



FOR LEASE
UNIT 2, 3 - 1000 LORIMER BLVD

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PROPERTY HIGHLIGHTS

(+/-) 5,586 SF AVAILABLE

- Located on Lorimer Boulevard off of Sterling Lyon Parkway in close proximity to Kenaston, Wilkes and Waverley
- Excellent opportunity in a newer facility allowing for flexible use of space
- Site has a variety of amenities in the neighborhood
- Space includes:
 - 20 private offices
 - 4 small meeting rooms (which could easily be offices)
 - One small boardroom (12' x 14')
 - One large mezzanine boardroom (15'4" x 29'6")
 - 3 washrooms (mens, womens, unisex)
 - 2 open work areas
 - Reception area
 - Kitchen/ lunchroom area

Lease Rate: \$20.95 PSF

CAM & Tax: \$7.57 (2024 est.)

*Plus mgmt fee of 5% of gross rent

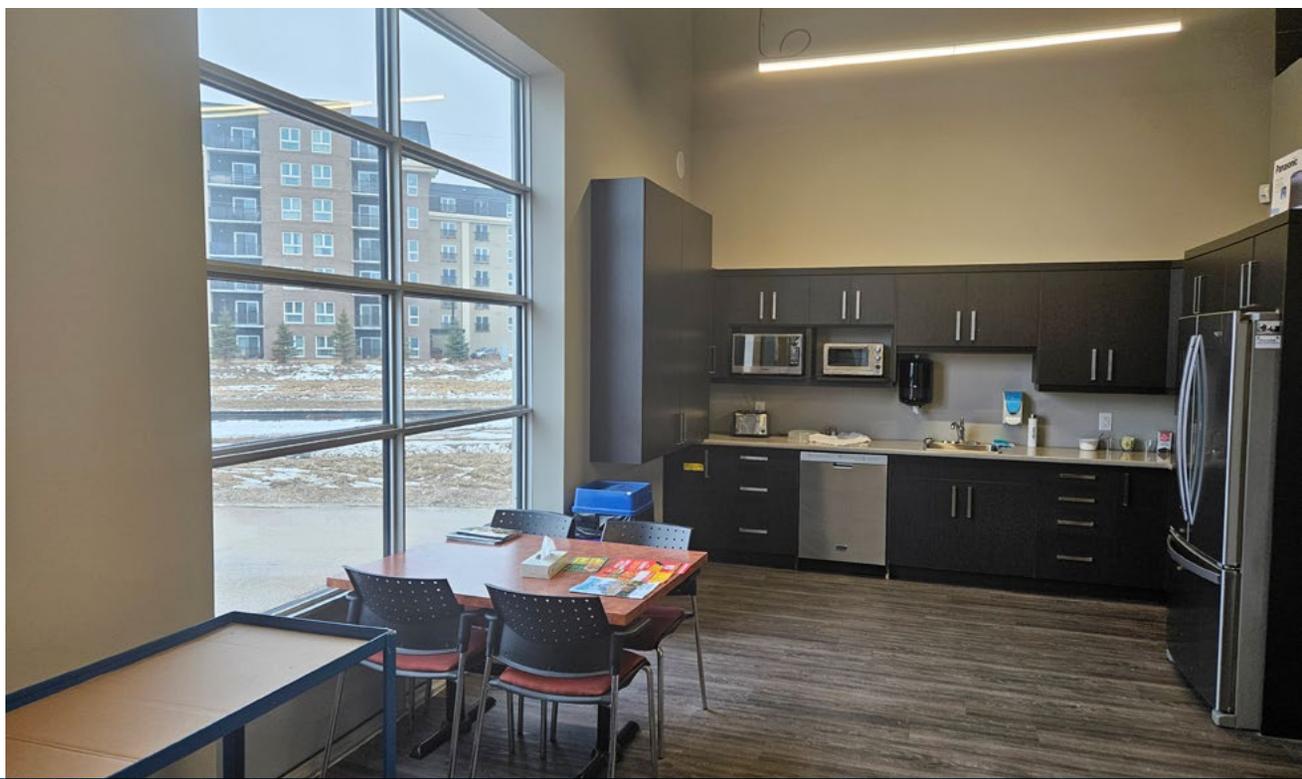
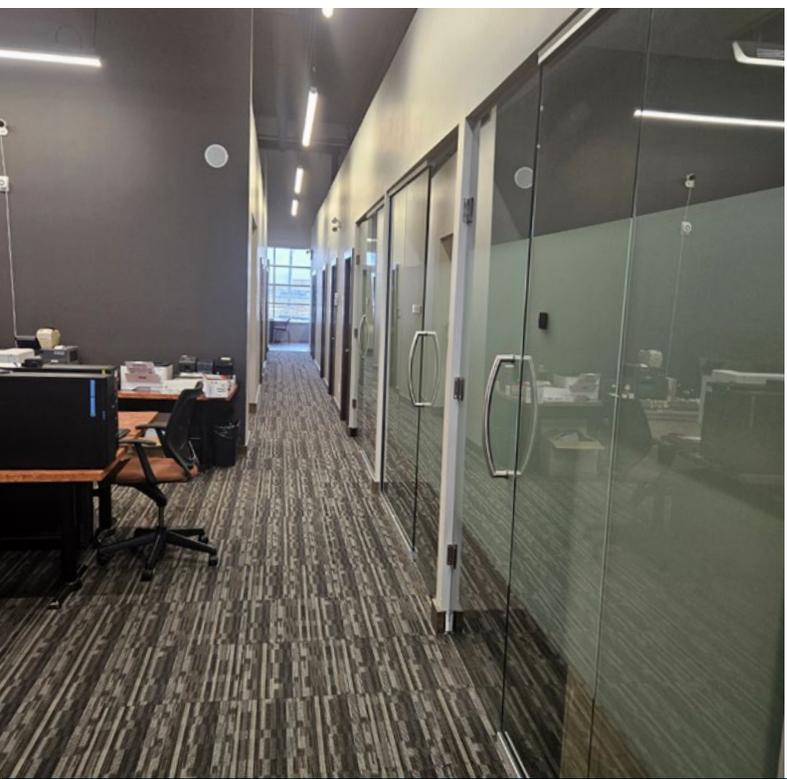
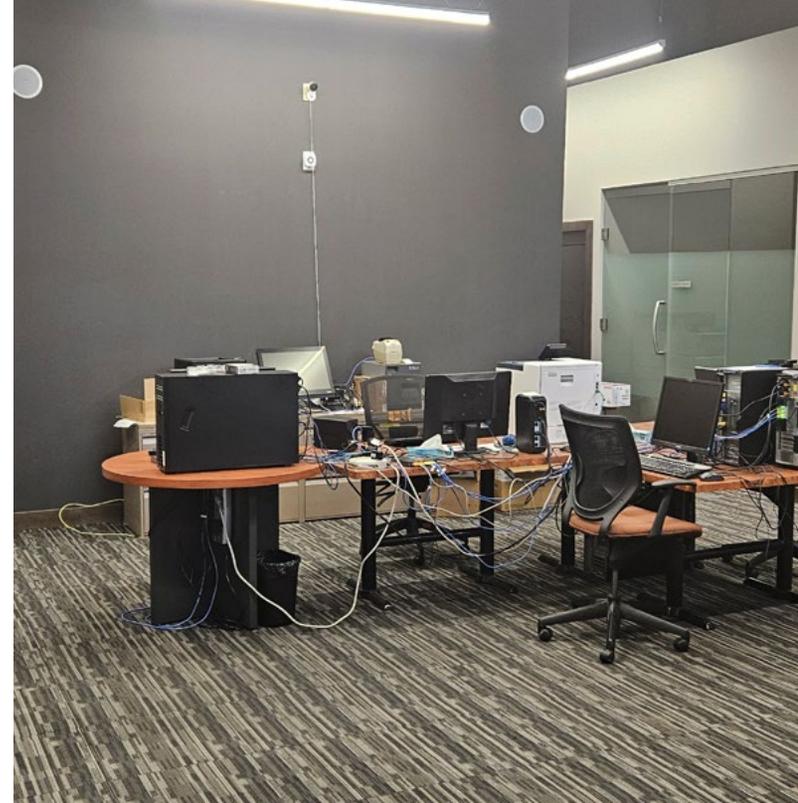


