

# 4215 S Staples St.

## Office Space

AN ICONIC MID-CENTURY LANDMARK OFFERING  
CHARACTER, VISIBILITY, AND FLEXIBILITY



**Cherylyn Boyd**

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[www.stonewaterproperties.com](http://www.stonewaterproperties.com)



### The Unit

An iconic mid-century landmark offering a spacious parking lot and impressive office space. Floor-to-ceiling windows flood the interior with natural light, while high ceilings and oversized doors create a striking, open feel throughout.

Well-suited for a wide range of users, including medical, physiotherapy, professional services, education, wellness, and boutique fitness - this is a rare opportunity to occupy a space that combines character, visibility, and functionality.

We can't wait to see what you'll do with it!

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|                  |                    |
|------------------|--------------------|
| <b>Base Rent</b> | <b>\$12.00 NNN</b> |
|------------------|--------------------|

|                     |                  |
|---------------------|------------------|
| <b>Availability</b> | <b>Immediate</b> |
|---------------------|------------------|

### Available Suites

|                       |                      |
|-----------------------|----------------------|
| Suite #101: 11,359 SF | Suite #204: 2,180SF  |
| Suite #102: 3,210 SF  | Suite #205: 5,355 SF |
| Suite #103: 3,856 SF  | Motor Bank: 1,638 SF |

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## FLOOR PLAN

### 1<sup>st</sup> Floor



### 2<sup>nd</sup> Floor



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