

# For Lease

#240, 3015 12 Street N.E.

## HAMPSHIRE COURT

Office • 1,510 sqft



- New Build-Out
- Three Workspaces
- Kitchen
- Free Rent Negotiable
- Improvements Negotiable

- Furnished if required
- 2nd Floor with exposure to 12th Street NE
- Ample parking – surface and energized
- Close proximity to City Centre & Airport



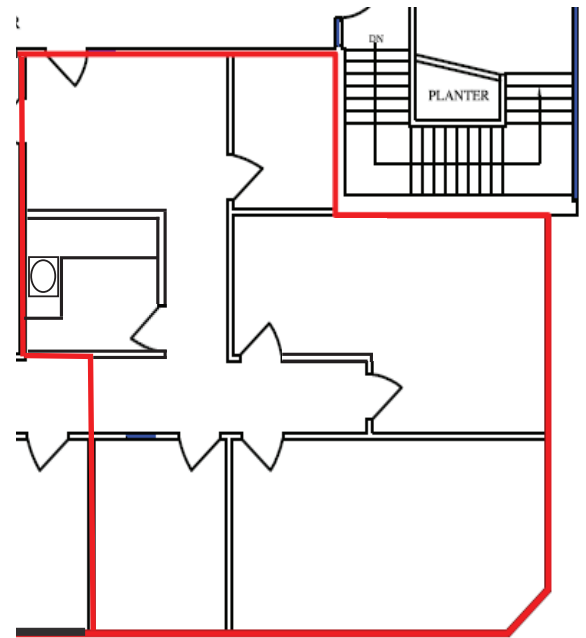
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# Property Highlights:

## #240, 3015 12 Street N.E.

<b>ZONING:</b>	I-B
<b>BUILDING SIZE:</b>	24,985 sqft
<b>OFFICE:</b>	1,510 sqft
<b>PARKING:</b>	Ample - Surface and Energized
<b>MECHANICAL:</b>	Roof Top Units in Offices (2)
<b>LEASE RATE:</b>	\$12.00 per sqft
<b>OPERATING COSTS:</b>	\$7.79 per sqft
<b>PROPERTY TAXES:</b>	\$2.15 per sqft
<b>AVAILABLE:</b>	March 1st, 2021



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