

AAA OFFICE FOR LEASE

Vintage View Center

205 - 3500 Carrington Road, Westbank

- 1970 ft.² of corner ground-floor professional office space with large windows
- This bright unit is currently set up with a beautiful reception area, 7 separate offices, a board room, and two supplies/storage rooms
- 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
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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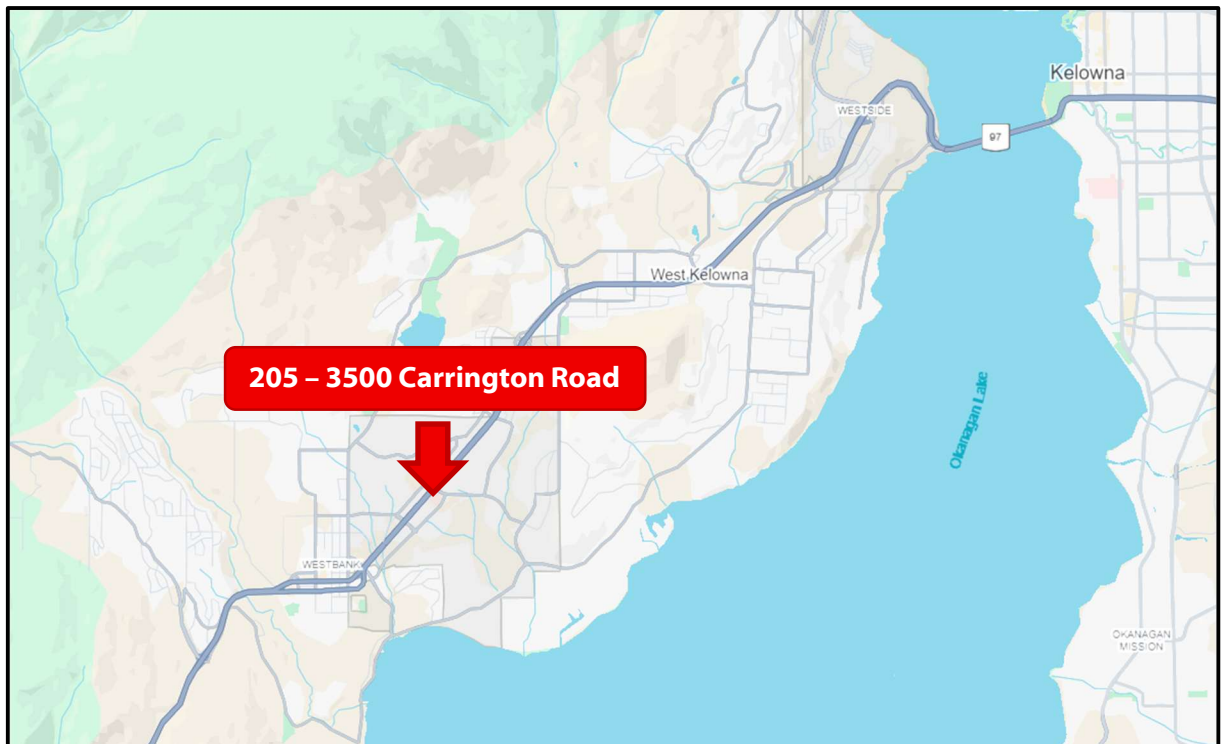
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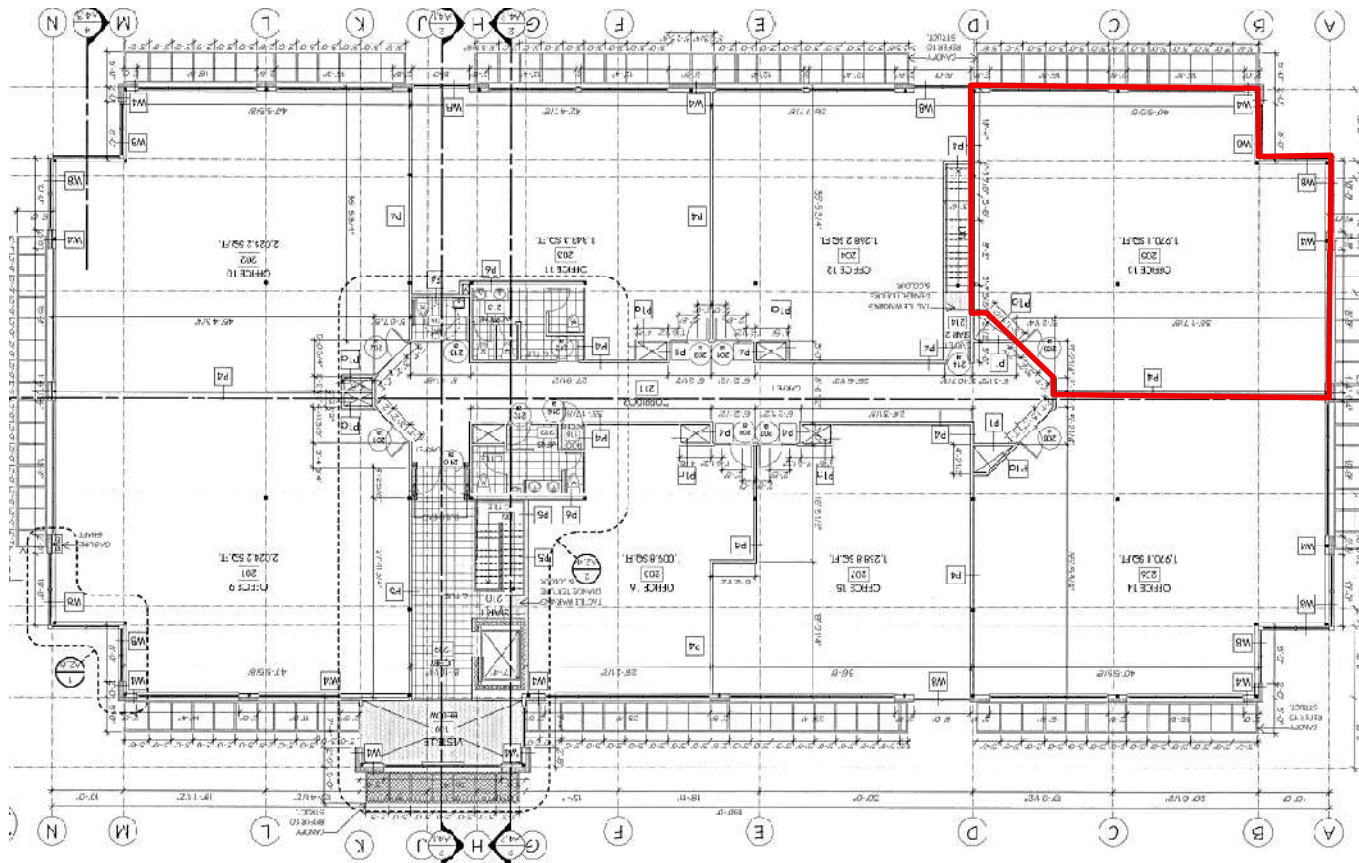
Aerial of Lot



