



## 520 Kootenay Street 201 Nelson British Columbia

\$0

South-facing second floor office Lease space: 1851 sq ft with potential for 4 - 5 individual open-area work spaces, 2 - 3 private offices plus reception, waiting area, lunch room + storage. Situated on the second floor of the Kokanee Professional Building at the corner of Kootenay and Victoria Streets in Nelson's downtown core. Office space has a long wall of windows offering bright work space and nice mountain views. Attractive and bright entrance way into common area corridor. Lease includes 3 parking spaces. Other second floor tenants include and accounting firm & Worksafe BC . Base rent is \$12/sq ft + Triple Net costs @ \$8.50/sq ft totaling \$3162/month plus gst. Triple Net costs include Municipal Taxes/Water/Sewer, Building Insurance, Heat, Light, Common Area Janitorial (hallway & washrooms), Exterior Building Maintenance, and Garbage Removal. Available for Quick Possession.



**Glen Darough**

RE/MAX RHC Realty

Phone: (250) 354-3343

False

<http://www.glendarough.com>



**RE/MAX RHC Realty**

601 Baker Street , nelson, BC,

Phone: 250-354-3343

[gdarough@rhcrealty.com](mailto:gdarough@rhcrealty.com)