

8th & 9th Floors - 909 5th Avenue SW



FEATURES.

- Complete 8th and 9th floors totaling over 25,000 sq. ft.
- Well-improved downtown office space with easy access to major routes in and out of the city's core.
- Available immediately! Excellent office relocation or co-location opportunity.
- "Green" electricity discounts used in building which appeals to accountants and environmentally aware business owners alike.
- Lead tenant is one of the world's leading groups of engineering and construction companies.

WWW
avenuecommercial.com

Toll Free: 1-800-750-6766

AVENUE
COMMERCIAL

Suite 40, 308 - 11th Avenue SE

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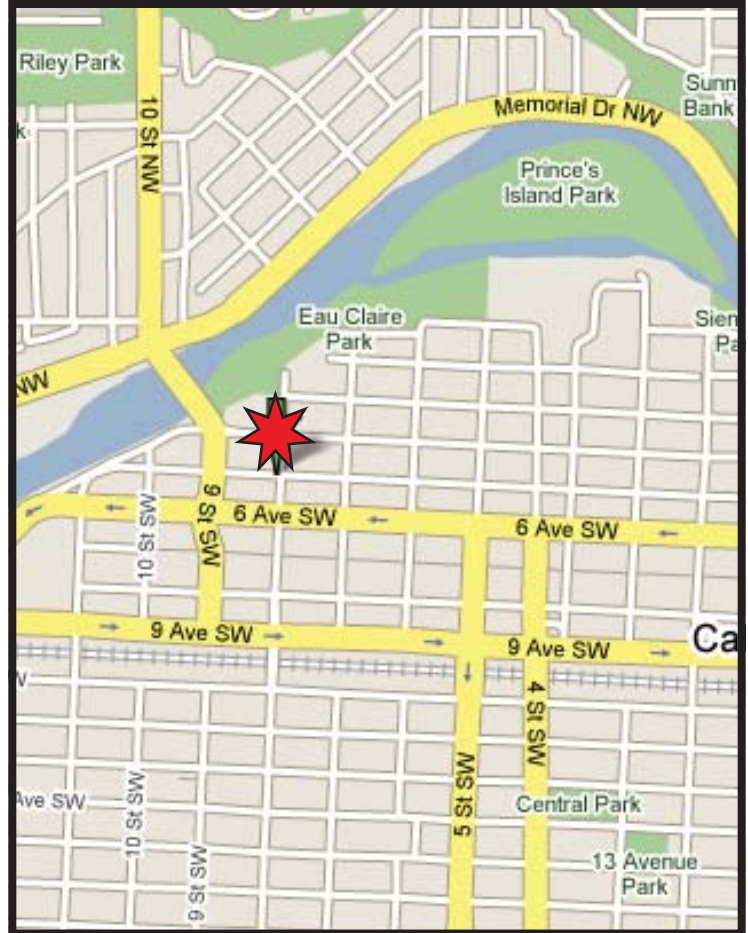


For Lease

PROPERTY DESCRIPTION

District:	Downtown
Address:	909 5th Avenue S.W.
Area:	25,000 sq.ft. +/-
Operating Costs & Taxes:	\$11.50 (estimated 2008)
Asking Net Rate:	Market rates
Parking:	Ample
Comments:	Floors 8 & 9 can be leased separately and measure 12,510 sq. ft. each. The building offers manned security, cafe on-site along with upgraded common areas!

MAP



CONTACT INFORMATION

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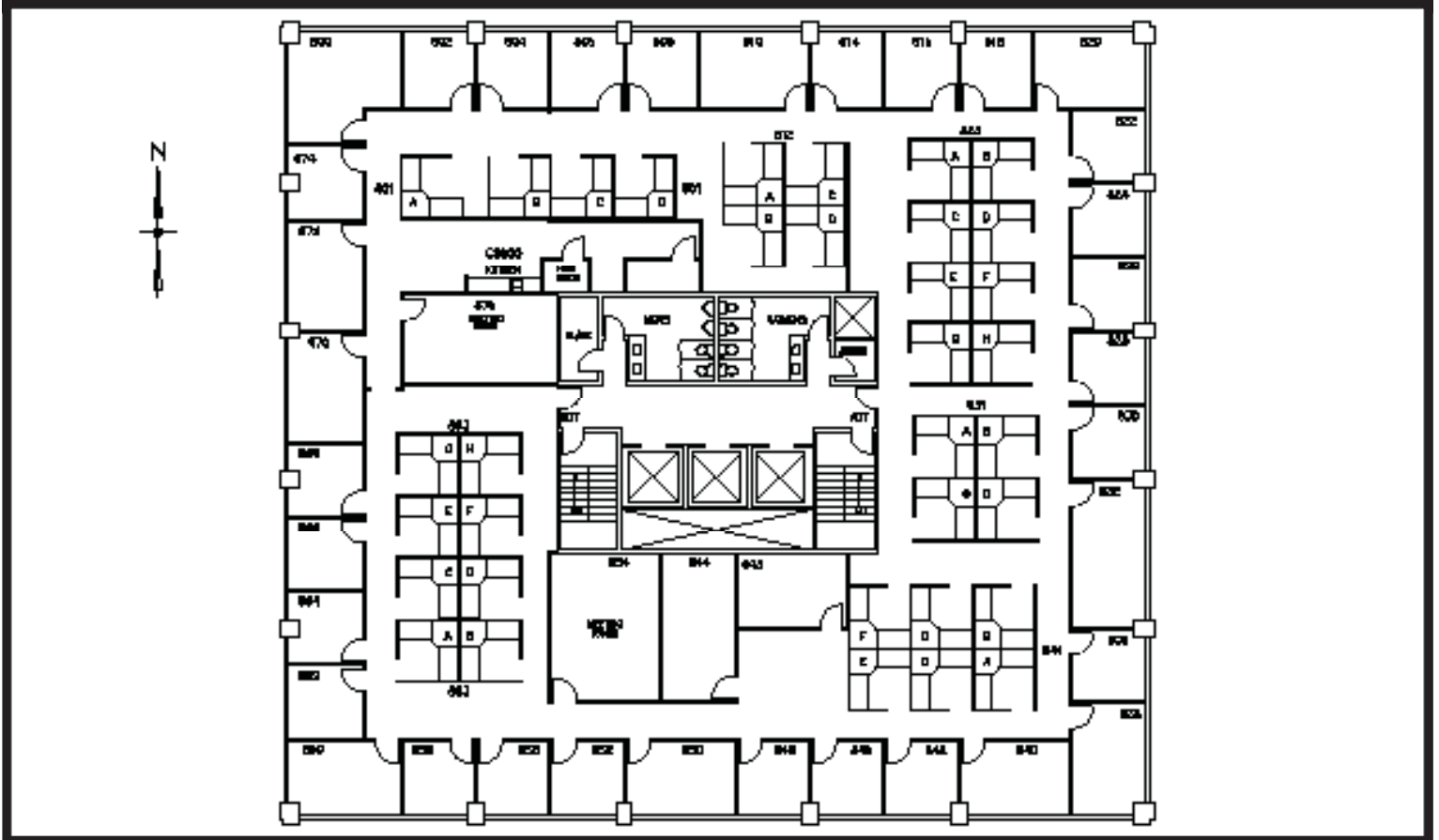
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8TH FLOOR LAYOUT



