

# For Lease

#2918, 3rd Avenue N.E.

## FRANKLIN

Warehouse • Office • 6,347 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**

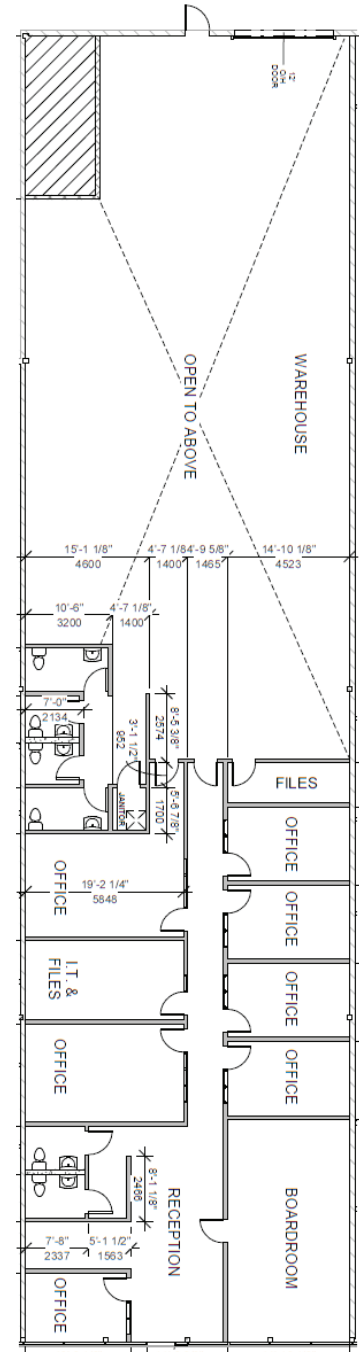
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# Property Highlights:

## #2918, 3rd Avenue N.E.

<b>ZONING:</b>	I-C
<b>BAY SIZE:</b>	6,217 sqft
<b>OFFICE:</b>	2,661 sqft
<b>WAREHOUSE:</b>	3,556 sqft
<b>CEILING HEIGHT:</b>	22' Clear
<b>LOADING:</b>	1 Drive-in
<b>ELECTRICAL:</b>	200 Amps
<b>MECHANICAL:</b>	HVAC Throughout Unit
<b>LEASE RATE:</b>	\$13.00/sqft
<b>OPERATING COSTS:</b>	\$2.98/sqft
<b>PROPERTY TAXES:</b>	\$1.89/sqft



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