

# FOR LEASE

# CDNGLOBAL<sup>®</sup>



## PANARCTIC PLAZA



**CDN GLOBAL ADVISORS LTD.**  
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## DETAILS

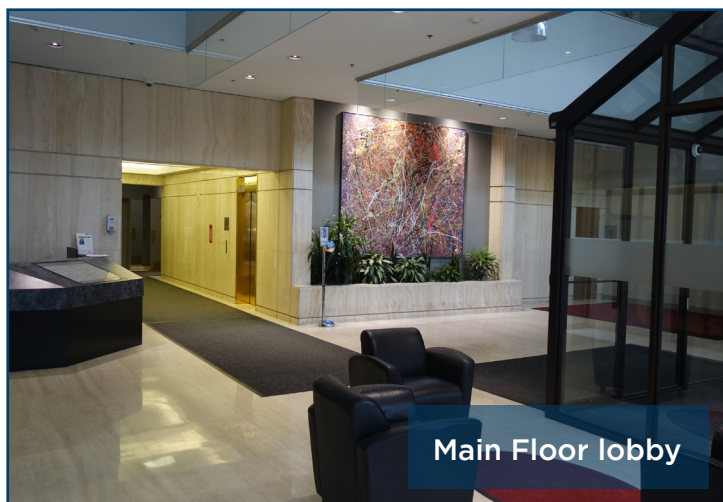
• <b>Suites:</b>	Suite 105	3,760 SF	Suite 601	9,058 SF	
	Suite 120	1,136 SF	Suite 700	3,844 SF	
	<del>Suite 200</del>	<del>2,263 SF</del>	<b>LEASED</b>	Suite 770	1,847 SF
	Suite 230	931 SF	Suite 800	6,119 SF	
	Suite 250	2,118 SF	Suite 820	6,211 SF	
	Suite 300	7,180 SF	Suite 900	12,330 SF	
	Suite 350	738 SF	Suite 1000	12,330 SF	
	Suite 400	12,330 SF	Suite 1100	12,330 SF	
	Suite 500	2,866 SF	Suite 1200	12,330 SF	
	Suite 510	5,027 SF	Suite 1400	12,330 SF	
	Suite 520	4,437 SF			

• <b>Op. Costs:</b>	\$14.50/SF (est. 2021)	• <b>Building Size:</b>	151,716 SF
• <b>Parking:</b>	1:1,100 SF \$365/month/stall	• <b>Class:</b>	B
• <b>Number of Floors:</b>	13	• <b>Year Built:</b>	1982
• <b>Typical Floor Size:</b>	12,330 SF	• <b>Landlord:</b>	Berezan Management

## HIGHLIGHTS

- Convenient access in and out of Downtown via 9th Avenue
- 134 secured underground, reserved, heated stalls with access by card holders via elevator or stairwell
- On-site security guard from 4pm-11pm, Monday to Friday
- Public transit one block North
- Walking distance to several retail amenities and +15 connection



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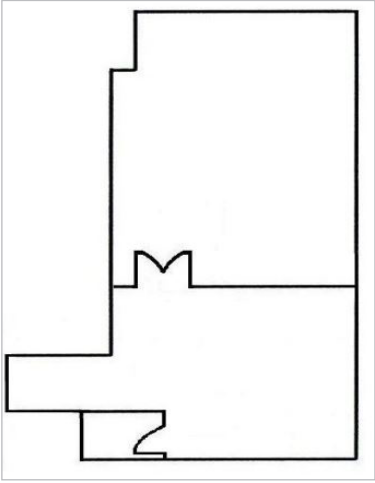
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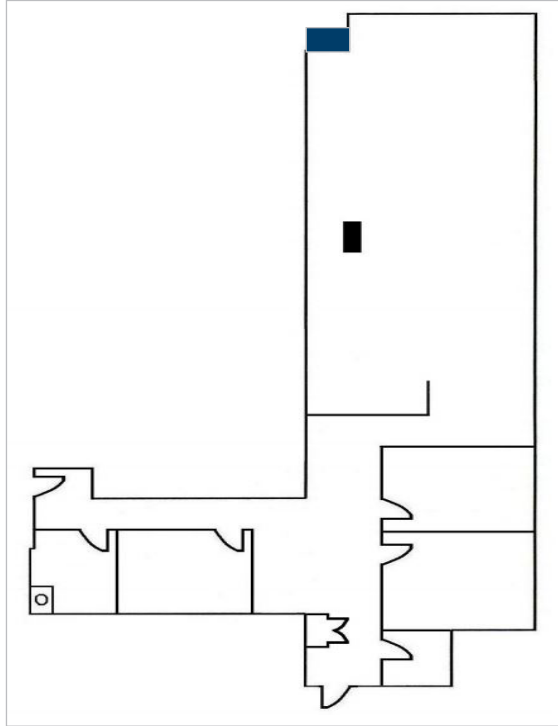


