

## Vintage View Center 3500 Carrington Road, Westbank

- 3512 ft.<sup>2</sup> of corner second-floor professional office space with large windows, available combined, or separately as 205 (Corner, 1970 ft.<sup>2</sup>), and 204 (Golf-course facing, 1542 ft.<sup>2</sup>)
- These bright units are currently set up with a beautiful reception area, 13 separate offices, a board room, two supplies/storage rooms, and a kitchen/staff room
  - Layout will be demised and adapted if units leased separately
- 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
204 & 205	3,512	\$23.00	\$11.90	\$10,214	GST & Utilities	6
204	1,542	\$24.00	\$11.90	\$4,613	GST & Utilities	3
205	1,970	\$24.00	\$11.90	\$5,894	GST & Utilities	3

\* Base Rent to increase 3% annually to cover inflation



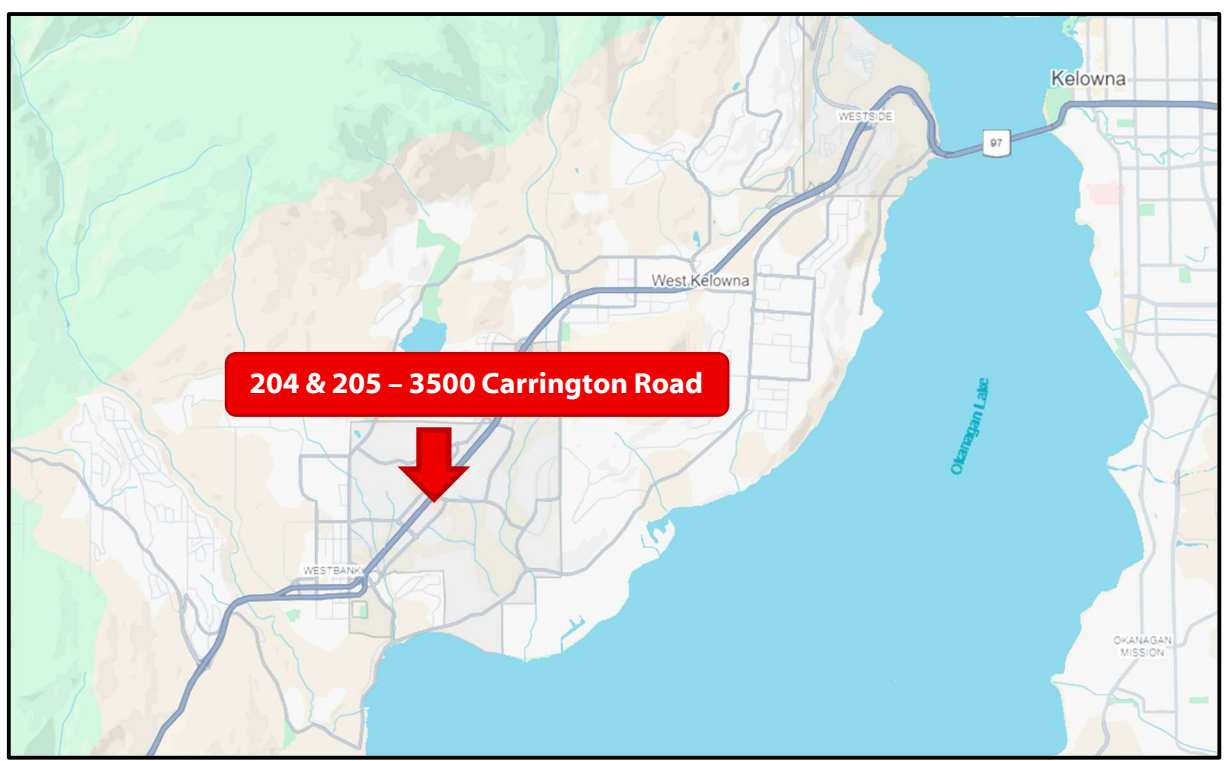
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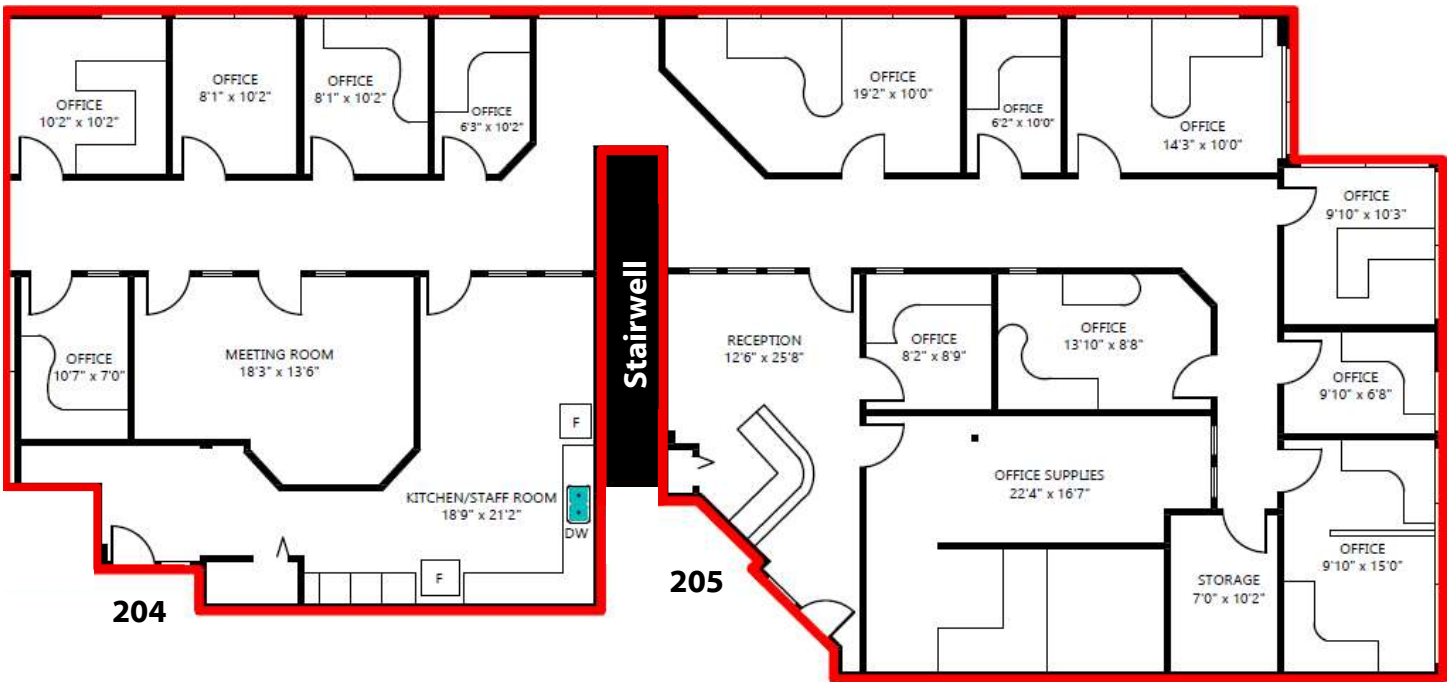
# Aerial of Lot