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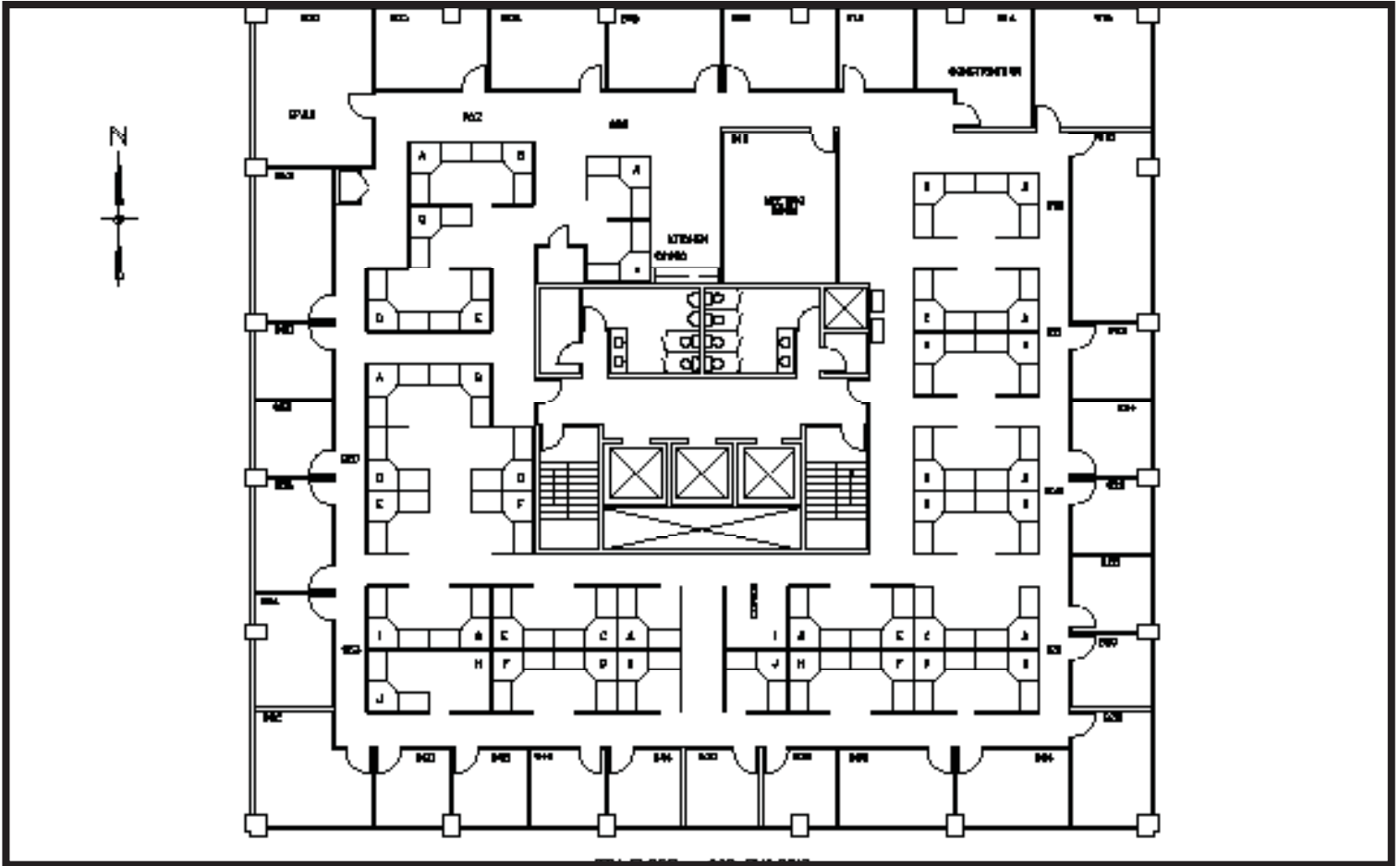
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9TH FLOOR LAYOUT



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