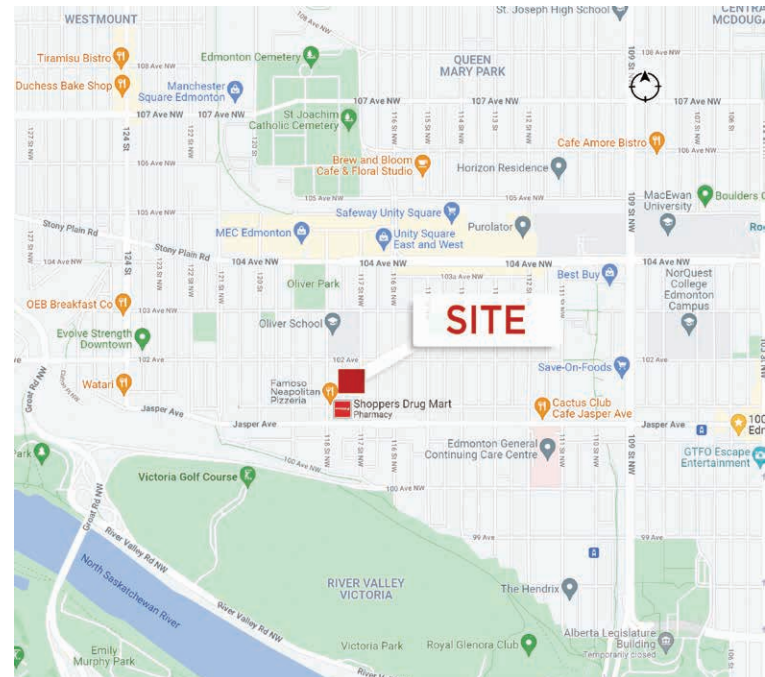




## Property Highlights

- Excellent central location in Oliver on 117 Street, half a block North of Jasper Avenue and in close proximity to several restaurants and retail amenities
- Well developed pocket of space with large reception, kitchen, meeting room, 8 counseling offices and executive office
- 3,730 to 4,890 SF available on the 3rd floor
- Amenities in the building include St. Lucian Squeeze Restaurant, Family Massage Centre, Stratica Medical and Stratica Pharmacy
- One stall covered plus ample street and lot parking in the neighborhood
- Elevator service



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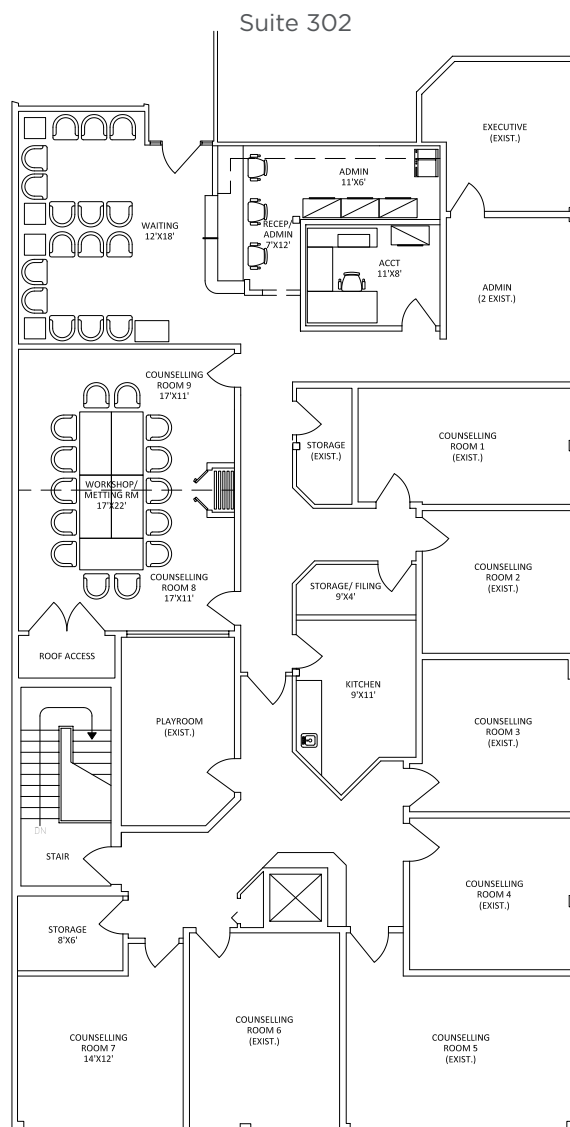
**CUSHMAN & WAKEFIELD**  
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## Property Details

<b>Areas Available:</b>	10140 170 Street	<b>Lease Rate:</b>	\$14.00 to \$16.00 per SF
<b>Areas Available:</b>	3,730 SF to 4,890 SF	<b>Operating Costs:</b>	\$12.00 per SF plus in-suite janitorial
<b>Possession Date:</b>	Immediate	<b>Parking:</b>	One stall at \$75.00 per month per stall in the buildings covered parking. There is parking adjacent through Oliver Place Landing, and ample street parking
<b>Term of Lease:</b>	Flexible terms available		

## Floor Plan

3,730 SF in 302 and there is 1,160 SF adjacent in 301 that could be made available.



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**Property Photos**



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