

FOR LEASE

243 2nd Ave South - Unit 400

± 1,780 SF

$14.00/SF net

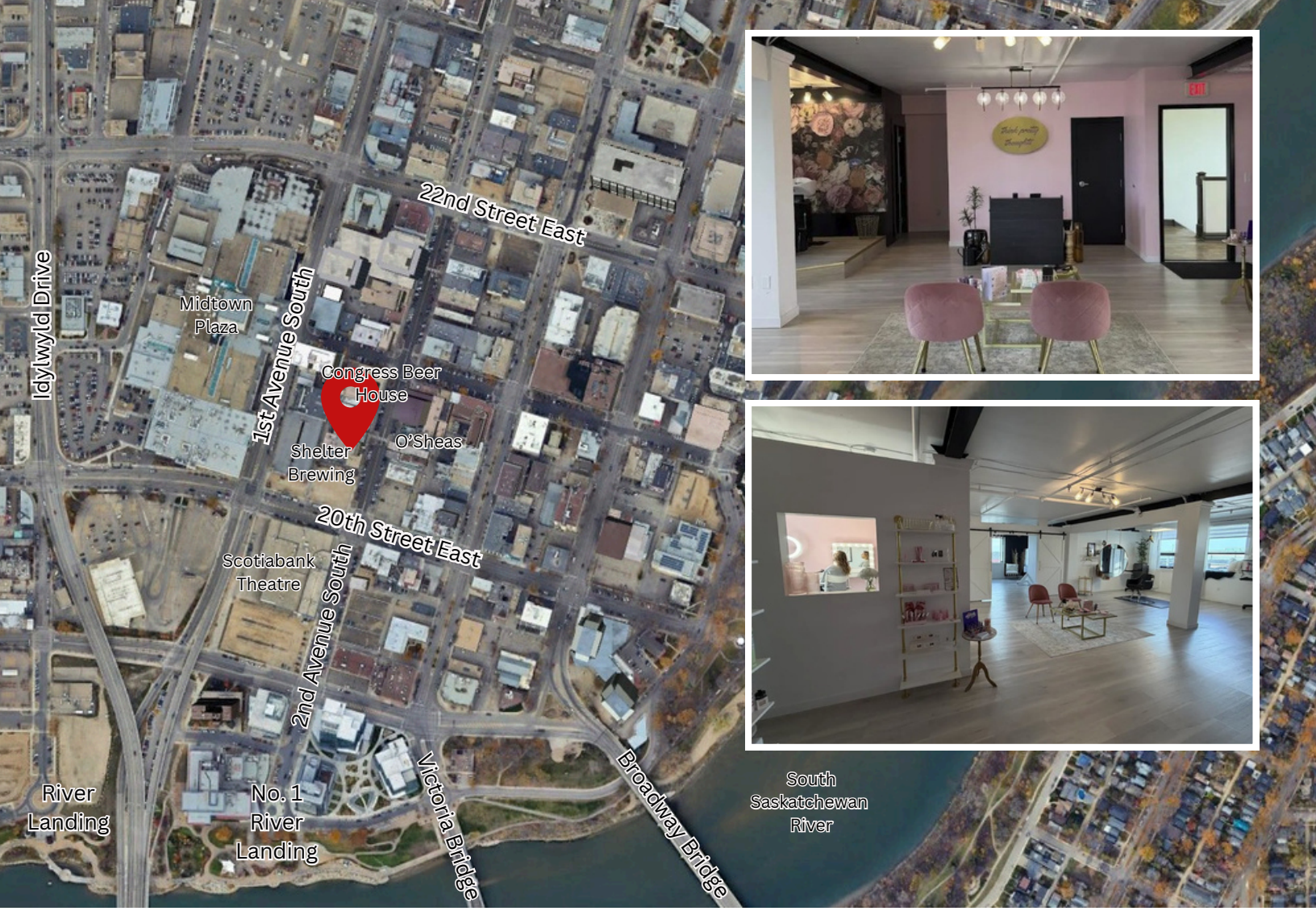
Be among the most desirable block of 2nd Avenue South.

Open-concept office or service-based retail space coming available Fall 2026.

The Commercial Group

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Features:

- Available Size: ± 1,780 SF
- Open concept
- Plenty of natural light
- 2 full washrooms
- Elevator access
- Newer LVP throughout
- Heat & water included

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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