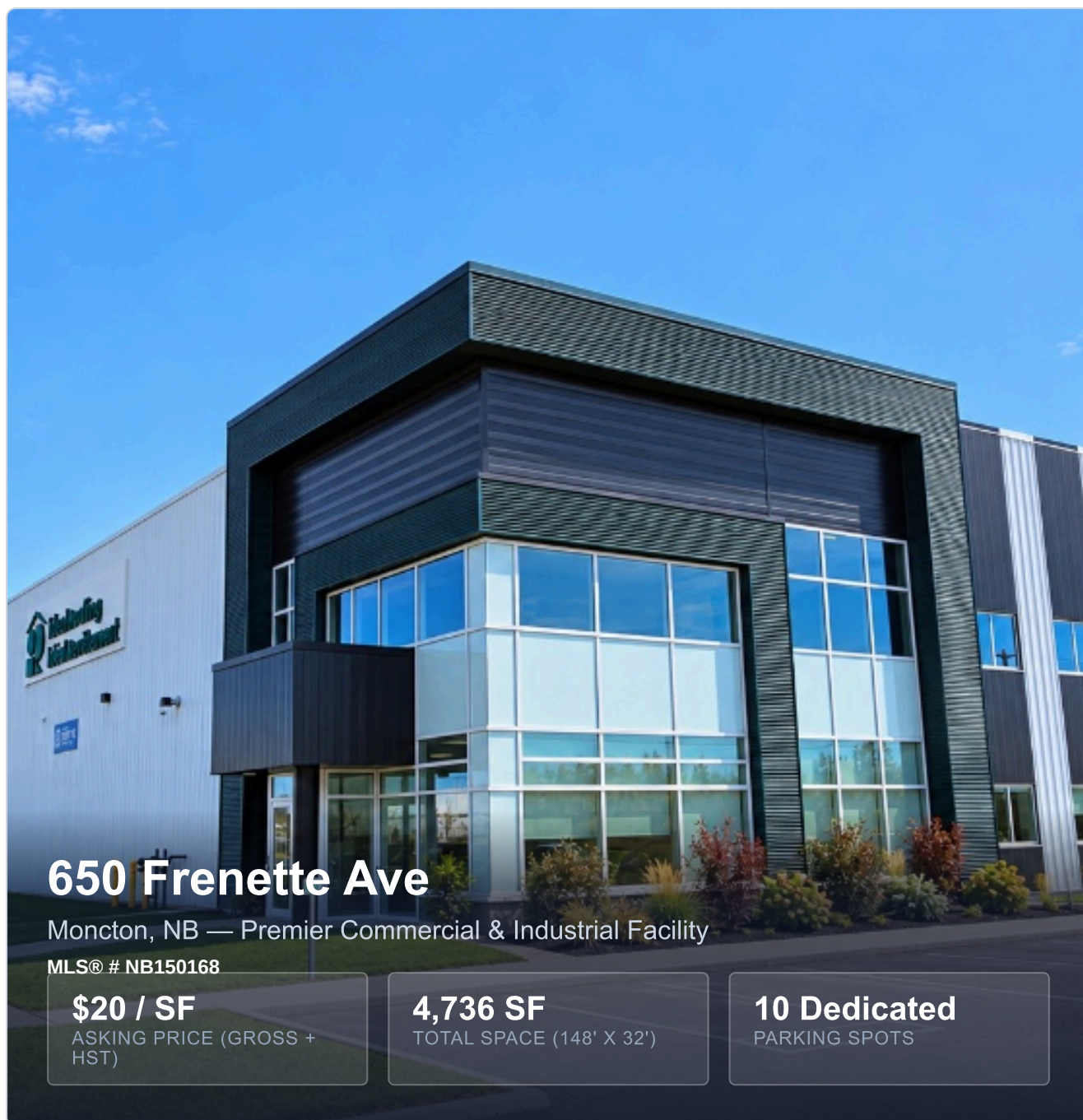




Ali Ahmar

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Asking Lease Rate	\$20 / SF Gross + HST
Total Available Area	4,736 SF (Dimensions: 148' x 32')
Parking	10 Dedicated Parking Spots Included
Zoning & Permitted Use	Institutional / Light Industrial / Commercial Services
Building Construction	Modern Steel Structure with High-Efficiency Masonry & Glass Entrance
Interior Layout	Open Span Work Bays, Clear Heights, Natural Sunlit Windows & Concrete Slab Floor
Access & Egress	Multiple Dedicated Stairwells, Standard Exit Assemblies & Service Doors

