

# Executive Office Space for Lease

5119 Elbow Drive SW



Prime location, stunning views, move in ready! Located in the prestigious Britannia Crossing on the corner of Elbow Drive and 50th Avenue SE, this building offers you easy access to the downtown core, MacLeod Trail, and is moments from city transit and bike paths. Take advantage of this unique opportunity to have your office space within a LEED Gold building. Space includes the use of OPUS reception services, boardrooms and executive kitchen for you and your guests. Britannia Crossing's amenities include:

URBAN  VENUS





# Individual Office Space for Lease

Within the OPUS Offices at Britannia Crossing

## FURNISHING

Your office will come equipped with high quality office furniture

## UTILITIES

We take care of all the utility bills so you don't have to worry about any extra bills

## COMMON AREA

All areas are open for your use including the reception area, a fully equipped kitchen, the boardroom, meeting rooms, shower and fitness room.

## OFFICE MANAGEMENT

From security to cleaning you have a fully functional office space with everything at your finger tips

### INCLUDED IN YOUR RENT:

- A 10'x15' furnished office with white board and magnetic wall system
- Direct phone line, voicemail & fax number
- Internet service & wifi
- Reception services (call answer & transfer, boardroom booking, welcome greeter, courier call, mail and package receipt and delivery)
- Office cleaning services
- Usage of executive kitchen & lounge with beverages for you and your guests
- Usage of boardroom facilities
- Usage of gym and shower facilities
- IT Services & support (at cost)
- Printing, scanning and copying
- Reserved or unreserved parking available (prevailing market rates)
- Bike lockers & change rooms

