

Vintage View Center

105 - 3500 Carrington Road, Westbank

- 1987 ft.² of corner ground-floor professional office space with large windows
- This bright unit is currently set up with an open reception area, 7 separate offices, a board room, an open work area, and a kitchen/staff room
- Join Nature's Fare, Marriott Inn & Suites, Kelly O'Bryan's, Western Financial Group, Sovereign Cycle, Tim Horton's...
- This Centre features abundant parking, high-end architecture and extensive glazing
- Professional signage options on lobby board and exterior monument sign
- Zoned RC allowing for a variety of office uses
- Elevator access | reserved underground parking stalls | underground storage

| Unit | Deemed Size (Rentable sf) | Base Rent* (/sf/yr) | Triple Net & Utilities (/sf/yr) | "All In" Monthly Rent | Additional costs | Parking Stalls |
|------|---------------------------|---------------------|---------------------------------|-----------------------|------------------|----------------|
| 105 | 1,987 | \$24.00 | \$11.90 | \$5,944 | GST & Utilities | 2 |

* Base Rent to increase 3% annually to cover inflation



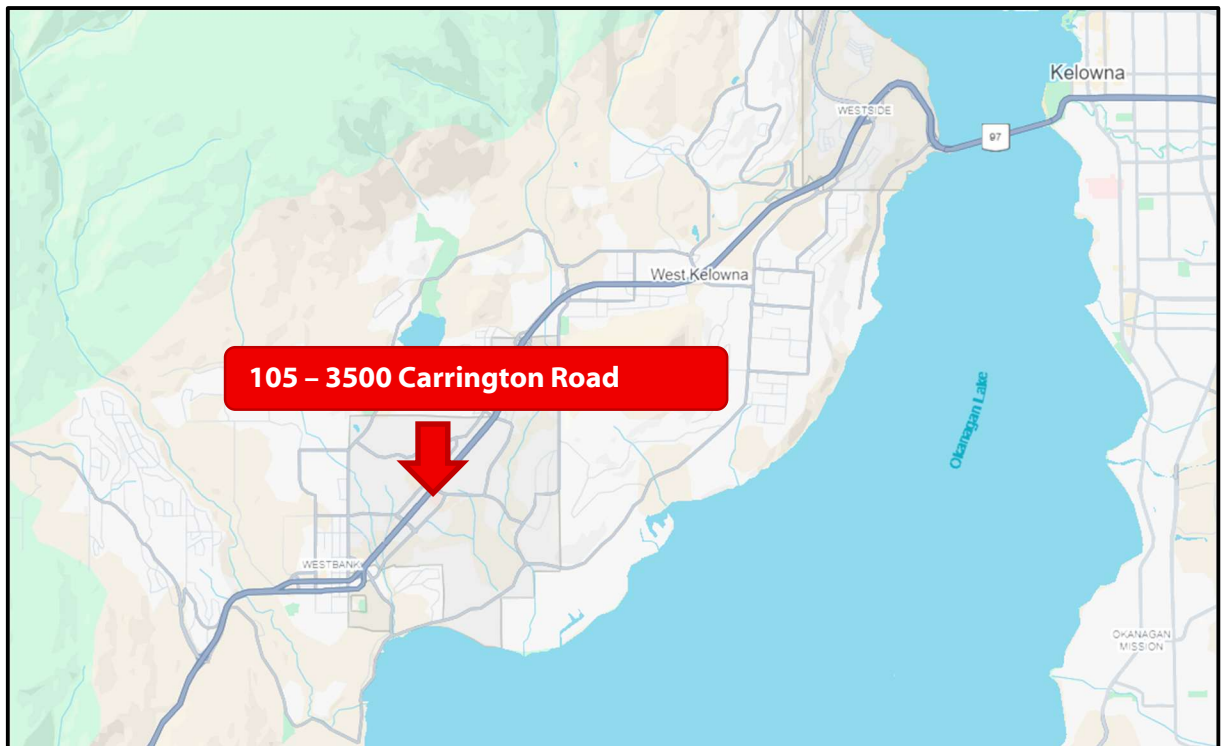
Cameron Bouchard, B.Comm.
 Owner | Deal Analyst | Commercial Realtor
 250.300.3658 | Cam@CorpAccord.com