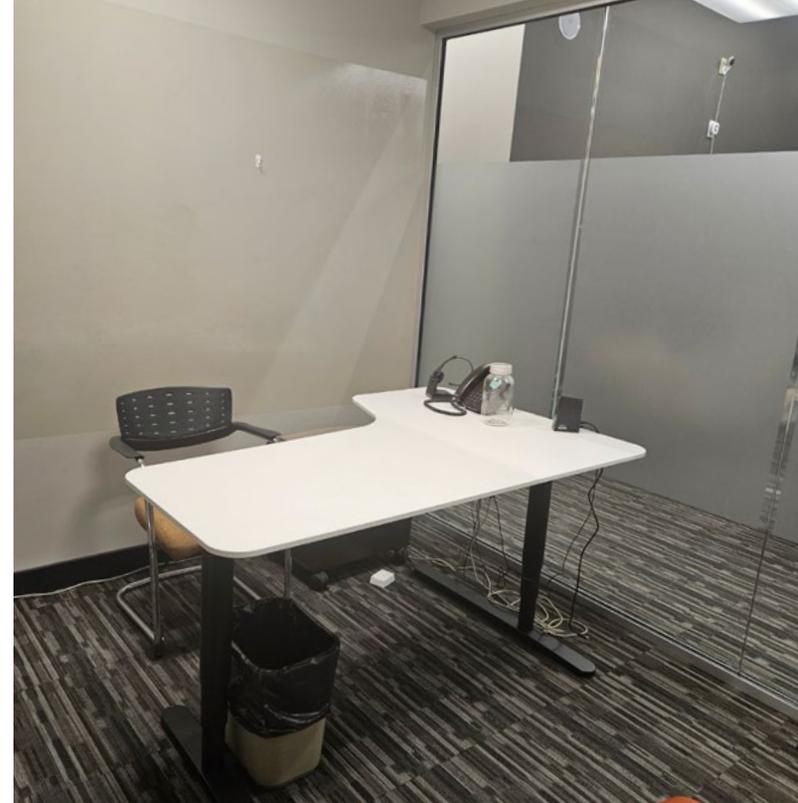
AREA MAP



1000 LORIMER BLVD







AERIAL



1000 LORIMER BLVD



Cabela's

IKEA



Walmart

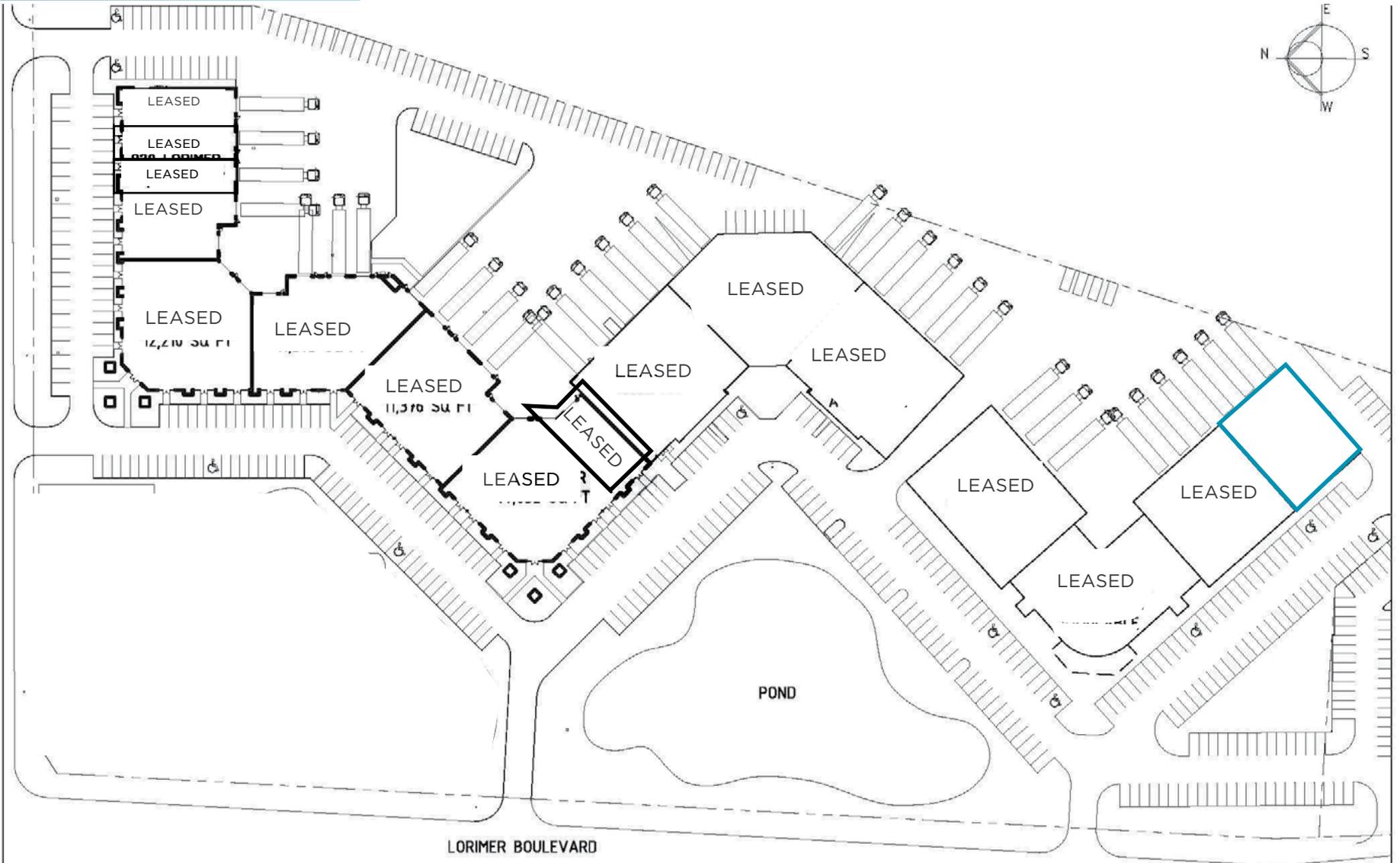
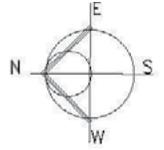
Sobeys