# FLOORPLANS

SUITE 120 | 1,136 SF

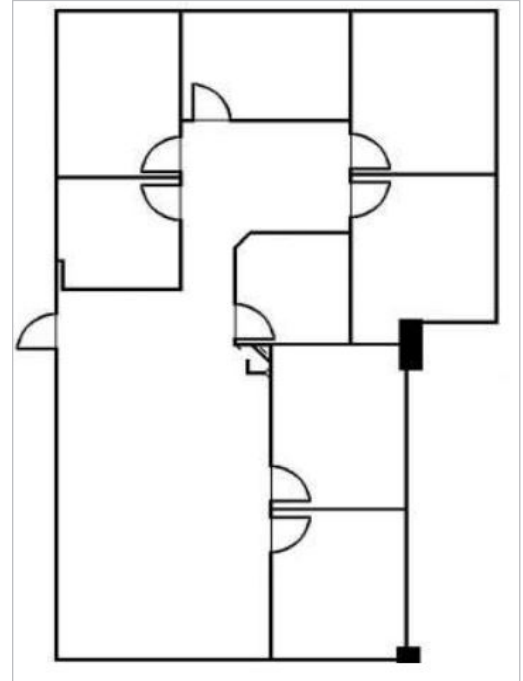


SUITE 105 | 3,760 SF

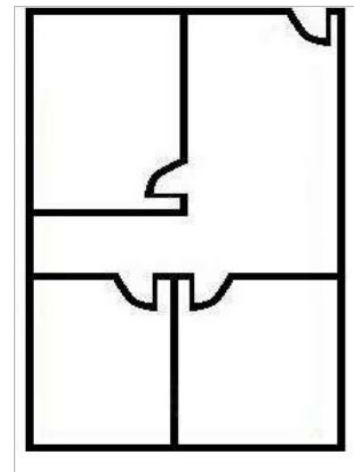


Suite 105 has a front entrance outside the building

SUITE 250 | 2,118 SF



SUITE 230 | 931 SF



2nd Floor common areas

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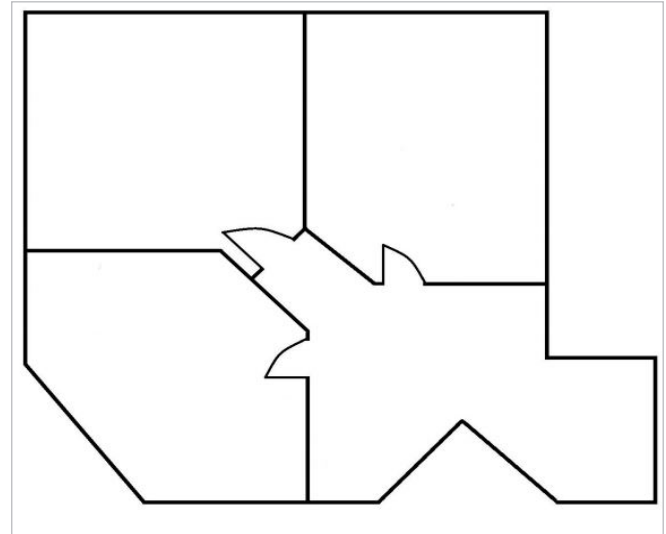
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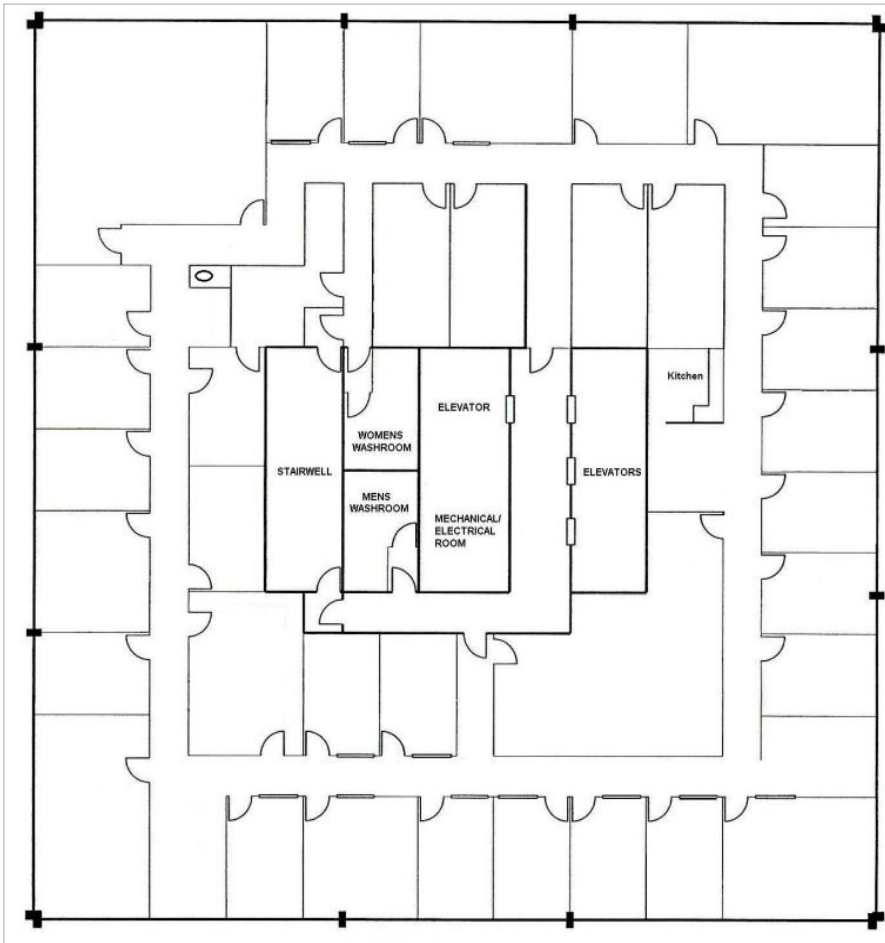
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# FLOORPLANS

