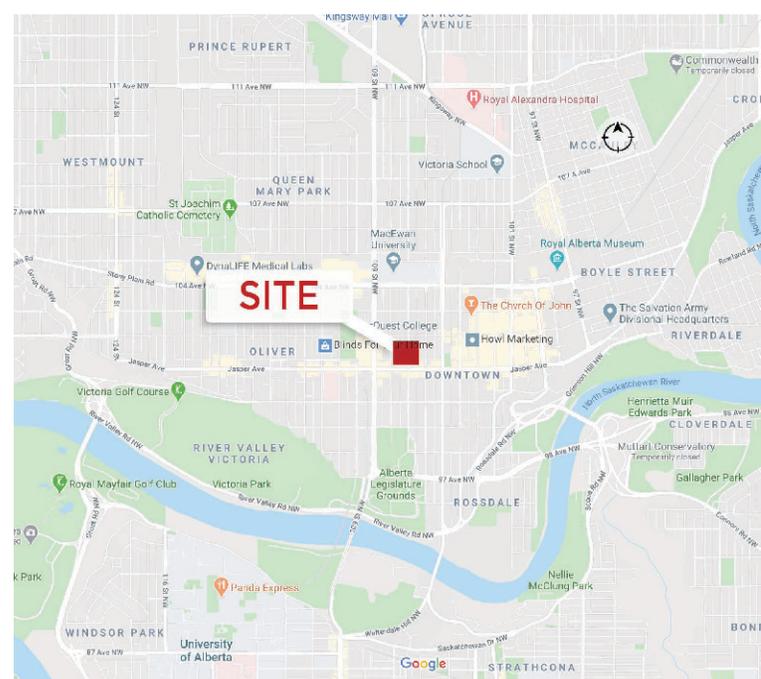




**Second: 4,554 SF Fully Fixtured Space  
(Can Be Sub-Divided to 3,000 SF & 1,550 SF)**

### Property Highlights

- Character building with an open floor concept
- Second floor space assessable by elevator through common area lobby
- Parking stalls available at an additional cost
- Hourly street parking in front of Premises
- Walking distance to the Corona LRT station
- In the heart of downtown right off Jasper Avenue



### Dustin Bateyko

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### Property Details

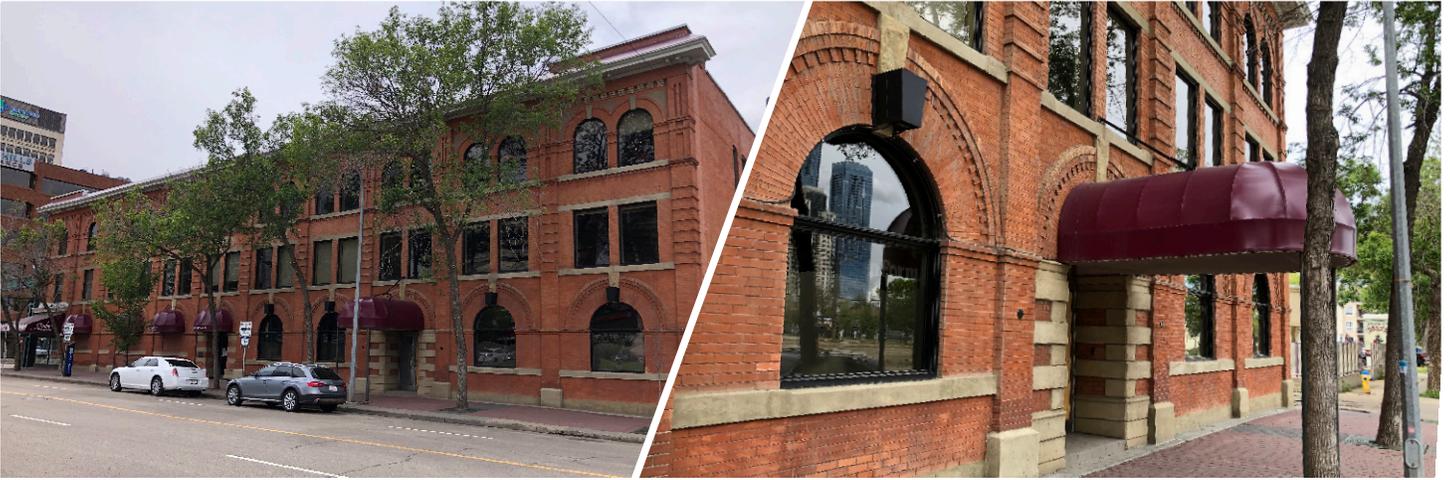
**Lease Area:** Second Floor - 4,554 SF  
(Can be Sub-Divide to 3000 SF & 1,550 SF)

