

FOR LEASE

3030 BUILDING
3030 - 2ND AVENUE SE

PROPERTY FACTS

- Newly renovated atrium
- Central location, 10 min walk to the Franklin LRT Station and 10 min drive to Downtown
- Excellent access to major city thoroughfares
- Close to pathway system
- Great parking ratio (4:1,000)
- Telus Fibre available
- **New fitness centre and bike storage facility coming Q1 2024**

RENTAL RATE:	Market
OPERATING COSTS:	\$13.49 PSF/Annum (2024 Est.)
TERM:	5 - 10 Years
AVAILABLE:	Immediately
TOTAL AVAILABLE SF:	62,421 SF
	Availabilities from 1,000 SF to 60,000 SF



BentallGreenOak 

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EXTENSIVE MODERN RENOVATIONS

- Newly finished Atrium allowing natural light for an open and bright entrance
- Contemporary second and third level board or meeting rooms exclusive for tenant use
- New barrier-free washrooms located in the renovated common area on each floor



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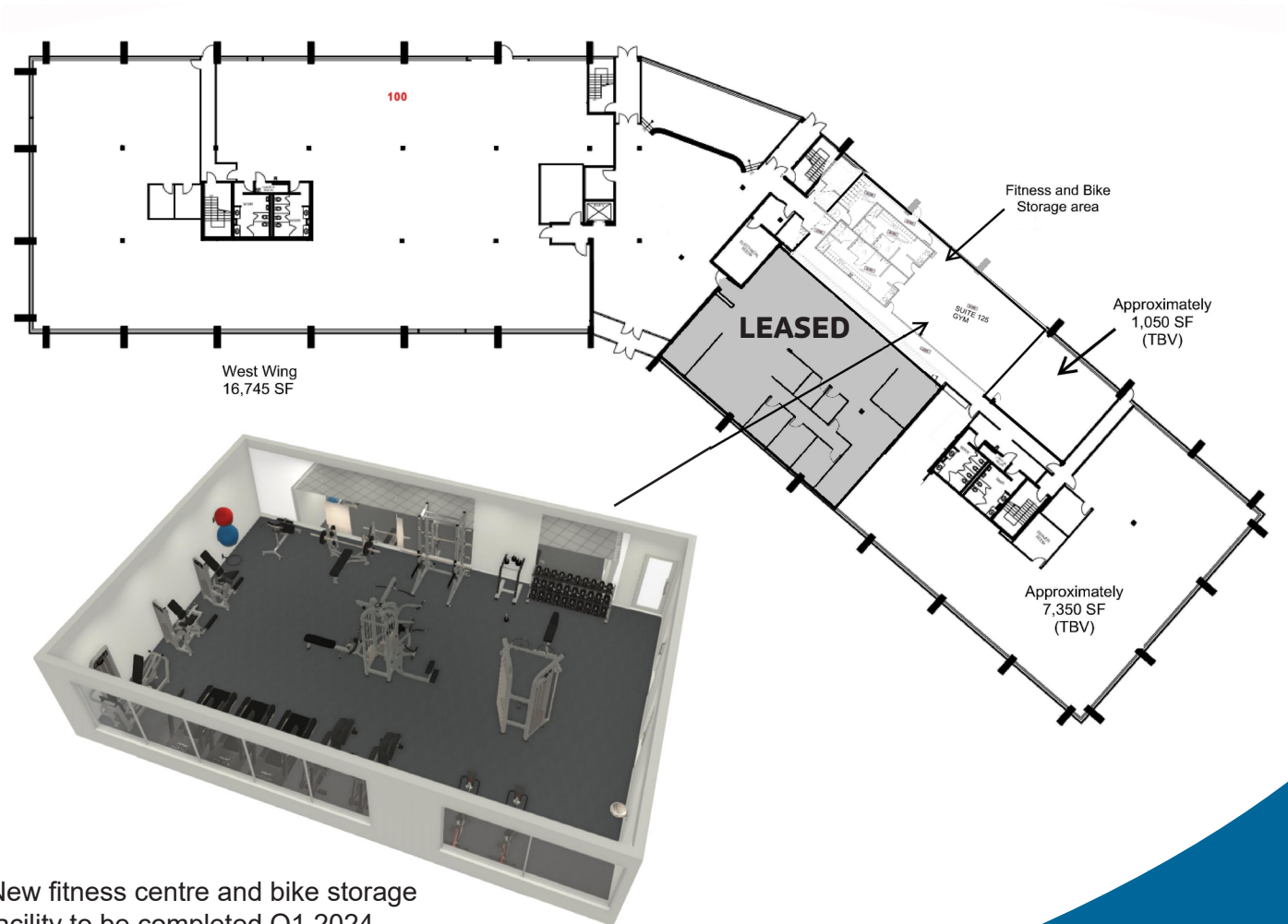
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FLOOR 1