SUITE 350 | 738 SF



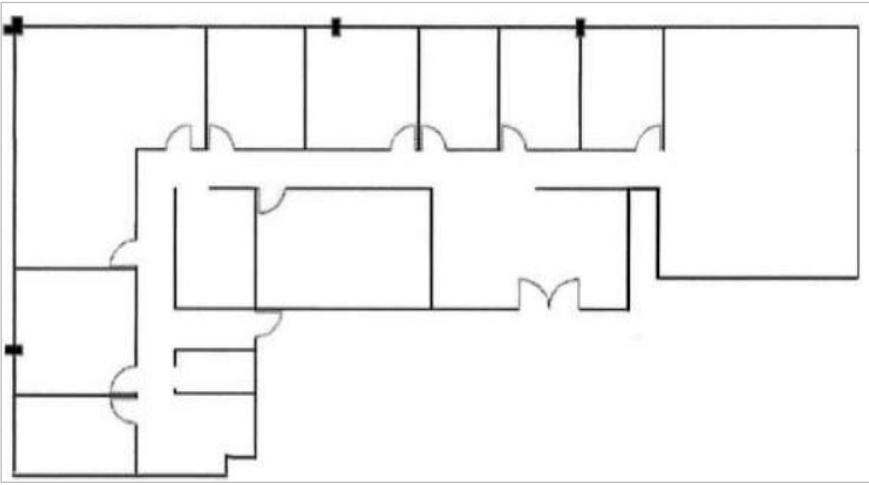
SUITE 400 | 12,330 SF



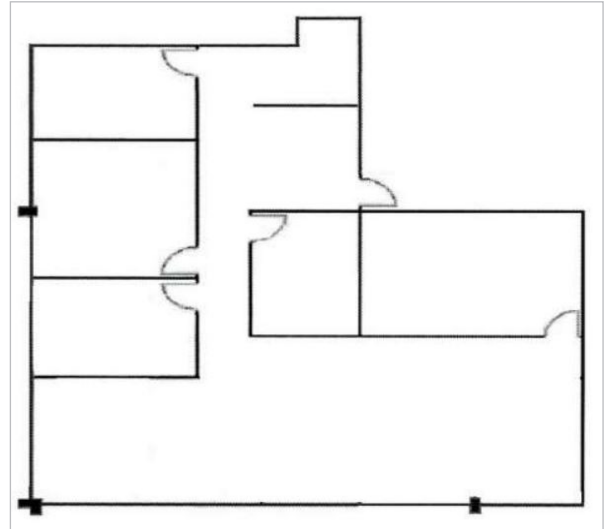
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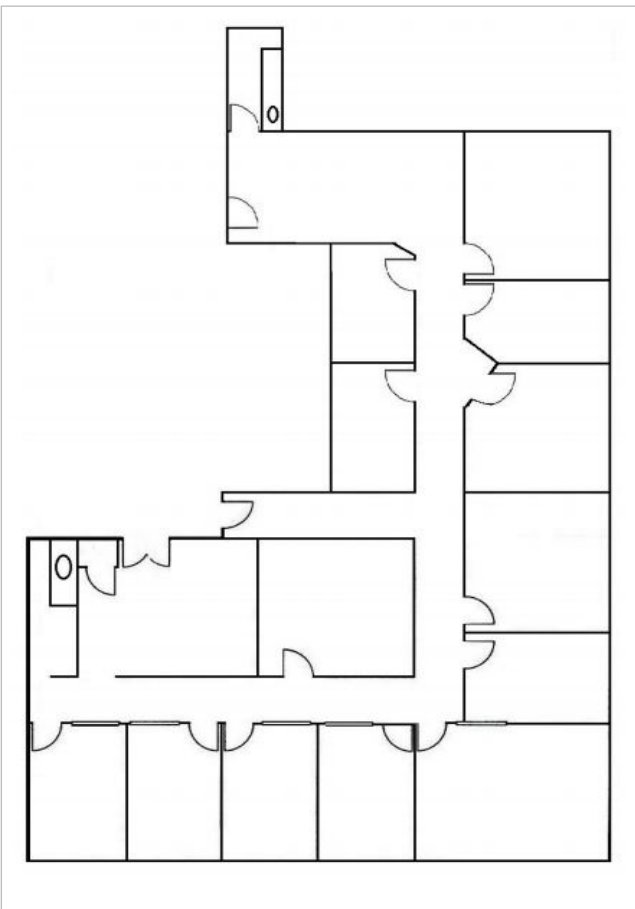
SUITE 510 | 5,027 SF



