



# GREAT LOCATION. EVEN BETTER BUSINESS.

## OFFICE SPACE FOR LEASE

1,000 to 22,000 sq. ft. of developed or turn-key space available.

10130 103<sup>ST</sup>



# ONE BUILDING FITS ALL

No matter the size, stage, or shape – your business fits here. From a small business incubator, to flexible move-in-ready offices, to build-to-suit floors, we're ready for your business.

**PRESENTATION AREA/SOCIAL STAIR**

**ON-DEMAND MEETING SPACE**

**EXCLUSIVE TENANT LOUNGE**

**TENANT GYM**

**TENANT CONFERENCE CENTRE**

**JUST OFF JASPER AVENUE**

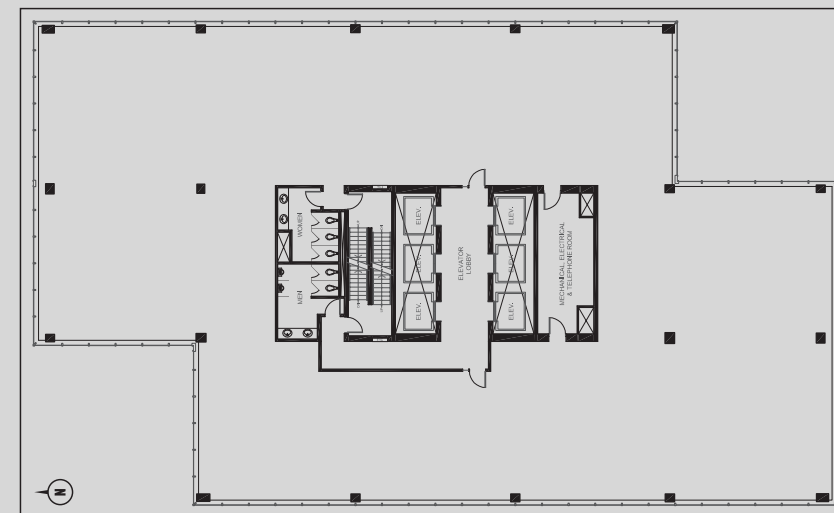
**250 FT FROM BAY ENTERPRISE SQUARE LRT**

**ON THE CYCLING NETWORK**

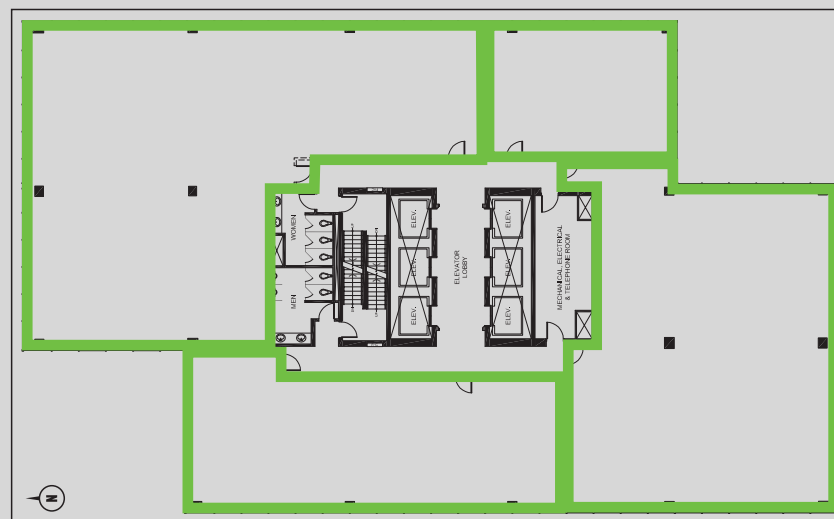
**STEPS TO 104TH STREET PROMENADE**

**PEDWAY CONNECTION**

## TYPICAL FLOORPLAN



## POTENTIAL MULTI-TENANT FLOOR PLAN



# CENTRAL & CONNECTED

## PROPERTY DETAILS

251,254 SQ. FT. CLASS "A" BUILDING WITH LOBBY & TENANT AMENITIES

AVERAGE FLOOR SIZE IS 11,029 SQ.FT. (APPROX.)

