



## 474 Columbia Street 203 Kamloops British Columbia

\$13

Prime downtown office space, situated in a high-traffic area within the Welcome Back MRI building, is available for lease. Conveniently located across from the Courthouse and within walking distance to Royal Inland Hospital, this space is well-suited for various professionals, including lawyers, medical practitioners, engineers, and personal services, as permitted by CBD zoning. The bus stop is situated directly in front of the building for convenient access, and this building is equipped with an elevator for easy wheelchair accessibility. This second-floor office encompasses approximately 1620 sf, featuring an abundance of natural light, six offices, a meeting room, a spacious receptionist area, two private bathrooms with wheelchair accessibility, a staff eating area, and a printing room. Two assigned underground parking stalls are provided. The basic rent is \$13/sqft, plus additional rent of \$18/sqft, totalling \$4,185 per month plus GST. The tenant is responsible for utilities. An option to purchase is also available. For further details and to arrange a viewing, please contact the listing agents. (id:6769)

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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