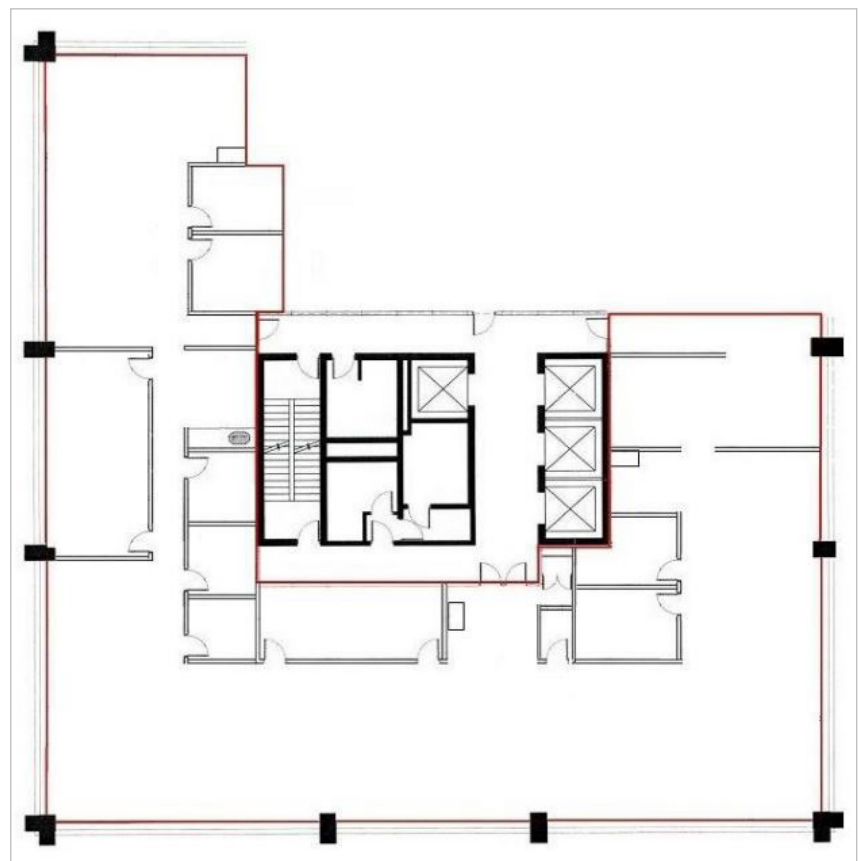
SUITE 500 | 2,866 SF



SUITE 520 | 4,437 SF



SUITE 601 | 9,058 SF



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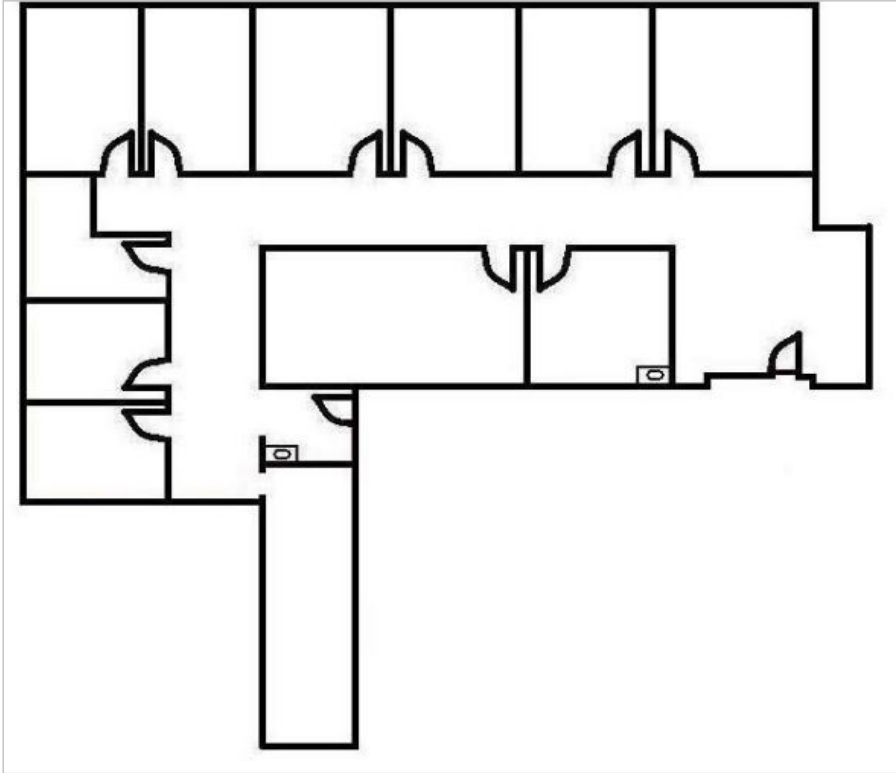
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## FLOORPLANS

