



## 177 VICTORIA Street 330 Prince George British Columbia

\$17

FIRST CLASS 3RD FLOOR OFFICE SPACE - FOR LEASE in a modern 4-storey building. North and west views of the Nechako River Cutbanks. This 1,038 sq ft corner unit features two offices, a large open area, a reception area, and a lunch / flex room. Basic Rent is \$16.50/sq ft/year or \$1,427.25/month, plus GST; and, Estimated additional rent is \$19.82/sq ft/year or \$1,714.43/month, plus GST. Located in downtown Prince George on the corner of 2nd Avenue & Victoria Street, this space will provide a professional image for your business. The building is served by 2 elevators. HVAC, power and light janitorial service (weekdays) is included. Cable and TELUS Fibre Optic internet access are available at the demising wall. Available for occupancy starting May 1, 2024. Underground parking is available from the City and metered above ground parking is available for visitors. (id:6769)

Listing Presented By:



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