Suite 100W - 16,745 SF (West Wing) - Will consider demising

Suite 103E - 7,350 SF (East Wing) - Measurement to be verified

Suite 105E - 1,050 SF (East Wing) - Measurement to be verified



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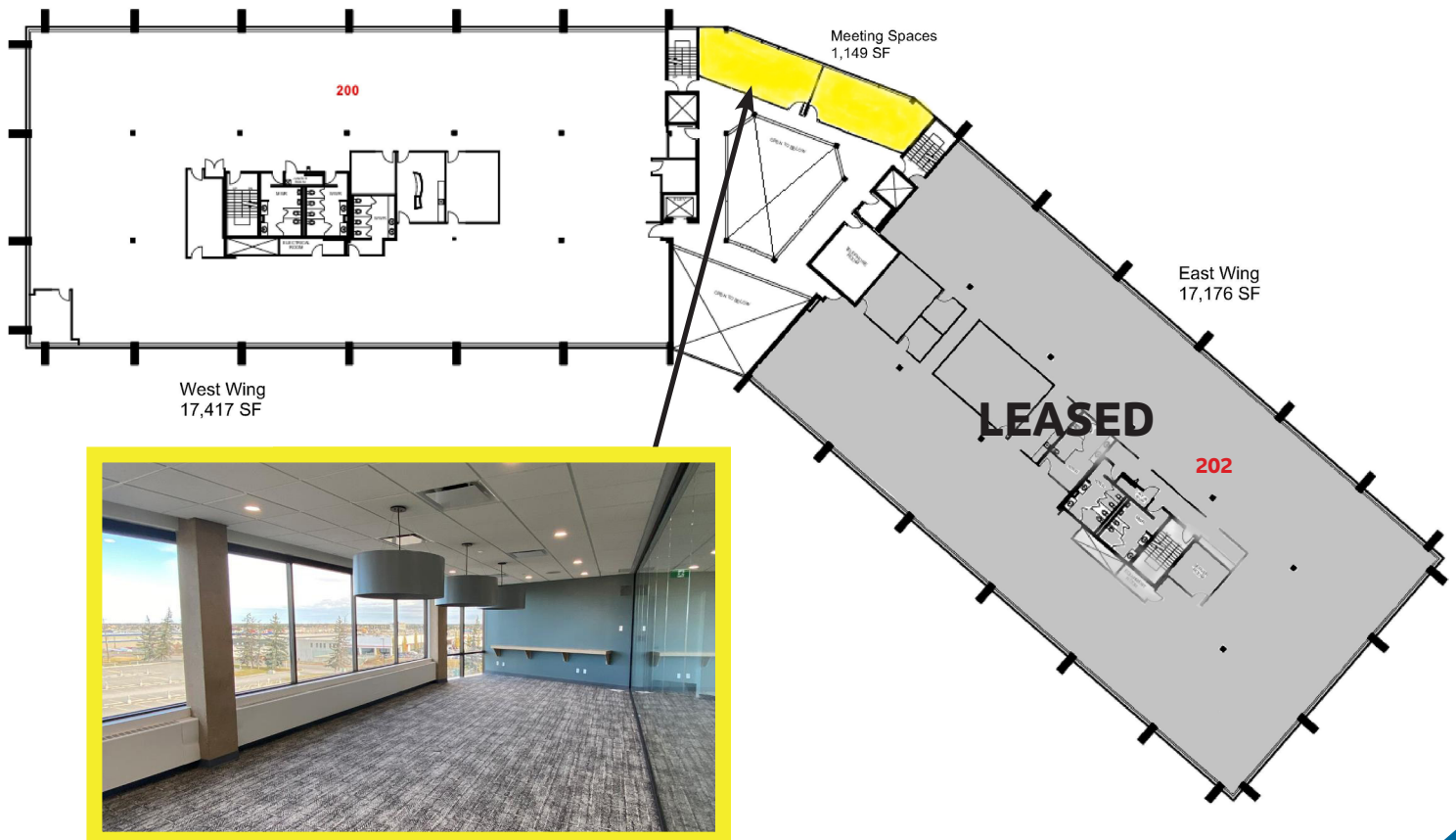
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FLOOR 2

17,417 SF (West Wing)



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FLOOR 3

19,859 SF (West Wing)



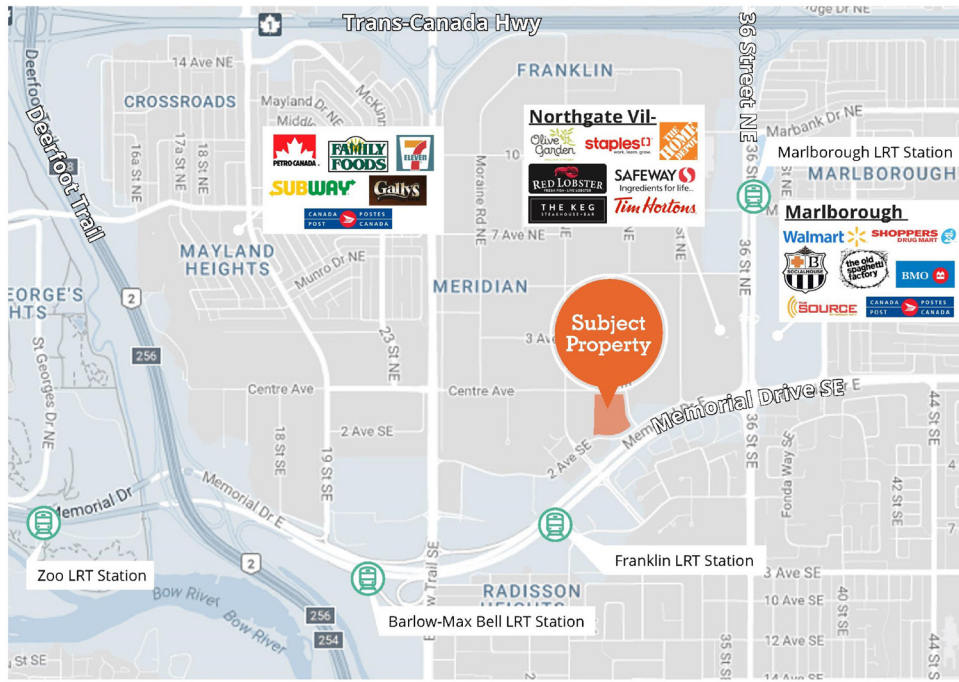
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