### SUITE 700 | 3,844 SF

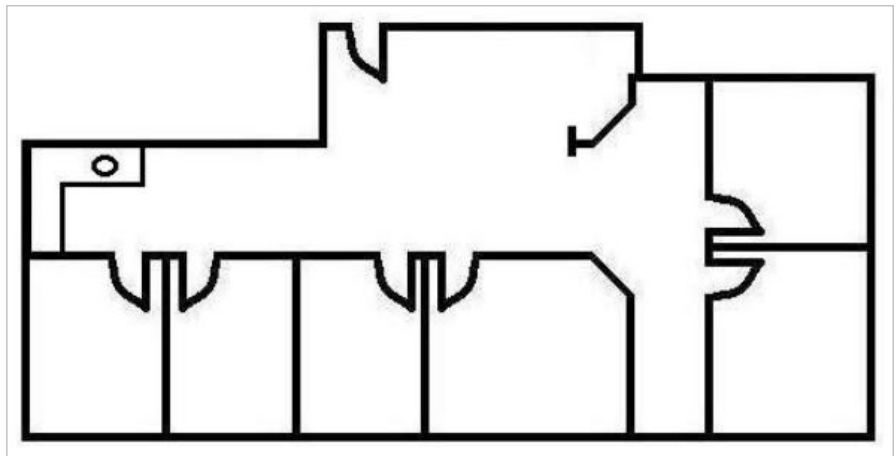


Suite 700 reception area



Suite 770 interior

### SUITE 770 | 1,847 SF



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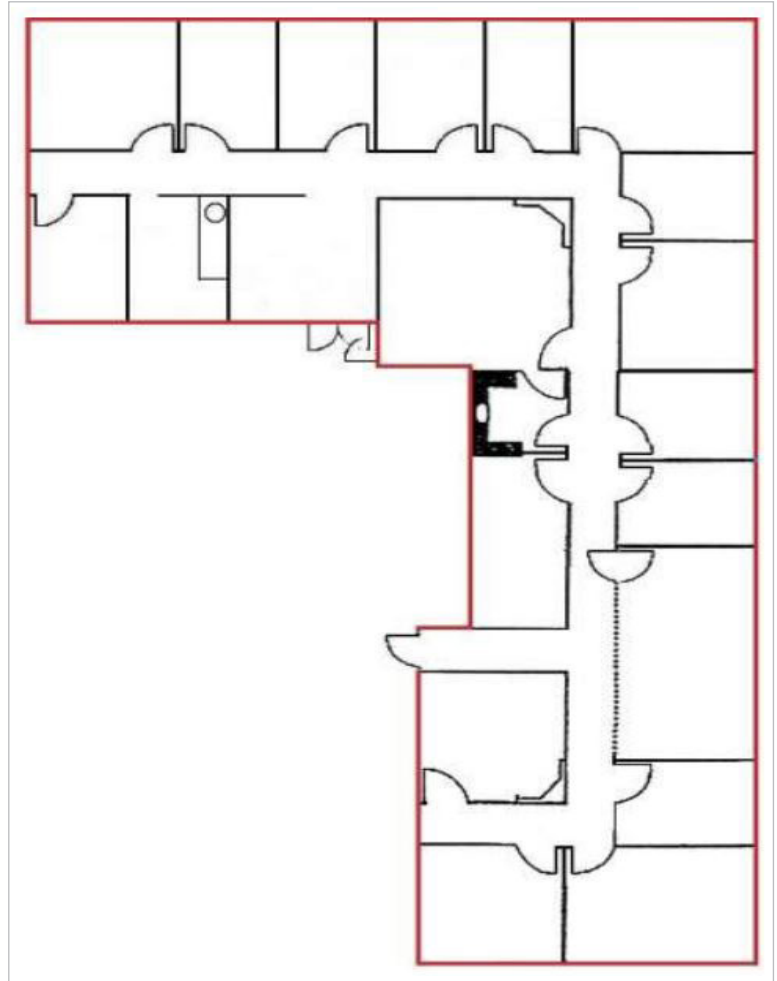
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## FLOORPLANS