Institutional Facility Overview

Ideal Operations

Engineering & Architectural

Ideal for technical firms requiring open floor space for design, drafting, equipment setup, testing, and collaborative engineering teams.

Corporate & Professional

Spacious layout perfectly suitable for modern corporate offices, regional service headquarters, and specialized client consultation centers.

Fitness & Training Studio

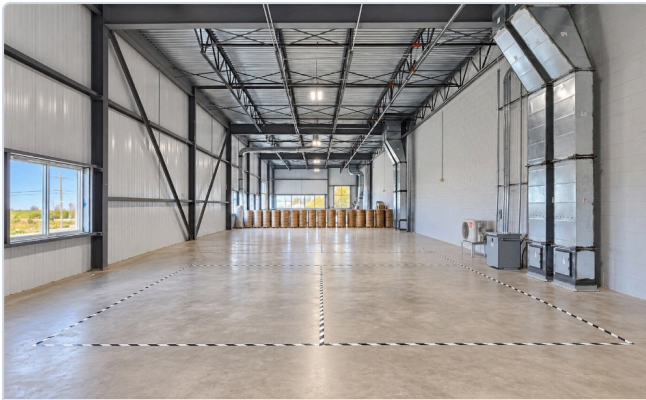
High ceilings, expansive clear-span floor area, and excellent natural light fit specialized athletics, training academies, or wellness studios.



Exterior Front Entrance & Dedicated Parking Area



Modern Architectural Facade & Main Entryway



Symmetrical Warehouse with Taped Floor Bays



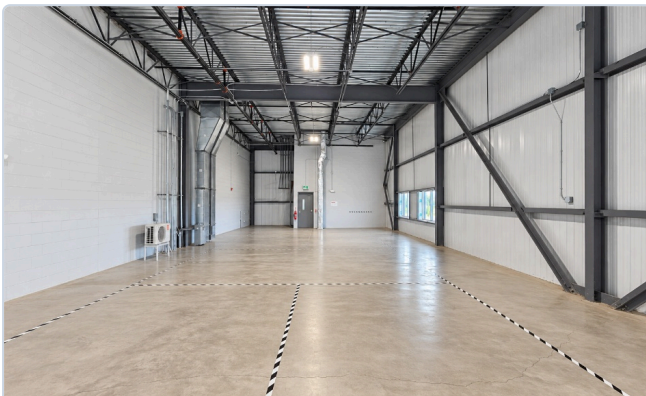
Spacious Sunlit Industrial Workshop Area



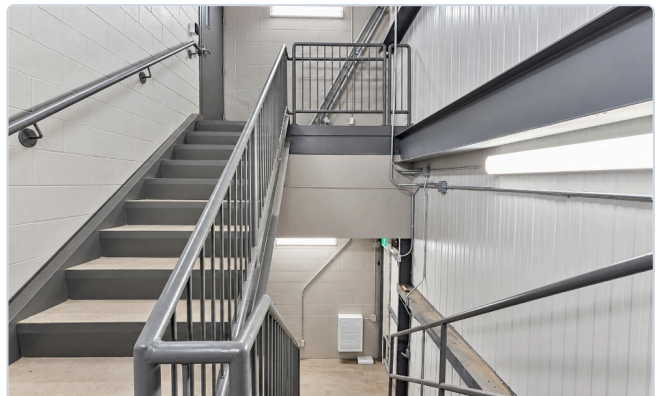
Bright Interior Space with Large Perimeter Windows



High-Visibility Windows with Exterior Views



Clean Open Span Interior Floor Plan



Dedicated Multi-Level Access Stairwell