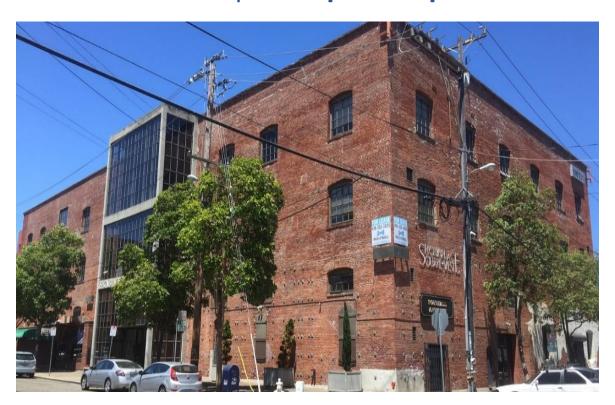
## 550 15th Street | Showplace Square West



## **New Spaces Available**

Ranging from 611 to 6,119 RSF (details page 2)

- NEW LOWER RATES, SHORT TERM LEASES AVAILABLE
- NATURAL LIGHT & HIGH CEILINGS ON MOST SPACES
- ON SITE PROPERTY MANAGEMENT / SECURITY
- BUILDING RENOVATION AND SEISMIC UPGRADE IN 1985
- APPROX 72,500 TOTAL RENTABLE SQUARE FEET
- ZONING: PDR 1-D
- MANY SPACES PLUG & PLAY WITH RECENT BUILD OUTS
- HVAC AND OPERABLE WINDOWS
- MONTHLY PARKING AVAILABLE
- BIKE FRIENDLY, DOG FRIENDLY
- FREIGHT ELEVATOR, LOADING DOCK
- HIGH SPEED INTERNET AVAILABLE INCLUDING COMCAST, LEVEL 3, AT&T, SONIC – FIBER AVAILABLE IN ALL SUITES

| Suite<br>1 | Floor<br>Ground | <u>RSF</u><br>6,119 | <u>Rate</u><br>\$33 I.G. | Comments: Former event space, very high ceilings Kitchen, 6 bathrooms, 2 levels |
|------------|-----------------|---------------------|--------------------------|---|
| 2          | Ground          | 2,289               | \$32 I.G.                | Showroom, gallery space has Mezzanine.  |
| 4          | Ground          | 3,205               | \$32 I.G.                | Rate reduction, open floor plan, kitchen, 2 bathrooms, second entry             |
| 6          | Ground          | 2,887               | \$36 I.G.                | Open area, private offices, conference room, kitchen, retail potential          |
| M-12       | Mezzanine       | 611                 | \$41 I.G.                | Open area   |
| M-15       | Mezzanine       | 886                 | \$41 I.G.                | Open area, timber charm, overlooks atrium.                                      |
| M-19       | Mezzanine       | 624                 | \$41 I.G.                | 2 Rooms, hardwood floors  |
| 21/24      | Second          | 4,636               | \$43 I.G.                | Mixture of open area, conference, 2 privates, 4 phone rooms, kitchen            |
| 25         | Second          | 1,669               | \$42 I.G.                | Open area, 2 privates, new kitchen  |
| 25A        | Second          | 2,988               | \$42 I.G.                | Mostly open area  |
| 26         | Second          | 2,290               | \$42 I.G.                | Open area, 2 private offices  |
| 27         | Second          | 1,475               | \$42 I.G.                | Open area, office, phone room, kitchen  |
| 28         | Second          | 1,795               | \$42 I.G.                | Open area, 2 private offices, kitchen, windows facing East and North.           |
| 29         | Second          | 4,504               | \$42 I.G.                | Mixture of offices and open areas, 2 phone rooms, large kitchen                 |
| 32         | Third           | 1,514               | \$45 I.G.                | Corner suite, open area, natural light  |
| 36C        | Third           | 2,968               | \$45 I.G.                | NW corner, open area, 2 privates, kitchen                                       |
| 37         | Third           | 5,034               | \$45 I.G.                | Skylights, open areas, privates, conference                                     |
| 38         | Third           | 2,204               | \$45 I.G.                | Open area, conference, 2 phone rooms, kitchen, can be combined with suite 39.   |
| 39         | Third           | 2,228               | \$45 I.G.                | Open area, conference, private, kitchen can be combined with suite 38.          |
| 40         | Penthouse       | 2,081               | \$52 I.G.                | Penthouse, great views facing North.  |

For further information or a tour, please contact:

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