### SUITE 800 | 6,119 SF



### SUITE 820 | 6,211 SF



Suite 800 boardroom



Suite 820 private washroom with shower

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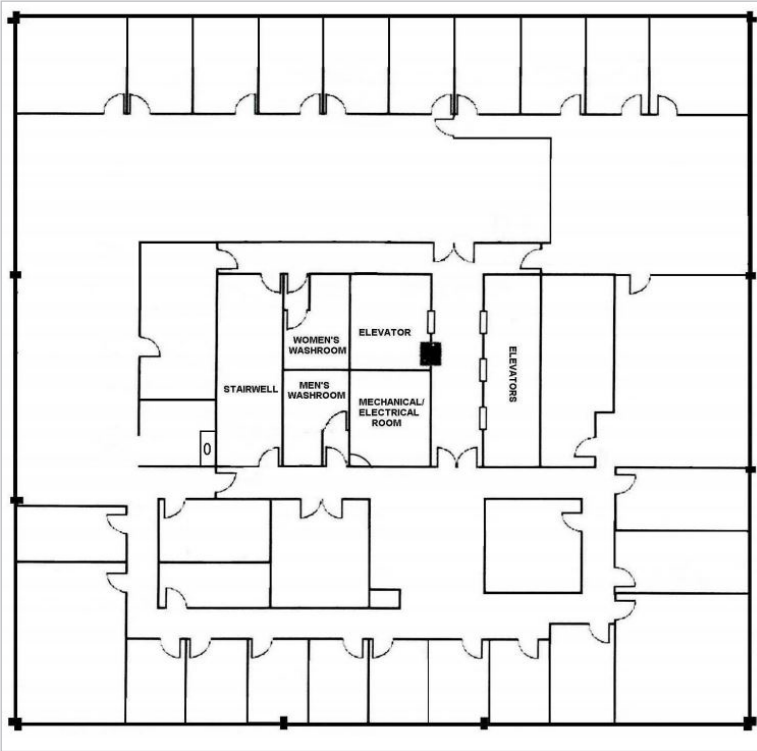
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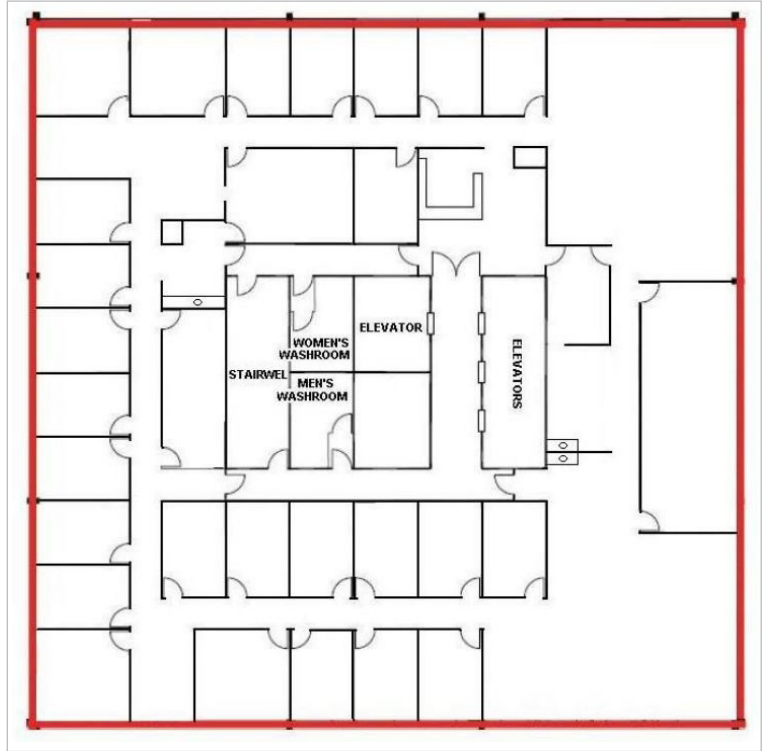


