

FOR LEASE

243 2nd Ave South - Unit 200

± 1,680 SF

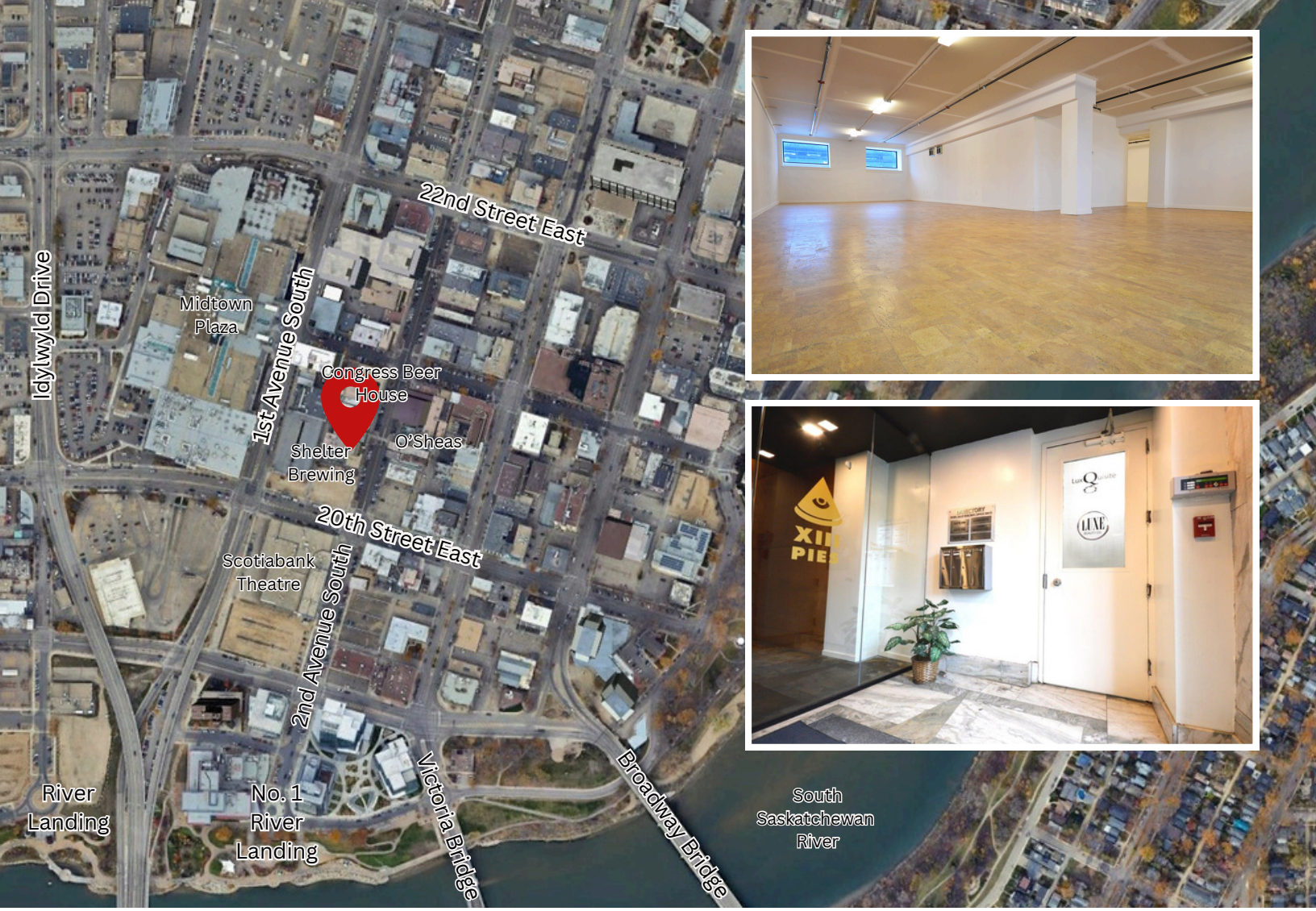
$14.00/SF net

2nd floor office or service based retail space in the historic Royal Bank Building.

The Commercial Group

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Features:

- Available Size: ± 1,680 SF
- Natural light
- 2 large work spaces
- Elevator access
- Busy 2nd Avenue corridor
- Steps to Midtown Plaza
- Close to public transit
- 3 blocks to the river

Zoning: Downtown Commercial District (B6)
Possession: Arranged
Surface Parcels: 120164510, 120164521, 120164532, 120164509

Lease Rate: $14.00/SF net
Occupancy Costs: $6.00/SF
(heat & water included) (separate electrical)



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