

## 13160 Vanier Place

## Building #1



### Suites Available

**#190** 10,147 sq. ft.

- Improved warehouse/lab/production and office space. This corner unit has production/lab space with full HVAC, plumbing, drainage, electrical and lighting upgrades and a warehouse with mezzanine and dock level loading. The office area includes a high ceiling reception, 12 offices, a meeting room, boardroom, server room and lunchroom.

- #190 can be demised into 2 units as follows:**

#### **Suite A (approx. 4,887 sq. ft.)**

*Highly improved corner unit with storage/lab/production space and a high ceiling reception, 10 offices, server room, lunchroom & open area.*

*Can be combined with Suite B for a total of 10,147 square feet.*

#### **Suite B (approx. 5,260 sq. ft.)**

*Highly improved warehouse/lab/production space with dock level loading and 2 offices, a boardroom, lunchroom and open area.*

*Can be combined with Suite A for a total of 10,147 square feet.*

**Lease Rate** \$17.95-\$18.95  
**Opt. Costs & Taxes** \$9.75-\$10.95  
*(excludes insuite utilities)*

## 13151 Vanier Place

## Building #3



### Suites Available

**#110** 3,179 sq. ft.

- This corner unit includes a reception area, open area, 3 demonstration/meeting rooms, a lunchroom, storage & server room.

**#150** 9,972 sq. ft.

- Improved office/warehouse space with a high ceiling reception area, 1 office, meeting room, lunchroom & warehouse with dock level loading on the main floor.
- 8 offices, boardroom & server room on the second floor.

**#290** 2,450 sq. ft.

- Accessed through a new stairwell lobby leading up to beautiful second floor office space, with 5 built out offices, lunchroom, boardroom, open area and semi-private washrooms.

**Lease Rate** \$17.95-\$18.95  
**Opt. Costs & Taxes** \$ 9.75-\$12.90  
*(excludes insuite utilities)*

## 13071 Vanier Place

## Building #5



### Suites Available

**#220** 1,668 sq. ft.

- This 2<sup>nd</sup> level suite is a highly improved office space with 3 offices, a reception area, boardroom, open area, and lunchroom.

**#280** 3,100 sq. ft.

- This 2nd level corner suite is a very impressive, highly improved office space with 6 offices, open area, a reception area, boardroom, server/storage

**Lease Rate** \$19.50-\$22.95  
**Opt. Costs & Taxes** \$12.90-\$13.40  
*(includes insuite utilities)*

## 13091 Vanier Place

## Building #6



### Suites Available

**#180** 7,780 sq. ft.

- Beautifully improved lab office space with 10 offices, a boardroom, meeting room, lunchroom, open plan, storage room, server room and reception area.

**#200** 4,860 sq. ft.

- Highly improved office space with full height office glazing and natural light, beautiful reception area, 3 offices, 2 boardrooms, open areas with beautiful views, a newly renovated kitchen and a server room.

**Lease Rate** \$21.95  
**Opt. Costs & Taxes** \$12.85-\$13.85  
*(includes insuite utilities)*