



REQUEST FOR PROPOSALS (RFP) for

Lease or Sublet Second Floor, 514 Vernon St.

Know of a business, non-profit, social enterprise, or government office that needs space, suitable for co-location with Community Futures Central Kootenay?

Community Futures Central Kootenay (CFCK) has moved to a staffing model providing primarily remote service delivery. This means much of the CFCK office space, boardroom, computer lab and training classroom on the second floor of the historic Gray Building (owned by CFCK and joint venture partners) are now underutilized, and we are making the space available for a new purpose in the community.

Location Description

- Approx. 4000 – 5,700 ft² of space available to sublet.
- Robust 1960's concrete and steel construction, with more recent interior partition walls.
- Fibre optic high-speed internet service to building.
- Current set up of 4000ft² space:
 - 8 offices, including 4 with exterior windows, some offices suitable for multiple staff.
 - Approx. 525ft² training room (formerly a 12-station client computer lab).
 - Approx. 750ft² training room (formerly a classroom) with large windows. Seats up to 25
 - Universal washroom.
 - Break room / kitchen.
 - Alley entrance & storage room.
 - The option for the additional 1700ft² space would add a reception area, a boardroom, and 7 additional offices.
- Access will be from the alleyway parking area, or for the right tenant, CFCK may be open to walk through traffic from Vernon Street through the CFCK-retained space during office hours.
- Shared CFCK access to the break room / kitchen can be discussed (not a deal breaker).
- Open to inclusion of limited parking stalls behind the building.
- Possible universal accessibility using the elevator from Vernon Street.
- Chiller provides building cooling in the summer.

- Archive room/records storage may be available in basement (leased separately).

Other Tenants in the Building

- Basement: Nelson's Touchstone Museum Cold War Bunker and archives
- Ground Floor: Canada Post Office
- Second Floor:
 - WorkBC Nelson Office
 - Community Futures Central Kootenay -unless you could really use the 1700ft² space we are hoping to retain, then we could be willing to find a smaller office elsewhere, making lease space approx. 5700ft².
 - You?

We are currently seeking proposals from like-minded businesses, non-profits, government, and community groups to optimize the use of this space. Please provide:

1. Overview of your organization (or concept overview/business plan if it is a new organization)
2. What you would propose for the space

Keep in mind downtown Nelson annual lease rates (including common costs) for similar sized space are \$19/ft² and increase towards \$30/ft² including for smaller spaces and depending on tenant improvement contributions and parking access, so the organization would need to be able to meet cashflow requirements for overhead.

Contact Paul Kelly, Operations Manager pkelly@futures.bc.ca with proposals or if you would like to view or have questions about the space.

Interior photos follow:

Large Training Room



Computer Lab



Window Office











Rear Parking



Board Room (part of optional 1700ft2 front section)



Reception Area (Part of optional 1700ft2 front area)