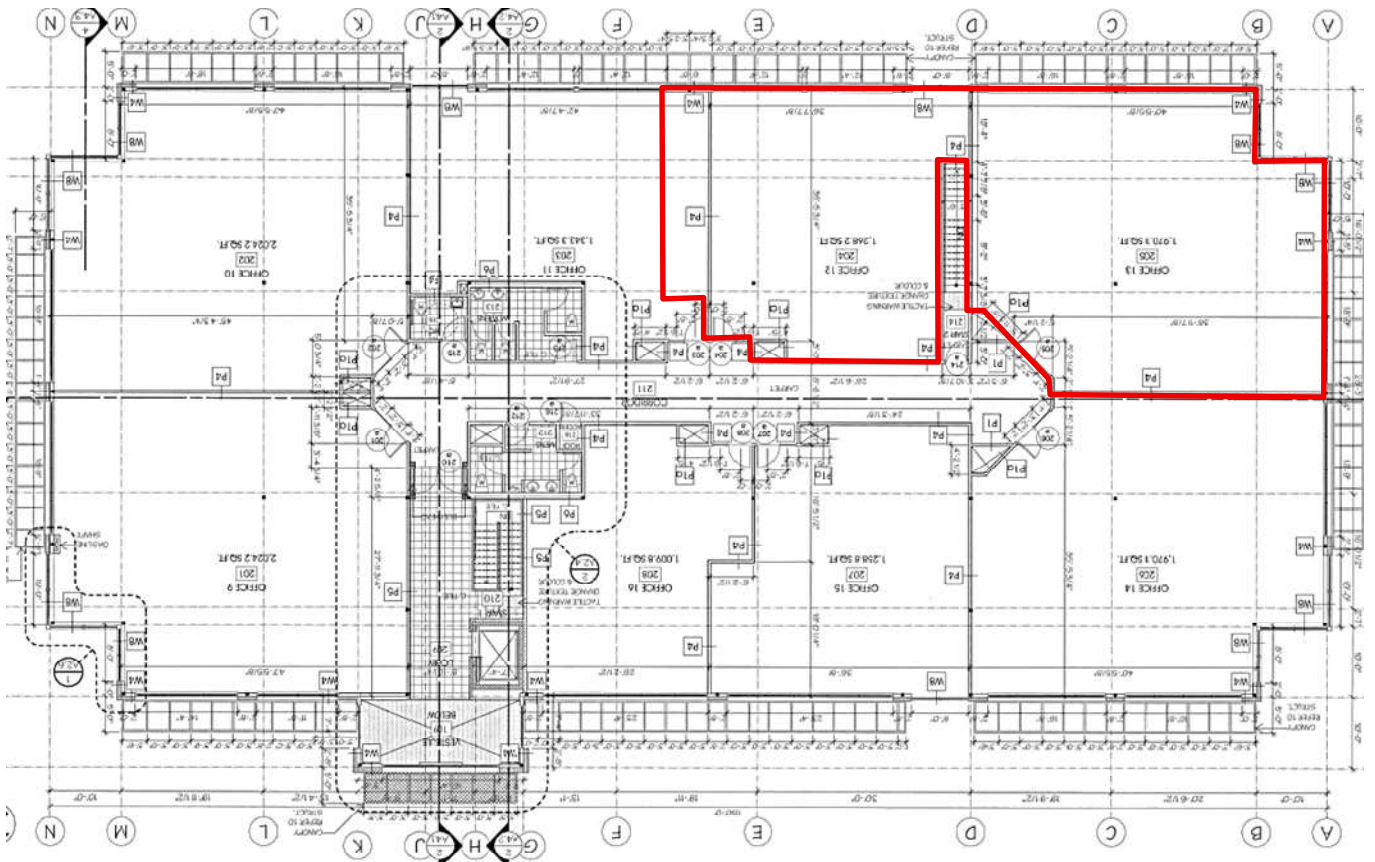
# Location:



# Approximate Floorplan (Current Layout – to be adapted if demised)



## Unit Location (Second Floor)



## Interior Photos: Continued

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## Interior Photos: Continued

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# Lobby and Parking Areas

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## Interior Photos: Continued

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## Interior Photos: Continued

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# Exterior Monument Sign

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

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### 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.