**Operating Costs:** \$16.72 Per SF  
& Janitorial - Second Floor

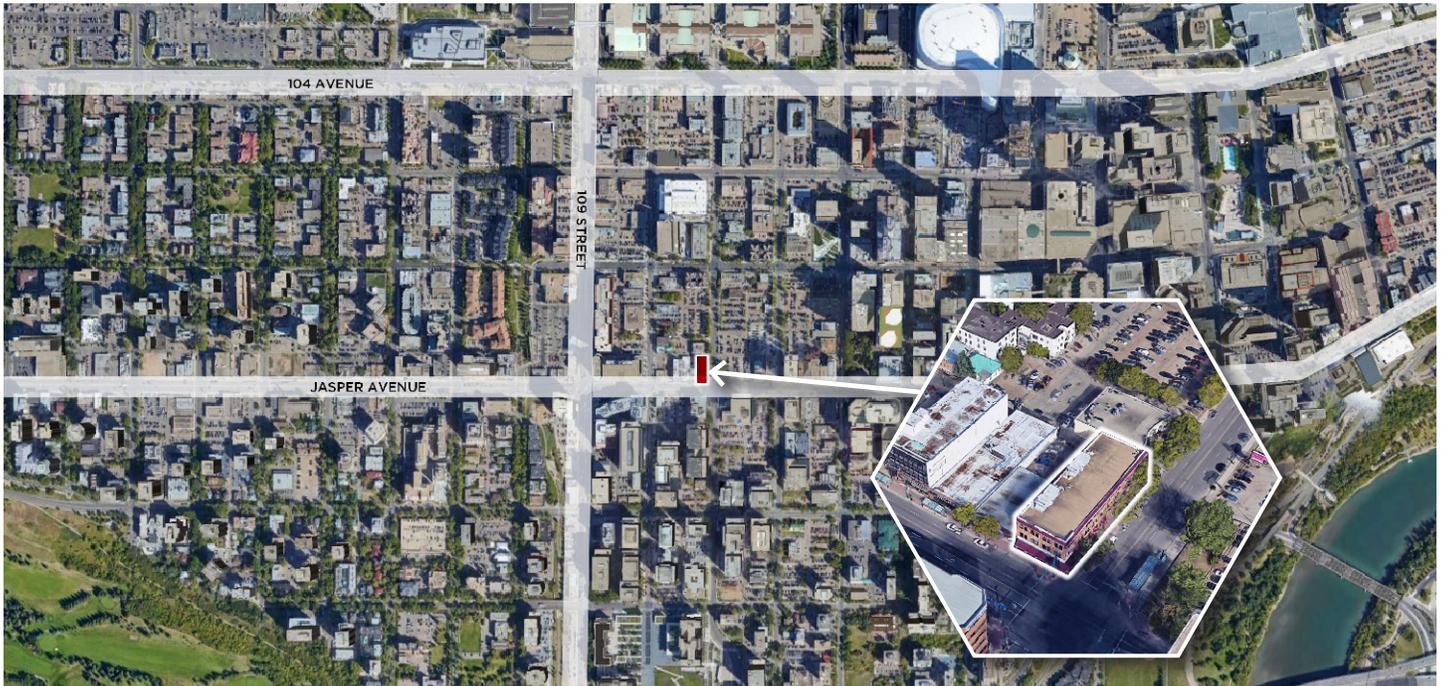
**Lease Rate:** Market

**Parking Main:** 15 stalls at \$180 per month per stall  
**Second:**

### Property Photos



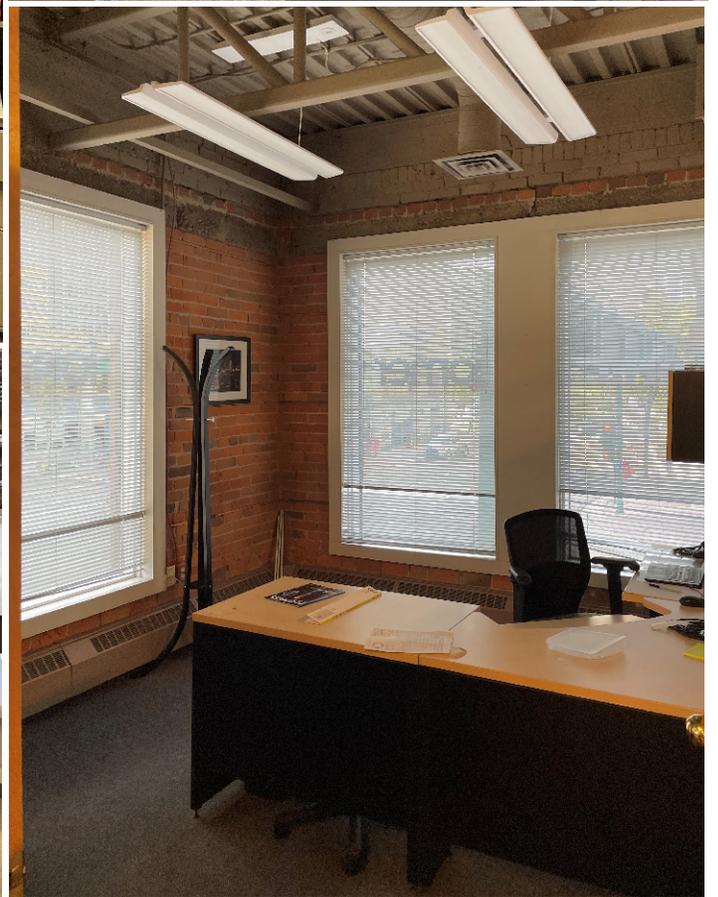
### Aerial Photo



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**Property Photos - Second Floor**



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