ABILITY TO PROVIDE SUITES RANGING FROM 1,291 SQ.FT. TO 22,053 SQ.FT. OF CONTIGUOUS SPACE

TURN-KEY IMPROVEMENT PACKAGES AVAILABLE

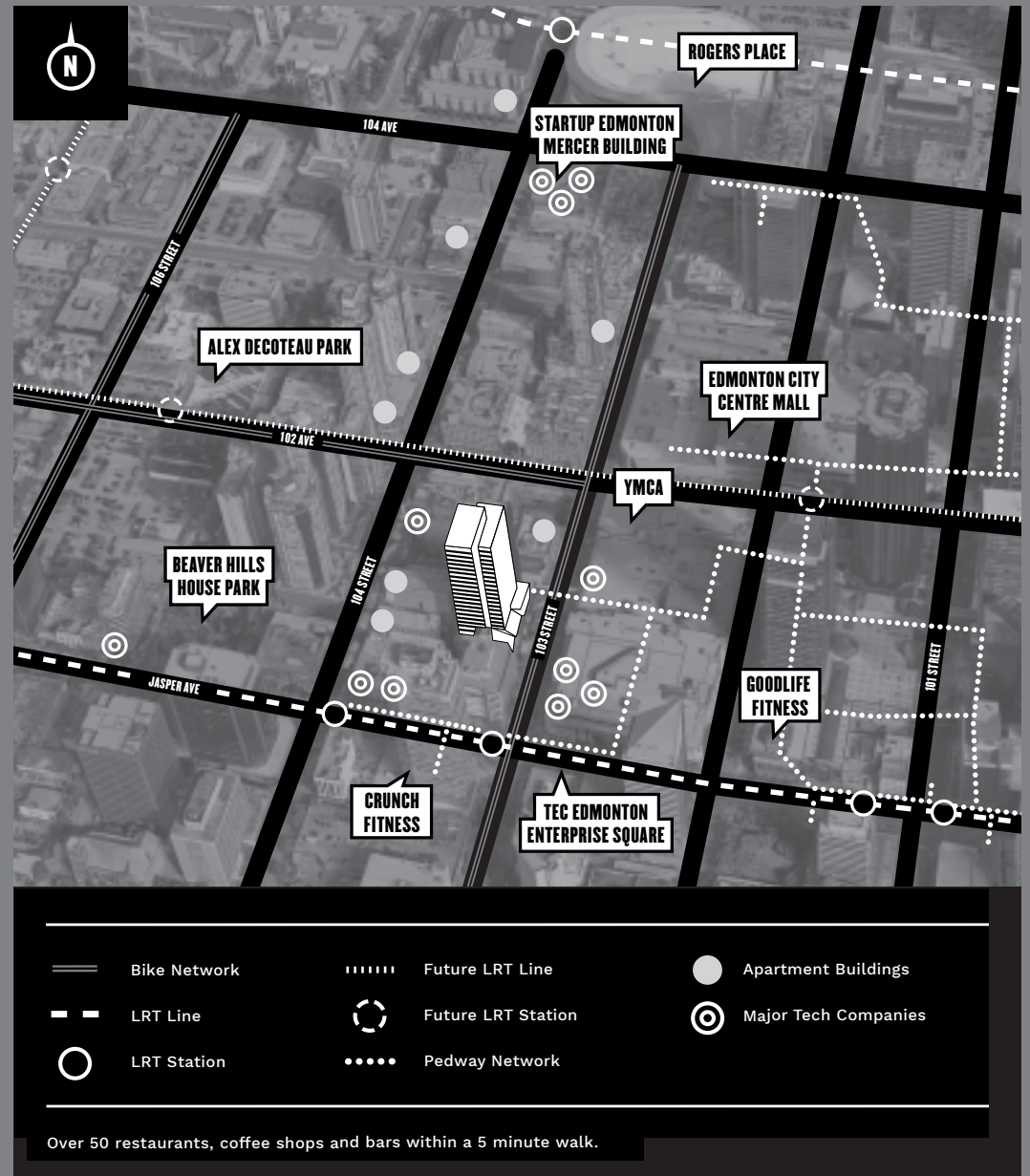
24 HR ON-SITE SECURITY & AFTER HOURS PROXY CARD ACCESS

PEDWAY CONNECTED TO ENTERPRISE SQUARE, CITY CENTRE MALL AND COMMERCE PLACE

RESERVED/SECURE UNDERGROUND PARKING RATIO OF 1:1,450 SQ.FT. AT MARKET RATES

PUBLIC TRANSIT VIA BUS AND LRT SERVICE (BAY/ENTERPRISE SQUARE)

SECURE UNDERGROUND BIKE PARKING

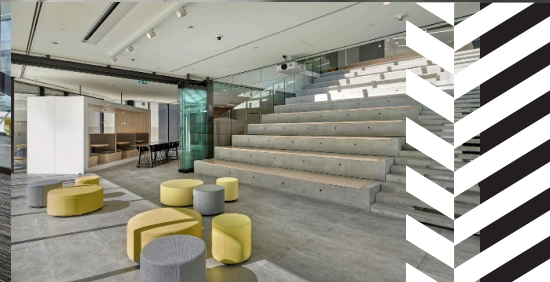




**THIS IS WHERE IT  
ALL COMES TOGETHER**







# THIS IS WHERE IT ALL COMES TOGETHER.

SUITE	SIZE (sq.ft.)	AVAILABILITY	DESCRIPTION
100	1,779	Immediate	Main floor storefront with patio opportunity. Great location for a café or food use.
600	11,025	Immediate	Full floor of developed office space available. Turn-key opportunities are available. Demisable.
1110	5,514	90 days notice	Developed space available
1310	1,402	Immediate	Warm-Shell condition, Turn-key opportunities available.
1320	1,580	Immediate	3 offices, meeting room, kitchen and open area.
1350	723	Immediate	Open area.
1420	829	Immediate	Warm-Shell condition, Turn-key opportunities available.
1470	1,291	Immediate	Base-Building condition, Turn-key opportunities available.
1800	11,021	Immediate	New ceiling tile/grid/LED lights and carpet. New floor lobby/washrooms upgrade completed.



## MEET YOUR NEW OPPORTUNITY

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### ASKING RATES

#### OPERATING COSTS & REALTY TAX

\$19.33 p.sq.ft | \$3.18 p.sq.ft.

#### ADDITIONAL RENT

\$22.51 p.sq.ft. (2025 estimate)



The information contained herein is subject to errors, omissions, change of price, rental or other conditions, prior sale or withdrawal at any time without notice. All persons are advised to independently verify the information.

Updated: 05/25