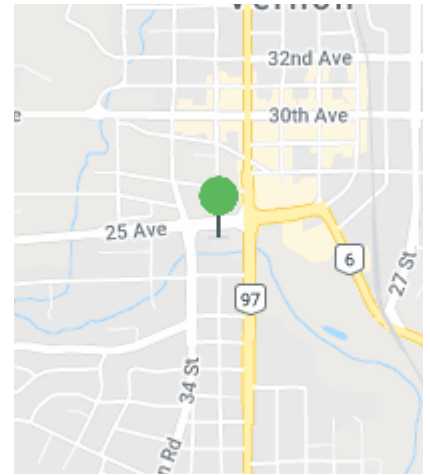




# STERLING CENTRE VERNON OFFICE SPACE FOR LEASE

3210 25TH AVENUE, VERNON, BC, V1T 1P1

**PRICE: \$24.00 PSF**



## PROPERTY DESCRIPTION

- 2,545 SF of modern well finished office space in a high profile medical building
- Central location in Vernon just 1 block from Vernon Jubilee Hospital, with easy access via 25th Avenue, and high visibility from Highway 97
- On-site parking for clients
- Co-tenancies include Remedy RX Pharmacy, Lakeshore Medical Supplies, Corona Dental Clinic, Interior Health Authority Lab, Easthill Physiotherapy and Innomar Clinics

## ADDITIONAL INFORMATION

<b>MUNICIPAL ADDRESS</b>	3210 25th Avenue, Vernon, BC, V1T 1P1
<b>LEGAL DESCRIPTION</b>	Lot 1, Plan EPP13815, District Lot 72, Land District 41, ODYD
<b>LOCATION DETAILS</b>	Central location in Vernon just 1 block from Vernon Jubilee Hospital, with easy access via 25th Avenue, and high visibility from Highway 97
<b>LEASABLE AREA</b>	2,545 SF
<b>PARKING</b>	On-site parking for clients
<b>ZONING</b>	C5, Community Commercial
<b>BASE RENT</b>	\$24.00 PSF
<b>EST. ADDITIONAL RENT</b>	\$10.36 PSF plus utilities

## COST BREAKDOWN

Location	Rentable Size (SF)	Base Rent (/sf/yr)	Triple Net (/sf/yr)	"All In" Rent Per Month	Additional Costs
<b>3210 25TH AVE</b>	2,545	\$24.00	\$10.36	\$7,287.18	Utilities

E. & O. Insurance. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.