Peter Bouchard, B.Comm.
 Owner | Managing Broker | Commercial Realtor
 250.470.9551 | Peter@CorpAccord.com

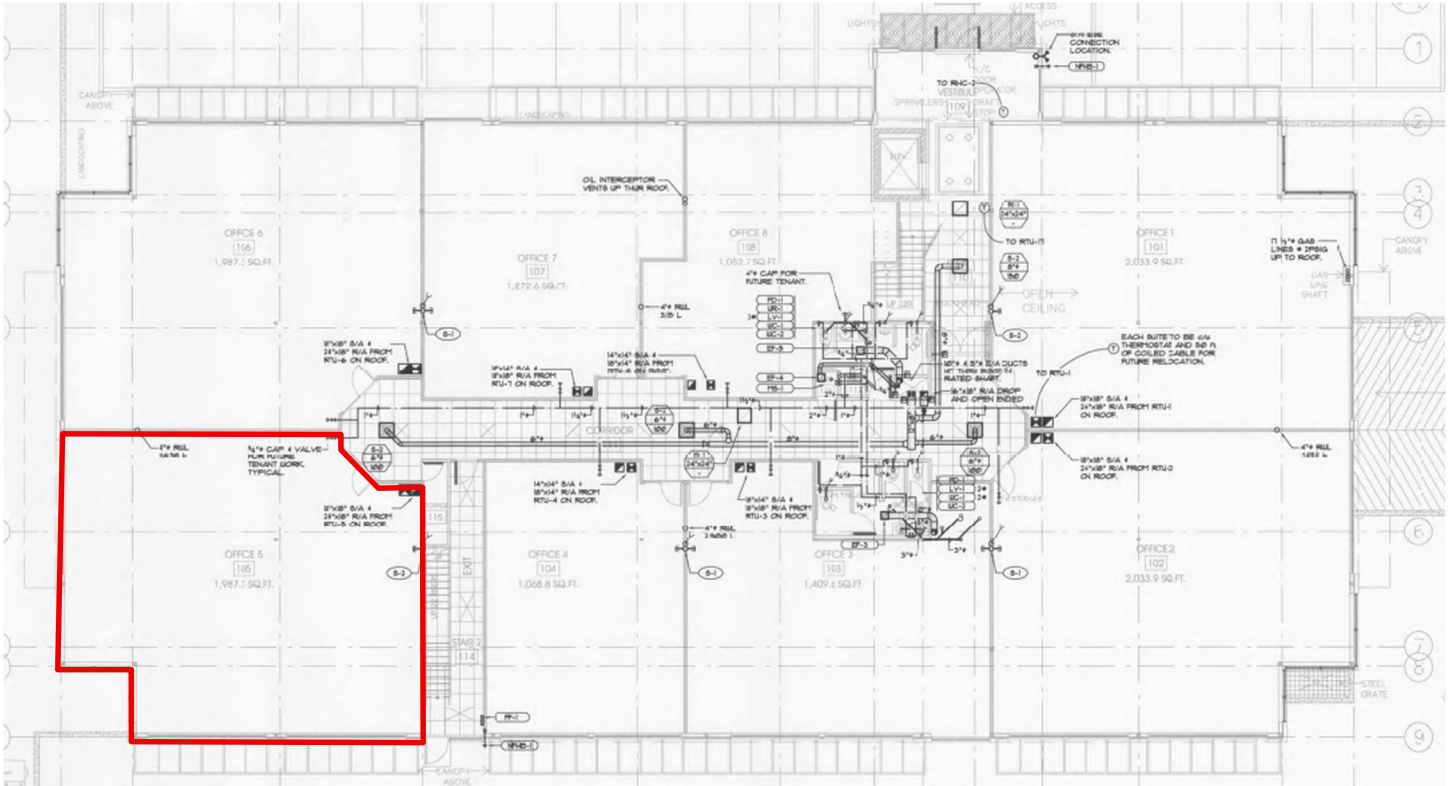
Aerial of Lot



Location:



Unit Location (Ground Floor)



Interior Photos



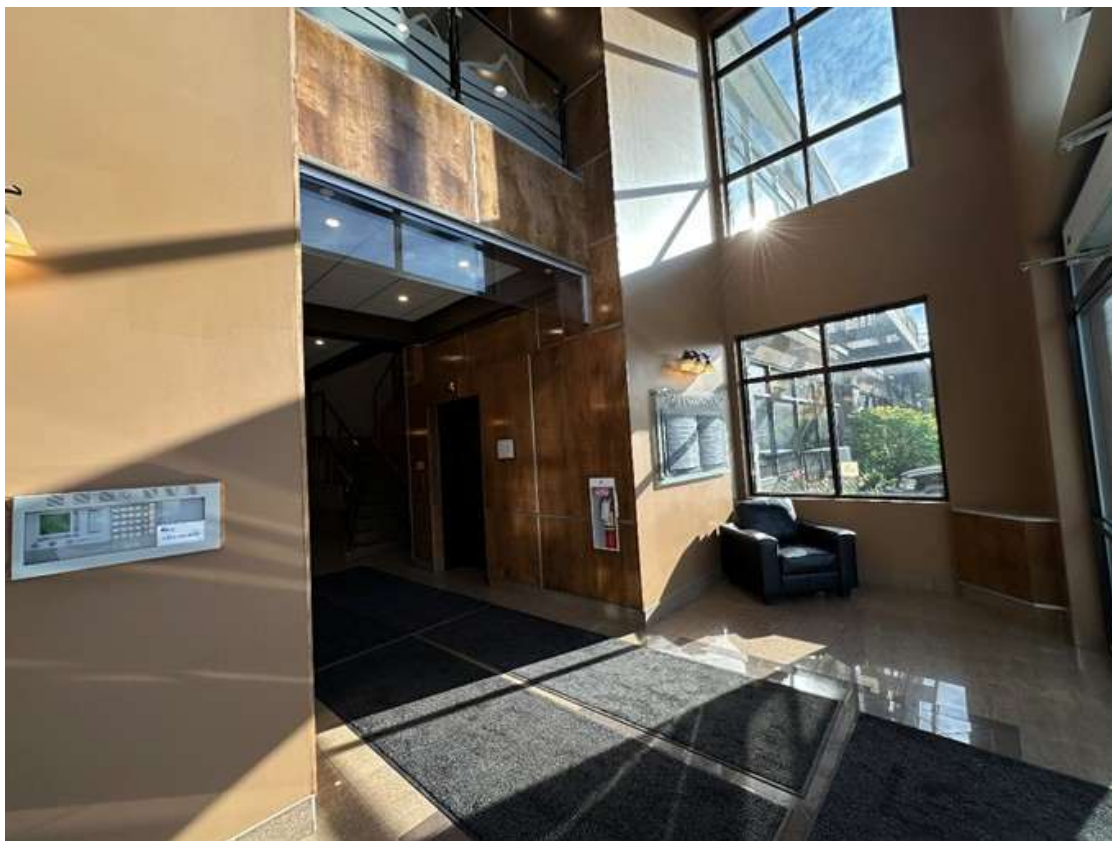
Interior Photos: Continued



Interior Photos: Continued



Lobby and Parking Areas



Interior Photos: Continued



Exterior Monument Sign



RC Zoning Per WFN Land Use Law No 2007-01 (Subject to Change)

RC – RETAIL COMMERCIAL

Permitted Uses

The following uses and no others shall be permitted in the RC Designation:

- .1 Apartment housing – above street level;
- .2 Entertainment or recreation establishment, indoor;
- .3 General commercial establishment, not to exceed a maximum GFA of 4,650 square metres per tenancy;
- .4 Hotel or motel;
- .5 Office;
- .6 Personal service establishment;
- .7 Place of assembly; and
- .8 Accessory use, building or structure.