

Scout

Real Estate Ltd

1944/1950 - 10 AVE SW

SUITE #201 - 2,673 SF

SUITE #204 - 1,056 SF

2ND FLOOR OFFICE SPACE
MOVE-IN READY!!



FEATURES

- LOW OPERATING COSTS - \$14.43 PSF (2025) BUDGET INCLUDES UTILITIES
- SUITE INCLUDES ONE PARKING STALL AT \$100/MONTH + GST
- ADDITIONAL PARKING AVAILABLE IN THE BACK OF THE BUILDING - FREE OF CHARGE
- ADDITIONAL PARKING IN THE REAR OF THE BUILDING
- SECOND FLOOR WALK UP WITH EXCELLENT NATURAL LIGHT
- COMMON LUNCH ROOM ON FLOOR
- THREE BLOCKS FROM LRT STATION
- STORAGE AVAILABLE IN THE BASEMENT

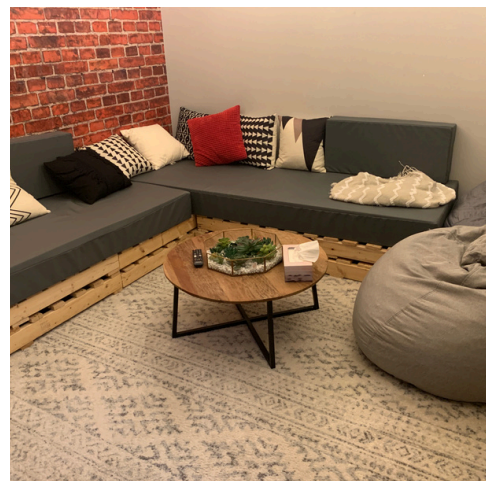
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SCOUTREALESTATE.CA

LEASING OPPORTUNITY SUITE #201

TERM:	FLEXIBLE
NET RENT:	MARKET
AREA:	2,673 SF
OP COSTS (2025 BUDGET):	\$14.43 PSF (INCLUDES UTILITIES)
AVAILABLE:	AVAILABLE APRIL 1, 2025
	OPEN AREA HAS CAPACITY FOR 20 EMPLOYEES
SHARED JANITORIAL FOR KITCHEN	\$60.00 PER MONTH
PARKING:	\$100 PER MONTH
ZONING:	I-C



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LEASING OPPORTUNITY SUITE #204

TERM:	FLEXIBLE
NET RENT:	MARKET
AREA:	1,056 SF
OP COSTS (2025 BUDGET):	\$14.43 PSF (INCLUDES UTILITIES)
AVAILABLE:	IMMEDIATELY

SHARED JANITORIAL FOR KITCHEN	\$60.00 PER MONTH
PARKING:	\$100 PER MONTH
ZONING:	I-C



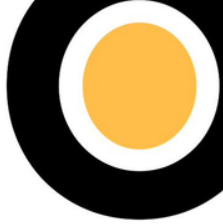
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SECOND FLOOR AVAILABLE SUITE LAYOUTS

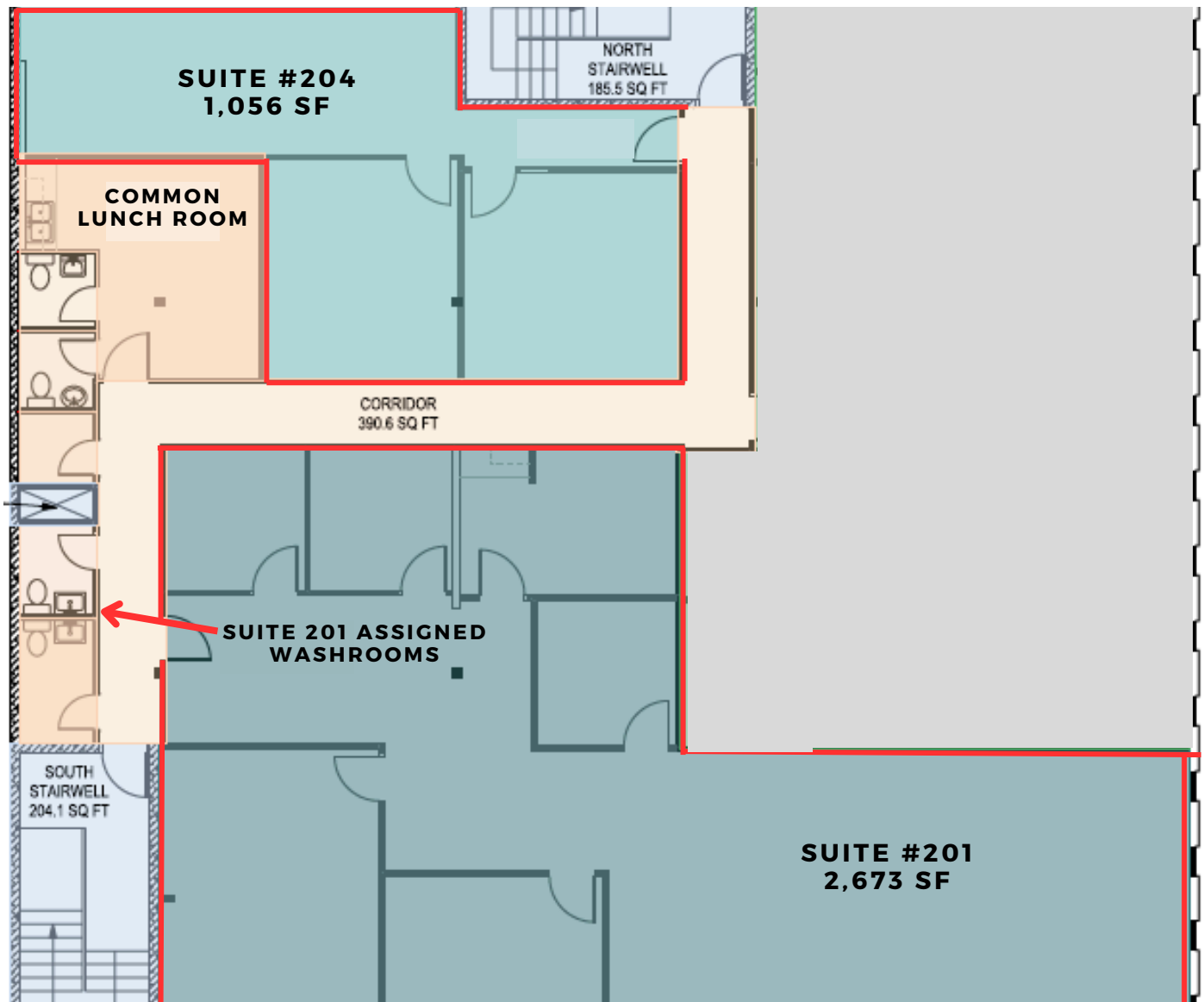


SUITE #204 - 1,056 SF

- 2 Offices
- Open Area

SUITE #201 - 2,673 SF

- 4 Offices
- Boardroom
- Open Area - capacity for 20 employees
- Assigned Washrooms



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