

FOR LEASE

Oakridge Place

5655 Cambie Street, B.C.

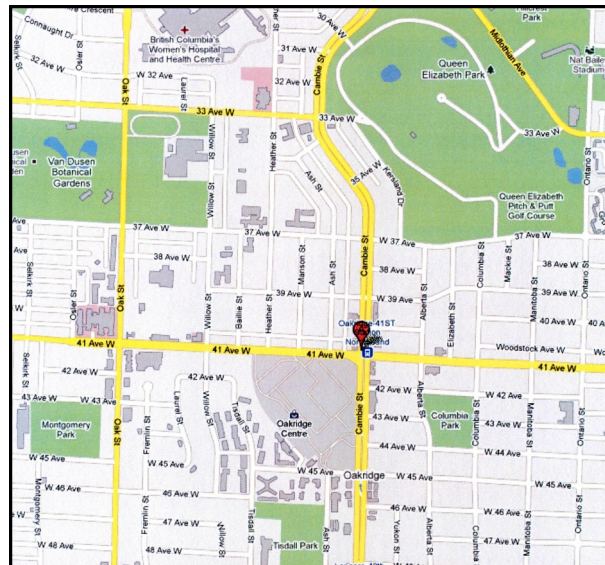


FOR MORE INFORMATION,
PLEASE CALL

JEFF NIGHTINGALE at
(604) 669 7733



**PROSPERO INTERNATIONAL
REALTY INC.**
517 - 1177 WEST HASTINGS STREET,
VANCOUVER, B.C.
TEL: (604) 669-7733 FAX: (604) 669-2921
WWW.PROSPERO.CA



FOR LEASE

5655 CAMBIE STREET AT 41ST AVENUE

LOCATION

The Property is ideally located in Vancouver across the street from Oakridge Centre mall, one of the larger and more recognized shopping centres in the City of Vancouver. Both Cambie Street and 41st Avenue are busy thoroughfares. There are a large number of service businesses such as financial institutions, restaurants, and a government liquor store in the immediate vicinity. The Property is also easily accessible by buses & the Canada Line skytrain.

PARKING

Ample on-site customer parking.

PROPERTY DESCRIPTION

The Property is a three storey and basement concrete office building with the major tenant being TD Canada Trust. Other tenants include medical clinics, insurance and travel agencies, hair salon, doctors and dentists offices, a neighborhood policing centre, amongst others.

TAXES & OPERATING COSTS:

Estimated at \$14.85 per square foot (Retail) and \$16.07 per square foot (Office)

IMPROVEMENT ALLOWANCE:

Negotiable

AVAILABILITY:

Unit/ Rentable Area	Lease Rate \$ per sq. ft. (NNN)	Monthly Rent with CAM & Taxes
Unit 106 867 sq.ft. Available July 1, 2012	\$50.00	\$4,685.41*
Unit 280 369 sq.ft. Available Sep 1, 2012	\$17.00	\$1,016.90*
* plus applicable sales taxes		



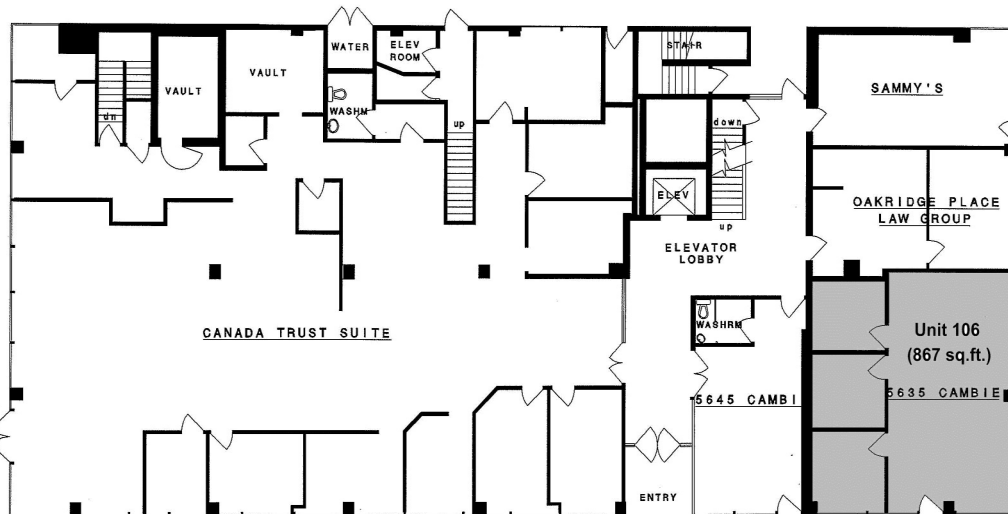
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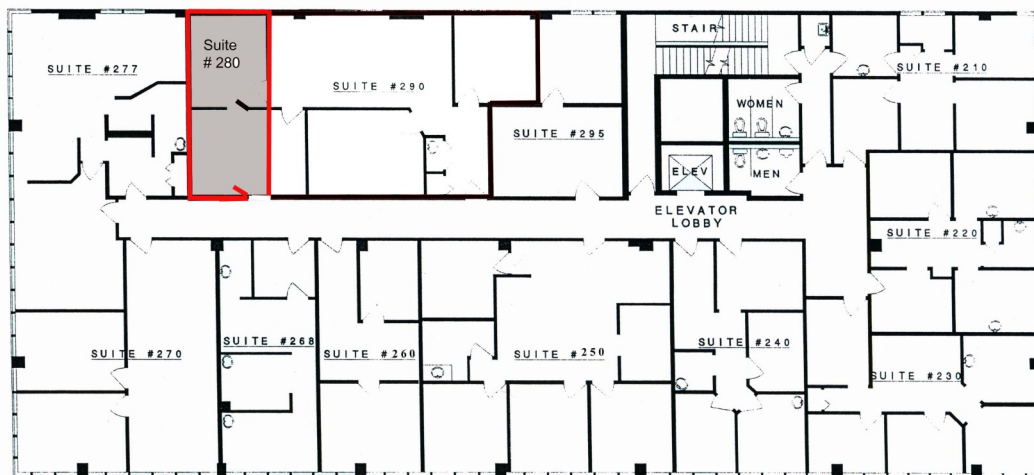
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FIRST FLOOR PLAN



SECOND FLOOR PLAN