Location:



Unit Location (Second Floor)



Interior Photos



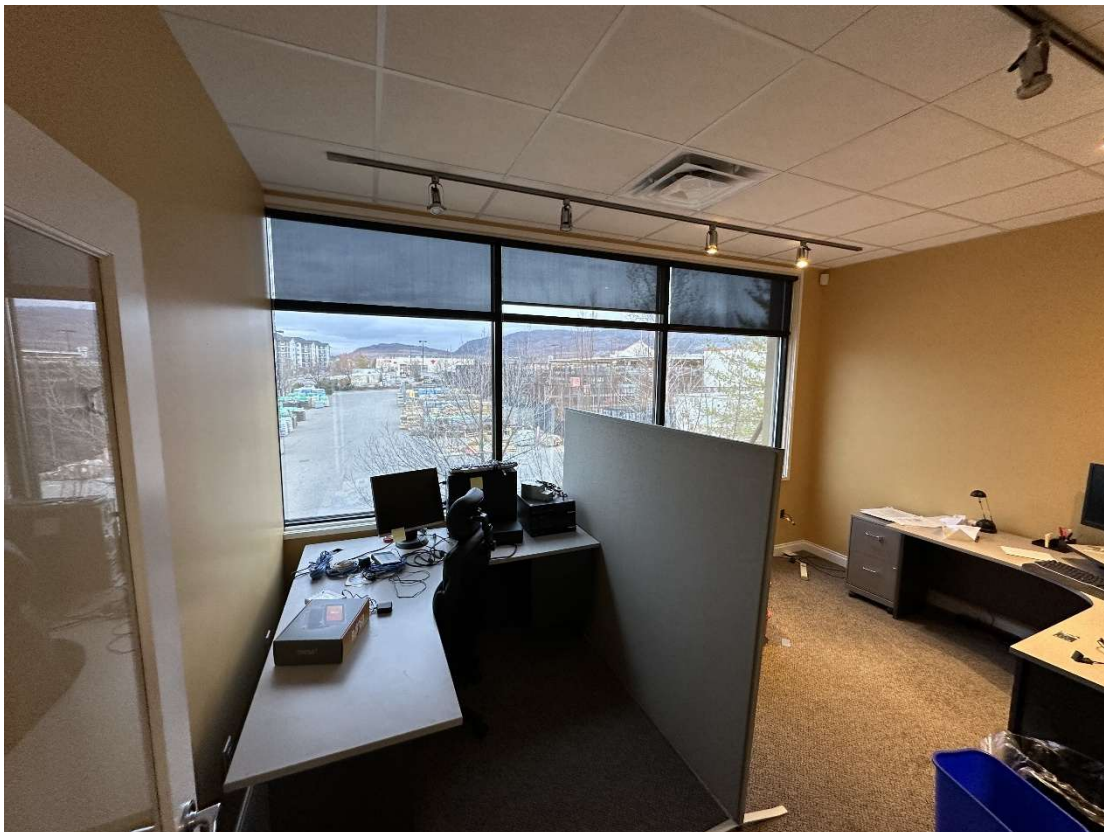
Interior Photos: Continued



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.