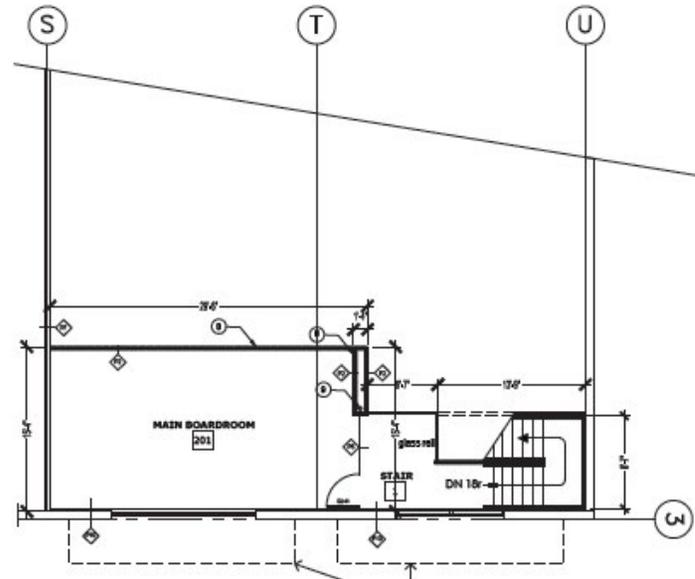
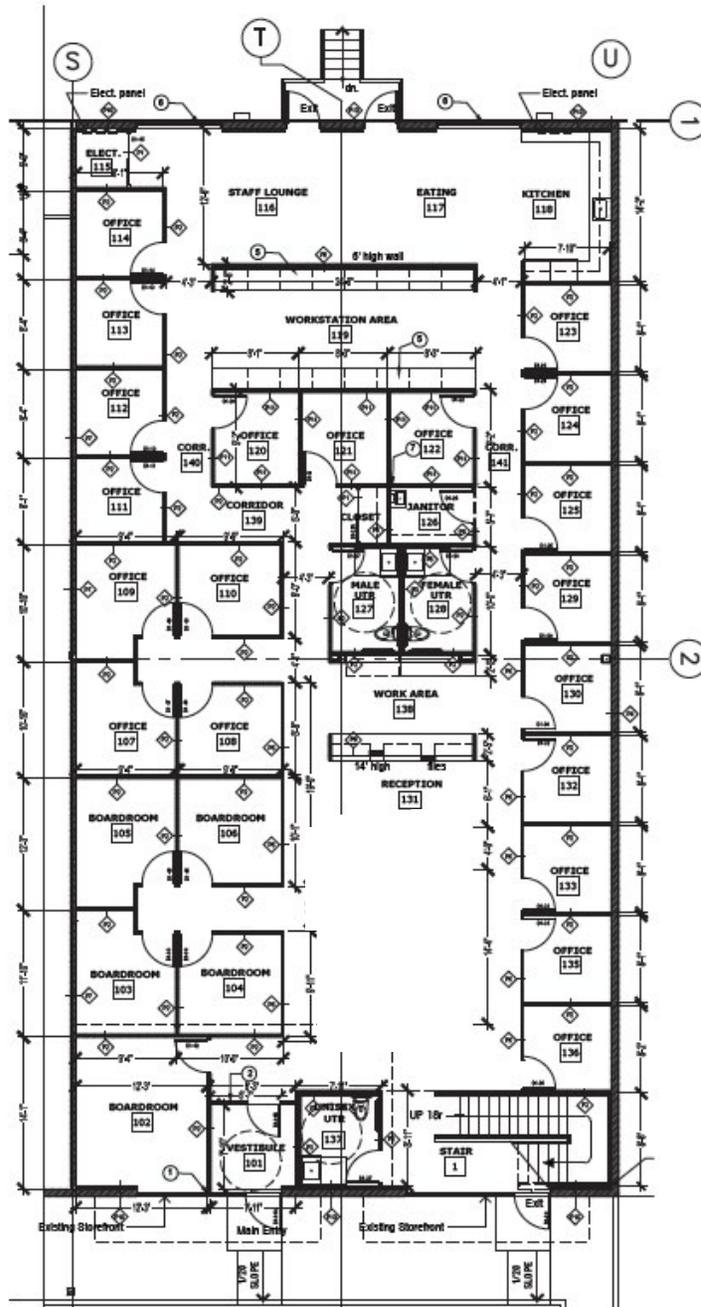
COSTCO WHOLESALE

SHOPPERS DRUG MART

SITE PLAN



FLOOR PLAN





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