fibre optics, Shaw / Telus



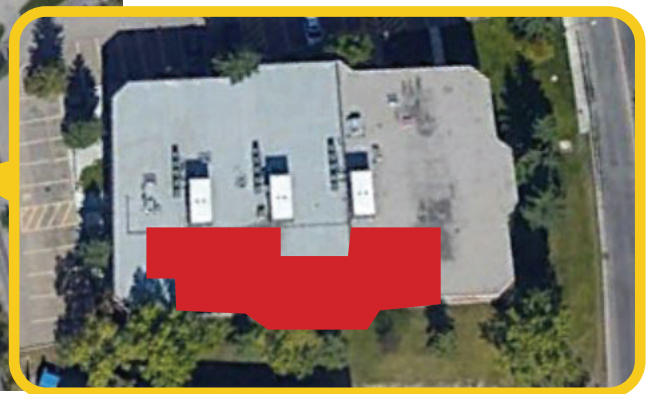
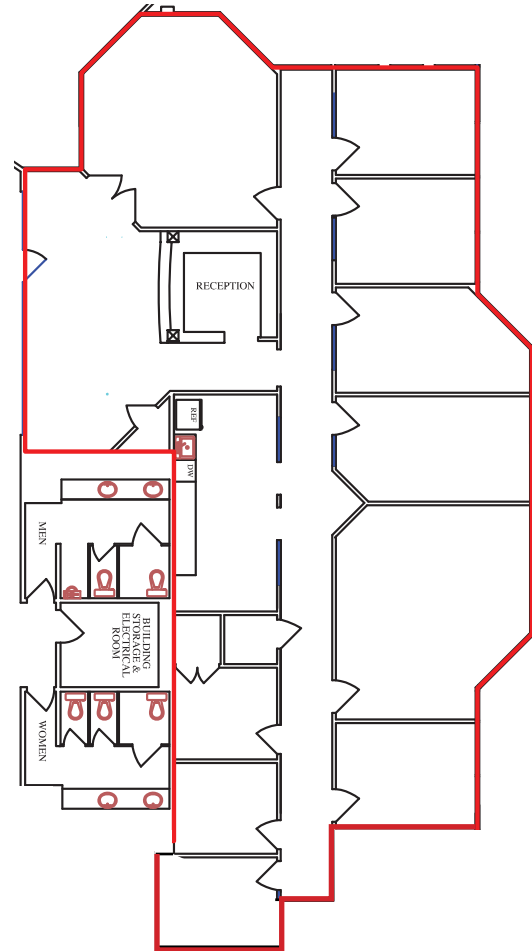
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Property Highlights:

#260, 3015 12 Street N.E.

ZONING:	I-B
BUILDING SIZE:	24,985 sqft
OFFICE:	3,354 sqft
PARKING:	Ample - Surface and Energized
MECHANICAL:	Roof Top Units in Offices (2)
LEASE RATE:	\$12.00 per sqft
OPERATING COSTS:	\$7.79 per sqft
PROPERTY TAXES:	\$2.15 per sqft
AVAILABLE:	Jan. 1st, 2021



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