FLOORPLANS

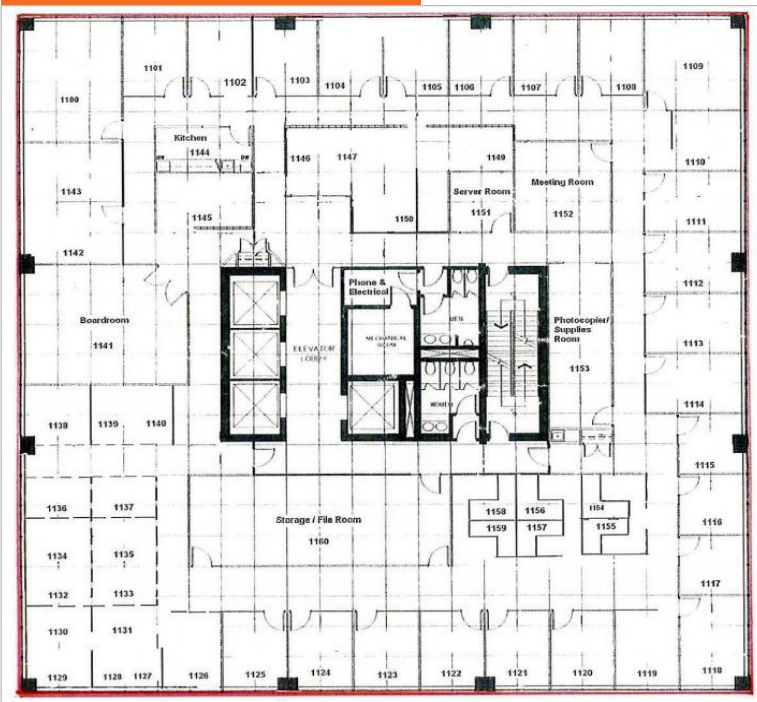
SUITE 900 | 12,330 SF



SUITE 1000 | 12,330 SF



SUITE 1100 | 12,330 SF



Suite 1100 Main Entrance



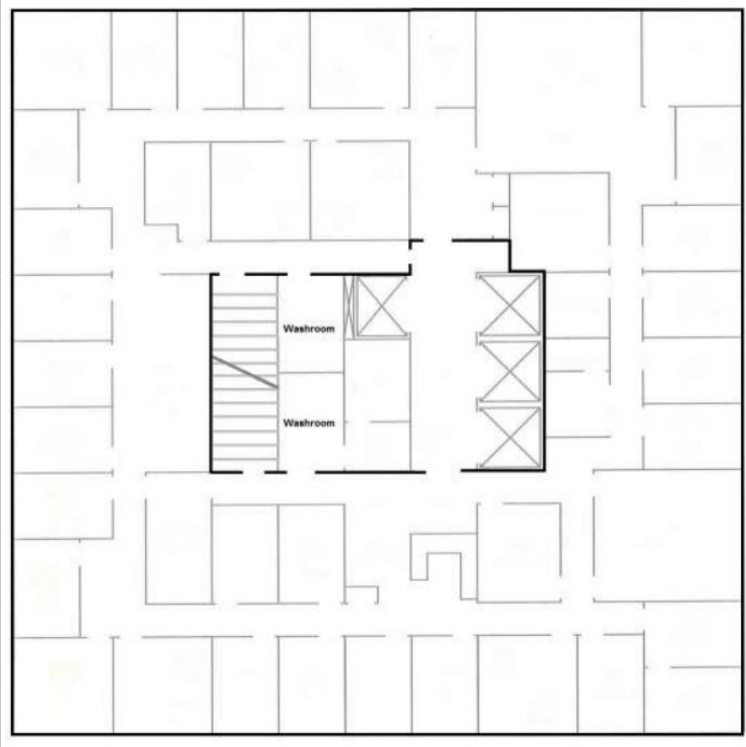
Suite 1100 Open Area and Exterior Offices

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