



Opportunity

- Class A character building located in the Beltline
- One block from +15 access via Gulf Canada Square
- Private rooftop terrace for Tenants
- Exposed brick and beam character space with ample natural light
- On-site security and building management
- Building amenities include coffee shop, Vintage Chop House restaurant and Pure Form Hair Salon

Rate and Term

- Market Rate
- Operating Cost: \$17.70 psf (2020 est.)
- Term: Negotiable

Parking

- 1 stall per 1,100 SF lease
- Parking rate: \$400 per stall per month (underground, reserved)

Vintage East

- Suite: 205 Size: 3,755 SF Occupancy: March 1, 2020

Vintage West

- Suite: 140 Size: 2,700 SF Occupancy: Immediately
- Suite: 700 Size: 15,088 SF Occupancy: August 1, 2020

For more information, please contact:

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Nairn Rodger, Principal

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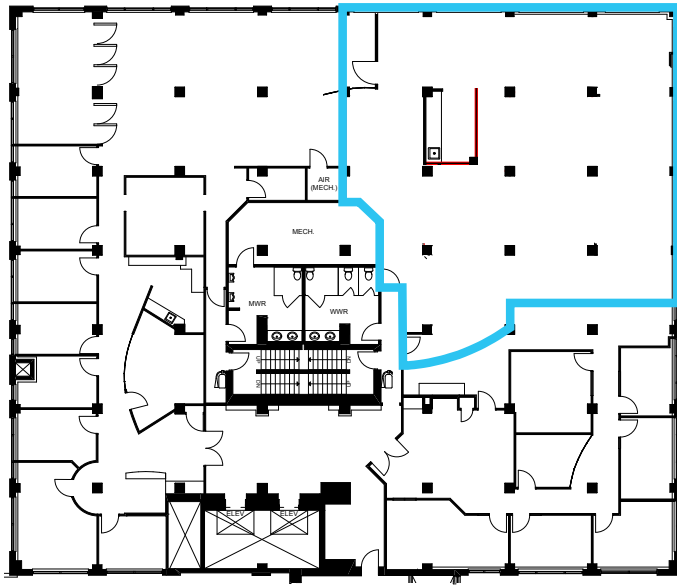
Rachel Carter, Associate

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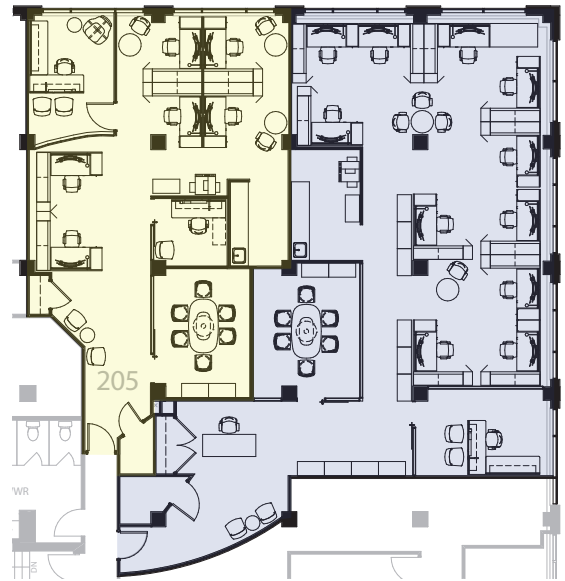
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Suite 205 Existing Layout

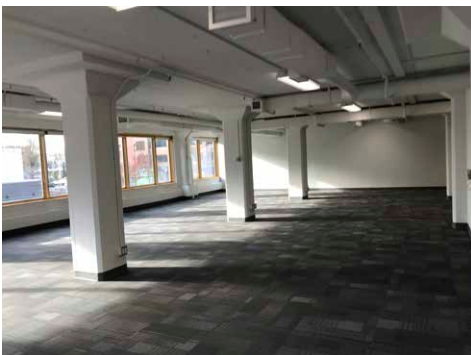
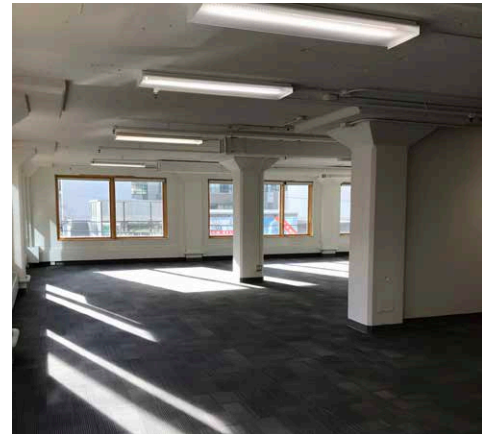


