



Existing visible condition / exterior storefront / does not establish use, dimensions, or compliance

PREMISES AREA
72 sqm

BASE RENT ASK
\$14,500 / month

CAM / OCCUPANCY ASK
\$1,850 / month

TERM DESCRIBED
60 months

AVAILABILITY
Verify

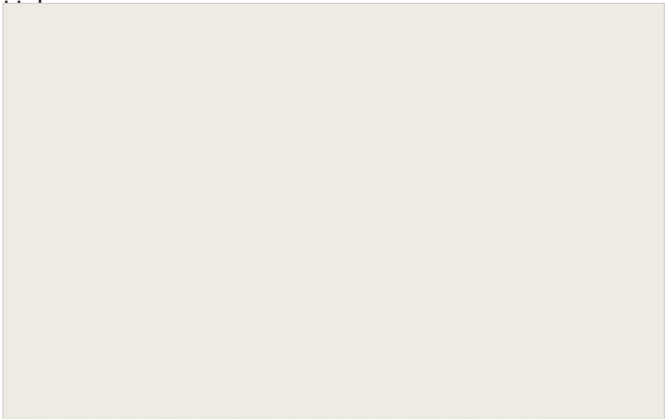
LEASE STRUCTURE
Not provided

LISTING DELIVERY CONDITION
Vanilla shell - verify final landlord delivery scope.

LEASING-SOURCE USE
Listing states cafØ / retail food service in Suite 4.

Deal + premises summary

Source statements only / not case truth

DEAL	PREMISES
BASE RENT ASK \$14,500 per month	APPROXIMATE AREA 72 square metres
CAM / OCCUPANCY FEE ASK \$1,850 per month	FRONTAGE Not provided - verify
LEASE STRUCTURE Not provided	HVAC Not provided
TERM DESCRIBED 60 months	
DEPOSIT DESCRIBED 2 months	
PREPAID DESCRIBED 1 month	
AVAILABILITY Verify	



Existing visible condition / front interior remnants

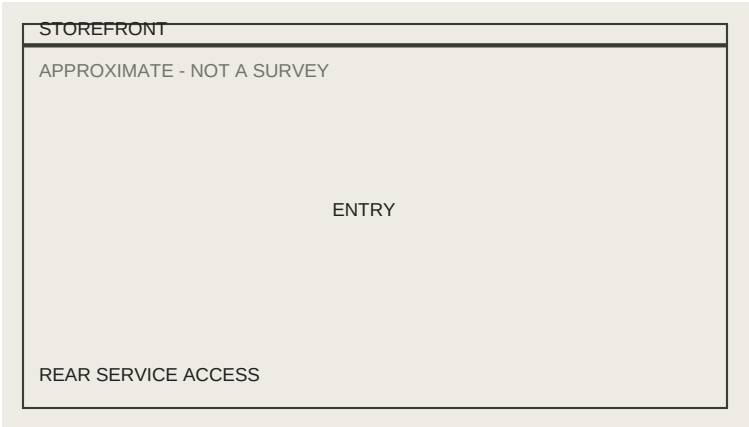
Premises conditions

DECLARED DIMENSIONS / APPROXIMATE - VERIFY / not a survey

APPROXIMATE PREMISES AREA

72 square metres

Listing statement. Not measured. Not a construction document.



EXISTING CONDITION

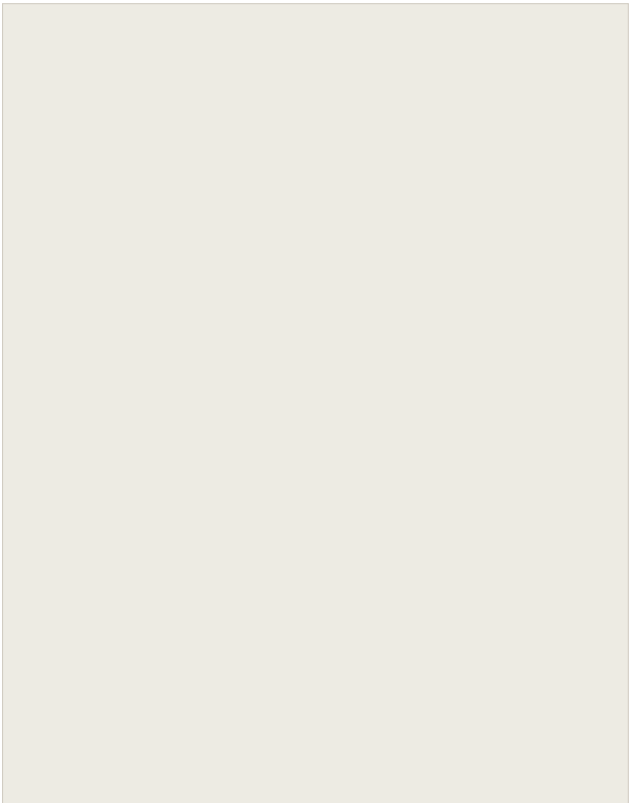
Source imagery shows retained elements from prior occupancy. Retained elements do not establish final delivery condition, capacity, compliance, or usability.

Existing visible condition / customer-facing remnants

LISTING DELIVERY CONDITION

Vanilla shell - verify final landlord delivery scope.

Dimensions and infrastructure information are approximate and should be independently verified.



Notes / conditions



Existing visible condition / rear service remnants / image does not establish capacity or compliance

Existing food-service infrastructure remains from the prior tenant.

Visible service and duct routing is present; capacity and compliance require verification.

CAM / recurring occupancy information reflects leasing-source information and may be subject to final lease reconciliation.

Food-service use is subject to landlord approval and applicable permitting.

Dimensions and infrastructure information are approximate and should be independently verified.

LISTING DELIVERY CONDITION

Vanilla shell - verify final landlord delivery scope.

EXISTING CONDITION

Source imagery shows retained elements from prior occupancy. Retained elements do not establish final delivery condition, capacity, compliance, or usability.