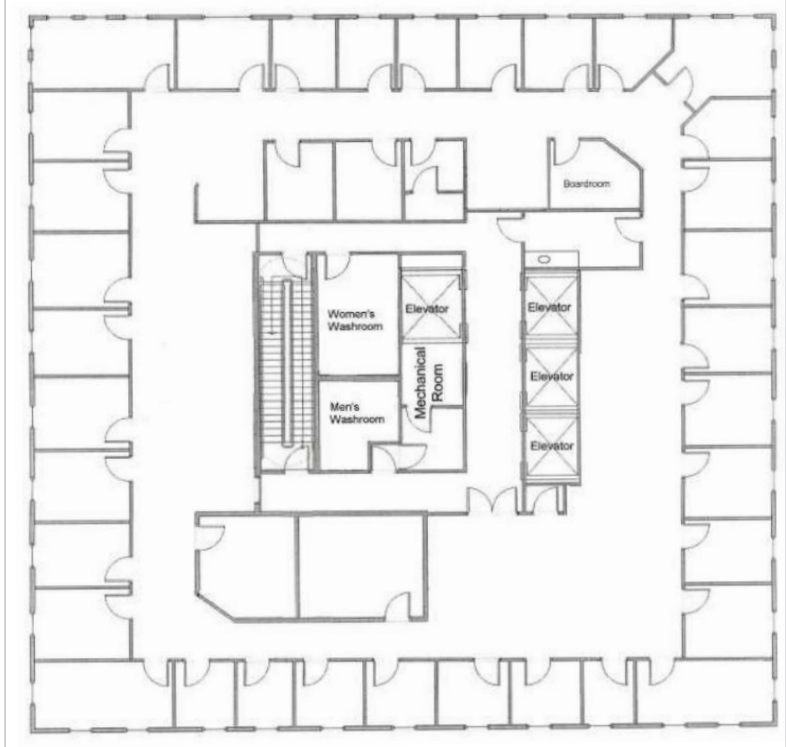


# FLOORPLANS

SUITE 1200 | 12,330 SF



SUITE 1400 | 12,330 SF



Suite 1400 Elevator Lobby



Suite 1400 Corner Office



Suite 1400 Workstation Area



Suite 1400 Exterior Offices

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