Suite 205 3,755 sf

Suite 205 Demising Options



- Demising Option A ±1,464 sf
- Demising Option B ±2,294 sf



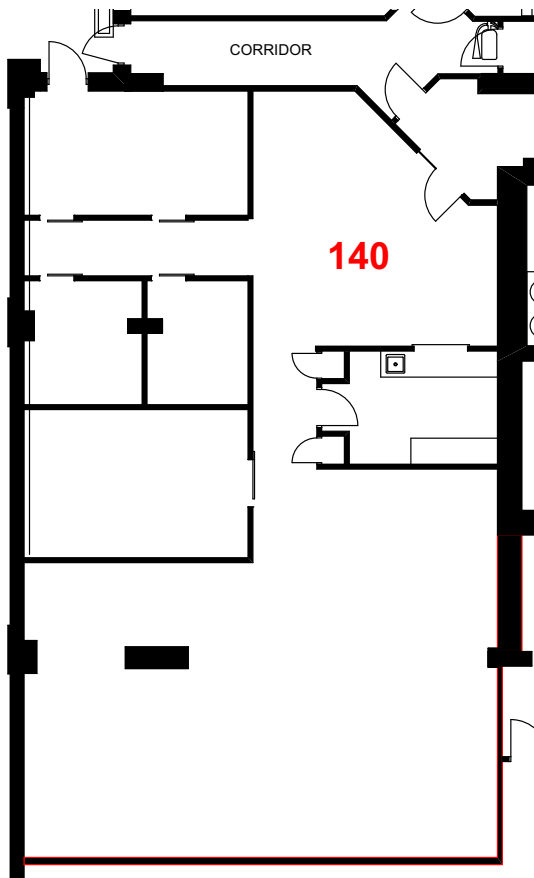
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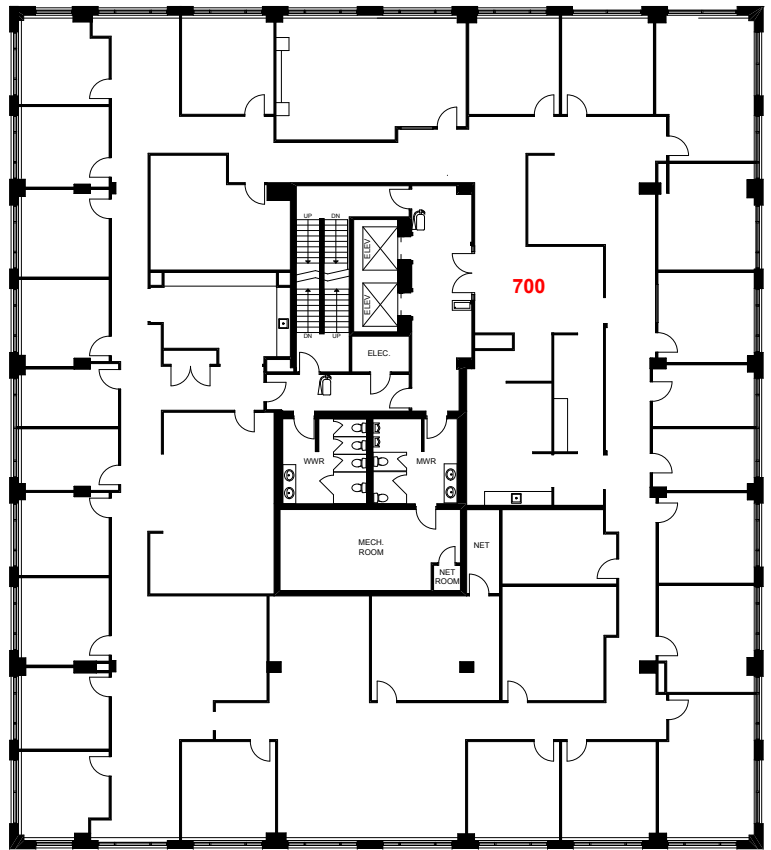
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Suite 140 - 2,700 SF



Suite 700 - 15,088 SF



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Platinum member

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